

Architecture Design Limited

Planning Statement

Extension of existing storage warehouse to provide a bagging and packaging facility for aggregates and cementitious products. The existing shed will have extensions to both sides and a new warehouse section to the south and silos to the side.

Tower Wharf, Land and buildings at Seacon Site
Lower Road, Northfleet, Gravesend
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Wednesday 11 December 2024

Our Ref: 20.14

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1. Introduction

- 1.1. This Planning Statement is submitted in support of a full planning application for the extension of an existing storage warehouse at Seacon Terminals to accommodate a bagging and packaging facility for aggregates and cementitious products. The development also includes new warehouse sections, additional silos, and associated infrastructure enhancements.
- 1.2. The application site is located within the Northfleet Embankment and Swanscombe Peninsula East Opportunity Area, an industrial zone designated for employment and port-related uses, as set out in the Gravesham Local Plan Core Strategy. This statement outlines the development's alignment with local and national planning policies, its benefits, and its compliance with technical requirements.

2. Site Context and Proposed Development

- 2.1. The site lies within the Northfleet Embankment and Swanscombe Peninsula East Riverside Industrial Area, surrounded by industrial and port-related operations. It benefits from tidal flood defences and existing access infrastructure.
- 2.2. The site currently comprises a storage warehouse used for container storage, with surface parking for freight vehicles. The proposed development seeks to enhance this use by introducing further storage functions and industrial bagging capabilities.

3. Proposed Development

- 3.1. The proposal includes:
 - Extensions to both sides of the existing warehouse.
 - Construction of a new warehouse section to the south.
 - Installation of two silos on the eastern side of the building.
 - Internalisation of storage and bagging operations to reduce environmental impacts.

4. Planning Policy Compliance

- 4.1. The proposal aligns with the following policies of the Gravesham Local Plan Core Strategy 2014:
 - **CS03 (Opportunity Area):** Supports industrial and employment-generating uses within the Northfleet Embankment and Swanscombe Peninsula East Opportunity Area.
 - **CS07 (Economy and Employment):** Encourages retention and expansion of industrial uses, particularly on Key Sites.
 - **CS10 (Physical and Social Infrastructure):** Enhances the physical infrastructure by delivering a state-of-the-art industrial facility.
 - **CS19 (Design and Development Principles):** The design respects the industrial character of the area and integrates well into the surrounding landscape.

4.2. The development meets the following key objectives of the National Planning Policy Framework:

- **Section 2 (Sustainable Development):** Promotes economic growth and industrial productivity.
- **Section 11 (Effective Use of Land):** Maximises the potential of a well-connected industrial site.
- **Section 15 (Natural Environment):** Incorporates measures to mitigate environmental impacts.

5. Environmental and Technical Considerations

5.1. To ensure compliance with environmental regulations, the facility will include the following measures:

- Fugitive dust control through enclosed processes and silo connections.
- A dust management plan to minimise particulate emissions.
- Noise and air quality assessments to ensure minimal impact on neighbouring uses.

6. Design and Impact Assessment

6.1. The extensions are designed to match the existing structure in scale, appearance, and materials, maintaining coherence with the industrial aesthetic of the site. Silos are positioned to minimise visual impact.

6.2. The nearest residential properties are sufficiently distant from the site, and no adverse impacts are anticipated.

7. Conclusion

7.1. The proposed development at Seacon Terminals is a sustainable and appropriate use of the site, aligning with both local and national planning policies. It will enhance the industrial capacity of the Northfleet Embankment Opportunity Area, contribute to economic growth, and comply with environmental standards.

7.2. We respectfully request that the application be approved to facilitate the timely implementation of this beneficial development.