

Hangmans Wood Industrial Park, South Ockendon

Howard Tenens

● Planning ● Engagement



Planning Potential secured a five-year open storage consent to safeguard the continued operation of a major employment site within the green belt at Hangman's Wood Industrial Park.

Demonstrating our ability to protect long-established employment uses in sensitive locations, combining strategic planning advice, policy evidence, and consultation-led engagement to secure continuity while long-term planning strategies evolved.

The Challenge

Hangman's Wood Industrial Park is a long-established employment site, supporting nine businesses and over 200 local jobs, but wholly located within the green belt and adjacent to ancient woodland. Much of the site comprises an infilled former quarry that has been in industrial use since the 1930s but provides no public access or amenity.

While green belt protection remained essential to safeguard ancient woodland, the continued industrial use of the former quarry faced uncertainty pending the preparation of Thurrock Council's new Local Plan and future employment land strategy.

Without a clear interim planning solution, the site risked the loss of established businesses, job displacement, and uncertainty over its long-term future as an important local employment location.

Our Approach

- Provided initial planning appraisal and strategic advice on green belt and employment policy
- Secured a five-year open storage consent to maintain lawful site operations
- Engaged with Thurrock Council during preparation of the emerging Local Plan
- Delivered a public consultation exhibition event with supporting communications
- Maintained ongoing liaison with Howard Tenens, the Planning Authority, and Forestry England

The Outcome

- Five-year open storage consent secured, safeguarding continued employment use
- Operational certainty provided for nine businesses and over 200 local jobs
- Site positioned for potential allocation as an employment site in the emerging Local Plan
- Balance achieved between economic activity and protection of ancient woodland