ARUN
DISTRICT COUNCIL

For Official use only	
Plan No:	PA/13/06
Date:	30-5-06

2695369864

Planning Services
Strategy Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION

6 copies of this form required, together with plans and appropriate fee.

1. APPLICANT DETAILS

Full Name: PETER MULDER

Address: SOUTHERN WATER
SOUTHERN HOUSE
YEOMAN ROAD
WORTHING WEST SUSSEX

Post Code BN13 3NX

Telephone No:

AGENT DETAILS

Full Name: SARAH WALLIS

Address: ATKINS LTD
WOODCOTE GROVE
ASHLEY ROAD
EPSOM SURREY

Post Code KT18 5BW

Telephone No: 01372 756913

2. TYPE OF APPLICATION

(a) Full planning permission (including changes of use). ☑ Yes ☐ No

(b) Outline planning permission ☐ Yes ☐ No If yes, describe those matters which form part of your application.

a) The layout of the site	☐ Yes	☐ No
b) The number, siting, design and external appearance of the building.	☐ Yes	☐ No
c) The landscaping of the site.	☐ Yes	☐ No
d) The means of access to the site.	☐ Yes	☐ No

(c) Approval of reserved matters following the grant of an outline permission. ☐ Yes ☐ No If yes, describe those matters which form part of your application.

a) The layout of the site	☐ Yes	☐ No
b) The number, siting, design and external appearance of the building.	☐ Yes	☐ No
c) The landscaping of the site.	☐ Yes	☐ No
d) The means of access to the site.	☐ Yes	☐ No

(d) Permission for continuance of use without compliance with a condition imposed on a planning permission. ☐ Yes ☐ No If yes, state the number of the planning permission and the condition number:
a) Planning permission number
b) Condition number

3. (a) Full **address or location** of the land to which application relates.

Full Name: PATCHING WATER SUPPLY WORKS
Address: LONG FURLONG
PATCHING
WEST SUSSEX

Post Code BN13 3XH

(b) State whether applicant owns or controls any adjoining land. ☐ Yes ☑ No If yes, this land must be edged blue on the location plan.

(c) Area of site. 13,000 ~~hectares~~/sq.metres*

*Dimensions of the application site and distances from new buildings to boundaries must be clearly indicated on plans in metres.

(d) Description of proposed development
(If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats.

THREE COMPARTMENT KIOSK, GAS CYLINDER ROOM, GAS DOSING EQUIPMENT ROOM AND CONTROL PANEL ROOM.

(e) State whether the proposal involves:

(i) New building(s) or structures(s) ☑ Yes ☐ No
(ii) Alteration or extension of existing buildings ☐ Yes ☐ No
(iii) Change of use only ☐ Yes ☐ No
(iv) Construction of a new access to a highway
Vehicular ☐ Yes ☐ No
Pedestrian ☐ Yes ☐ No
(v) Alteration of an existing access to a highway
Vehicular ☐ Yes ☐ No
Pedestrian ☐ Yes ☐ No
(vi) Closure of existing access ☐ Yes ☐ No
(vii) A Building of Special Architectural or Historic interest or demolition within a conservation area. If yes, a seperate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary. ☐ Yes ☐ No
(viii) Any public Right of Way existing within the site. ☐ Yes ☐ No

4. Particulars of Use of Buildings or Land:

(a) Present use PATCHING PUMPING STATION.
(b) If vacant, the last use

5. Additional information

(a) Is the application for industrial, office, warehousing, storage, shopping, commercial purpose or places of public assembly? (see note 5)	☑ Yes	☐ No	If yes, complete part 2 of form CP1. Is the application accompanied by an industrial Development Certificate? ☐ Yes ☐ No
(b) Is the application for the mining or working of minerals?	☐ Yes	☐ No	If yes, complete part 4 of form CP1.
(c) Is the application for an agricultural dwelling or building?	☐ Yes	☐ No	If yes, complete part 6 of form CP1.
(d) Does the proposed development involve the demolition of any residential units?	☐ Yes	☐ No	If yes, How many units? (please indicate their positions on plans)
(e) Does the proposed development involve the felling of trees?	☐ Yes	☐ No	If yes, please indicate their position on plans.
(f) Is this an application for joint development, i.e. where the local planning authority has an interest in the development?	☐ Yes	☐ No	If yes, please specify interest ☐ Existing ☐ Proposed

6. Plans (See Note 6) N.B. 6 sets of all drawings required.
List of drawings and plans submitted - indicate drawing numbers and scales

7. Fees (See Note 7).
If a fee is to be submitted please give the amount. £135

8. It is important that this application is signed and dated

Signed: [signature] Date: 25/05/2006.

on behalf of SOUTHERN WATER *(insert applicants name if signed by an agent)*

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

N.B. A signed Certificate MUST accompany this application. (See Note 9).

Certificate A

If the applicant is the owner (a) the following certificate should be completed and signed
(a) 'Owner' means a person having a freehold or a leasehold interest of which not less than 7 years remain unexpired

I hereby certify that:

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates on the day 21 days before the date of the accompanying application.

~~*2. None of the land to which the application relates is, or is part of, an agricultural holding~~.

~~*3. *I have/ the applicant has given the requisite notice to every person other than *myself/himself who on the day 21 days before the date of application was a tenant of any agricultural holding any part of which was comprised in the land to which the appllication relates, viz:-~~
~~*Delete where inappropriate~~

~~Name of Tenant~~	~~Address at which Notice was served~~	~~Date on which Notice was served~~

Signed: [signature] Date: 25/05/2006.

on behalf of SOUTHERN WATER *(insert applicants name if signed by an agent)*

DATA PROTECTION

The information contained in this form will be used by Arun District Council for the purposes indicated and will be further used or transferred to other organisations or individuals, only as the law permits.

ARUN
DISTRICT COUNCIL

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PLANNING APPLICATION FORM PART 2

For Official use only

App No: PA/13/06

Date: 30-5-06

Additional information required in respect of Applications for industrial, office, warehousing, storage, shopping, commercial purposes or places of public assembly.

6 copies of this form should be submitted.

N.B. Please ensure that all measurements are in metric and use GROSS figures only (external measurement).

1. In the case of industrial development, give a **description** of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.

THREE COMPARTMENT KIOSK: GAS CYLINDER ROOM, GAS DOSING EQUIPMENT ROOM, CONTROL PANEL ROOM.

2. Name and present address of proposed **occupier**.

SOUTHERN WATER
SOUTHERN HOUSE
YEOMAN ROAD
WORTHING
WEST SUSSEX

Post Code: BN13 3NX

3. Is the proposal related to an **existing** use on or near the site? ☑ Yes ☐ No
If so, please explain the relationship.

EXISTING PUMPING STATION

4. Is this a proposal to **replace** existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐ Yes ☑ No
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.

5. Details of **floor areas** and uses

	Existing Floor Spaces or use (if any)	Proposed New Floor Space or use	Total Floor Space (allow for any space lost)
(a) What is the amount of industrial floor space?	____ m^2	____ m^2	____ m^2
(b) What is the amount of office floor space?	____ m^2	____ m^2	____ m^2
(c) What is the amount of retail floor space?	____ m^2	____ m^2	____ m^2
(d) What is the amount of storage or warehousing floor space?	____ m^2	____ m^2	____ m^2
(e) Other uses (please specify)			
DISINFECTION KIOSK	— m^2	— m^2	21 m^2
	____ m^2	____ m^2	____ m^2
TOTALS	— m^2	— m^2	21 m^2

6. Staff N/A

	Office (M)ale / (F)emale	**Industrial** (M)ale / (F)emale	**Other Staff** (M)ale / (F)emale
(a) Number of staff in existing premises on the site?	(M) ____ (F) ____	(M) ____ (F) ____	(M) ____ (F) ____
(b) How many new staff will be employed on the site as a result of the development?	(M) ____ (F) ____	(M) ____ (F) ____	(M) ____ (F) ____
(c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.	(M) ____ (F) ____	(M) ____ (F) ____	(M) ____ (F) ____

7. Place of Public Assembly
In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, etc. please specify

(a) seating capacity ____

(b) bar floor area ____ m^2 N/A

(c) bedrooms ____

8. What provisions have been made for the **parking**, loading and unloading of vehicles within the curtilage of the site?

(Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes).

N/A

9. What is the estimated vehicular **traffic** flow to the site during a normal working day?

(Please include all vehicles except those used by individual employees driving to work).

ONE PER DAY.

10. What is the nature, volume and proposed means of disposal of any trade effluent or trade **refuse**?

N/A

11. Will the proposed use involve the use of storage of any materials of type and quantity mentioned in note 11?

☑ Yes ☐ No

If Yes, state material and approximate quantities.

CHLORINE GAS

ATKINS

Atkins Limited
Woodcote Grove
Ashley Road
Epsom
Surrey KT18 5BW
England

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Ext No: 6913

Your Ref:
Our Ref: SW/003/

25h May 2006

ARUN DISTRICT COUNCIL
No. PA 13 06
RECEIVED 30-5-06

ARUN DISTRICT COUNCIL
RESOURCES DEPT
30 MAY 2006
ACTION...

Head of Planning
Planning Services
Strategy Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir,

Planning Application: Erection of a Disinfection Kiosk at Patching Pumping Station, Long Furlong, Patching, Worthing, BN13 3NZ (Grid Ref: TQ 0917 0743)

On behalf of our client Southern Water, we enclose **six** copies of a planning application relating to erect a kiosk to house a disinfection plant at Patching Pumping Station, Long Furlong, Patching, Worthing, BN13 3NZ.

We consider that, given the footprint of the kiosk and the nature of the proposed works, that planning permission is required for this development and that it does not constitute permitted development under the Town and Country Planning General Permitted Development Order (GDPO), 1995, Class E: Water or Hydraulic Undertakings for Southern Water as Statutory Undertakers. An informal discussion with Arun District Council on 20th April confirmed that planning permission is required for this development.

The planning application comprises:

- Completed application forms and certificates (certificate A);
- Location Plan (Figure 1);
- Site Location Plan (Dwg No. SM5096-SP-01);
- Existing Site Plan (Dwg No. 5042849/051);
- Proposed Kiosk Layout (Gas Chlorination System) General Arrangement (Dwg No. SM5096-GA01-01) (floorplan);
- Proposed Kiosk Layout Gas Chlorination System) General Arrangement (Dwg No. SM5096-GA01-02);
- Gas Chlorination System) General Arrangement (Dwg No. SM5096-MU01) (block plan)
- Photograph sheet of the site and its surroundings

A cheque for £135 made payable to Arun District Council in respect of the fee payable for this application is also attached.

In brief below, we outline the reasons why planning permission should be granted for this proposal.

Description of the Site

The proposed site is located within an existing Southern Water Supply Works compound at Patching Pumping Station which is accessed off Long Furlong (see Figure 1). The access to the compound runs past a residential property which is within the land ownership of Southern Water.

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The current Southern Water site comprises a pump house together with a building comprising the main Pumping Station containing two borehole extraction facilities (see photograph sheet). Adjacent to the main buildings on the site lies an underground water reservoir with two underground wells.

The residential property inside the curtilage of the Southern Water site is a two story detached dwelling and separated to the compound by a low boundary fence on all sides. It shares access with the adjacent pumping station. A planning application has recently been submitted for a new detached garage to this residential property.

The surrounding area is predominantly rural countryside with open agricultural fields to the north south and west. Long Furlong (A280) runs alongside the site to the west.

Proposed Development

The proposal comprises the erection of a three compartment kiosk containing a gas cylinder room, a gas dosing equipment room and control room. The proposed compartment kiosk is 7m in length, 3.5m in width and 2.5m in height.

Planning Policy Considerations

The Arun District Council Local Plan adopted in December 2003, together with the West Sussex County Structure Plan, forms the Development Plan for the application site.

The key planning constraint for this development is the Sussex Downs Area of Outstanding Natural Beauty (AONB). Policy AREA 9 of the Local Plan states that planning permission will not be permitted for development within the Sussex Downs AONB unless:

(i) development is essential for agricultural, forestry, mineral extraction or disposal of waste, quiet informal recreation, rural diversification or essential community needs;
(ii) it is demonstrated that it would not be harmful to the visual quality and characteristics of the AONB; or
(iii) in exceptional circumstances, it is demonstrated that the development meets the national interests; no alternative site is available; and harmful effects are minimised.

This development falls under criterion (i) as being essential in order to maintain the operations of Southern Water as a statutory undertaker for the community.

The gas chlorination system will be housed in a small kiosk 7m by 3.5m and a height of 2.5m similar to the existing pump house on site. The kiosk is considered be small in scale and, as such, would not be harmful to the visual qualities characteristic of the AONB. Although the surrounding local landscape has views to the existing site, the existing pumping station compound already comprises a small building of similar scale and height (see photograph sheet) for the existing pump house. Southern Water needs additional space to house a new gas chlorination system and maintain its operational requirements. The visual impact of the proposal on the AONB and surrounding local landscape is therefore considered to be only minor. Furthermore, the existing tree screening around the site will shield the existing and new pump houses.

Local Plan Policy GEN7 is the key criteria based policy for this development, providing guidance on the form of new development to ensure it makes a positive contribution to the quality of the environment, and that there are no adverse impacts. Given the small scale of the development, we consider that the proposals accord fully with the criteria outlined in Policy GEN7. Furthermore, as the development is to be located in an existing Southern Water compound, the vehicle traffic to and from the site during a normal working day would remain at one vehicle

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movement per day for maintenance purposes. As such, there will be no additional impact on local amenity, particularly on the adjacent residential property.

There are currently direct views into the site from the adjacent property. The scheme would result in an additional building; however this will be small in scale and height. Whilst the building will be visible not only from the adjacent property but also in the local landscape, it is considered that any visual impacts would be minor against the existing setting. The surrounding landscape will be screened in views by existing tree screening around the compound (see photograph sheet). As such, any impact on residential amenity will be minimal and it is considered that the proposal fully accords Local Plan Policy GEN7.

In summary, it is considered that the proposal fully accords with the provisions of the Development Plan. Moreover, the gas chlorination kiosk is essential infrastructure to maintain the operational requirements of Southern Water. Given its existing use, the proposed site represents the most suitable location for this essential statutory undertakers' operation.

We therefore consider that planning permission should be granted.

Should you have any queries regarding the information contained within the planning application, then please contact me on my direct dial telephone number - 01372 756913. Please confirm receipt of the planning application once registered and validated.

Yours faithfully
For and on behalf of Atkins Ltd

Sarah Wallis
Senior Planning Consultant

c.c. Stuart Kinsey, Akins Water
Peter Mulder, Southern Water