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Planning and Rights of Way Committee

24 April 2024



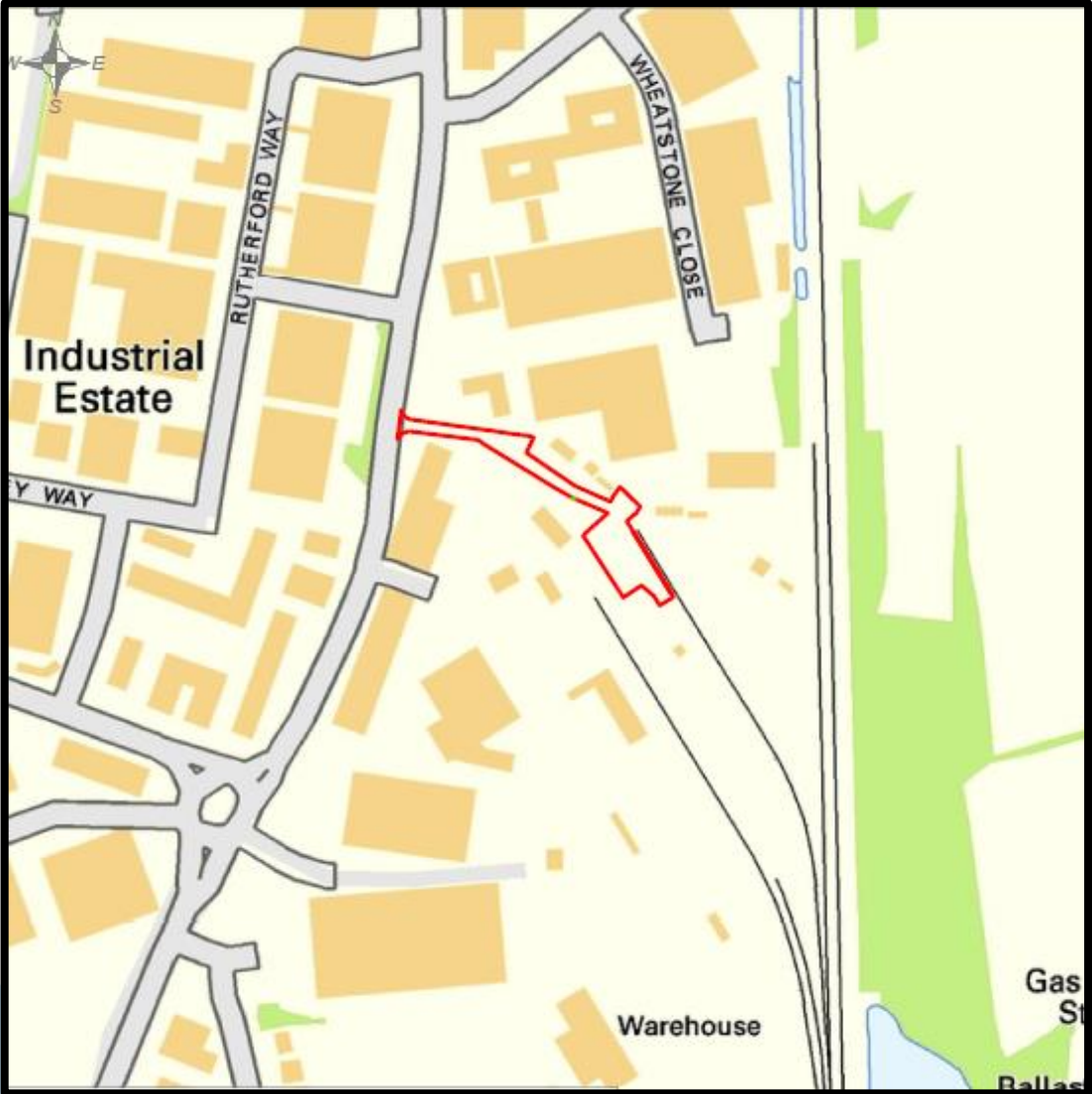
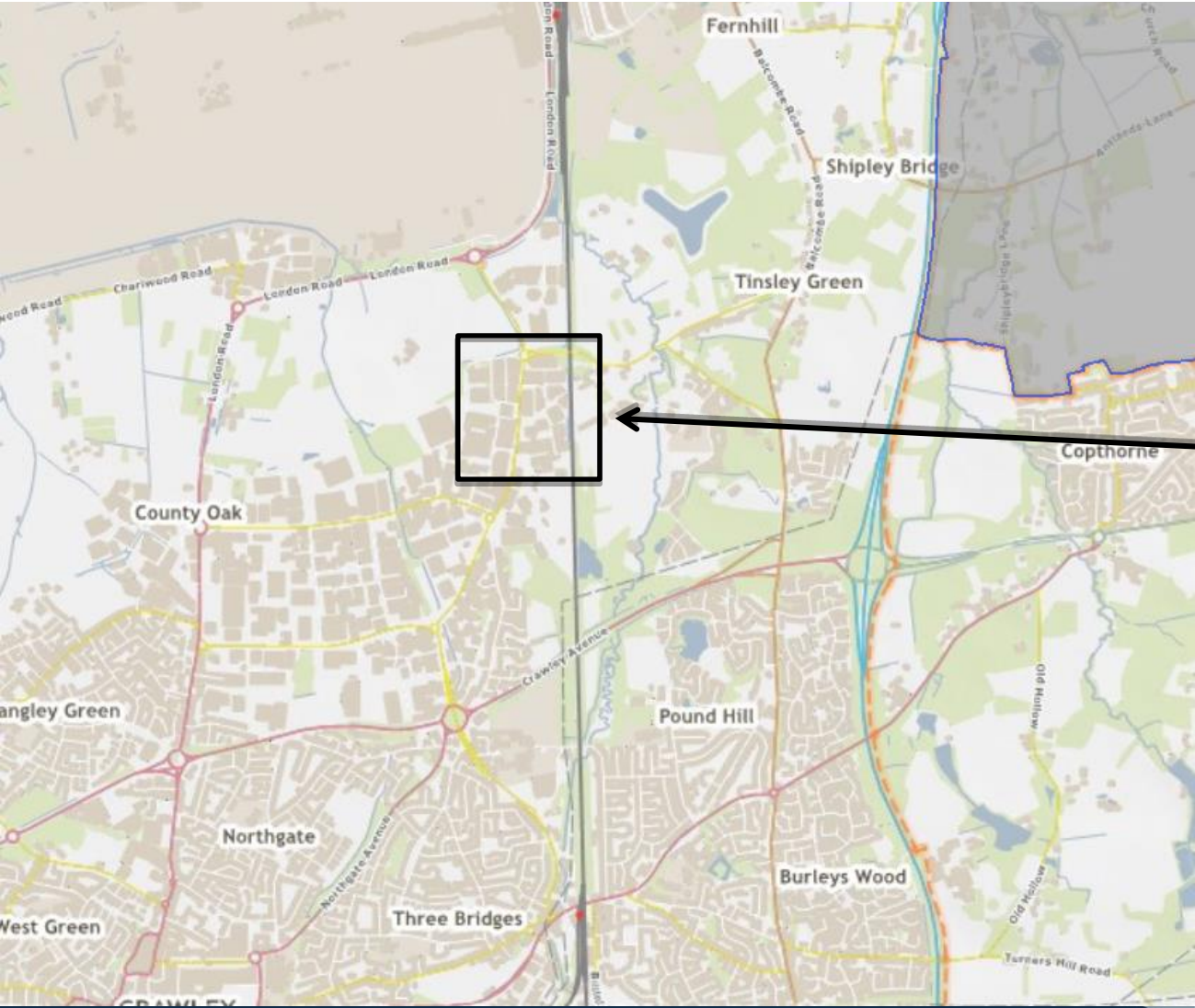
WSCC/045/23

Land at Crawley Goods Yard, Gatwick Road, Crawley

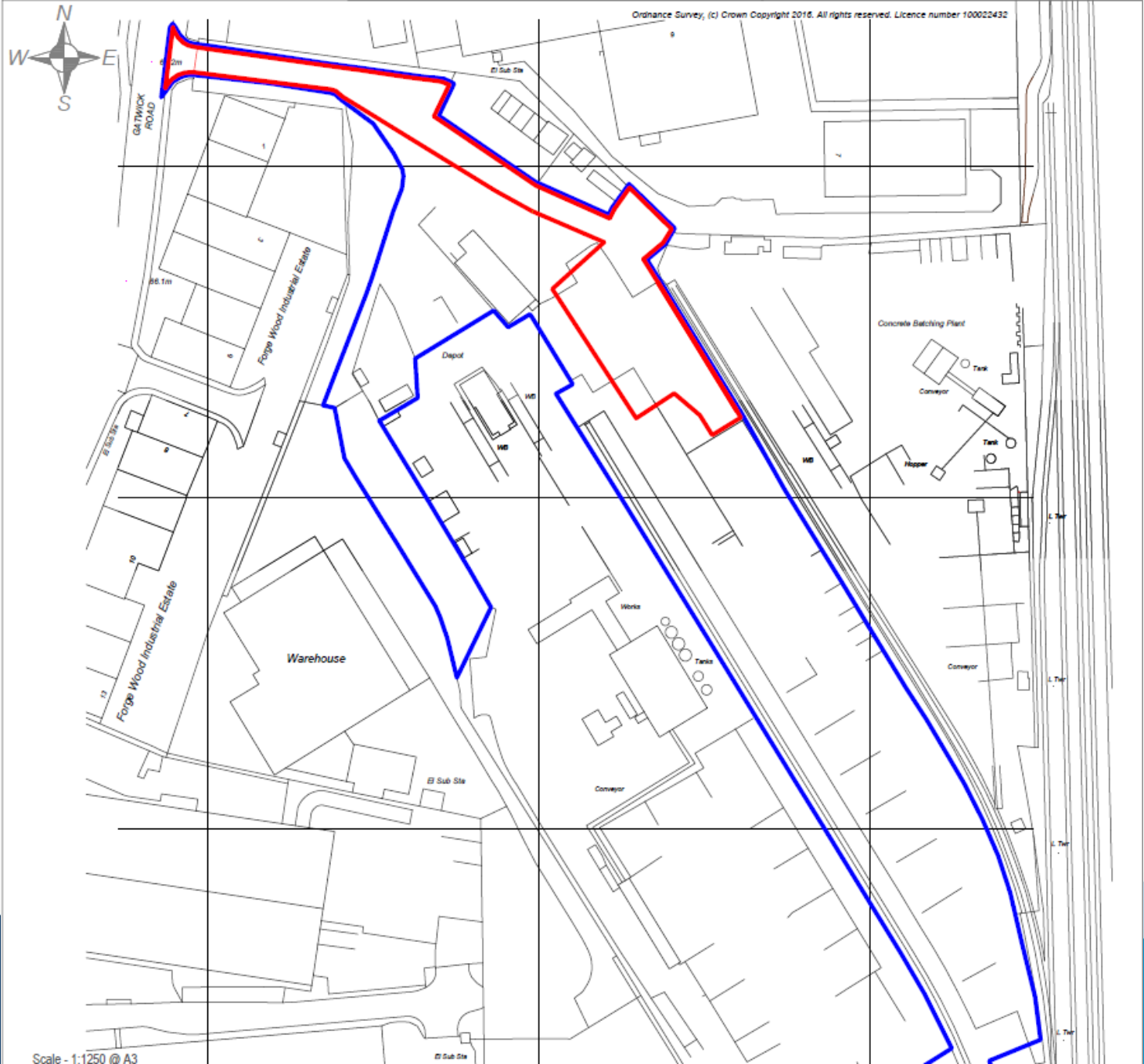
Erection of a rail fed concrete batching plant, with associated ancillary structures and facilities, including HGV and car parking – variation of Condition No.6 of Planning Permission WSCC/052/19 to allow 24-hour operations at the site, Monday to Friday, for a period of five years

Edward Anderson
Planner, Planning Services
24 April 2024

Site Location



Application Site

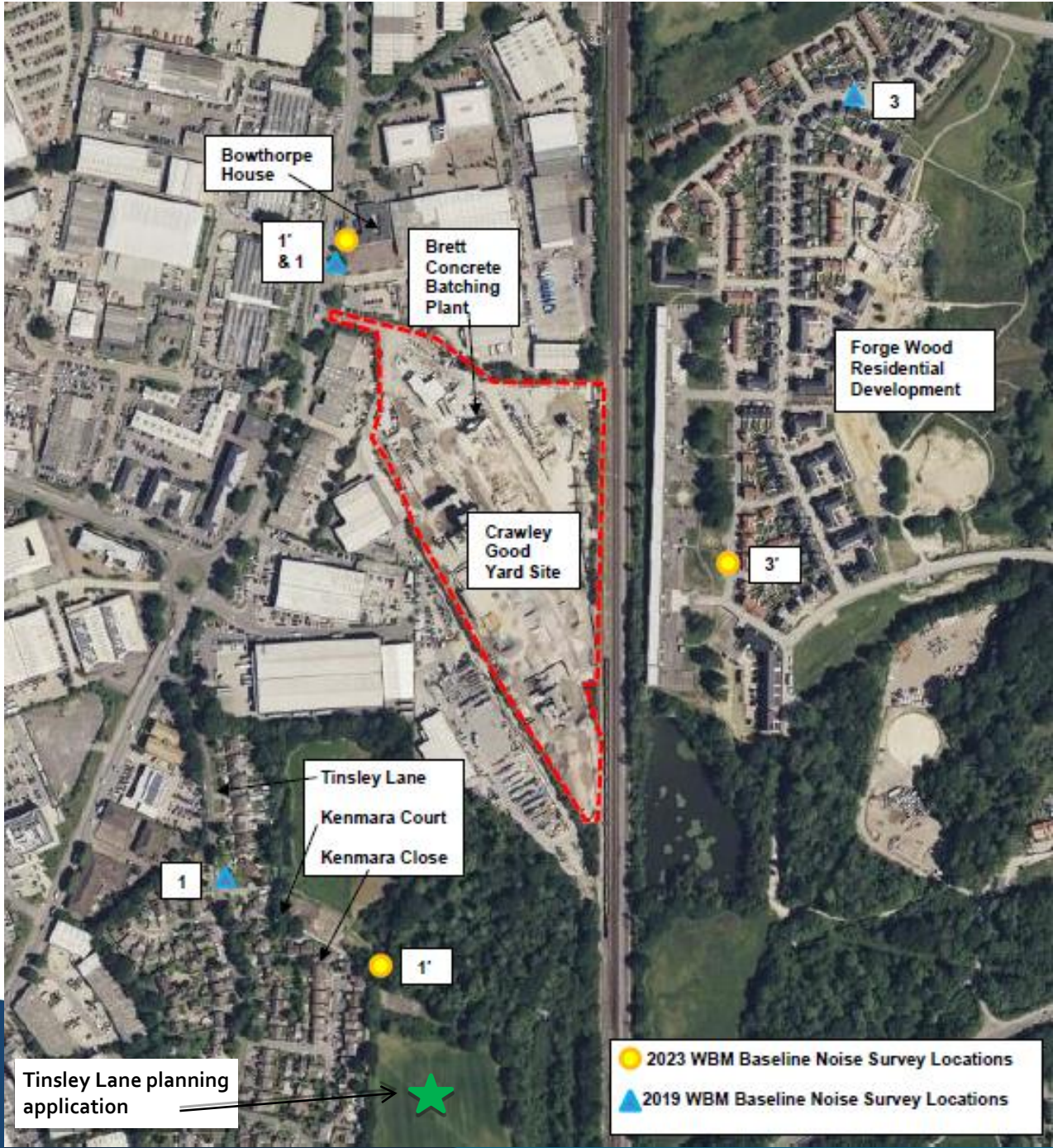


Site Layout



Site Context

(including noise survey locations)



Arial Site Photo (looking eastward)



Forge Wood

Bowthorpe House

Application Site

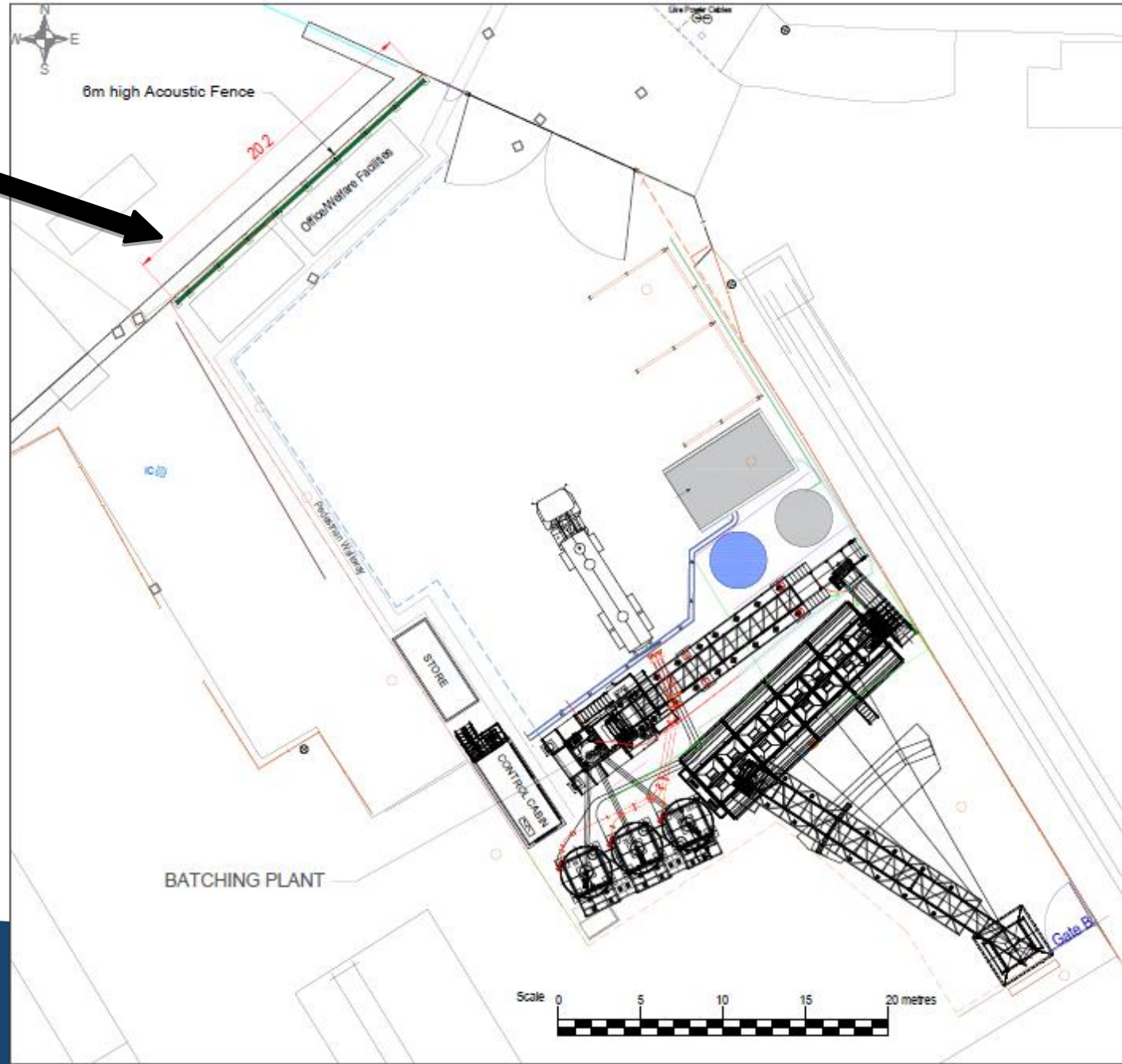
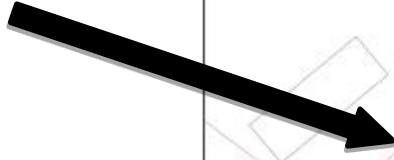
Tinsley Lane

Proposal



- Vary Condition 6 to allow 24-hour operation of the concrete batching facility, Monday to Friday, for a temporary period of **five** years [from the date of the new permission].
- Existing restrictions and limitations on night-time working would be retained.
- No changes proposed to other conditions as approved WSCC/052/19.
- Provision of a 6m close-board wooden acoustic fence across the northern site boundary.
- Temporary period of five years required due to investment in acoustic barrier and to test acceptability of noise impacts of overnight working.

Proposed Acoustic Barrier



Consultations and Representations



No objection:

- Crawley Borough Council – Environmental Health
- NATS (National Air Traffic Services) Safeguarding
- WSCC Highways

No comments:

- Crawley Borough Council – Planning
- Environment Agency
- Naturespace
- Network Rail
- WSCC Local Member (Brenda Burgess)

Third party representations:

- **15 objections:**
 - dust, light, and noise pollution
 - impacts on physical and mental health
 - cumulative impacts
 - highway safety
 - impacts on local wildlife
 - visual impacts

Key Issues and Conclusions

- Need for the Development:
 - principle of temporary overnight operations on the site has previously been accepted under WSCC/052/19 permission
 - need for such operations to take place for a temporary five-year period has been justified due to economic benefits
 - need for the development attracts great positive weight in the planning balance
- Impacts on Public Amenity and Health:
 - changed context since granting of extant permission in April 2020, primarily construction of houses through build out of Forge Wood development
 - no changes proposed to previously-imposed controls on lighting, noise, and dust
 - temporary period of five years would allow noise impacts to be assessed
 - potential for negative impacts attract little negative weight in the planning balance

Overall Conclusion



- Proposed development accords with the statutory development plan when read as a whole
- No material considerations suggest determination other than in accordance with the statutory development plan
- On balance, the benefits of the proposals outweigh any disbenefits and, as such, the proposed developments constitute 'sustainable development' as defined in the National Planning Policy Framework (NPPF)

Recommendation



It is recommended that:

- planning permission be granted for planning application WSCC/045/23 subject to the conditions and informatives set out at Appendix 1