

The proposed development

The proposed development comprises 4 discrete stages in the locations shown on the plan below. It comprises the importation and processing of marine dredged aggregates, their distribution by road and rail, the bagging of aggregates and the manufacture of ready-mixed concrete and concrete paving blocks.

Before the new port access road is open to traffic, distribution of materials by road would be restricted to an average of 17 loads per day to respect the amenity of the residents along Beach Road, Chilton Road and Railway Road. The timing of lorry movements would be scheduled to avoid normal drop-off and pick-up times for children attending the local school and nursery.

Once the new road is open, this route would not be used by vehicles associated with the operations.

The four stages of development

Stage 1 development – Off-loading aggregates at the existing berth on the East Quay and developing facilities on land behind the Quay, to enable sand and gravel to be off-loaded, processed, bagged and transported from site by rail and road. At this stage a daily average of 17 lorry loads would be exported by road with no more than 6 loads in any hour and restrictions self imposed to minimize any potential conflict with school and nursery drop-off and pick-up times. The use of the rail for distribution of aggregates in bulk would be maximised.

Stage 2 development – When Rampion Offshore Wind relocates to elsewhere on the East Quay, using land, currently occupied in connection with the construction of the wind farm in the English Channel, to improve cargo discharge efficiency and provide more space for aggregates storage. Output by road would remain unchanged.

Stage 3 development – Only when the new port access road is open to traffic, by-passing Railway Road, Chilton Road and Beach Road, increasing levels of aggregate processing and bagging and adding a ready-mixed concrete batching plant. From this time all traffic associated with the development would use the new port access road.

Stage 4 development – Once the concrete batching plant has been developed, to complement and supplement its other plants in the South and Midlands, Brett proposes to add a concrete block-making plant on the southern extension of the East Quay, recently permitted.

Hours of working

Aggregate processing and bagging and ready-mixed concrete production and deliveries by road would be carried out Monday to Friday (excluding public holidays) between 07:00 and 18:00 hours and on Saturday between 07:00 and 13:00 hours

Train loading would be carried out Monday to Saturday between 06:00 and 20:00 hours

Only essential maintenance would normally be carried out outside these hours. Ship unloading would comply with the requirements of the harbourmaster.

Production of concrete blocks is a continuous operation would be carried out between 00:00 on Monday and 13:00 hours on Saturday. No operations would be carried out in the open after 22:00 or before 07:00 hours the following day.

