



Minerals and Waste Planning
Environmental Permitting
Quarry Consultant

**A FULL PLANNING APPLICATION FOR THE CONSTRUCTION AND USE OF A
CONCRETE BATCHING PLANT AT NEWLAY CONCRETE LTD, ELLIFOOT LANE,
BURSTWICK, HULL HU12 9EF**

**SUBMITTED ON BEHALF OF
NEWLAY CONCRETE PRODUCTS LTD
THORNHILL WORKS, CALDER ROAD, DEWSBURY WF12 9HY**

SUPPORTING STATEMENT

MARCH 2022

Contents

	PAGE
PART 1:SUPPORTING STATEMENT	
1	INTRODUCTION 1
2	THE APPLICATION 2
3	DESIGN AND ACCESS STATEMENT 2
4	FLOOD RISK ASSESSMENT 2
5	PLANNING HISTORY 3
6	PLANNING POLICY 3
7	ENVIRONMENTAL IMPACT 7
8	CONCLUSION 8

LIST OF DRAWINGS

10215/01	LOCATION PLAN
141921	PLANT LAYOUT DRAWING

APPENDICES

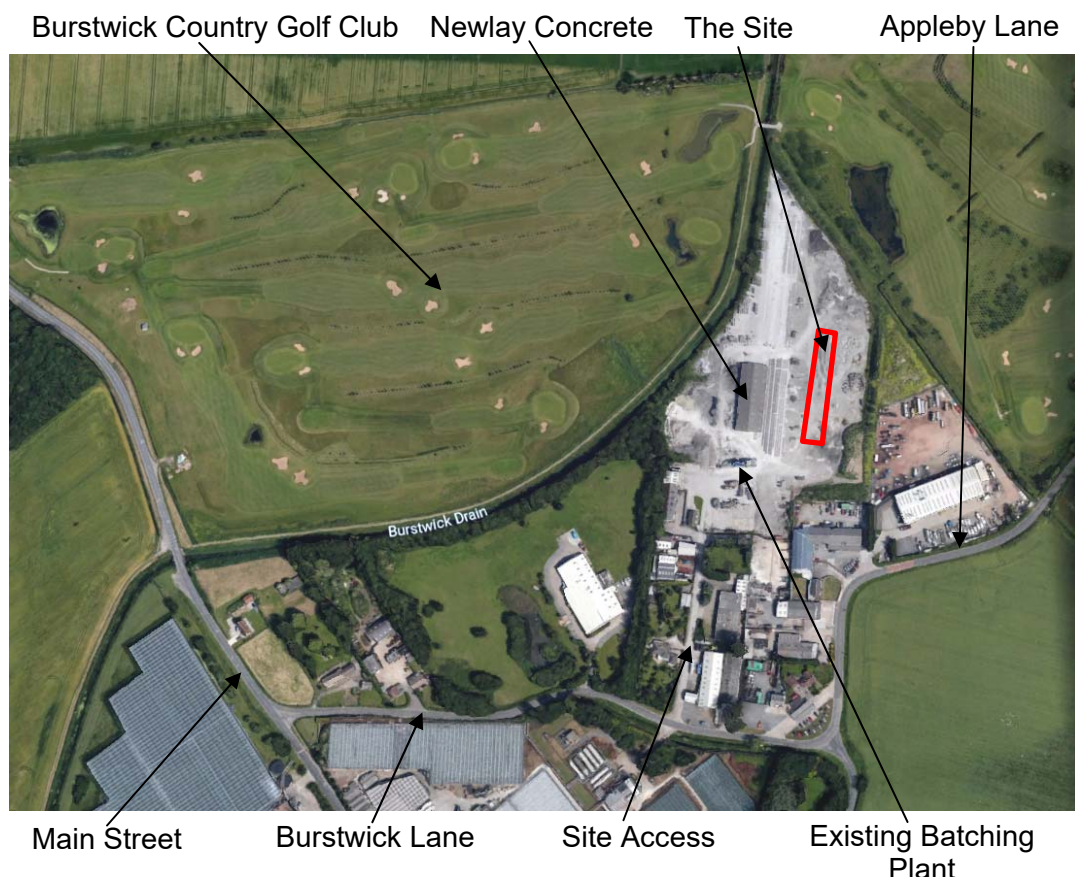
1	ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING
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1. INTRODUCTION

- 1.1 We are instructed by Newlay Concrete Ltd (“the Applicant”) to produce a planning statement in support of a full planning application for the construction and use of a concrete batching plant (“the Application”) at Newlay Concrete, Ellifoot Lane, Burstwick, Hull HU12 9EF (“the Site”). The Site is located within the Newlay Concrete premises at the Burstwick Industrial Estate, used for the manufacture of concrete blocks.
- 1.2 The new concrete batching plant is to replace an existing batching plant, with the objective of increasing the efficiency of production. The concrete mix produced would be used in the adjacent factory for the manufacture of concrete blocks, used in the construction industry. The new plant would not result in an increase in employment or traffic movements.
- 1.3 The Site and its locality are shown on Drawing 10215/01 and in Figure 1 following.

Figure 1

Google Earth Image showing the Site in its setting



- 1.4 The operating hours would be the same as for the Site in general at 06:00 hrs to 17:00 hrs on weekdays and 06:00 hrs to 13:00 hrs on Saturdays.

2 THE APPLICATION

- 2.1 The Application seeks permission to erect a new concrete batching plant to the east of the block manufacturing shed. The new plant is to replace an older, less efficient plant presently located to the south of the block manufacturing shed.
- 2.2 The new batching plant is shown in plan view and elevation on drawing 141921. The plant will consist of a feed hopper for sand and other feed solids, and an elevating conveyor to a batch weigher. Each individual batch is fed to a mixer via an elevator where it is mixed with cement and water to make a damp concrete mix. The cement powder is fed from a silo using an elevating screw. The plant will be entirely powered by electricity.
- 2.3 The concrete mix is then delivered into containers below to be moved to the block plant.
- 2.4 The plant will be erected on a new concrete pad, the run-off from which will passively drain onto the adjacent ground, into which it will percolate. There will be no need for any additional drainage to be installed.
- 2.5 The tallest part of the batching plant will be the batch weigher at 13.6m. The main body of the weigher will be covered with single sheet cladding of grey colour. The mixer and cement silo will be 11.5m tall and likewise covered in grey single sheet cladding. Overall length will be 87m.

3 DESIGN AND ACCESS STATEMENT

- 3.1 The criteria for design and access statements is set out in The Town and Country Planning (Development Management Procedure) England (Amendment) Order 2013. Such statements are required for major development, or where the development consists of one or more dwelling houses or buildings with floor space of more than 100m².
- 3.2 As this application is not for major development a Design and Access Statement is not required.

4 FLOOD RISK ASSESSMENT

- 4.1 The Site is within flood zone 3 on the Environment Agency flood maps. The proposal would be sited on a new concrete pad within an existing industrial site. The pad will passively drain onto adjacent permeable ground. It would therefore not be deemed to have a significant impact on surface water run-off. There have been no historic issues with flooding on the site and the Batching plant would not be susceptible to

weather or water from flooding. The cement silos are elevated above any potential flood levels. There would be no detrimental consequences should the Site flood.

- 4.2 As defined in the NPPF, mineral working and processing are treated as a Less Vulnerable Use, whilst if a sand and gravel working it would be classed as Water Compatible. A concrete batching plant is more akin to minerals processing, albeit here it is primarily using a mineral similar to sand. The proposed development is not considered to be vulnerable to the effects of local flooding. There is therefore no need to apply the Sequential Test
- 4.3 The plant also needs to be located near to the block manufacturing plant, and so there is no choice about its location. As the proposed development is classed as Less Vulnerable or Water Compatible, the Exception Test does not have to be applied.
- 4.4 The location of the batching plant would be accessed via the existing site, which to the west and south lies within Flood Zone 2. The site access road is in Flood Zone 1 as indicated on the Environment Agency's Flood Map for Planning (Appendix 1). Evacuation of personnel to the less vulnerable areas within the site is possible if necessary.

5 PLANNING HISTORY

- 5.1 The most recent planning permission granted for the Site was reference 05/07155 for the erection of an extension to cover block making covered area.

6 PLANNING POLICY

National and Local Planning Policy

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the statutory development plan consists of The East Riding Local Plan 2012-2029 (2016).
- 6.2 In addition, National policy as set out in the National Planning Policy Framework 2021 (Framework) is a material consideration.

The National Planning Policy Framework

- 6.3 The National Planning Policy Framework (Framework) sets out the purpose of the planning system as contributing to the achievement of sustainable development.

Sustainable Development

- 6.4 A definition of sustainable development is set out in the Framework's introduction, and is taken from the World Commission on Environment and Development in 1987: *Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*

The Framework describes the three dimensions to sustainable development as economic, social and environmental, and seeks positive improvements in the quality of the built, natural and historic environment

- 6.5 Paragraph 8 defines the three roles of the planning system as an economic role: *“to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure”*

a social role:

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being”

and an environmental role:

“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”

- 6.6 Paragraph 11 sets out the presumption in favour of sustainable development, which for decision-taking means:

“c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”

6.7 Section 6 of the Framework deals with building a strong, competitive economy. Paragraph 81 notes that *"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."* Paragraph 84 goes on to state that "Planning policies and decisions should enable...a) the sustainable growth and expansion of all types of business in rural areas.

6.8 The Burstwick Concrete Block Plant is a well established business in the locality, and provides employment opportunities for local people. The proposed new concrete batching plant would support the existing level of employment by assisting in improving the overall efficiency of the block plant.

6.9 The new batching plant would qualify as a sustainable development for the following reasons:

- It would utilise existing developed land; and
- It would enable the Applicant to secure its operations on this Site by increasing productivity.

As a sustainable development, the Framework presumption in favour should apply.

Climate Change and Flooding

6.10 The proposal utilises an existing developed land and will be located on a passively drained concrete pad. There would be no increase in run-off from the Site and it is therefore resilient to climate change, meeting the requirements of Paragraphs 153 to 169.

The Natural Environment

6.11 Paragraph 174 states that

"The planning system should contribute to and enhance the natural and local environment by:

- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability."*

6.12 The proposed development has no impact on any designated ecological sites and can be operated without any unacceptable noise or other environmental impacts on the adjacent residential areas.

6.13 Overall therefore, the proposed development is appropriate for its location.

The East Riding Local Plan 2012-2029

6.14 Policy S3 of the Local Plan sets out a hierarchy of settlements and key employment sites within which new development will be focused. Burstwick is not one of those settlements or employment sites.

6.15 However, the Burstwick Industrial Estate is an existing developed site with numerous businesses located within it. The pertinent policy is therefore S4 which describes areas where development will be supported to help maintain the vibrancy of villages, and encourages the re-use of previously developed land. The Industrial Estate is outside the Burstwick Development Limit and thus is defined as being within the Countryside. The Policy supports development where it is an employment use in accordance with Policy EC1. In this case, the proposed new plant is essential for the efficient operation of the block plant and will support the employment of local people.

6.16 Policy E1 supports development outside development limits where it is located within an existing industrial or business park, which is the case here.

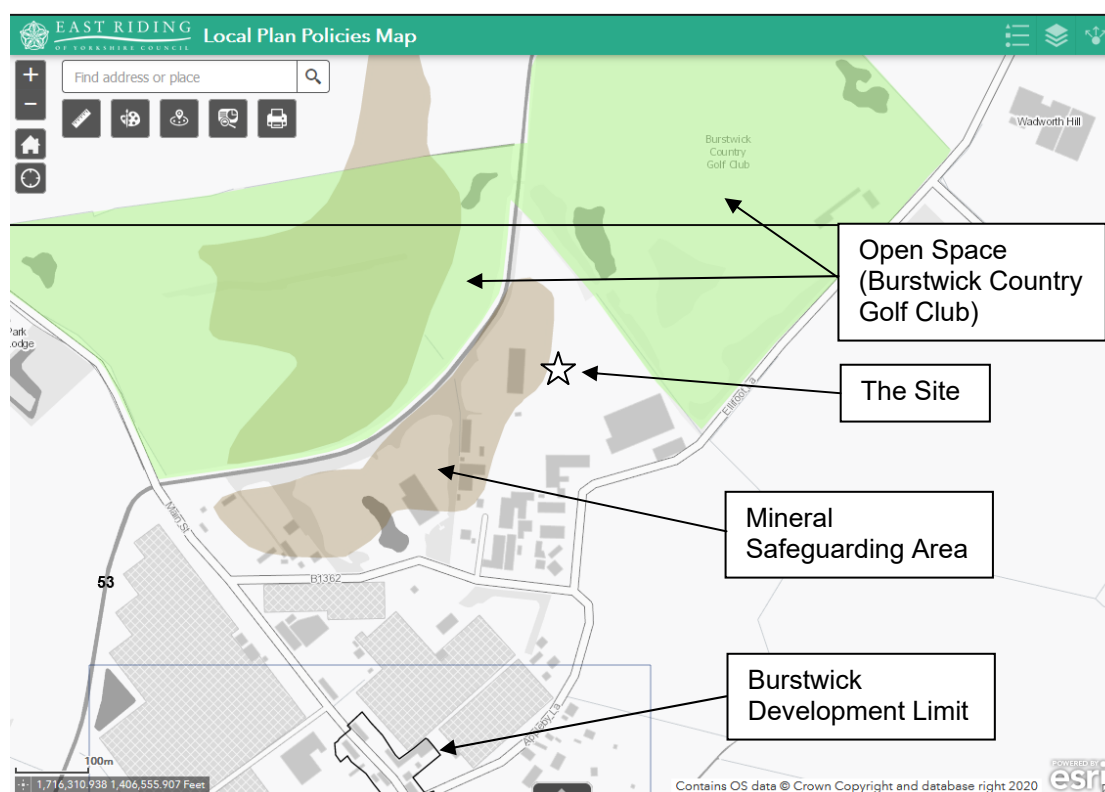
6.17 The Site is adjacent to an area denoted as part of a Mineral Safeguarding Area (MSA) under Policy EC6. However, the block plant is already established within the MSA. The proposed new batching plant would not prevent the protected mineral resource from being extracted in the future any more that would the existing use of the land.

6.18 Figure 2 following shows an excerpt from the Local Plan Policies Map

Policy Conclusions

6.19 Overall therefore, the Local Plan is fully supportive of the proposed development which helps build a strong, responsive and competitive economy. The activities can be operated without causing unacceptable harm to residential amenity. This can be classed as sustainable development and a presumption in favour should apply.

Figure 2: Excerpt from Policies Map



7 ENVIRONMENTAL IMPACT

- 7.1 The proposed new concrete batching plant would replace an existing batching plant, yielding more efficient production of the concrete mix required for concrete block manufacture. Power would be provided by electric connection and there would be no diesel powered generation.
- 7.2 The new plant would therefore generate no more noise than does the existing operation.
- 7.3 The main plant items would be sheeted and the conveyors shielded to prevent dust emissions.
- 7.4 There would be no significant increase in the production of concrete blocks and thus the new plant would not lead to any additional traffic generation.
- 7.5 In visual terms, the location of the new plant is screened from public view by adjacent industrial units and by extensive woodland belts in the surrounding landscape. It is distant from dwellings within Burstwick itself. There are two dwellings on Ellifoot Lane to the south at 125 and 200m distant, but there are industrial buildings between them and the Site, and there is no direct line of sight.

- 7.6 The Site Manager will carry out daily inspections of the site to qualitatively identify any noise or dust issues. A diary record will be kept of the inspections, any issues identified and action taken to resolve the issues. Complaints received will also be recorded in the diary, together with the results of investigations and actions taken including reporting back to the complainant.
- 7.7 There should be no significant environmental impacts arising from the construction and operation of the proposed new concrete batching plant.

8 CONCLUSION

- 8.1 The proposed Site is located within an established industrial site. The development would provide more efficiency in the production of concrete blocks for the construction industry. It would help to secure the future of the Concrete Block Plant and the employment provided.
- 8.2 The development can be carried out without any significant impact on the locality and the amenity of local residents.
- 8.3 National and Local Planning Policies are fully supportive of the proposed development which helps build a strong, responsive and competitive economy. The activities can be operated without causing unacceptable harm to residential amenity and can be classed as sustainable development with a presumption in favour of granting permission.
- 8.4 It is therefore respectfully requested that planning permission be granted to enable the development to proceed as set out in this application.

MWP Planning

Appendix 1

Environment Agency's Flood Map for Planning

Flood map for planning

Your reference
10215

Location (easting/northing)
523010/428795

Created
21 Feb 2022 15:05

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

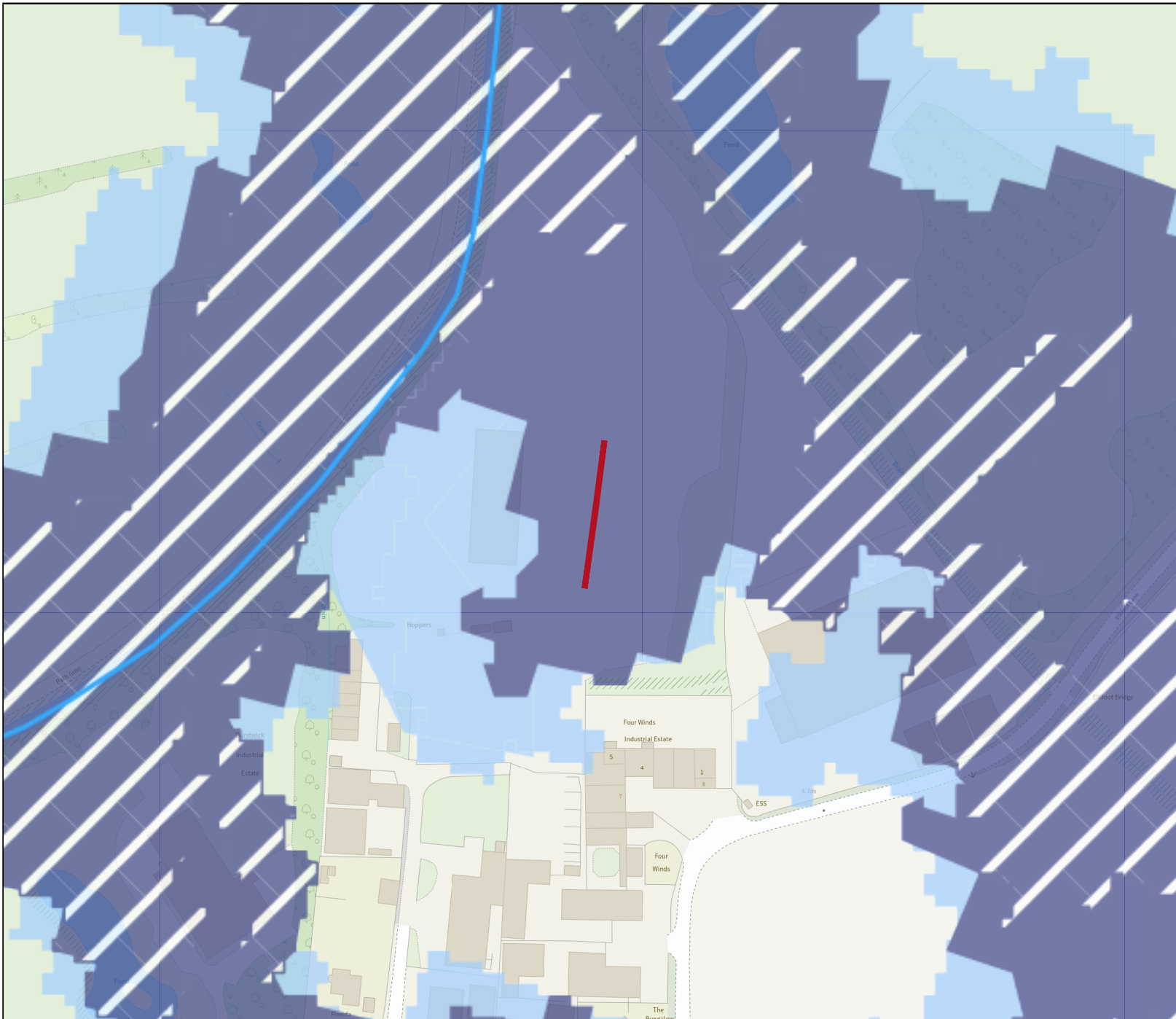
Flood map for planning









Your reference
10215

Location (easting/northing)
523010/428795

Scale
1:2500

Created
21 Feb 2022 15:05



-  Selected area
 -  Flood zone 3
 -  Flood zone 3: areas benefiting from flood defences
 -  Flood zone 2
 -  Flood zone 1
 -  Flood defence
 -  Main river
 -  Flood storage area
- 
 0 20 40 60m