

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Former Gasholder Station
Address line 1	(land opposite Arundel Cemetery)
Address line 2	Ford Road
Address line 3	
Town/city	Arundel
Postcode	
Description of site location must be completed if postcode is not known:	
Easting (x)	501308
Northing (y)	106749

Description

The nearest postcode is BN18 9DX. The site is vacant land owned by National Grid Property Holdings and is adjacent to no. 1 California Terrace, Ford Road and is opposite Arundel cemetery.

2. Applicant Details

Title	Mr
First name	Steve
Surname	Gronow
Company name	Celtic Technologies Ltd
Address line 1	Columbus House
Address line 2	Greenmeadow Springs
Address line 3	Tongwynlais
Town/city	Cardiff

2. Applicant Details

Country	Wales
Postcode	CF15 7NE
Are you an agent acting on behalf of the applicant? ☐ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	0.44
Unit	Hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

There is no proposed change of use from the current commercial (open storage) use. The planning application is for remediation works, on behalf of National Grid Property Holdings, to mitigate potential liabilities associated with ground conditions resulting from the site's historic use as a gasworks.

Has the work or change of use already started? ☐ Yes ☐ No

6. Existing Use

Please describe the current use of the site

Commercial open storage use.

Is the site currently vacant? ☐ Yes ☐ No

If Yes, please describe the last use of the site

The site is understood to have been last used as a gasholder station. It is unknown exactly when that last use ended.

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☐ No

Land where contamination is suspected for all or part of the site ☐ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☐ No

7. Materials

Does the proposed development require any materials to be used externally? ☐ Yes ☐ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☐ No
- Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☐ No
- Are there any new public roads to be provided within the site? ☐ Yes ☐ No
- Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☐ No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☐ No

9. Vehicle Parking

- Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☐ No

10. Trees and Hedges

- Are there trees or hedges on the proposed development site? ☐ Yes ☐ No
- And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

- Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

- Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☐ No
- Will the proposal increase the flood risk elsewhere? ☐ Yes ☐ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

12. Biodiversity and Geological Conservation

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Other

Temporary welfare with built in tanks which will be emptied during the works and taken off-site.

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☐ No

If Yes, please provide details:

Contaminated materials unsuitable for treatment and re-use on-site will be segregated and stored within bunded and lined areas awaiting off-site disposal to appropriately licensed facilities.

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☐ No

If Yes, please provide details:

Recyclable materials such as brick, concrete and metals, which are unsuitable for re-use on-site will be segregated and stored awaiting off-site disposal to appropriately licensed facilities.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

There is likely to be a limited amount of perched groundwater encountered within excavations on-site. A purpose built water treatment system is proposed to deal with this and discharged to foul sewer under appropriate consent to discharge in agreement with Southern Water. A foul sewer chamber has been identified close to the site boundary and a consent to discharge is currently being sought from Southern Water. The volume of trade effluent is likely to be below 1,000 cubic metres. Materials, such as grossly contaminated soils, which are deemed to be unsuitable for treatment and re-use on-site, will be disposed off-site to appropriately licensed facilities and it is envisaged that approximately 200 cubic metres will require off-site disposal.

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☐ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes ☐ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☐ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☐ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The remediation works will involve the use of mechanical excavation and processing of materials. Celtic Technologies have an Environmental Permit (formerly referred to as a mobile treatment license), which will be deployed at the site under agreement and regulated by the Environment Agency. There will however be no permanent installations and all processes will finish on completion of the remediation works. There will be no plant, machinery or commercial processes left on-site following the proposed remediation works.

Is the proposal for a waste management development?

☐ Yes ☐ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☐ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☐ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mrs
First name	Anita
Surname	Gardner
Reference	PAA/9/21/
Date (Must be pre-application submission)	
05/02/2021	

23. Pre-application Advice

Details of the pre-application advice received

Confirmation of the site description and proposed remediation works. Environmental Health Officer requested copies of supporting reports and confirmation that a fully completed Application Form and additional reports should be submitted.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Gareth Taylor
Number	
Suffix	
House Name	
Address line 1	National Grid Plc
Address line 2	1-3 Strand
Town/city	London
Postcode	WC2N 5EH
Date notice served (DD/MM/YYYY)	02/03/2021

Person role

- ☒ The applicant
- ☐ The agent

Title	Mr
First name	Steve
Surname	Gronow
Declaration date (DD/MM/YYYY)	02/03/2021

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. 

Date (cannot be pre-application)

23/03/2021