



Annual Monitoring Report

London Gateway Logistics Park Local Development Order

Date: 7th November 2016

1) Background

The London Gateway Logistics Park Local Development Order (LDO) was made by Thurrock Council and came into force on the 7th November 2013. The LDO was subject to an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 and Section 120 of the Local Government Act 1972 (the S106 Agreement).

Clause 8.3 of Schedule 2 of the S106 Agreement requires the LG Companies to provide Thurrock Council with an Annual Monitoring Report (AMR), setting out the status of the development permitted pursuant to the LDO on the anniversary of its coming into force. The AMR is required to report on the following matters:

- The total number of jobs on-site at the development;
- The nature of enterprises present at the development;
- The extent of employee car usage at the Development and the number of parking spaces;
- The provision for operational lorry parking;
- Information on HGV movements and the proportion of them that relates to the port;
- The number of rail movements;
- Information as to sustainable buildings; and
- Such other additional information as is agreed between the parties.

2) Report Structure

The structure of this report was agreed by the Local Planning Authority (LPA) via an exchange of e-mails dated 16th October 2014. The first AMR, detailing the situation on the first anniversary of the LDO, was subsequently submitted on the 28th November 2014.

3) Development Status

In accordance with the approach agreed in 2014, the status of development permitted pursuant to the LDO at the 7th November 2016 (3rd Anniversary) is reported within the spreadsheet provided at **Appendix A** to this report.

4) Conclusions

Over the course of the year since the submission of the previous AMR, covering the year to 7th November 2015, no further Prior Notifications have been submitted for confirmation by the LPA. Therefore the total amount of permitted floorspace pursuant to the LDO is as reported in relation to the 7th November 2015 year end, as follows:

- B8 – 95,728sq.m
- B2 – 3,295sq.m
- B1(c) – 3,569sq.m

The above represents approximately 12.4% of the total permitted floorspace under the LDO (15.2% of B8 and 3.4% of B1(c)/B2), which suggests the roll out of development is somewhat slower than the rate envisaged when the LDO was adopted, particularly in relation to B1(c)/B2 uses.

APPENDIX A

Development	Nature of Development	Status of Consent				Status of Development				Employment Levels		Permitted Parking Levels		Sustainable Transport - Operational Staff Movements				Sustainable Transport - Freight Movements			Sustainable Buildings			
		PNF Submitted	PNF Reference	PNF Confirmed	Consented Development Floorspace (GIA)	Construction Commenced	Date of first operation	Operational Floorspace	Current Status	Construction Employment	Operational Employment	Lorry Parking	Car parking	Public Transport	Walk/cycle	Car Share	Single Occupancy Car Use	Synergy with Port	Rail Transport	Transhipment	Targetted BREEAM Rating	Achieved BREEAM Rating	Target Proportion of Renewables	Achieved Proportion of Renewables
Infrastructure Phase 1	Common infrastructure corridors comprising roads, shared use footways/cycleways, landscaping, drainage, and service ducts	03/04/2014	14/00368/LDOPND	01/05/2014	N/A	01/05/2014	May-15	N/A	Operational	0	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Common User Facility	B8 warehouse and ancillary office accommodation with associated parking, loading and unloading areas, site access and circulation roads, footways, refuelling and vehicle wash facilities, plant rooms incorporating substations, drainage, landscaping and ground-raising	23/04/2014	14/00441/LDOPND	20/05/2014	36,088sq.m	15/07/2014	May-15	844	Part Operational	0	48	112	286	0%	0%	27%	73%	0	0%	N/A	Very Good	Very Good (60.3%)	11.20%	0
Prologis (Plot 3010)	B8 warehouse and ancillary office accommodation with associated parking, loading and unloading areas, site access and circulation roads and footpaths, plant deck, electrical infrastructure, drainage, landscaping and ground raising	12/08/2014	14/00937/LDOPND	29/08/2014	29,408sq.m	26/01/2015	N/A	0	Construction Completed 21/09/15, not yet occupied	0	0	75	234	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Very Good	N/A	1%	N/A
Electrical Infrastructure - Phase 1	Electrical Infrastructure comprising 2 x primary substations, 3 x street lighting substations and 10 x ring main units, with associated ground-raising and access and service infrastructure	17/11/2014	14/01262/LDOPND	22/12/2014	N/A	05/01/2015	29/06/2015	N/A	Operational	N/A	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Park Fill (Groundraising and surcharging)	Ground raising and levelling across the remaining area of the logistics park site not subject of other prior notifications	12/06/2015	15/00665/LDOPND	10/07/2015	N/A	Aug-15	N/A	N/A	Under Construction	26	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UPS	B8 warehouse and ancillary office accommodation, parking, loading and unloading, access and circulation roads, footpaths, electrical infrastructure, drainage, landscaping and landraising, B1(c) use and B2 automotive servicing and repair facility and	03/08/2015	15/00931/LDOPND	20/08/2015	37,096sq.m	26/10/2016	N/A	N/A	Under Construction	85	0	34 (plus 372 container/trailer staging areas)	312	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Very Good	N/A	7.10%	N/A