

London Gateway Logistics Park
Local Development Order (LDO) 2013



Re-Consultation Statement

September 2013

London Gateway Logistics Park LDO – Re-Consultation Statement

Introduction

Thurrock Council consulted on the making of a Local Development Order for the London Gateway Logistics Park over a 6 week period from 27th June 2013 to 8th August 2013. Since the original consultation closed Council officers and their advisors have analysed the written responses, comments from the public drop-in session, direct comments and feedback from Council Members. In addition members of the Council team have reviewed the documents for consistency, errors and clarity and have recommended a number of changes; some involve consequential amendments to other documents.

The results of the consultation and the changes proposed to be made to the documentation, in the light of responses, are set out in the Schedule of Consultation Responses and Proposed Changes document.

Reasons for re-consultation

The Council has decided that, with one exception, the changes to the documents are not materially different to the text of the suite of documents that formed part of the original consultation. Those changes are considered to be corrections of errors, points of clarification, drafting improvements and other non-material amendments.

The exception is the Travel Plan which has been substantially re-cast. While the objectives remain substantially the same there are a number of additional features, involving clarity around the travel planning measures, responsibilities and the mechanics of how the objectives will be managed.

The re-consultation

The re-consultation is ONLY on the changes which have been made to the LDO suite of documents, in the light of the consultation which took place over June to August 2013. These are:

1. the Travel Plan, which is a new document and
2. the following documents as tracked changes (being not materially different):
 - The Draft Order [plus a clean copy for clarity of reading]
 - Statement of Reasons
 - Ecological Mitigation and Management Plan
 - Design Code
 - Code of Construction Practice
 - Heads of Terms of S.106 Agreement
 - Transport Assessment.

The re-consultation does not include the various supporting Strategy documents (Drainage, Lighting etc), which will be published as part of the Order if and when it is made. This is because no changes have been made to these documents. Nor is there any further consultation on the Habitats Regulations Assessment Screening.

The Draft LDO

The Draft LDO is in four main parts which, subject to conditions, would permit, in summary:

Part 1: Warehouse and industrial development - the erection, extension, demolition or alteration of warehouse, general industrial, research and development and/or light industrial buildings. Class B8 floorspace not to exceed 630,600 sqm; Class B1(b)/B1(c)/B2 floorspace not to exceed 199,100 sq.m; (829,700 sq.m in total);

Part 2: Changes of use of buildings within the range of permitted classes above (with any changes not to result in the above limits being exceeded);

Part 3: Associated infrastructure, including internal access roads, vehicle parking and servicing, hard and soft landscaping, foul and surface water drainage infrastructure, vehicle refuelling facilities and utilities infrastructure (telecoms, gas, electricity, water);

Part 4: Site preparation work, including remediation and land raising.

The operation of the LDO is subject to compliance with the following documents:

- The London Gateway LDO Design Code;
- The London Gateway LDO Code of Construction Practice (CoCP);
- The London Gateway LDO Ecological Mitigation and Management Plan (EMMP); and
- The London Gateway LDO Travel Plan (TP).

How to comment

Copies of the Draft Local Development Order together with supporting documents are available for inspection at the following locations:

- Stanford-le-Hope Library
- Corringham Library

The documents may also be viewed at the Council Offices, Civic Centre, New Road, Grays RM17 6SL Mondays to Fridays between the hours of 0930 and 1630 and on-line by going to <http://www.thurrock.gov.uk/planning/major/> and following the link.

The original consultation and the suite of documents consulted on are also available on the above web-link.

Any representations should be made in writing to the Major Projects Team at the address below or alternatively online (stating **Representation on re-consultation of the Draft Local Development Order** in the email subject line) to LDOConsultation@thurrock.gov.uk by **Thursday 10th October 2013**.

Major Projects

Planning & Transportation

Civic Offices

New Road

Grays

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