

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
Kent DA11 9BD

Rev A. Tuesday 6 May 2025

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 to serve the construction and landscaping industries. 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.

8. Appendix 1 - Operational Information

8.1. Amount of Manufacturing to Take Place Within the Facility

The primary manufacturing activity to be undertaken on site is the mechanical bagging of imported aggregates (primarily sand and gravel) into 20kg bags. This process will be fully automated and confined within the building envelope. The manufacturing process consists solely of bagging, palletising, and distribution of dry bulk materials; no chemical or wet processing will occur on site.

8.2. Quantities of Aggregate, Sand and Gravel to be Imported

While exact tonnages will vary seasonally, the facility anticipates importing materials sufficient to support up to 40 articulated vehicle movements per day (inclusive of imports and exports). These materials will be brought in by ship to the adjacent Seacon Terminal, with direct internal transfer to the warehouse.

8.3. Method and Details of Transportation of Imported Materials

Transport Mode: Ship via the adjacent Seacon port facility.

Onward Movement to Site: Internal yard transport only – no public road usage for dock-to-warehouse transfers.

Vehicle Movements: No HGV movements on public roads related to imported materials from port to site.

8.4. Method and Details of Transportation of Exported Materials

Distribution Method: Articulated HGVs operated by both third-party hauliers and the applicant's fleet.

Vehicle Movements: Estimated 30–40 HGV movements per day (arrivals and departures combined).

Access: All HGVs will use Seacon's dedicated industrial routes, with no need for modification or additional infrastructure.

8.5. Size and Storage Capacity of Silos

The silos will be located immediately adjacent to the warehouse structure and used exclusively for the storage of dry bulk materials. External storage of raw materials will not be required.

Silo Specifications:

Geometric Capacity: ~320m³ per silo

Body Height: 9.060m

Total Height: 15.030m

Internal Diameter: 6.130m

External Diameter: Max. 6.720m

8.6. External Storage Areas for Imported Raw Materials

Distribution Method: Articulated HGVs operated by both third-party hauliers and the applicant's fleet.

Vehicle Movements: Estimated 30–40 HGV movements per day (arrivals and departures combined).

Access: All HGVs will use Seacon's dedicated industrial routes, with no need for modification or additional infrastructure.

8.7. Operational Hours

Core Operating Hours: 05:00 – 19:00 (Monday to Saturday)

Seasonal Adjustments (March–August): Night shift operations may occur during peak season. All such operations will remain indoors, with appropriate noise controls in place to remain within Environmental Health thresholds.

8.8. Staffing

The operation will be staffed by a small but efficient team:

- 2 x Machine Operators
- 2 x Forklift Operators
- 2 x Administrative Staff Member
- 1 x Maintenance Staff
- 5 x HGV Drivers
- Total: 12 full-time staff on-site daily

8.9. Summary of Vehicle Movements

HGVs: 30 - 40 daily movements for distribution of bagged materials

Staff/Light Vehicles: 30 - 40 daily movements for commuting and support operations

8.10. Additional Information (Historic Context)

The site has a long-standing industrial and logistics use, previously occupied by Tata Steel and Ford (Dagenham). Historical operations included 24/7 logistics for steel distribution, with up to 40+ HGV movements per day and staffing levels ranging from 6 to 30 depending on the operation. The proposed use remains consistent with this historic intensity and character of the site.