

Planning Statement

Section 73 Application to Vary Conditions

Provision of concrete batching plant, with associated infrastructure, site offices and parking

Part of Former Runway, Land to West of Lorry Park,
Burndell Road, Climping

Prepared by



Integrated Skills

For

Aggregate Industries UK Limited

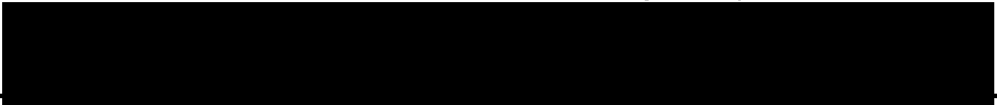
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1. BACKGROUND

- 1.1 This document provides supplementary information to support a planning application submitted on behalf Aggregate Industries UK Limited (AI) to vary conditions attached to planning permission CM/6/18/PL.
- 1.2 Planning permission was granted in July 2018 for the change of use to develop a concrete batching plant, with associated infrastructure, site offices and parking on land at the former airfield. Planning reference CM/6/18/PL.
- 1.3 The applicant was KRM Concrete Limited. KRM has since been acquired by Aggregate Industries (UK) Limited (AI).
- 1.4 AI propose to utilise a slightly different configuration to that approved in the KRM scheme. As a result, the site layout needs to be amended.
- 1.5 The use of the site in terms of scale and operational hours, will not change from the approved scheme.
- 1.6 This application seeks permission to amend the site layout plan, which in turn requires an amendment to Condition 2 of the consent. All other conditions remain unchanged.



2. THE SITE

Location

- 2.1 The application area is centred on NGR SU986 023. It is located within the disused Ford Aerodrome, on the south western section of the former runway. The site is currently vacant, secured with perimeter fencing.

Access / Exit

- 2.2 Access to the application site is achieved via Yapton Road. This joins the A259 to the south.

Planning History

- 2.3 In July 2018, Arun District Council granted planning permission for a concrete batching plant with associated infrastructure, site offices and parking. The key features of the approved layout are as follows:

¿	Feed Hopper	x1
¿	Open conveyor into Batching Unit	x1
¿	Batching Unit with Aggregate Hopper /Units	x1
¿	Open conveyor into Mixing unit	x1
¿	Silo	x2 to be painted green
¿	Mixing Unit	x1
¿	Aggregate Bays	x3 each measuring 4m x 4m
¿	Portacabin	x1 single storey
¿	Car parking	x6 spaces
¿	Water Tank	x1 5m diameter x 5m high

- 2.4 In terms of scale, the following key dimensions are approved:

¿	Two Cement Silos - each at 13.8m high and 3m diameter
¿	Feed Hopper - 3.4m high
¿	Conveyor to Batching Unit with Aggregate Hopper/Storage Units - the storage units may be 6m in height
¿	Mixer Unit - approximately 11m high.
¿	Water Storage Unit - 5m high (5m diameter)
¿	Portacabin - 3m high (3m x 10m)

- 2.5 The process rate of the scheme was based on producing 40,000m³ of concrete per year. This equates to 140m³ per day, requiring 280 tonnes of aggregate and 42 tonnes of cement. This will not change as a result of the variation.

- 2.6 The approved operational hours are:

¿	Monday to Friday 0700 - 1800
¿	Saturday 0700 - 1300
¿	No operations on Sunday or Public Holidays

- 2.7 No changes are proposed.



Proposed Amendments

2.8 With reference to Drawing No 8975/210 the following items will be provided:

¿	Batching Unit with Aggregate Hopper /Units	x1
¿	Silo	x2 to be painted green
¿	Closed conveyor into Mixing unit	x1
¿	Mixing Unit	x1
¿	Aggregate Bays	x4 each measuring 5m x 12m
¿	Portacabin	x1 single storey
¿	Car parking	x6 spaces
¿	Water Tank	x1 5m diameter x 5m high
¿	Recycle Water tank	x1 5m diameter x 5m high

2.9 The key elements in terms of dimensions are:

- ¿ Two Cement Silos - each at 14.8m high and 2.9m diameter
- ¿ Aggregate Hopper/Storage Units - 5.32m high
- ¿ Mixing Unit - 9.1m high.
- ¿ Water Storage Unit - 5m high (5m diameter)
- ¿ Portacabin - 3m high (3m x 10m)

Reason for Changes

2.10 AI propose to use a different configuration of the plant to what KRM proposed. It is only through the commissioning of the plant and with their experience that the detailed configuration could be finalised. The AI system provides full enclosure of the mixer and screen, which is an improvement on the KRM proposal.

Comparison

2.11 Table 1 presents the differences in the proposed layout:



Table 1 - Comparison

Item	Approved Dimensions	Proposed Dimensions	Material Change
Feed Hopper	3.3m high	Not Required	No material change, item removed from layout
Conveyor	Rising to 9.4m high	Not required	No material change, item removed from layout
Ramp	Not provided	15m x10m	No material change as this will not be visible from any viewpoint outside the site.
Batching Unit	6.18m high	5.25m high	No material change, item reduced in height.
Conveyor	Rising to 8m high	Rising to 7m high	No material change, item reduced in height.
Mixing unit	9.6m high	9.1m high	No material change, item reduced in height.
Cement Silo	13.8m high 3.06m diameter	14.8m high 2.9m diameter	Slight change, but not material in the scheme. Storage volume is reduced slightly.
Water Tank	5m high 5m diameter 98,000 litres	5m high 5m diameter 98,000 litres	No change
Recycled water Tank	Not provided	5m high 5m diameter 98,000 litres	No material change to scheme. Increases the water recycling rates.
Aggregate Bays	3No 4m x 4m (w x l)	4 No. 5m x 12m (w x l)	No material change
Portacabin	10m x 3m and 3m high	10m x 3m and 3m high	No change
Drying Bay		New	Slight change to layout but this is not material
Wedge Pit		New	Slight change to layout but this is not material



3. PLANNING POLICY

- 3.1 The conclusion from the original application was set out in the committee report as follows 'the proposal would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.'
- 3.2 Minor material amendments are those whose scale and nature results in a development which is not substantially different from the one which has been approved. Such examples include:
- ¿ The siting, landscape, scale and height is not significantly changed.
 - ¿ The use is not changed.
 - ¿ The appearance is not adversely affected.
 - ¿ The change is compliant with local policy and conditions attached to the original permission.
 - ¿ Changes to windows or other openings that do not impact on neighbouring properties.
 - ¿ The interested parties consulted about the original application are not disadvantaged.
- 3.3 The National Planning Policy Framework (NPPF) sets out that at the heart of the Framework is a presumption in favour of sustainable development. In delivering sustainable development there are three dimensions to consider; economic, social and environmental. All three contribute to the provision of sustainable development.
- 3.4 The NPPF states that the economic role contributes 'to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating provision of infrastructure' (paragraph 8a).
- 3.5 The NPPF goes on to state that minerals are essential to support sustainable economic growth. It also requires local planning authorities to safeguard existing, planned and potential sites for the manufacture of concrete.
- 3.6 The original planning application set out the need for the development. This was a detailed assessment and that position has not changed. There remains a need for a concrete batching plant in the district, which will be met by this facility.
- 3.7 It is considered that this planned facility, which has planning permission is safeguarded for the use.
- 3.8 The original application was considered against the then emerging Arun Local Plan, which was subsequently adopted in July 2018. The use of the site has been accepted. The material considerations put forward were sufficient to outweigh the departure from local plan policy. This statement therefore assesses the significance of the proposed changes.



Visual Impact

- 3.9 Part f) of EMP DM1 requires a sympathetic relationship that shows consideration of the landscape, built and historic environment. Part g) requires suitable landscaping.
- 3.10 The original application set out that the silos would be similar to agricultural grain storage silos. The proposed changes do not alter this position.
- 3.11 The mixer silo and water tank will also be similar in appearance to storage silos. Low levels fixtures such as the welfare facility, ramp, aggregate bays, parking and HGVs would not be visible due to the existing screening.
- 3.12 Condition 8 of the planning consent requires a landscaping scheme to be submitted and approved. This information will be submitted prior to development commencement.

Local Amenity

- 3.13 Local Plan policy QE DM3 relates to air pollution. The approved scheme involved loading a feed hopper with aggregates that were to be transferred on an open conveyor into the batching unit. The batching unit is enclosed. From the batching unit, the materials were to be transferred via another open conveyor into the mixer unit. The computerised system released the correct mix of cement, water and aggregates for the required cement. The cement would then be loaded directly into a mixer truck.
- 3.14 In terms of the difference in the configuration, the AI system removes the initial feed hopper and open conveyor. Instead, the aggregate hopper will be directly loaded by a loading shovel. Once in the hopper units, the materials will be extracted by an enclosed conveyor into the batching unit. This is a more efficient method to transfer aggregates.
- 3.15 The AI system will have one conveyor belt. This will be fully enclosed as indicate on the photograph below.

Figure 1 - Fully enclosed Conveyor



- 2.1 The site is not located near to or within an Air Quality Management Area.
- 2.2 The operation will be subject to an Environmental Permit regulated by the District Council.



- 2.3 The proposed changed layout will not have a significant adverse impact on air quality. The layout provides improvements through more enclosed components.
- 2.4 Condition 3 requires a report to be submitted and approved which assesses the potential Air Quality impacts from the site and provides mitigation measures in necessary. This will be completed and implemented prior to development commencement.

Noise and Vibration

- 3.16 A noise assessment was provided to support the original application. The Environmental Health officers had no objection in principle subject to the imposition of conditions relating to hours of operation. The hours will not change as a result of this application.
- 3.17 There will be no change in the orientation of the plant or loading practices.
- 3.18 The enclosure of the process equipment is more positive in terms of noise reduction.
- 3.19 There will be no change to the throughput or vehicle usage at the site.

Traffic and Highways

- 3.20 The proposed changes to the operational layout will not have any effect on traffic or highway matters.
- 3.21 The layout provides parking as per the approved scheme. These spaces will be delineated and retained for their designated purpose.

Water and Flood Risk

- 3.22 Policy W SP1 encourages water efficiency measures. Policy W DM2 considers flood risk. Policy W DM3 refers to Sustainable Urban Drainage Systems.
- 3.23 The operation recycles water in the process. The current site is concrete hardstanding which has falls to existing surface water drains. These drain into a catchpit.
- 3.24 The proposed operation will include a fresh water tank that will be mains fed. Ideally, roof water from the adjoining agricultural barn will be diverted to supply the tank. There will be a separate water tank for recycling process water.
- 3.25 The site does not lie within an area that is liable to flood. The site area of the operation is less than 1ha which is below the threshold for requiring a flood risk assessment (Paragraph 103 NPPF).

Archaeology

- 3.26 Policy HER SP1 refers to the historic environment. Policies HER DM1 and DM2 refer to Listed Buildings and Locally Listed Buildings and Structures of Character.
- 3.27 There are no national or local sites designated for historic reasons. This includes Scheduled Monuments, Listed Buildings and Registered Parks. There are no Conservation Areas to consider.
- 3.28 There will be no change to this point.



Protected Habitats and Species

- 3.29 Emerging policy ENV SP1 relates to the protection of international, national and local designated sites. These include Ramsar sites, Special Protection Areas, Sites of Special Scientific Interest, Locally Important Sites and Sites of Nature Conservation Importance
- 3.30 With reference to the MAGIC database, there are no statutory designations within 2.5km of the site. The search included Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites.
- 3.31 There are no National Nature Reserves or Local Nature Reserves within the vicinity of the site.
- 3.32 Policy ENV DM4 relates to the protection of trees. There will be no impact to the trees in the local area.
- 3.33 A significant amount of tree planting has been undertaken in the surrounding fields. The operation will not affect any tree.
- 3.34 The site is concreted and has no ecological value. The proposed changes will not affect local ecology or trees.

Light Pollution

- 3.35 Policy QE DM2 requires lighting schemes to be prepared for outside lighting. As per condition 4, any external lighting will comply with the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light.



4. CONCLUSION

- 4.1 This statement sets out the proposed amendments to the operational layout. The reasons for the changes have been due to the acquisition of KRM by Aggregate Industries and that Aggregate Industries propose a slightly different configuration. All the main components that have been approved remain relevant.
- 4.2 There will be no change to the throughput, scale, operational hours or HGV movements.
- 4.3 There are improvements to the layout which include more modern components such as enclosed conveyor belts.
- 4.4 Overall the scale and nature of the proposed changes results in a development which is not substantially different from the one which has been approved.
- 4.5 The proposal is considered to meet the sustainable development objectives of the National Planning Policy Framework.