

Thurrock Council Public Drop-In Session

Local Development Order

Tuesday 16<sup>th</sup> 2013

Name	Address	Post Code
JILL SCARLETT	5 WARBURTONS	SS17 7HR.
<p><b>Comment</b></p> <p>I understand that local business will be encouraged to participate in the project and jobs will be created.</p> <p>There are a wealth of small businesses in Thurrock who are interested in being part of the exciting changes that will be taking place and I hope that they will be made aware the opportunities. There are many networking group presentations can be made.</p> <div style="background-color: black; width: 100%; height: 20px; margin-top: 10px;"></div>		

## Thurrock Council Public Drop-In Session

### Local Development Order

Tuesday 16<sup>th</sup> 2013

Name	Address	Post Code
MR P. HARVEY	10, WYBREWS	SS17 7HG
<p data-bbox="220 875 352 904">Comment</p> <p data-bbox="256 882 1485 1077">I RECEIVED NO WRITTEN INFO. ON MEETING, INFORMED BY T/GAZETTE??</p>		

Thurrock Council Public Drop-In Session

Local Development Order

Tuesday 16<sup>th</sup> 2013

Name	Address	Post Code
T. MAYHEW	53, GIFFORDS CROSS AVE	SS17 7NH
<p data-bbox="209 869 1428 1086">Comment I THINK THIS WILL BE GOOD FOR THE AREA. COULD THERE BE MORE PUBLICITY FOR THE NEXT CONSULTATION.</p> 		

Thurrock Council Public Drop-In Session

Local Development Order

Tuesday 16<sup>th</sup> 2013

Name	Address	Post Code
D. PARKER	112 MANNSHAVEN	SS17 7EB
<p>Comment</p> <p>THE PUBLICITY FOR THIS EVENT WAS TOTALLY INADEQUATE!</p>		

**From:** [Bull Sue](#)  
**To:** [LDO Consultation](#)  
**Cc:** [Lansdown Anna](#)  
**Subject:** London Gateway Logistics Park Local Development Order (LDO) consultation  
**Date:** 23 July 2013 21:26:33

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## **For the attention of Major Projects Team**

Thank you for the opportunity to comment on this proposed Local Development Order for London Gateway Logistics Park.

### **Park Drainage Strategy**

The foul drainage strategy carried out by AECOM dated January 2013 indicate the preferred option; option one '*on-plot treatment*' for foul drainage does not include connection to the public sewerage system and therefore Anglian Water have no comment to make if this is implemented.

However, it is noted (section 9) that option 4, '*pump transfer to existing Broadhope pumping station*' involves connection to Anglian Water's Broadhope pumping station and onto treatment of flows at Tilbury Sewage Treatment Works. This option should not be included without consultation with Anglian Water in order to fully assess the impact on the existing the public system and any upgrades needed to accommodate the development.

Option 5 '*holding tank for tanker collection*', if the proposal involves tanker disposal at public sewage treatment works then as with option 4, Anglian Water should be consulted and agreed in principle before the option is included in the strategy.

The surface water strategy adopts a sustainable urban drainage approach and does not appear to require the service of Anglian Water in which case we have no comment to make. If however there is a possibility of a request for Anglian Water to consider adoption of any of the SUDs features, Anglian Water should be approached as early as possible to assess the design against AW adoption criteria..

### **9.0 Conditions, controls and legal agreement**

9.2 '*to ensure the delivery of a quality and sustainable development supported by the necessary infrastructure and services*' and condition 8 under Part 1 and condition 2 under Part 3 is satisfactory providing the above recommendations relating to option 4 and 5 of the drainage strategy are actioned.

Please do not hesitate to contact me should you wish to discuss any element of this response.

Regards

Sue Bull  
Planning Liaison Manager  
Planning & Equivalence  
Asset Management

Thorpewood House  
Peterborough





ENGLISH HERITAGE

31 JUL 2013

EAST OF ENGLAND REGION

Major Projects Team  
Planning and Transportation Directorate  
Thurrock Council  
Civic Offices  
New Road  
Grays, RM17 6SL

Direct Dial: 01223 582717  
Direct Fax: 01223 582701

Our ref: DG/Thurrock/LDO

26th July 2013

Dear Sir

**Ref: Consultation on Proposed London Gateway Logistics Park Local Development Order (LDO)**

Thank you for your e-mail of 27th June inviting English Heritage to comment on the above LDO. We have now reviewed the documentation placed on your website and our advice is set out below.

English Heritage's interest in this matter is the impact that the development might have on the historic environment. While there are no designated heritage assets within the site boundary, there are a number of assets nearby, principally to the immediate north-west of the site. These comprise a series of listed buildings, mainly contained within two conservation areas (Corringham and Fobbing), plus a pair of more remotely located buildings to the west, a barn at Old Garlands and farmhouse at Great Garlands. All are located on higher ground, which historically would have marked the limits of permanently occupiable land overlooking the marshes that bounded the river estuary. The LDO would permit the construction of some extremely large structures, of varying height between 16 and 42 metres, which will impact on the setting of the two conservation areas and those listed buildings that look out over the reclaimed marshland, including the grade I Listed Church of St Mary at Corringham.

The photomontage from viewpoint 03 is the most helpful in understanding the potential impact that the LDO might have of the setting of these heritage assets and it is clear that the structures would have a very discernable impact. While the outlook has already been degraded to some extent by the electricity pylons in the foreground, the construction of these large sheds will fundamentally change the relationship between the historic settlements and the reclaimed marshland and river estuary. The Environmental Statement accompanying the LDO concludes a 'slight adverse' effect on these heritage assets, however in our opinion that under-represents the harm to significance that would result.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582 700 Facsimile 01223 582 701  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.*



ENGLISH HERITAGE

EAST OF ENGLAND REGION

Paragraph 132 of the National Planning Policy Framework (NPPF) identifies that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. In our opinion the LDO would not result in substantial harm to or total loss of significance of any of the designated heritage assets, as set out in Paragraph 133 of the NPPF, but would result in harm.

Paragraph 134 of the NPPF addresses harm that is less than substantial, and requires the LPA to weigh the harm against wider public benefits arising from the proposal. In this instance those benefits might include employment opportunity and securing the optimum viable use for this site. Therefore, when considering whether to make the LDO for this site, Thurrock Council will need to fully understand the harm to significance of nearby designated heritage assets that would result, and to weigh that harm against the wider public benefits. Consideration should also be given to what opportunities there might be to mitigate that some of this harm, e.g. through carefully sited off-site planting (given the size of the structures proposed on-site landscaping will have minimal benefits). The careful use of colour within the cladding to these structures may also help break-up their visual mass, and it may be appropriate to include a condition requiring the preparation of a colour study before work is allowed to commence on site.

Should you require any further advice in connection with this matter please let me know.

Yours sincerely



**David Grech**  
Historic Places Adviser  
E-mail: [david.grech@english-heritage.org.uk](mailto:david.grech@english-heritage.org.uk)



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU  
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**From:** [John Dallaway](#)  
**To:** [LDO Consultation](#)  
**Cc:** [Denise Rossiter](#); [David Burch](#); [Sharon Saunders](#)  
**Subject:** Representation on the Draft Local Development Order  
**Date:** 30 July 2013 13:47:15  
**Attachments:** [image001.png](#)

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Dear Major Projects Team,

We write to inform you that Essex Chambers of Commerce strongly supports the early introduction of a Local Development Order [LDO] for the proposed Logistics Park at London Gateway, The Manorway, Stanford-le-Hope, Essex.

We welcome the introduction of the LDO and see this as an important necessary catalyst for the development of the Logistics Park. The LDO will incentivise development, improve investment confidence and allow more rapid construction of the new facilities creating an important economic hub in Thurrock and the sub-region. Furthermore we strongly urge that the LDO is introduced as soon as possible after the consultation period has been completed.

Yours faithfully,  
John Dallaway  
Policy Manager

Essex Chambers of Commerce  
2nd Floor Viscount House  
London Southend Airport  
Southend-on-Sea  
Essex, SS2 6YF

T 01702 560100 Southend Office  
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Registered Office:

Essex Chambers of Commerce & Industry Ltd  
8 & 9 St Peters Court, Colchester, Essex CO1 1WD

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Essex County Council  
**Place Services**  
**Environment, Sustainability and Highways**  
County Hall  
Chelmsford  
Essex  
CM1 1QH



Major Projects  
Planning and Transportation Directorate,  
Thurrock Council,  
Civic Offices,  
New Road,  
Grays,  
Essex,  
RM17 6SL

Our ref:  
Date: 23rd July 2013

### **Specialist Archaeological Advice**

Dear Sir/Madam

#### **RE: Town and Country Planning (Environmental Impact Assessment) Regulations 2011 – Proposed London Gateway Logistics Park Local Development Order (LDO) Consultation**

Thank you for consulting the Historic Environment Officer of Essex County Council on the above LDo consultation.

Overall the Historic Environment is well represented within the documentation. The most significant part is the proposed Management Strategy which will follow on from the work previously undertaken within the development area. There are no significant problems or omissions, however, there are some specific points that should be addressed which are listed below.

#### **Archaeological Management Strategy**

Under section 1.6 it is recommended that the section is reworded to state that .. *the consultees on the Historic Environment are Place Services of Essex County Council, who provide advice to Thurrock under an SLA, and English Heritage, who provide advice on designated assets and the historic environment within the Thames.*

1.55: recommend revised wording to include open area excavation. Wording recommended comprises:

Preservation by record may comprise *open area excavation, trial trench evaluation and monitoring during groundworks* or other appropriate ....

1.72 Should read a Historic Environment Record site summary proforma....

1.95 Needs to state Plans will *be* drawn ....

#### **References**

This should include the revised framework for the Eastern Region (Medlycott 2011).

## **Environmental Statement**

Under section 9.39 there should be reference to the 2011 East of England research Framework.

References should be made to the 2011 East of England research Framework.

If you have any questions please do not hesitate to contact me.

Yours sincerely



**Richard Havis**  
**Senior Historic Environment Officer**

Telephone: 01245 437632

Email: richard.havis@essex.gov.uk

*NOTE : This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter*



Application: 20130559

**TOWN AND COUNTRY PLANNING ACTS**

**TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

**NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND**

To: **Thurrock Council  
Major Projects Team  
Planning & Transportation Directorate  
Thurrock Council  
Civic Centre Offices  
New Road  
Grays  
Essex  
RM17 6SL**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **Proposed London Gateway Logistics Park  
London Gateway  
The Manorway  
Stanford-le-Hope  
Essex.**

and being **Consultation regarding making of a Local Development Order for the proposed Logistics Park at London Gateway, The Manorway, Stanford-le-Hope, Essex.**

Referred to in your application dated 27 June 2013.

**GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-**

Thank you for consulting the Borough Council.

I can confirm that Gravesham Borough Council has no objection but would like to seek reassurance that the Thames Estuary and Marshes Spatial Protection Areas and Ramsar sites will not be adversely affected by the proposed development as they are of significant environment value. There are already bird declines taking place and with things being so fragile, significant development on the north side of the Thames is likely to affect sediment patterns and this can affect food sources for the birds.

I would expect that Natural England and the Environment Agency are likely to raise the above issues directly with your Council.

Continued.....

Dated this 16th day of July 2013

Address; Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU



**Service Manager, Development Control  
Planning and Regeneration Services**

Thurrock Council Public Drop-In Session

Local Development Order

Tuesday 16<sup>th</sup> 2013

Name	Address	Post Code
MRS S WADE	CORNINGHAM RD	SS17 0BH

Comment

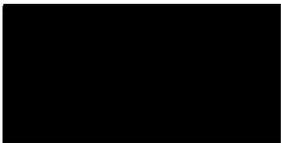
I have campaigned from the beginning against the Port Development. Hopefully some local people will be offered employment so at least some good will come of it. Apart from that quality of life in Stanford, Corningham and surrounding areas will be hell!!

As far as today's Drop-in session is concerned I am grateful to see it and the information people giving it but I hope the Council is very firm in its views as to what is right and stands up for the people of Thurrock especially this area.

## Thurrock Council Public Drop-In Session

### Local Development Order

Tuesday 16<sup>th</sup> 2013

Name	Address	Post Code
E. Ross	53.	SS17 0NW
<p><b>Comment</b></p> <p>Do people of Stanford &amp; Cornougham realise how many vehicles will be passing via the Manorway. 1000 containers — How many lorries to deliver this merchandise to its destination??</p> <p>Stanford is at a standstill now with the crossing gates closing for upto 15mins at a time.</p> <p>CAN ONLY GET WORSE.</p> 		

**From:** [REDACTED]  
**To:** [LDO Consultation](#); [METCALFE, Stephen](#)  
**Subject:** Local Development Order for DP World Superport Logistics Park Manorway Corringham Essex  
**Date:** 18 July 2013 21:12:02

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Dear Sir/Madam

I am writing to you following the small display that I went to in Corringham Hall on Tuesday 16 July 2013.

My Family has lived in the same bungalow for about 40 years and I have lived here for all but about 6 of those years. I have been back in the area for more than 15 years. In fact I returned shortly before The Peninsular and Oriental Company announced their plans for a Superport.

As you will know there are many in this area that like us have never been in favour of this development in any shape or form.

Since this Local Development Order appears to be a mechanism that is being sold by Thurrock Council the first point that needs to be made is that Thurrock Council represents the people, not big business first. In my opinion it is clear that you must have surely been approached and lobbied by the port owners to come up with this LDO. Clearly there is no benefit to residents. In fact the reverse is true. By placing an LDO on us you will be removing Democratic Rights that we have to make objections to aspects of the Logistics Park that may arise now and in the future.

One of the team members at the meeting said that the economics had changed and that this was something that DP World could not be expected to have known or identified. I completely disagree. Anyone with any sense knows that economies are cyclic - going thru good times and bad times (whatever people like Gordon Brown might think!). Therefore it is either the case that the people at DP World are rather stupid in not understanding economics or else they are being very clever in trying to get us to relax our Planning LAWS to their advantage. Of course I am going to consider that the latter is the case. Perhaps on a smaller point I can illustrate my point this way. If I were to say to you things are a bit tight right now can I pay less on my council tax you would of course say no and continue to charge me the full amount. Therefore DP World should be expected to comply with UK LAW like the rest of us. This is not Dubai and they should not be allowed to do just whatever they like. Although right now it looks like that it exactly what Thurrock Council are going to give them.

Until the recent confusion made by the Conservative Party over private home owners being allowed to build small extensions without planning permission there were few examples of where a homeowner could build just whatever they liked on their property without proper full planning permission from Thurrock Council. And yet DP World are now being offered concessions on these Planning LAWS. Why is that exactly? It is of course completely wrong. There is certainly a moral issue to address in that respect and whilst this is clearly an open email and therefore open to public scrutiny I think under the circumstances it is only right that I state I do wonder just if on this occasion there is any LEGAL need for this LDO. In other words are you actually allowed IN LAW to do this and if so why?

Is it not enough that people not in their right mind have allowed planning permission for buildings up to 42 meters in height and upto 16 meters right in front of residents. These are shameful facts of what you have put on us despite our continual objections.

I was not able to attend the enquiry in London. I was on holiday. But then just why was it held in London in the first place when the development is here in semi rural Essex. Yes that is correct. Stanford le Hope and Corringham and the villages were semi rural until Thurrock Council and The Secretary of State gave planning permission for both the Harbour Empowerment Order and the land based Logistics Park. In my opinion without proper reference to the people. Otherwise this whole development should have been refused. Commonsense says the development should have been entirely refused.

I think this LDO also needs the reflection of just how poorly and in my opinion negligently Thurrock Council dealt with the original planning application. Thurrock Council was snowed under by the volume of documentation from P&O and they should have known that this one needed to go to Central Government in Westminster straight away. The clock was ticking in P&Os favour and still Thurrock Council procrastinated. In my opinion they were out of their depth and seriously prejudiced this communities ability to fight the development. I applied to MP Angela Smith, now Baroness Smith, for a Judicial Review. Something she seemed to think was not possible (think HS2). Was that actually correct?

It has been of great concern that whenever I said something at the meeting this Tuesday that demonstrated commonsense and illustrated something that no sensible person what submit to or think was right in respect of the building of this Superport that all those representatives at the meeting defaulted to the existing planning permission. Thurrock Council and The Secretary of State have given DP World the stick of the planning permission with which to beat this small community for the next 100 years.

Once this so called Superport starts operation I will be in contact with all relevant authorities if for example my rights under law are being usurped. In the main this means that if between the hours of 2300 and 0700 each and every day I am disturbed from my rest because of any noise associated with this developement then I and other residents will need action to be taken. And if that means operations ceasing during these hours then that will have to come to be because I am entitled in law to 8 hours undisturbed sleep between 2300 and 0700. And that goes for aircraft noise too since right now we are just hearing out flights from Stansted Airport and in flights for Southend Airport. Daytime only so far. Easyjet. So low I can read their name on the side of the craft and on the tail. My other big concern for this port is all air pollution. Since the closure of the oil refineries we have had the best air quality since moving here. That will of course dramatically change. If DP World had to go thru the proper planning process we might see a stay on our air quality and our expected disturbed nights since the development of the site would take longer.

Does the LDO extend or will it extend to the expected new Lower Thames Crossing. Option B and C combined without the Option B Extension is actually good for me. Better would be a bridge plumbed straight into the Superport from Kent for DP World exclusive use and paid for entirely by DP World and not the British Taxpayer. This new crossing is clearly only needed because of the Superport so DP World should pay for it if they want it.

Outwith that then all foreign vehicles should have toll charges added to the container they are collecting from the port. In fact why not have DP World collect a road fund tax/bridge tax on all containers coming into the Superport. Just a thought!

Thurrock Council and the last Labour Government has destroyed this community.

Thank you for reading my email. I know it is a rant but you have to know how

annoyed we are by the Superport. No one in their right mind would want it. We campaigned against it and feel very let down by Thurrock Council and National Government.

Yours faithfully,

Mr Julian Camp

copy sent to The Right Honourable Stephen Metcalf MP

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**From:** [REDACTED]  
**To:** [LDO Consultation](#)  
**Subject:** D.P.World  
**Date:** 23 July 2013 14:29:18

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Dear Sir,

Regarding the proposed warehousing units at D.P. World Port.

The whole development will, by its' nature and scale, impact adversely on the local community.

One area of the Port, the warehousing, needs particular care in its planning, as haphazard, individual designs, create an affront to the eye.

If the whole is considered together in the design, this can lessen the worst of the visual impact.

I would suggest that the curving slopes of the roofs such as those at the Sainsbury Warehouse at Purfleet, as well as its colour would diminish the appearance of size.

Square angled building impinge more.

I realise that 'experts' in design are involved - could they please consider all the local people who will live with these buildings every day.

I trust that my observations will be given full consideration.

Yours faithfully

Sonja K Stubbs

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**From:** [REDACTED]  
**To:** [LDO Consultation](#)  
**Cc:** [REDACTED]  
**Subject:** consultation on Draft Local Development Order  
**Date:** 24 July 2013 12:44:31

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The SPEAC organisation on behalf of local residents is generally supportive of the plans for an LDO relating to the London Gateway development. However, in supporting the current proposals we would wish to ensure that certain guarantees are maintained and not subject to amendment without further consultation. The factors concerned in this are:

1. Maximum building heights. These are already being extended beyond the figures agreed for the OPA and there should be no allowance for further extension.
2. The zones for location of buildings by height must be maintained to ensure that the higher structures do not move closer to residential areas.
3. In allowing flexibility in the distribution of building usage by commercial class/function the ratios must be maintained such as to ensure no further reduction in the absolute level of functions such as research and development that will create higher quality employment opportunities.
4. Landscaping of the site must be a priority during and after the development of the site in order to minimise local impact. It would not be acceptable for this to be delayed until all the development is completed.

regards  
Derek Parker  
SPEAC

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# THURROCK COUNCIL

Environment and Public Protection  
Civic Offices, New Road, Grays, Thurrock, Essex, RM17 6SL

Please reply to: Civil Protection Service. E: mail: tbarlow@thurrock.gov.uk

Matthew Gallagher  
Planning Officer  
Civic Offices  
New Road  
Grays RM17 6SL.

22<sup>nd</sup> July 2013

Dear Matthew

**Town and Country Planning Act 1990  
Planning and Compulsory Purchase Act 2004;Town and Country Planning  
(Development Management Procedure) (England) Order 2010;Town and Country  
Planning (Environmental Impact Assessment) Regulations 2011;Notice under  
Regulation 29 relating to the proposed making of a Local Development Order  
accompanied by an Environmental Statement. Proposed London Gateway  
Logistics Park Local Development Order (LDO) Consultation**

Thank you for consulting Thurrock Civil Protection Service on the above Local Development Order.

We note from the FRA (Executive Summary 1.1.8) that a flood risk management strategy will be prepared to inform the future occupants of the site of emergency planning procedures. This will include an overview of flood risks in the area, the impacts of a defence breach and recommended actions for occupants. We also note that the strategy will be included within the Tier 1 Site Umbrella Emergency Plan.

In principle we have no objections to the LDO. However, from an emergency planning perspective, in addition to the Site Umbrella Emergency Plan, Site Specific Flood Evacuation Plans will be required at the design stage for each proposed individual building within the logistics park.

Yours sincerely,

Margaret King  
(on behalf of Thurrock Council)

Thurrock Council  
Civil Protection Service  
Civic Offices  
New Road  
Grays RM17 6SL.