



J 00308/ADC-2

27 June 2018

Planning Services
Arun District Council, Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir

Proposed development at Northwood Farm Yapton Road Climping
Planning Application CM/6/18/PL

I am writing to you to provide further information with regards dust emissions and other information as set out in Schedule of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Characteristics of the Development

Size and Design of the Development

The application area is 1.3ha, of which 2,950m² is the proposed operational yard. The remaining land is the access road. The details on the design are set out in the Planning Statement.

Cumulation with other Existing Development and/or Approved Development

The development has been considered in the context of existing and proposed development in the locality. The noise and highway assessments specifically address existing baseline conditions and have considered the cumulative impact.

The use of Natural Resources and The Production of Waste

The process uses aggregates, sand, cement and water as raw materials for the production of concrete. The process uses bespoke technology to measure the core components required for concrete batching, which minimises waste production. There is very little waste produced as a result of this operation.

The process recirculates water which is considered to be an effective use of this resource.

Pollution and Nuisances

Concrete batching plants are regulated by the district councils under The Environmental Permitting (England and Wales) Regulations 2016, Part B (b) blending cement in bulk or using cement in bulk other than at a construction site, including the bagging of cement and cement mixtures, the batching of ready-mixed concrete and the manufacture of concrete blocks and other cement products.

Prior to operations commencing, a permit will be required from the council. The permit regulates these activities and will include control of emissions to air i.e. dust. To assist the planning application the following key controls will be provided to prevent dust emissions:

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- ¿ The transfer of cement from the delivery vehicle to the storage silo will be via a closed system.
 - ¿ The batching operation is a wet process.
 - ¿ The batching plant is an enclosed process.
 - ¿ Loading of product to a mixer truck is a wet process.

The main source for dust emissions will be the delivery and transfer of aggregates. The aggregates will be stored in bays. The aggregates will be stored below the height of the bay (3m). The aggregate bays have been orientated so that the bay walls will provide protection against the predominant south westerly wind.

A loading shovel will be used to transfer aggregates to the loading hopper of the batching plant. The loading hopper has been positioned low to the ground which will reduce the drop height from the loading the shovel.

From the hopper, the aggregates proceed along a conveyor to the aggregate storage bins in the batching plant.

The entire working area and access road is concreted. This will allow the area to be kept clean and prevent vehicles tracking any particles to the main highway. The main highway is some 630m from the operational area and therefore it is considered unlikely that any materials will be tracked on to the main highway.

Dust suppression can be applied to the aggregate storage bays to keep the material dampened. The aggregates will be imported in a damp condition which will reduce dust emissions being generated whilst they are unloaded. Dust suppression can be applied during unloading and for general storage purposes.

If necessary, a road sweeper will be deployed to keep the working area and access clean.

The site is located at least 460m from the nearest residential dwelling. There are no other sensitive receptors within the locality.

Noise

A separate noise assessment has been prepared.

Highways

A separate highway assessment has been prepared.

Location of Development

The site does not lie within any sensitive areas or densely populated areas or within landscapes of historical, cultural or archaeological significance.

The following statements apply:

- ¿ 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.
- ¿ There are no National Nature Reserves or Local Nature Reserves within the vicinity of the site.
- ¿ There are no Scheduled Monuments within 1.5km of the site.

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- ¿ The nearest Listed Building is approximately 720m north west of the site. This is a Grade II Listed Building.
 - ¿ The site is not located near to a coastal zone or the marine environment.
 - ¿ Ryebank Rife is approximately 1km south of the site, which is a tributary of the River Arun. The River Arun is approximately 2km east of the site.

The site location is remote from sensitive areas.

The assessment of the scheme has shown that there are unlikely to be any significant environmental effects. The proposed scheme is not unduly complex or of a scale that will cause nuisances in the local area.

If you require any further information, please do not hesitate to contact me.

Yours faithfully



Alison Crooks