AGGREGATE INDUSTRIES UK LIMITED

PLANNING APPLICATION FOR THE CONTINUATION OF THE UNLOADING, PREPARATION AND STORAGE OF MINERALS WITH CONCRETE BATCHING PLANT TO CONTINUE UNTIL 31 AUGUST 2022 AT NEW WHARF, BRIGHTON ROAD, SHOREHAM

PLANNING SUPPORTING STATEMENT

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1. INTRODUCTION

BACKGROUND

1.1 Since acquiring the Kendalls business in 2018, Aggregate Industries UK Ltd (AIUK) has prioritised the identification of a new aggregate wharf site at Shoreham to enable the current New Wharf site to be vacated. As a result of this work AIUK entered into a lease for a new site at Brighton Wharf within the eastern arm of the Shoreham Harbour complex in July 2020 with the plan to transfer operations during 2021.

1.2 However the impact of the COVID pandemic on business investment decisions has meant that the planned re-location has had to be delayed and in order to maintain aggregate supplies, employment and business continuity AIUK now require a final short time extension at the existing New Wharf site to enable the new site to be built out. The procurement of plant and equipment for the new site is on-going and the build out of the new facility is scheduled to commence in Quarter 1 of 2022.

1.3 Traffic numbers, routes and current hours of operation, water management, noise and dust controls associated with the existing operation at New Wharf will all continue to apply.

BENEFITS OF THE PROPOSED DEVELOPMENT

1.4 The benefits of the proposed development are as follows:

- It provides an appropriate timescale for AIUK to relocate their existing business to the new site we have acquired at Brighton Wharf taking into account the impact the COVID pandemic has had on business investment decisions;
- It will maintain aggregate supplies, employment and business continuity during this period;
- It will maintain aggregate wharf capacity in an orderly manner for the ongoing supply of marine aggregates in West Sussex in accordance with policy M10 of the Joint Minerals Plan;
- It supports the important role marine aggregates play in the supply of local sand and gravel and the importance of maintaining this supply to the local economy; and
- The operation of the site has had no unacceptable impacts on the local environment or communities.

1.5 The proposed development is therefore considered to be sustainable minerals development which accords with national and local minerals policy.

THE APPLICANT

1.6 This planning application is submitted by Aggregate Industries UK Limited, part of Aggregate Industries Limited, an international aggregates, construction and building materials group and a member of Holcim. Holcim is the world's leading supplier of cement, aggregates, concrete and construction related services with operations in 70 countries on all continents.

1.7 Aggregate Industries UK Limited is a major supplier of a wide range of construction materials through its various operating divisions in the United Kingdom. These include aggregates, asphalt, ready mixed concrete, pre-cast concrete products, cement manufacture and the importation, storage and distribution of cement. AIUK also provides a national road surfacing and civil engineering contracting service.

1.8 Operating divisions of the company are committed to managing their businesses to minimise impacts on the surrounding environment and on local communities. Aggregate Industries has committed all of its sites to the Environmental Management System, ISO 14001, which underlies the company's commitment to positive environmental stewardship.

1.9 Additional information in respect of the applicant can be found on the company website: www.aggregate.com.

2. THE APPLICATION SITE

SITE DESCRIPTION

2.1 The application site is located at New Wharf, Brighton Road, Shoreham between the A259 to the north and the River Adur to the south, see Drawing NW1.

2.2 The site is flat and accessed from the A259, Brighton Road. From the highway access vehicles travel to a site access where they cross a weighbridge adjacent to the site offices. To the south of the site access the site is used for the importation, stockpiling and processing of aggregate including a wharf landing area. The northern part of the site is used for the concrete batching operation.

SITE SURROUNDINGS

2.3 To the north and east of the site are large commercial and industrial units. To the west is a site known as Free Wharf which has permission for residential development, enabling works have commenced on site and site signage indicates that these are to be completed by 2020, so no construction of any residential units has yet started as of August 2020. To the south of the site is the River Adur where on the opposite bank there are a number of existing residential properties approximately 95m away.

2.4 The site is not subject to any landscape, ecological or historic designations.

PLANNING HISTORY

2.5 The application site has been an active marine aggregate wharf since 2000 and has been the subject of a number of temporary planning permissions.

2.6 The adjacent housing permission at Free Wharf remains at the construction stage with what still appear to be site enabling works in progress as at September 2021.

3. PROPOSED DEVELOPMENT

OVERVIEW

3.1 Planning permission WSCC/039/17/SU granted permission until 27 September 2020 at New Wharf, Shoreham. In August 2020 we submitted a planning application to extend operations beyond September 2020 for a further short period but following discussions with the planning authority this application will be withdrawn and substituted with this full planning application.

3.2 The planning application is seeking permission for the unloading, preparation and storage of minerals aggregate with concrete batching plant to continue until the 31 August 2022 at New Wharf to allow for an orderly business re-location to the new wharf site that has been acquired at Brighton Wharf.

3.3 The description of the proposed development is as follows:

"The continuation of the unloading, preparation and storage of minerals aggregate with concrete batching plant until the 31 August 2022."

ACCESS AND HIGHWAYS

3.4 The site will continue to use the existing site access with access onto the main Brighton Road (A259).

HOURS OF OPERATION

3.5 The existing hours of operation will be maintained, as follows:

With the exception of the unloading from dredgers of marine dredged aggregates that shall on any day take place only between the hours of 0700 and 2300 no operations authorised or required under this permission shall take place except between the hours of: 0700 and 1800 Mondays to Fridays; 0700 and Noon on Saturdays, save that no use of the aggregate processing plant shall on any day take place before 0800 hours. No working, including the maintenance of plant and machinery, shall take place on the site on Sundays or public holidays.

NOISE AND DUST

3.6 The site has a robust approved Environmental Management Plan which sets out how the environmental effects of the operation will be managed and controlled and this will continue to apply.

EMPLOYMENT

3.7 There are 10 staff based at the site, 4 of which are drivers.

4. NEED AND POTENTIAL ENVIRONMENTAL EFFECTS

NEED

4.1 The COVID pandemic has impacted on many aspects of our lives including business investment decisions. However with record levels of infrastructure investment the construction is in the forefront of helping our economy to recover. An adequate and steady supply of minerals is therefore essential to enable the industry to deliver this recovery and national policy advises that great weight must be placed on mineral extraction including the economic benefits it has. It is therefore essential that existing operation capacity is not lost at this vital time.

4.2 The 2019 Local Aggregate Assessment (LAA) for West Sussex confirms that safeguarded wharves are the majority source of supply for sharp and gravel for the county. Landings of marine won aggregate at wharves in West Sussex have increased steadily over the last 10 years and make a significant contribution to overall aggregate supplies in West Sussex and the adjoining authorities of East Sussex and Brighton and Hove.

4.3 2018 sales of marine sand and gravel were the highest yet at 1.319 million tonnes and demand forecasts in the LAA indicate this could rise to 1.737 million tonnes. Whilst existing wharf capacity can cope with this increase it is clearly important that existing capacity is not lost before a replacement site is up and running otherwise there could be disruption to the supply of sharp sand and gravel.

4.4 The ability to maintain operations at New Wharf whilst Brighton Wharf is being built out will contribute towards maintaining continuity of marine sand and gravel supplies for West Sussex, East Sussex and Brighton and Hove in accordance with national and local policy to maintain an adequate and steady supply of minerals.

AMENITY

4.5 The main objective of AIUK in respect of noise and dust generated by site operations New Wharf is to ensure that the environmental impact of each is kept to an acceptable level and is controlled in accordance with company environmental and community policies. To this end the already approved Environmental Management Plan sets out the procedure to be adopted and outlines the measures to be taken in order to identify, control and monitor the environmental impacts from the site.

4.6 The scheme proposes communication procedures to be maintained between AIUK and West Sussex County Council, which will enable any concerns of the local community to be satisfactorily addressed.

4.7 It is considered that the previous and current operation of the site has demonstrated that with these measures in place the site can operate with no unacceptable impacts on the residential amenity of existing residents.

4.8 In respect of future residents, the adjacent Free Wharf residential development still remains at the early stages of construction which will mean that the additional time extension sought at New Wharf will not impact on the Free Wharf residential development as it would appear that Free Wharf will still be in the construction stage during 2021 and 2022.

HIGHWAYS

4.9 The site will continue to use the existing site access with access onto the main Brighton Road (A259).

4.10 There will be no change to the current site operations so existing traffic levels of 20 to 30 trips a day will continue.

FLOOD RISK

4.11 A Flood Risk Assessment (FRA) has been undertaken which has demonstrated:

- That the Development represents Appropriate Development in the context of prevailing Flood Zonations;
- That the Development is safe with respect to flood risks and thus that there is no requirement to apply the Exception Test;
- That the ongoing activities will not increase flood risk elsewhere; and
- That there will be no loss of floodplain storage.

4.12 In view of the findings of the FRA and the planned approach to the proposed development, there are considered to be no over-riding flooding related reasons why the planned works should not proceed in the manner described by the Application.

ECOLOGY

4.13 The site is an existing developed marine wharf and concrete batching plant facility so there are no ecological impacts as a result of the proposed development

LANDSCAPE AND VISUAL

4.14 The site is an existing developed marine wharf and concrete batching plant facility and there will be no change to existing plant and machinery that is already on the site so there will be no change to the current visual baseline which has been established for many years.

5. PLANNING POLICY

INTRODUCTION

5.1 This section considers relevant national policies as set out in the National Planning Policy Framework (NPPF) and the local Development Plan policies in the following Plans:

- West Sussex Joint Minerals Plan 2018;
- Adur District Local Plan 2017; and
- Shoreham Harbour Joint Area Action Plan 2018.

NATIONAL POLICY

5.2 NPPF policy on minerals recognises that it is essential to maintain a sufficient supply of minerals to meet the needs of society but as they are a finite resource it is important to make best use of them. The NPPF therefore goes on to recognise that it is necessary to take account of the contribution that marine aggregates make to supply. This is important as mineral planning authorities need to plan for an adequate and steady supply of minerals by preparing a Minerals Local Plan and a Local Aggregate Assessment both of which West Sussex have done and which recognise the important contribution that marine aggregates make to overall minerals supply within West Sussex and beyond. The proposed development therefore complies with national minerals policy on maintaining an adequate and steady supply of minerals.

5.3 The NPPF also recognises that it is necessary to ensure that mineral operations do not have unacceptable adverse impacts on the natural or historic environment or human health including taking into account noise and the cumulative effects of a number of impacts. The controls in place for the existing operation have demonstrated that the site can operate without having any unacceptable adverse impacts and therefore it complies with national policy in this regard.

5.4 The NPPF also confirms the purpose of the planning system is to contribute towards the achievement of sustainable development and identifies three overarching objectives which need to be pursued in a mutually supportive way. These are:

- An economic objective which is to help build a strong economy by ensuring the right development is available in the right place at the right time. The NPPF advises that great weight should be attached to the benefits of mineral extraction including to the economy so the proposals are considered to comply with this objective;
- A social objective to support strong, vibrant and healthy communities and by providing the materials to enable the homes and services which support peoples' lives to be constructed and by maintaining local employment the proposed development is considered to support the social element of sustainable development; and
- An environmental objective which protects and enhances our natural, built and historic environment by making effective use of land. The proposed short time extension is considered to make effective use of an existing site to enable an orderly business relocation to a new site which will also support the wider re-development aspirations for this part of Shoreham. The previous and current operation of the site has demonstrated it can operate without having any unacceptable impacts on the environment or local communities and the proposed development will continue this to ensure the protection of the natural, built or historic environment.

5.5 The proposed development can therefore be considered to be sustainable minerals development.

5.6 The NPPF goes on to advise that plans and decisions should apply a presumption in favour of sustainable development and for decision taking this means approving development proposals that accord with an up to date Development Plan without delay.

5.7 The following section on local policy will demonstrate how the proposed development complies with the up to date Development Plan policies for the area.

LOCAL POLICY

West Sussex Joint Minerals Plan

5.8 The West Sussex Joint Minerals Plan (JMP) was adopted in July 2018 and is therefore considered to be an up to date Development Plan.

5.9 Policy M10 of the JMP confirms that New Wharf is a safeguarded site and the JMP goes on to recognise the positive contribution these temporary sites makes to ensuring there is an adequate and steady supply of minerals. The JMP also allows for further permissions to be granted at these sites where there is not a conflict with other development plan policies. Given that an alternative site has now been secured it is not considered that the proposed short time extension will conflict with the other development plan policies for this area and that the time extension is therefore in accordance with policy M10 of the JMP.

5.10 The proposed development has also been considered against the development management policies of the JMP and no conflicts have been identified for the short time extension proposed.

5.11 The proposed development is therefore in accordance with the up to date policies of the Joint Minerals Plan.

Adur District Local Plan

5.12 The Adur District Local Plan was adopted in 2017 and is therefore an up to date Development Plan.

5.13 Policy 2 of the Plan identifies Shoreham Harbour as a focus for re-development but the supporting text notes that planning permissions for the continuation of current employment uses may be granted for temporary period on a case by case basis. In addition policy 8 notes that the Council will work closely with site owners and businesses to identify their needs, support their future aspirations and facilitate re-locations to suitable sites either elsewhere in the Harbour or the local area.

5.14 The short time extension sought in this application is precisely to facilitate such a re-location to a suitable site elsewhere in the Harbour and is therefore considered to be in accordance with the policies of the Local Plan and will facilitate the re-development plans for the Harbour.

5.15 The proposed development is therefore in accordance with the up to date policies of the Adur District Local Plan.

Shoreham Harbour Joint Area Action Plan

5.16 The Shoreham Harbour Joint Area Action Plan (JAAP) was adopted in 2018. It sets out the aims for the re-development of Shoreham Harbour over the next 15-20 years and the application site is identified as an area for residential led mixed use re-development opportunities.

5.17 The policy position in respect of the western arm of Shoreham Harbour is well understood by AIUK which is why the search for alternative site within the eastern arm of the harbour was prioritised when we acquired the New Wharf site in 2018. A replacement site in the eastern arm of the harbour has now been secured and all that is required is a short time extension to allow the new site to be

built out. This will then allow the New Wharf site to be vacated and enable the re-development aspirations of the JAAP to come forward.

5.18 The proposed development is therefore considered to assist with the delivery of the aims of the JAAP whilst also maintaining the important contribution to local aggregates supply that the marine wharves at Shoreham make.

6. CONCLUSIONS

6.1 AIUK is seeking permission to extend the life of its existing New Wharf site for a final temporary period due to the delays in business investment decisions caused by the COVID pandemic. This short final time extension will allow for an orderly re-location to a new site at Brighton Wharf without any loss of vital marine wharf capacity.

6.2 The operation will be a continuation of the existing operations with no other changes other than the short time extension.

6.3 Both national and local minerals policy supports the production of marine aggregates as it is essential to maintain a sufficient supply of minerals to meet the needs of society and it is recognised that marine aggregates make a particularly important contribution to overall supply in West Sussex. Policies therefore go on to recognise that it is necessary to take account of the contribution that marine materials make to supply and to maintain this.

6.4 As a short term continuation of an existing, well established operation no unacceptable adverse impacts on the environment or local communities have been identified as a result of the proposed development.

6.5 The proposed development is therefore in accordance with the national and local planning policies for this area and will enable AIUK to maintain aggregate supplies, employment and business continuity whilst building out our new site.