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ESTATES OFFICE

F/11/13/CUP

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



11th June 2013

Dear Sir/Madam,

Hangar No. 2, 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 Portal Reference No. PP-02694118

We have submitted the above application via the Planning Portal (Ref. PP-02694118), on behalf of Grundon Waste Management Limited.

Please find enclosed a cheque of £192.50 to cover the application fee.

Please do not hesitate to contact me should you have any queries.

Yours faithfully,
For Grundon Waste Management Ltd



Veronique Bensadou
Senior Planner

Encl.

GRUNDON WASTE MANAGEMENT LTD
Grange Lane, Beenham, Berks. RG7 5PY
Tel: 0118 9714040 Fax: 0118 9713974



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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 'Hangar No. 2' 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 the 'Aerated Block Factory') 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 'Hangar No. 2', which is subject to this application, is one of the three main buildings remaining on site and is located to north of the site (east of Hangar No.1).

The location of the site is shown on drawing no. DG/ES/FOR/CLD/01 (General Location Plan). The building 'Hangar No. 2' (the Application Site) in relation to its surroundings is shown on drawing no. DG/ES/FOR/CLD/03 (Application Area Hangar 2).

Previous Use:

'Hangar No. 2' was formerly used as the aggregate block factory of the former Blockworks site and also used to store aluminium powder, which is a raw material used in the manufacture of aerated blocks. This building is not open plan but is separated into smaller units/workshops.

Planning History:

A number of planning consents associated with Hangar No. 2 and its use as aggregate block factory and aluminium powder store were granted by Arun District Council over the years. The permissions most relevant to this application are outlined below:

- Planning consent no. F/2/59/L dated 31 July 1963 for the use of hangar for manufacture and storage of precast concrete & building materials & repair of equipment;
- Planning consent no. F/1/63/K dated 11 February 1965 for the manufacture and storage of pre-cast concrete and allied building materials;
- Planning consent no. F/11/90 dated 14 May 1990 for the replacement of hangar windows with plastic coated and translucent sheets at the production plant end of the building [copy enclosed];
- Planning consent no. F/19/92 dated 9 September 1992 to erect storage silo [copy enclosed]; and
- Planning consent no. F/3/04 dated 15 March 2004 for the erection of shed for the storage of aluminium powder [copy enclosed].

In addition to the above consents, a number of planning permissions were granted at the site, which were ancillary to the use of Hangar No. 2 for industrial purpose, albeit not directly related to Hangar No. 2:

- Planning consent no. F/2/67 dated 10 May 1967 for a proposed concrete batching plant (relates to the area 'Adjacent to Hangar No. 2');
- Planning consent no. F/12/67 dated 9 August 1967 for the use of areas as extension for manufacture and storage of pre cast concrete and building materials (relates to the area 'South of Hangars No. 1 & 2');
- Planning consent no. F/14/67 dated 6 September 1967 for the proposed concrete batching plant (relates to the area 'adjacent to Hangar No. 2'); and
- Planning consent no. F/4/69 dated 28 May 1969 for the erection of concrete batching plant to replace existing plant (relates to the area 'Adjacent to Hangar No. 2').

All the above planning records demonstrate that the Hangar No. 2 building was used for the carrying out of industrial activities at least since the 1960s and particularly for the production of building blocks.

Proposed Use:

It is proposed to use Hangar No. 2 building for general industrial activities falling within Class B2 use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

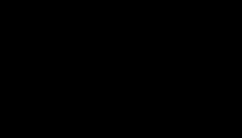
Conclusions:

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 Hangar No. 2 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 uses, we respectfully request that Arun District Council issue a lawful development certificate confirming that the Hangar No. 2 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/11/90 dated 14 May 1990*
- *Planning consent no. F/19/02 dated 15 January 2003*
- *Planning consent no. F/3/04 dated 15 March 2004.*
- *Drawing no. DG/ES/FOR/CLD/01 (General Site Location)*
- *Drawing no. DG/ES/FOR/CLD/03 (Application Area Hangar 2)*

Hangar No. 2



Photograph 1: Aerial photograph of the site showing Tarmac operations (Circa 2008).

GRUNDON WASTE MANAGEMENT LTD

Grange Lane, Beenham, Berks. RG7 5PY
Tel: 0118 9714040 Fax: 0118 9713974

REGISTERED OFFICE: Thames House, Oxford Road, Benson, Wallingford, Oxon. OX10 6LX

REGISTERED No: 4245965 (England)