

PLANNING APPLICATION REPORT

REF NO: BR/243/19/PL

LOCATION: 130 Longford Road
Bognor Regis
PO21 1AF

PROPOSAL: Change of use of house in multiple occupation to form 2 no. self-contained flats with a rear extension to form bathrooms at ground and first floors, and a single storey pitch roof and side extension to form a studio flat.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Change of use of house in multiple occupation to 2 no. self-contained flats with a rear extension to form bathrooms at ground and first floors, and a single storey side extension to form a studio flat.
	This description of development was amended on 04 February 2020 following a reduction in the number of dwellings from 5 to 3 following Officer feedback in relation to insufficient internal space standards.
SITE AREA	338 sq/m
RESIDENTIAL DEVELOPMENT DENSITY	74 dph.
BOUNDARY TREATMENT	1m walling to the road with wire fencing above. To the side and rear 1.8m high fencing.
SITE CHARACTERISTICS	2 storey detached house in with triangular parcel of open land to the side. The site runs adjacent to the railway line at the rear which is demarcated with a chain link fence.
CHARACTER OF LOCALITY	Mixture of housing close to the town centre with some industrial uses. These industrial uses are anomalous along Longford Road and are clustered towards the southern (Bognor Regis) end.
	To the south east is the railway line serving Bognor Regis Railway Station. To the west on the opposite side of Longford Road are a mix of 2 - 4 storey Victorian houses, a modern 1960s 2 storey house and a bungalow.
	The site is in walking distance of the Chichester University Bognor Regis Campus and on the boundary of the Bognor Regis Growth Area.

RELEVANT SITE HISTORY

BR/54/10/	Demolition of existing dwelling in multiple occupation and construction of 1no detached 2 bed & 3no attached 2 bed dwellings with ancillary cycle and bin storage	Refused 24-06-10 Appeal: Dismissed 10-02-11
BR/376/07/	Demolition of existing dwelling in multiple occupation & construction of six key worker apartments with ancillary cycle and bin storage.	Refused 19-03-08 Appeal: Dismissed 22-10-08
BR/129/94	Alterations to form 2 self contained dwellings from a single dwelling	Refused 29-06-94 Appeal: Dismissed 16-03-95

BR/54/10 was refused on 03 March 2010 on the following grounds:

1. The proposal would result in a cramped and overcrowded form of development, excessive in density at odds with the character of the area contrary to PPS3 (2010) and the ministerial statement of the 9th June 2010.
2. The proposal would result in an insufficient amenity area for future occupiers resulting in an unacceptable living environment contrary to PPS1 and policy GEN7 of the Arun District Local Plan.

This decision was appealed (APP/C3810/A/10/2135827) and dismissed. The Inspector assessed the design merit of the proposed development and concluded:

- The appeal scheme proposes a large mass of building very close to it which the staggered frontage would do little to relieve (paragraph 5).
- The proportion of building area to plot size and the negligible amount of open space associated with the dwellings suggest the density of proposed development would be higher than that of the surrounding properties' (paragraph 6).
- It is normal to provide some amenity space for residents of this type of property (para 7).
- The only outdoor space associated with the dwellings would be a narrow strip at the back of the pavement. Such restricted living conditions would not provide an acceptable level of amenity for future residents of the terraced houses' (paragraph 8).

The applicant has sought to overcome these concerns raised by:

- Restricting the form of development to flatted accommodation;
- Reducing the quantum of development;
- Reducing the overall proposed footprint;
- Increasing the amount of amenity space;
- Providing an onsite self-contained bin and cycle store; and
- Confining new development to namely a single storey extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

(5 UNIT SCHEME) OBJECTION:- the extension, to form five residential units would create a cramped

form of development with insufficient garden amenity area resulting in detrimental living conditions of future occupiers and out of character with the locality. Given the shape of the site, Members felt the amount of building proposed, and its proximity to the highway the proposal, would appear cramped on site.

Serious concern that the scale of the extensions and alterations to form 5 No. self-contained flats, with no parking provision, will contribute to the generation of excessive parking demands on traffic in the area.

BRTC have been consulted on the amended scheme and their comments are awaited.

(5 UNIT SCHEME) 2 objections were received which raised the following matters:

- Longford Road is a nightmare for parking, more flats would add to problem as there is no off road parking
- Evidence of subsidence and extending so close to the railway would potentially destabilize the bank - no other property along the road are this close to the line
- Side elevation would be built on the land which further reduces green space in the area - cannot locate any leisure area for the property for the occupants
- Ongoing issues with refuse and dumping of rubbish by occupants of this property
- Existing issues of HGV vehicle deliveries from 4.30am, noise and maintenance noise from the railway, lack of parking, speeding vehicles, overflow of refuse from properties operating as HMOs
- Addition of extra bathrooms and kitchens will potentially impact the drainage area

COMMENTS ON REPRESENTATIONS RECEIVED:

The effect of permission on the value of land is not a planning matter. Matters of structural stability would be covered under the Building Control process. All other comments are addressed in below.

CONSULTATIONS

- Natural England
- Environmental Health
- Engineering Services Manager
- Engineers (Drainage)
- Network Rail

CONSULTATION RESPONSES RECEIVED:

(5 UNIT SCHEME) ARUN DISTRICT COUNCIL SURFACE WATER DRAINAGE - Due to the scale, location and type of application we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

(5 UNIT SCHEME) NATURAL ENGLAND - Since the application results in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance. Your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound.

(5 UNIT SCHEME) NETWORK RAIL - Due to the proximity of the development (1m from Network Rail land), strongly recommends the developer contacts Network Rail via email prior to any works commencing on site, and to agree an Asset Protection Agreement to enable approval of detailed works.

(5 UNIT SCHEME) ENVIRONMENTAL HEALTH - Awaited.

(3 UNIT SCHEME) ARUN DISTRICT COUNCIL PRIVATE SECTOR HOUSING

Fire Safety - Appropriate fire precaution facilities and equipment must be provided of such type, number and location as are considered necessary. Guidance on fire safety is contained in the LACORS guidance document - "Housing - Fire Safety, Guidance on fire safety precautions for certain types of existing housing".

Room Sizes - Room sizes should meet the minimum standards for houses in multiple occupation if the flats are intended to be rented.

Ventilation - Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.

General - If the flats and studio/bedsit are to be rented then they must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards.

COMMENTS ON CONSULTATION RESPONSES:

The consultation response from Natural England does not take into account the reduction in bedspaces and the implications of these on recreational pressures on the Pagham Harbour SPA. All other comments have been addressed in the following sections of this assessment.

POLICY CONTEXT

Designations applicable to site:

- 2km Buffer for Bognor Reef Site of Special Scientific Interest
- 2km Buffer for Felpham Site of Special Scientific Interest
- Pagham Harbour Access Management Zone B
- Built up Area Boundary
- WSCC Mineral Consultation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HDM1	H DM1 Housing mix
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
ECCSP1	ECC SP1 Adapting to Climate Change
ENVDM2	ENV DM2 Pagham Harbour
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
TDM1	T DM1 Sustainable Travel and Public Rights of Way
WMDM1	WM DM1 Waste Management

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and the Bognor Regis (2015-2030) Neighbourhood Development Plan August 2015.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Bognor Regis has a made Neighbourhood Plan and the relevant policies are considered in this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: -

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the development by reason of its size and scale would not cause demonstrable harm to nearby residential amenity, the character of the area or the highway network.

OTHER MATERIAL CONSIDERATIONS

In applying the planning balance under Section 38(6), the following matters comprise material considerations:

EXISTING HMO (C3) USE OF APPLICATION BUILDING

The use of the building as a HMO (C3 use class) is a material consideration. 130 Longford Road features 6 bedrooms (2 persons each - 12 bedspaces) with parking, noise and refuse impacts. This level and nature of usage is a material consideration in assessing the acceptability of the development.

CONCLUSIONS

PRINCIPLE

Arun District Council are unable to demonstrate a 5 Year Housing Land Supply (currently 3.7) and in such circumstances paragraph 11(d) of the National Planning Policy Framework applies. Paragraph 11(d) states that planning decisions should apply a presumption in favour of sustainable development which for decision taking means where the policies which are most important for determining the planning application are out-of-date, granting permission unless:

- i. The application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when

assessed against the policies in this Framework taken as a whole.

The development utilises a previously developed site which would deliver 3 dwellings towards the Council's housing targets. The development would deliver these additional dwellings on a previously developed site which is sustainably located in close proximity to employment opportunities. The development would therefore fulfil the three objectives of sustainable development in principle.

Paragraph 11(d)(ii) requires a balanced judgement to be made which assesses whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole. These matters are assessed below.

DESIGN AND VISUAL AMENITY

Paragraph 118 of the NPPF states that planning decisions should (b) recognise that some undeveloped land can perform many functions; (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs; (d) promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example, building on or above railway infrastructure).

Paragraph 121 of the NPPF states that Local Planning Authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.

Paragraph 122 of the NPPF states that planning decisions should support development that makes efficient use of land, taking into account (d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change.

Policies D SP1, D DM1 and D DM4 of the Arun Local Plan are consistent with the above sections of the NPPF in that they require extensions to sympathetically relate to the existing buildings in terms of siting, massing, design, form, scale and materials. Policy D DM4 of the Arun Local Plan requires that extensions are visually subservient to the main building and do not compromise the established spatial character and pattern of the place.

The extension features a dual pitched single storey which would utilise a triangular parcel of open land in the built up area. The extension appears visually subservient to the main building and there would be a clear hierarchy of development on the site. Subject to a landscaping condition the extension would not result in any impacts upon wider public amenity or the character of the area.

The two storey extension relates to the north east portion of the building which fronts the railway line; namely comprising the insertion of a dormer window and infill extension within an existing dog leg of the building. The extension would not materially alter the overall appearance of the building and would be read as one whole. An indicative materials schedule has been provided. A condition will be imposed requiring details of all materials and windows used to be submitted to and approved.

The development would accord with paragraphs 118, 121, 122, 123, 127 and 130 of the NPPF and policies D SP1, D DM1 and DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Paragraph 127(f) of the NPPF states that planning decisions should ensure that development create places with a high standard of amenity for existing and future users.

Policy QE SP1 of the Arun Local Plan is consistent with paragraph 127 of the NPPF in that it requires development to not have a significantly negative impact on residential amenity. Policy D DM4 of the Local Plan requires extensions to existing buildings to provide a high standard of amenity. Policy D DM1 of the Local Plan requires development to have minimal impact to users and occupiers of nearby property and land; for example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

The development would be located in close proximity to the railway line; however, the building is already in residential use as a HMO. The first floor bedroom on the south eastern elevation is as existing and the retention of this relationship is not problematic. The ground floor accommodation would be screened by the proposed 1.8m boundary fencing and landscaping to be secured by way of condition. Such fencing should comprise acoustic fencing to mitigate noise impacts from the adjacent railway line. These measures would be secured by way of the hard and soft landscaping condition.

Concern has been raised by residents regarding associated impacts with residential properties being proposed. The nature and intensity of usage is likely to decrease on the basis of the reduction in bedspaces. With this reduction in usage, it is envisaged that a reduction in impacts will follow. The development is likely to result in an improvement to neighbouring residential amenity.

On the basis of the above, and balancing this against the Government's requirement to build homes at higher densities on sustainably located previously developed sites, the development would accord with paragraph 127 of the NPPF and policies QE SP1, D DM1 and D DM4 of the Arun Local Plan.

INTERNAL SPACE STANDARDS

Policy D DM2 of the Arun Local Plan requires internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs. The applicant has provided apartment sizes which have been set against the Nationally Described Space Standards (NDSS) below:

GF STUDIO APARTMENT: 37.14 sqm / 37sqm NDSS (minimum)

GF 1 BED APARTMENT: 75.30 sqm / 58 sqm NDSS (minimum)

FF 1 BED APARTMENT: 72.23 sqm / 58 sqm NDSS (minimum)

On the basis of the above, the development accords with Policy D DM2 of the Arun Local Plan.

PARKING, HIGHWAYS AND TRANSPORT

Paragraph 105 of the NPPF states that if setting local parking standards for residential development, policies should take into account the accessibility of the development, the type, mix and use of development and the availability of and opportunities for public transport.

The key to delivering sustainable development through the three roles in para 8 of the NPPF is locating residential development in sustainable locations where reliance upon the private car is reduced.

The development results in a net increase in 2 residential units; however, the number of bed spaces would reduce from 12 to 10. Arun District Council Parking Standards SPG (January 2020) advises 1 parking space per apartment. This is consistent with WSCC Parking guidance which advises 0.9 spaces per apartment. These guidelines do not comprise a minimum standard and are solely guidance.

The site is in a sustainable location, within walking distance of Bognor Regis Railway Station, bus routes and services required for day-to-day living.

WSCC conclude that they do not consider the proposal, which results in a reduction of bedspaces, would have a 'severe' impact on the operation of the highway network and is consistent with NPPF paragraph

109. WSCC conclude there are no transport grounds to resist the proposal.

Concerns have been raised by neighbours regarding existing pressures for on-street parking on Longford Road (5 unit scheme). The reduction in bed spaces from the HMO is likely to result in an improvement on existing pressures through a reduction in vehicles. The development has no objection from WSCC and does not result in a severe impact on the operations of the public highway.

The development reflects the Government's presumption towards delivering housing in sustainable locations which reduces the reliance upon private motor vehicle. Therefore, the development accords with paragraphs 102 and 109 of the NPPF and Policy T DM1 of the Arun Local Plan.

BIN AND CYCLE STORAGE

The plans detail bin and cycle storage; though no definitive capacities are provided. Bin storage per household should comprise a 240 litre bin for household waste and a 240 litre bin for recycling waste. Communal storage can be used for flats. The arrangement would be for bins to be taken to the kerbside through an access to Longford Road. This retains the existing kerbside collection arrangement which has not been problematic and is typical of other properties on the road. A condition allows agreement of details in respect of capacities and provision, prior to the occupation.

Cycle storage is shown in a purpose built self-enclosed outbuilding. Such provision needs to accord with WSCC and ADC guidelines. A condition allows agreement of details and provision, prior to occupation of the development.

Taking the above into account the development accords with WM DM1 of the Arun Local Plan and WSCC Parking Guidance SPG.

INTERNATIONALLY DESIGNATED SITE OF IMPORTANCE

The site falls in the 5km buffer of the Pagham Harbour Special Protection Area. Policy ENV DM2 of the Local Plan requires development likely to have an impact on Pagham Harbour to make a contribution towards the agreed strategic approach to access management at Pagham Harbour.

Taking into account the existing HMO (12 bedspaces), and proposed use (10 bed spaces), the development would not result in increased recreational pressures due to reduced population on site.

Whilst the consultation response from Natural England details a financial contribution should be sought, this advice has been given on the basis of an assumed increase in residential units; which fails to take into account the decrease in bedspaces. The advice from the Group Head of Planning and Council's Legal Team is that no increased recreational pressures result and no mitigation is required.

The development would accord with Policy ENV DM2 of the Arun Local Plan.

SUMMARY

The development accords with policies in the NPPF as a whole having had regard to the principle of development, design and visual amenity, internal space standards, residential amenity, heritage assets, highways and parking provision, bin and cycle storage, landscaping and water; and recreational impacts on the Pagham Harbour SPA.

The Council's current position of being unable to demonstrate a 5 year Housing Land Supply provides significant support for the development. In such circumstances paragraph 11(d) of the NPPF requires permission to be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. There are no significant or demonstrable impacts of sufficient weight to outweigh compliance with the Framework as a whole. On this basis, the supporting Framework requires that

permission should be approved.

Please note the amended plans have been subject to an additional re-consultation period, owing to the change in description of development. The public consultation period lapses on 05 March 2020. Should this application be approved authority would need to be delegated to the Group Head of Planning and Chair of Committee to issue the decision after 05 March 2020.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Considerations has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

1917 P 01 - Block and Location Plans
1917 P 04 Rev A - Plans as Proposed Three Flats
1917 P 05 Rev A - Elevations Three Flats
1917 P 06 Rev A - Elevations Three Flats

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.

- 3 The materials to be used for the extension hereby permitted shall match the existing building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character by endeavouring to achieve a building of visual quality in accordance with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.

- 4 No part of the development shall be first occupied until the windows serving bathrooms and toilets on the ground and first floors on the south eastern elevations shall at all times comprise obscure glazing unless otherwise agreed with the Local Planning Authority in writing.

Reason: In the interests of the amenities of the occupants of the dwellings hereby permitted in accordance with policies D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 5 No part of the development shall be first occupied until covered and secure cycle parking spaces and bin storage have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The approved cycle and bin storage shall be retained on site in perpetuity at all times thereafter.

Reason: To provide alternative travel options to the use of the car in accordance with policy T SP1 of the Arun Local Plan.

- 6 No part of the development shall be first occupied until the provision of acoustic fencing along the southern boundary have been submitted to, and approved by, the Local Planning Authority in writing. Once agreed, the acoustic fencing shall be retained at all times thereafter in perpetuity.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 7 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development above damp proof course (DPC) level begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy in accordance with national planning policy, and in accordance with Policy ECC SP2 of the Arun Local Plan.

- 8 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 9 INFORMATIVE: Surface water drainage should be designed and constructed to comply with building regulation requirements. Infiltration should be fully investigated, if however it is found that infiltration does not work controlled discharge to ordinary watercourse will be required. The applicant should be aware that any proposals to discharge flows to a watercourse require Ordinary Watercourse Land Drainage Consent prior to works.

Arun District Council requires 3m clearance between any structure and the bank of an ordinary watercourse and 3m clearance between any structure and a culverted ordinary

watercourse. This is to ensure that no construction will occur that will limit the current or future landowners ability to conduct maintenance to the watercourse in line with their responsibilities under the Land Drainage Act 1991.

10 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

11 INFORMATIVE: Due to the proximity of the approved development being 1m from Network Rail land, Network Rail strongly recommends the developer contacts AssetProtectionLondonSouthEast@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement with Network Rail to enable approval of detailed works. More information can also be obtained from Network Rail at <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>

As well as contacting the Asset Protection Team the developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

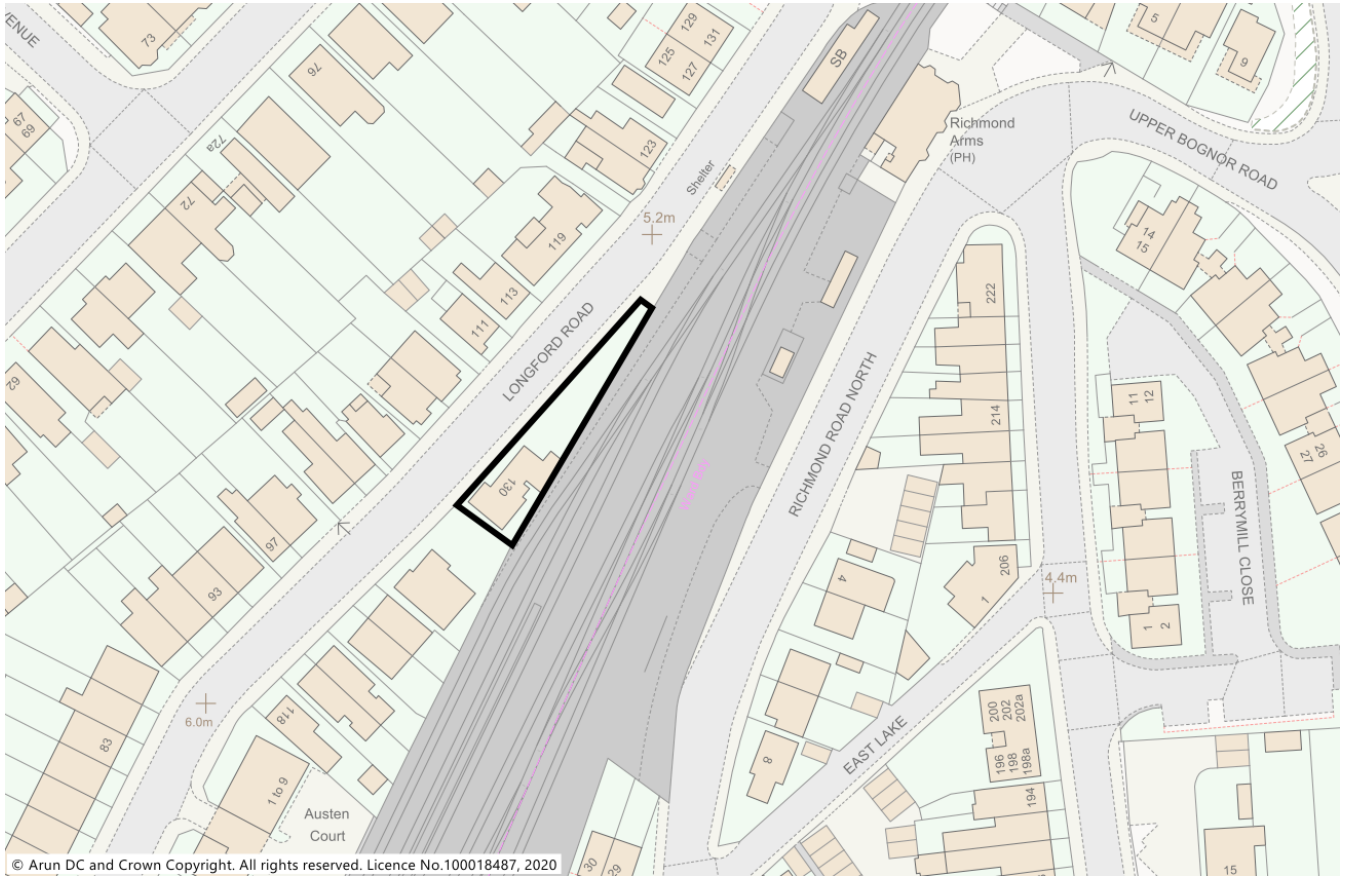
The above processes are separate processes outside of the Planning system and the Council accepts no liability for any compliance or lack thereof between the applicant/developer and any external body.

12 INFORMATIVE: This permission conveys consent under planning legislation only and contravention with other legislation e.g. protection of wildlife etc. should be considered.

BACKGROUND PAPERS

[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

BR/243/19/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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