

London Gateway Logistics Park Local Development Order 2

Local Development Order 2 (2025)



December 2024

SCHEDULE 1 – PERMITTED DEVELOPMENT

PART 1 - ERECTION OF BUILDINGS OR OUTDOOR SPORTS FACILITY

Permitted Development

Development consisting of –

- (a) the erection, extension or alteration of a building within Use Class B8 (storage or distribution);
- (b) the erection, extension or alteration of a building within Use Class B2 (general industry), E(g)(ii) (research and development) or E(g)(iii) (industrial processes);
- (c) the erection, extension or alteration of a building within Use Class, E(g)(i) (offices);
- (d) the erection, extension or alteration of a building within Use Classes E(b) (food and drink), E(d) (gym) or E(f) (creche/day nursery);
- (e) the erection, extension or alteration of a building within Use Class F2(a) (shops) where the shops premises do not exceed 280sq.m and there is no other such facility offering the same or similar range of goods and/or services within 1km; and
- (f) the replacement of any building following structural damage where there would be no increase in floorspace.
- (g) The erection of an outdoor sports facility within Use Class F2(c) and ancillary facilities (e.g. storage, changing facilities etc.)

Development not permitted

Development is not permitted by Part 1 if, in combination with development implemented pursuant to LDO1 (2013), LDO1.5 (2024) and any full, outline or permission in principle planning consent for development within the uses classes specified below within the Logistics Park Area:

- (a) that development would result in the total amount of floorspace in Use Class B8 within the Logistics Park Area exceeding 686,764 sq.m;
- (b) that development would result in the total amount of floorspace in Use Classes B2, E(g)(ii) and E(g)(iii) within the Logistics Park Area exceeding 29,832 sq.m;
- (c) that development would result in the total amount of floorspace in Use Class E(g)(i) within the Logistics Park Area exceeding 11,680sq.m;
- (d) that development would result in the total amount of floorspace in use class E(b) within the Logistics Park Area exceeding 1,500sqm;
- (e) that development would result in the total amount of floorspace in use class E(d) within the Logistics Park Area exceeding 1,000sqm; or
- (f) that development would result in the total amount of floorspace in use class E(f) within the Logistics Park Area exceeding 1,500sqm

- (g) that development would result in the total amount of floorspace in use class F2(a) within the Logistics Park Area exceeding 1,500sqm;
- (h) that development would result in the area for outdoor sports facilities in use class F2(c) within the Logistics Park Area exceeding 3,500sqm;

Conditions

Development is permitted by Part 1 subject to the following conditions –

1. any building used for ancillary uses including for the provision of Employee Facilities may be used only for the purposes of undertakings operating within the Logistics Park Area;
2. the total amount of ancillary floorspace shall not exceed 25% of the overall building floorspace and any ancillary F2(a) use within an overall building shall not exceed 280sq.m or 25% of the floorspace whichever is the lesser;
3. no manufacturing, fabrication or other industrial process shall take place outside the confines of any buildings;
4. no alcohol for consumption on the premises may be sold from food and drink outlets within Use Class E(b);
5. the use of the creche/day nursery is limited to the children / dependents of persons employed at London Gateway Logistics Park or Port; the use of the gym is limited to persons employed at London Gateway Logistics Park or Port;
6. between 0700 and 1900 hours the outdoor sports facility / facilities are limited to persons employed at London Gateway Logistics Park or Port (and/or their dependents) outside those hours it may be used by anyone;
7. other than where it is an ancillary use, development within Use Classes E(b) (food and drink), E(d) (gym), E(f) (creche/day nursery) or F2(a) (shop) shall not be accommodated within a building where the primary use is within Use Class B2 or B8;
8. prior to the occupation of built development on the relevant plot the infrastructure works identified in the London Gateway LDO Design Code must be practically completed for that plot;
9. the commencement of any development permitted under this Part must not prejudice the completion of the remainder of the development permitted under this Order.

PART 2 – CHANGE OF USE

Permitted Development

Development consisting of a change of use of any building between the use classes set out within Part 1 of this schedule

Development not permitted

Development is not permitted by Part 2 if, in combination with development implemented pursuant to LDO1 (2013), LDO1.5 (2024) and any full, outline or permission in principle planning consent for development within the uses classes specified below within the Logistics Park Area:–

- (a) the change of use would result in the total amount of floorspace in Use Class B8 within the Logistics Park Area exceeding 686,764 sq.m;
- (b) the change of use would result in the total amount of floorspace in Use Class B2, E(g)(ii) and E(g)(iii) within the Logistics Park Area exceeding 29,832 sq.m;
- (c) the change of use would result in the total amount of floorspace in Use Class, E(g)(i) within the Logistics Park Area exceeding 11,680 sq.m;
- (d) that development would result in the total amount of floorspace in Use Class E(b) within the Logistics Park Area exceeding 1,500 sq.m;
- (e) that development would result in the total amount of floorspace in Use Class E(d) within the Logistics Park Area exceeding 1,000 sq.m; or
- (f) that development would result in the total amount of floorspace in Use Class E(f) within the Logistics Park Area exceeding 1,500 sq.m
- (g) that development would result in the total amount of floorspace in Use Class F2(a) within the Logistics Park Area exceeding 1,500 sq.m; or
- (h) that development would result in the total area in use class F2(c) within the Logistics Park Area exceeding 3,500 sq.m.

Conditions

Development is permitted by Part 2 subject to the conditions that –

1. the total amount of ancillary floorspace shall not exceed 25% of the overall building floorspace and any ancillary F2(a) use within the overall building shall not exceed 280sq.m or 25% of the floorspace whichever is the lesser.
2. change of use to or from development within Use Class B2 or B8 to Use Class E(b), E(d), E(f) or F2(a) is not permitted.

PART 3 – ASSOCIATED INFRASTRUCTURE

Permitted Development

Development consisting of –

- (a) the construction, extension, demolition or alteration of roads;
- (b) the construction, extension, demolition or alteration of areas and facilities for vehicle parking and servicing as well as for public transport operation, such as bus stops;
- (c) hard and soft landscaping, including the erection, extension, demolition or alteration of fences, gates, walls, securing barriers, security gatehouses and street lighting;
- (d) the construction, extension, demolition or alteration of foul and surface water drainage infrastructure including sewage treatment works, pumps, tanks, conduits, swales, pipes, drains, ditches, channels and ponds;
- (e) the construction, extension, demolition or alteration of vehicle refuelling (including EV charging) and washing facilities;
- (f) the construction, extension, demolition or alteration of utilities infrastructure (telecommunications, radio, gas, electricity, water) including any sub-stations or pumping stations;
- (g) the erection, extension, demolition or alteration of CCTV cameras and associated masts; and
- (h) the erection, extension, demolition or alteration of lamp posts and any other lighting masts or infrastructure.

Development not permitted

Development is not permitted by Part 3 if –

- (a) it is not primarily required to serve the development permitted by Parts 1 or 2; and
- (b) in the case of development in paragraphs (f) only, it is not primarily required to serve the development permitted by Parts 1 or 2 or to serve London Gateway Port; and
- (c) that development would result in the total area for HGV fuelling and washing (sui generis) within the Logistics Park Area exceeding 4,468sqm (excluding ancillary refuelling facilities on plot).

Conditions

Development is permitted by Part 3 subject to the condition that –

1. prior to the bringing into beneficial use of any permanent roads, vehicle parking or vehicle servicing areas the drainage works identified in the London Gateway LDO2 Design Code must be implemented for the relevant phase.

PART 4 – SITE PREPARATION WORKS

Permitted Development

Development consisting of:

- (a) any operations or engineering necessary for the remediation of land within the Logistics Park Area, including excavation and the construction, extension, demolition or alteration of remediation compounds for the stockpiling, sorting and treatment of excavated materials; or
- (b) any operations or engineering necessary to clear, stabilise or raise the level of any land within the Logistics Park Area.

SCHEDULE 2 – GENERAL CONDITIONS

All development permitted by the Order is subject to the following conditions –

- 1. Nothing in this Order permits any development that is EIA development within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 2. Prior to the commencement of any development permitted under this Order, other than a Non-Material Amendment or Minor Material Amendment, details and plans of the proposed development shall be submitted to the local planning authority using the Prior Notification Form together with the appropriate fee as set out below:

Prior Notification Fee Scale		
	Building GIA / (site area for proposals within Use Class F2(c))	Site Infrastructure
Band 1: 0 – 24,999sq.m	£5,870	£1,760
Band 2: 25,000sq.m – 49,999sq.m	£7,770	£2,480
Band 3: 50,000sq.m – 74,999sq.m	£9,680	£2,900
Band 4: 75,000sq.m. – 99,999sq.m	£11,730	£3,520
Band 5: 100,000sq.m +	£13,640	£4,090
<i>NB: Fees will increase annually on 1st April in line with the percentage increase in the Consumer Price Index in the preceding 12 month period.</i>		

- 3. Details and plans of any Non-Material Amendment or Minor Material Amendment shall be submitted to the local planning authority using the Non-Material and Minor Material Amendment Notification Form together with the appropriate fee as set out below:

Non-Material and Minor Material Amendments Fee
Non-Material and Minor Material Amendments Fee = £735
<i>NB: Fees will increase annually on 1st April in line with the percentage increase in the Consumer Price Index in the preceding 12 month period.</i>

- 4. No development permitted by this Order may commence prior to the Confirmation Date for that development.
- 5. Details and plans of any Non-Material and Minor Material Amendments to development previously confirmed as falling within the scope of this Order, LDO1 (2013) or LDO1.5 (2024) or approved through a planning application under the Town and Country Planning Act, must be submitted with the appropriate fee to the local planning authority using the

Non-Material and/or Minor Material Amendment Notification Form. This provision applies to development to be carried out and that which has already been carried out.

6. Development which is permitted by this Order must be Implemented within three years of the Confirmation Date for that development and may be completed thereafter, whether or not following its implementation, this Order should expire, or otherwise be revoked or revised.
7. Prior to the commencement of any phase of development in the Logistics Park Area approved under Parts 1, 2 or 3 of this Order, any contaminated land in the area of that phase shall be remediated under Part 4 in accordance with the London Gateway LDO2 Code of Construction Practice;
8. No development may take place under this Order except in accordance with:
 - (a) the London Gateway LDO2 Design Code;
 - (b) the London Gateway LDO2 Code of Construction Practice; and
 - (c) the London Gateway LDO2 Ecological Management and Mitigation Plan.
9. All operational vehicular traffic shall use the London Gateway Access Road and no other means of vehicular access to the Logistics Park Area shall be made available for this purpose other than additional or alternative provision for access by emergency vehicles or buses or if the emergency services or organisation responsible for the management of the Logistics Park direct that Gates 1, 2 or 3 should be opened for operational traffic during emergency scenarios.
10. No more than 55,000sqm of floorspace permitted within the Logistics Park Area shall be occupied as a High Intensity Parcel Delivery Service.
11. On any particular plot or infrastructure corridors, landscaping on or along that plot or corridor shall be completed in the first planting season following the first operational use of that plot or corridor.

SCHEDULE 3 – INTERPRETATION

1. Terms used in this Order have the following meanings:

LDO1 (2013)	means the London Gateway Logistics Park Local Development Order 2013;
LDO1.5 (2024)	means the London Gateway Logistics Park Local Development Order 1.5 2024;
alteration	includes the construction of any mezzanine floor;
ancillary floorspace	any floorspace within buildings in use classes E(g)(i), E(b), E(d), E(f) and F2(a) that is an ancillary use to the main use of those buildings or on the same plot and not occupied separately;
ancillary use	use of land or buildings directly related to, subservient to, and supporting the primary use of the property;
Building	excludes structures housing plant or machinery such as pumping stations, kiosks and tanks;
Confirmation Date	means the date on which the local planning authority has confirmed that the proposed development falls within the scope of this Order or, failing the issue of such a confirmation or refusal by the local planning authority, the day after 28 days from the submission of the Prior Notification Form or Non-Material or Minor Material Amendment Form as applicable;
the Employee Facilities	means social, care or recreational facilities provided for employees of undertakings within the Logistics Park Area, including crèche facilities provided for the children of such employees;
High Intensity Parcel Delivery Service	means that the primary activity of the business is the storage, packaging and delivery of parcels to residential and business users for and on behalf of multiple independent sellers as distinct from a distribution centre whether the packaging and distribution is consequential to the retail sale of their own goods or goods for which they have a franchise
Implemented	means the carrying out of a material operation as defined in Section 56(4) of the Act but excluding site clearance, demolition of or within existing buildings, the removal, diversion or installation of any pipeline, associated structure or associated facilities, archaeological investigation, investigation for the purposes of assessing ground conditions, works to existing roads including the provision of haul roads and temporary routes within the site, the diversion creation or modification of public rights of way (if any), and the erection of means of enclosure for the purpose of site security;
Minor Material Amendment	means minor material changes to development previously approved under LDO1 (2013), LDO1.5 (2024) this Order or any other planning permission relating to the Logistics Park Area.

Non-Material Amendment	means a changes to development previously approved under LDO1 (2013), LDO1.5 (2024), this Order or any other planning permission relating to the Logistics Park Area that does not materially affect that development
the Logistics Park Area	means the area shown on the Plan as within the LDO2 (2025) Boundary;
the London Gateway LDO2 Code of Construction Practice	means the London Gateway Logistics Park Local Development Order 2 Code Of Construction Practice attached to this Order as Appendix 2 ;
the London Gateway LDO2 Design Code	means the London Gateway Logistics Park Local Development Order 2 Design Code attached to this Order as Appendix 3 ;
the London Gateway LDO2 Ecological Mitigation and Management Plan	means the London Gateway Logistics Park Local Development Order 2 Ecological Mitigation and Management Plan attached to this Order as Appendix 4 ;
London Gateway Port	means the port development permitted by the London Gateway Port Harbour Empowerment Order 2008 (S.I.2008/1261) and includes the port development as it may be differently permitted from time to time;
the London Gateway Access Road	means the road constructed to provide access to the Logistics Park Area and London Gateway Port as permitted by planning permissions with numbers 15/00111/FUL granted in May 2015 (or any future consent for that access road in predominantly the same form);
the Non-Material and Minor Material Amendment Notification Form	means the form at Appendix 6 .
the Plan	means the Plan attached to this Order at Appendix 1 , defining the LDO2 (2025) area;
the Prior Notification Form	means the forms at Appendix 5 .
Regularisation Date	means the date on which the local planning authority has confirmed that the development that has previously been carried out falls within the scope of this Order or, failing such a confirmation or refusal by the local planning authority, the day after 28 days from the submission of the Non-Material or Minor Material Amendment Form.

2. In this Order any reference to 'floorspace' means gross internal floorspace unless otherwise stated. 'Gross Internal Floorspace' is equivalent to 'Gross Internal Area' as calculated in

accordance with the *RICS Code of Measuring Practice* (sixth edition). Mezzanine floors shall contribute towards overall Gross Internal Floorspace for the purposes of this Order unless they are solely to provide for safe and efficient access to stacked or stored goods.

3. In this Order, ancillary floorspace shall be classified as falling within the main use of that building i.e. B2, B8, E(g)(ii) or E(g)(iii) and will not contribute to any limits on the total E(g)(i), E(b), E(d), E(f) and F2(a) floorspace set out in this Order.

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