

Annual Monitoring Report

London Gateway Logistics Park Local Development Order

Date: 7th November 2023

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 2023 (10th 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 2023, three further Prior Notification have been submitted to the LPA, which were subsequently confirmed. Therefore, the total amount of permitted floorspace pursuant to the LDO on the 7th November 2023 was:

- B8 – 336,503sq.m
- B2 – 4,017sq.m
- B1(c) – 3,569sq.m

The above represents approximately 41.5% of the total permitted floorspace under the LDO (53.4% of B8 and 3.8% of B1(c)/B2). With the LDOI expiring on 7th November 2023, the above figures represent the final full level of development pursuant to the LDO. We understand that Thurrock Council are in the process of making a new LDO to facilitate further development of the Logistics Park.

APPENDIX A

Development	Nature of Development	Status of Consent				Status of Development				Current Employment Levels		Permitted Parking Levels		Sustainable Transport - Operational Staff Movements					Sustainable Transport - Freight Movements			Sustainable Buildings		Achieved Proportion of Renewables (percentage of PV energy generated from total used)			
		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	Transshipment	Targetted BREEAM Rating	Achieved BREEAM Rating	Target Proportion of Renewables				
Infrastructure Phase 1	Common infrastructure corridors comprising roads, shared use footways/cycleways, landscaping, drainage, and service ducts	04/03/2014	14/00368/LDOPND	05/01/2014	N/A	01/05/2014	01/05/2015	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	N/A	N/A	N/A
Infrastructure Phase 2	Infrastructure corridor comprising of a road, shared use off-road footway/cycleway, drainage swales and service corridors with ancillary services, lighting, drainage, signage and boundary treatments, landscaping and electrical infrastructure	26/02/19	19/00308/LDOPND	22/03/19	N/A	07/01/2019	01/07/2020	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	N/A	N/A	N/A
Road 7 Infrastructure	Road 7 infrastructure comprising road, shared use off-road footway / cycleway, drainage swales and service corridors with ancillary services, lighting, drainage, signage and boundary treatments, landscaping and electrical infrastructure	16/11/2017	17/01554/LDOPND	14/12/2017	N/A	02/02/2018	22/11/2018	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	N/A	N/A	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	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	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	06/12/2015	15/00665/LDOPND	07/10/2015	N/A	Aug-15	N/A	N/A	Ongoing	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	N/A	N/A	N/A
Plot 4010 - Various	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	36,088	15/07/2014	01/05/2015	36,088sq.m	Operational	0	133	112	286	1%	2%	10%	87%	10%	0%	0%	Very Good	Very Good	11.2%	unknown			
Plot 3010 - Dixons Carphone Warehouse	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	08/12/2014	14/00937/LDOPND	29/08/2014	29,408	26/01/2015	10/11/2017	29,408sq.m	Operational	0	160	75	234	0%	4%	6%	90%	20%	0%	0%	Very Good	Excellent	1.0%	0%			
Plot 1020 - 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	31/07/2015	15/00931/LDOPND	20/08/2015	37,096	26/10/2016	17/10/2017	37,096sq.m	Operational	0	670	34 (plus 372 container/trailer staging areas)	312	8%	1%	4%	87%	0%	0%	0%	Very Good	Good	7.1%	unknown			
Plot 1050 - SH Pratts	Erection of a B8 warehouse and ancillary office accommodation, plot parking, loading and unloading areas, site access and circulation roads and footpaths, plant deck/area, service infrastructure, drainage, landraising and landscaping	16/11/2017	17/01553/LDOPND	14/12/2017	10,507	01/12/2018	22/11/2018	10,507sq.m	Operational	0	100	40	89	1%	1%	38%	60%	50%	0%	0%	Excellent	Excellent	15.0%	unknown			
Plot 1070 - CMA CGM	Erection of a B8 warehouse and ancillary office accommodation, plot parking, loading, unloading and turning areas. Site access and circulation roads and footpaths, plant deck/area, service infrastructure, land raising and landscaping	06/11/2018	18/00820/LDOPND	10/07/2018	10,243	05/09/2018	04/04/2019	10,243sq.m	Operational	0	30	24	84	3%	4%	4%	89%	5%	0%	0%	Excellent	Excellent	15.0%	4%			
Plot 1080 - POFM	Erection of a class B8 warehouse and ancillary office accommodation, plot parking, loading, unloading and turning areas, site access and circulation roads and footpaths, plant deck, service infrastructure, drainage, land raising and landscaping	20/11/18	18/01687/LDOPND	17/12/18	22,506	27/05/19	09/12/2019	22,506sq.m	Operational	0	50	32	148	10%	10%	25%	55%	75%	N/A	0%	Excellent	Excellent	15.0%	7%			
Plot 4020a - Ziegler	Erection of a class B8 warehouse and ancillary office accommodation, plot parking, loading, unloading and turning areas, site access and circulation roads and footpaths, plant room, service infrastructure, drainage, land-raising and landscaping	26/02/19	19/00306/LDOPND	22/03/19	8,826	23/09/19	01/07/2020	8,826sq.m	Operational	0	110	25	83	1%	0%	0%	99%	10%	N/A	0%	Outstanding	Outstanding	15.1%	unknown			
Plot 4020b - Compagnie Fruitiere	Erection of a class B8 warehouse and ancillary office accommodation, plot parking, loading, unloading and turning areas, site access and circulation roads and footpaths, plant room, service infrastructure, drainage, land-raising and landscaping	28/10/19	19/01596/LDOPND	21/11/2019	7,218	14/02/2020	01/04/2021	7,218sq.m	Operational	0	50	11	61	7%	0%	5%	88%	20%	0%	0%	Outstanding	Outstanding	15.6%	unknown			
Plot 4030 - Made	Erection of a class B8 warehouse and ancillary office accommodation, plot parking, loading, unloading and turning areas, site access and circulation roads and footpaths, plant room, service infrastructure, gatehouses, boundary treatments, drainage, landraising and landscaping	02/06/2020	20/00167/LDOPND	03/05/2020	37,363	01/12/2020	B - 28/07/2021 A - 14/02/2022	37,363sq.m	Operational	36	40	61	315	0%	15%	12.50%	72.50%	15%	N/A	0%	Outstanding	Outstanding	20.1%	unknown			
Plot 3040 - DHL	Erection of a class B8 warehouse and ancillary office accommodation, plot parking, loading, unloading and turning areas, site access and circulation roads and footpaths, plant decks, service infrastructure, gatehouses, pallet store, boundary treatments, drainage, landraising and landscaping	07/08/2020	20/00864/LDOPND	08/04/2020	48,774	21/04/2021	05/06/2023	44,714sq.m	Operational	0	400	60	250	12.5%	5%	12.5%	70%	N/A	N/A	N/A	Outstanding	Not available yet	20.5%	N/A			
Plot 1060 - London City Bond	Proposed erection of a Class B8 warehouse and ancillary office accommodation, plot parking, loading, unloading and turning areas, site access and circulation roads and footpaths, plant deck, service infrastructure, gatehouse, boundary treatments, drainage, land-raising and landscaping	12/04/2021	21/00530/LDOPND	10/05/2021	13,879	28/06/2021	04/04/2022	13,600sq.m	Operational	0	6	40	108	0%	0%	0%	100%	0%	0%	0%	Outstanding	Outstanding	20.2%	N/A			
Plot 1040 - Oasis	Erection of a Class B8 warehouse with ancillary office accommodation, plot parking, loading, unloading and turning areas, site access and circulation roads and footpaths, plant deck, service infrastructure, gatehouse, boundary treatments, drainage, land-raising and landscaping	03/02/2022	22/00131/LDOPND	03/03/2022	10,357	06/06/2022	23/03/2023	9,642sq.m	Warehouse Operational (storage capacity only at present) Office undergoing fitout	0	4	25	56	0%	0%	0%	100%	0%	0%	0%	Outstanding	Not available yet	20.0%	not available yet			
Plot 4040 - Cosco Shipping	Erection of a class B8 warehouse and ancillary office accommodation, plot parking, loading, unloading and turning areas, site access and circulation roads and footpaths, plant deck, service infrastructure, gatehouse, boundary treatments, drainage, land-raising and landscaping	27/07/2022	22/01061/LDOPND	23/08/2022	11,432	30/08/2022	27/06/2023	10,172sq.m	Warehouse Operational (storage capacity only at present) Office undergoing fitout	0	4	16	92	0%	0%	0%	100%	0%	0%	0%	Outstanding	Not available yet	20.0%	Not available yet			
Plot 3020D - (Tenant TBC)	Erection of a class B8 warehouse and ancillary office accommodation, plot parking, loading, unloading and turning areas, site access and circulation roads and footpaths, plant deck, service infrastructure, gatehouse, boundary treatments, drainage, land-raising and landscaping	03/10/2022	22/01357/LDOPND	31/10/2022	14,520	05/12/2022	N/A	N/A	Under Construction	6	N/A	41	119	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Outstanding	N/A	20.0%	N/A			
Plot 3020A - Magnum Logistics	Erection of a Class B8 warehouse and ancillary office	14/03/2023	23/00310/LDOPND	11/04/2023	9,439	08/05/2023	N/A	N/A	Under Construction	10	N/A	26	74	N/A	N/A	N/A	100	N/A	N/A	N/A	Outstanding	N/A	37.1%	N/A			
Plot 3020C - (Tenant TBC)	Erection of a Class B8 warehouse and associated plot facilities and infrastructure	26/06/2023	23/00821/LDOPND	24/07/2023	19,978	16/10/2023	N/A	N/A	Under Construction	25	N/A	40	169	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Outstanding	N/A	20.2%	N/A			
Plot 3020B - Ransom / Destiny Entertainment	Erection of two warehouse units (1no. Class B8 use and 1no. Class B2/B8 use) and ancillary office accommodation, plot parking, loading, unloading and turning areas, site access and circulation road and footpaths, plant room, service infrastructure, boundary treatments, lighting, drainage, land-raising and landscaping. Construction of a single carriageway secondary infrastructure corridor, comprising carriageway, footway / cycleway, boundary treatments, lighting, drainage, land-raising and landscaping.	29/09/2023	23/01195/LDOPND	13/10/2023	9,591	24/10/2023	N/A	N/A	Under Construction	16	N/A	3	81	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Outstanding	N/A	21.25% (unit A) 20.66% (unit B)	N/A			