

Recommendation Report for County Matter Consultation

REF NO: LU/270/17/WS

LOCATION: Land at Railway Wharf
Quayside
Littlehampton

PROPOSAL: Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for parking of LGVs, siting of low level cement silo, welfare cabin, aggregate storage bays & staff car parking. This application will be determined by WSCC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	0.22 hectares
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Site is enclosed by fencing/walling to 3m height
SITE CHARACTERISTICS	Site is located within the harbour/wharf area adjacent to areas used for storage of aggregates
CHARACTER OF LOCALITY	Predominantly industrial/wharf uses

RELEVANT SITE HISTORY

LU/286/00/	Workshops and yard	ApproveConditionally 15-02-2001
LU/313/64	Re establishment of wharf and construction of conveyor and ready mixed concrete plant	ApproveConditionally 31-12-1964
LU/213/67	Erection details of sand and gravel plant	Approve 15-09-1967
LU/207/72	Ready mix concrete plant building office and control room and vehicle washdown	ApproveConditionally 14-06-1972
LU/364/72	Installation of ready mix concrete plant stock bays construction of control room and vehicle	ApproveConditionally 12-10-1972

washdown

LU/358/74

Erection of aggregate hopper & conveying system for transit by railway

ApproveConditionally
20-01-1975

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health - Proper provision to be made for the control of dust and noise.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Railway Wharf Site 8

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

GEN2

GEN7

GEN32

GEN33

GEN34

SITE8

Built-up Area Boundary

The Form of New Development

Noise Pollution

Light Pollution

Air Pollution

POLICY SITE8 Railway Wharf,
Littlehampton

[Publication Version of the Local Plan \(October 2014\):](#)

SD SP2 Built-Up Area Boundary

D DM1 Aspects of Form and Design
Quality

D SP1 Design

QE DM1 Noise Pollution

QE DM3 Air Pollution

EMP DM1 Employment land:

Development Management

PLANNING POLICY GUIDANCE

NPPF

NPPG

National Planning Policy Framework

National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination is due to re-commence in Autumn 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Littlehampton Neighbourhood Plan contains no specific policies relating to this type of application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This is a Regulation 3 planning application submitted to West Sussex County Council (WSCC) who will determine the application. Arun District Council is a consultee only for the application and it is not the role of Arun District Council to make a decision on the application.

The application is to store and import aggregates and cement on the site, loading onto vehicles utilising a silo for cement . The hours stipulated in the supporting information refer to hours of operation 6.30am to 6pm Monday to Friday and 6.30am to 2pm Saturday. The total number of HGVs per day would be 28.

Given the position of the site within an established wharf area and the use of adjoining sites it is considered that the proposal would accord with policy and would have no adverse effect on the character of the area or visual or residential amenity.

The Council's environmental health officer has no objection in principle, but is requesting provision is made for noise and dust.

It is therefore recommended that no objections are raised to the proposal.

RECOMMENDATION

NO OBJECTION