

ESTATES OFFICE

Arun District Council
(Planning Services)
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

11th June 2013

Dear Sirs,

**Aerated Block Factory, Former Ford Blockworks, Ford Airfield Industrial Estate,
Ford, Arundel, West Sussex, BN18 0HY**

**Application for a Lawful Development Certificate under Section 192 of the Town
and Country Planning Act 1990 (as amended)**

Planning Statement

Grundon Waste Management Limited (the Applicant) is applying to Arun District Council for a Lawful Development Certificate under Section 192 of the Town and Country Planning Act 1990, as amended by Section 10 of the Planning and Compensation Act 1991, for the proposed use of the building 'Aerated Block Factory' at the Former Ford Blockworks, Ford Airfield Industrial Estate, Ford, nr Arundel, West Sussex, for general industrial use (i.e. Class B2 use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)).

Similar requests are also being submitted to Arun District Council and relate to two other buildings ('Hangar No. 1' and 'Hangar No. 2') located within this same site.

The Application Site:

The Former Ford Blockworks site, now owned by the Applicant, is located off Ford Road, near the village of Ford, Arundel, at National Grid Reference (NGR) SU 994 033. The site was previously occupied by Tarmac for the manufacture of building products and was operational until 2010 (please refer to the aerial photograph enclosed with this letter).

The building 'Aerated Block Factory', which is subject to this application, is one of the three main buildings remaining on site and is located to in the middle of the site, to the south of Hangar no. 2.

The location of the site is shown on drawing no. DG/ES/FOR/CLD/01 (General Location Plan). The building 'Hangar No. 3' (the Application Site) in relation to its surroundings is shown on drawing no. DG/ES/FOR/CLD/04 (Application Area Aerated Block Factory).

Previous Use:

The building subject to this application was previously used as the Aerated Block Plant of the former Blockworks site. This is an open plan building which used to contain sand silos, an ash silo, a cement silo, a PFA silo and anhydrite silo.

There were previously mould oil and soluble oils storage tank within this building. These oils were used to remove the blocks from the moulds.

Planning History:

A number of planning consents associated with the Aerated Block Factory building and its use associated with the production of building blocks were granted by Arun District Council over the years. The permissions most relevant to this application are outlined below:

- Planning consent no. F/11/87 dated 21 October 1987 for building for the production of building blocks with ancillary office accommodation, boiler house, etc. [copy enclosed];
- Planning consent no. F/31/87 dated 8 February 1988 for the re-orientation of proposed production building through 180 degrees previously approved under Ref F/11/87 [copy enclosed];
- Planning consent no. F/10/89 dated 2 May 1989 for the alteration to elevations of proposed production Building Development previously approved under references F/11/87 and F/31/87 [copy enclosed];
- Planning consent no. F/4/97 dated 23 April 1997 for the erection of lean-to building to accommodate cutting machine [copy enclosed];
- Planning consent no. F/3/98 dated 25 March 1998 for the erection of lean-to building to accommodate cutting machine [copy enclosed]; and
- Planning consent no. F/19/02 dated 15 January 2003 for continuance of use without compliance with Condition no. 1 imposed on Planning Permission F/10/89 to allow the production of blocks from the building on a 24 hours, 7 day a week basis [copy enclosed].

All the above planning records demonstrate that the Aerated Block Factory building was used for the carrying out of industrial activities and particularly the production of building blocks for over 25 years.

Proposed Use:

It is proposed to use the Aerated Block Factory building for general industrial activities falling within Class B2 use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Conclusions:

This application is an application for a Lawful Development Certificate under Section 192 of the Town and Country Planning Act 1990 (as amended). It seeks to establish that the use of the Aerated Block Factory building, within the former Ford Blockworks site previously operated by Tarmac, for general industrial activities, falling within Class B2 use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), is lawful and does not require a formal planning application to be submitted.

Given the planning history of the building and its previous use, we respectfully request that Arun District Council issue a lawful development certificate confirming that the Aerated Block Factory building can lawfully be used for general industrial use (Class B2).

We trust that the Council has sufficient information to validate and decide this application. Should there be any queries, then please do not hesitate to contact us.

Yours faithfully,
For Grundon Waste Management Ltd



Veronique Bensadou
Senior Planner

Encl.

- *Aerial photograph of the site (circa. 2008)*
- *Planning consent no. F/11/87 dated 21 October 1987*
- *Planning consent no. F/31/87 dated 8 February 1988*
- *Planning consent no. F/10/89 dated 2 May 1989*
- *Planning consent no. F/4/97 dated 23 April 1997*
- *Planning consent no. F/3/98 dated 25 March 1998*
- *Planning consent no. F/19/02 dated 15 January 2003*
- *Drawing no. DG/ES/FOR/CLD/01 (General Site Location)*
- *Drawing no. DG/ES/FOR/CLD/04 (Application Area Aerated Block Factory)*