

PLANNING APPLICATION REPORT

REF NO: LU/51/20/PL

LOCATION: The Look And Sea Centre
Surrey Street
Littlehampton
BN17 5AW

PROPOSAL: Change of use of upper 2 floors from the existing mixed use to 6 No. suites for tourist accommodation (C1 Hotels). This application may affect the setting of a listed building & may affect the character & appearance of the Littlehampton (River Road) Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	<p>This application proposes the change of use of the upper 2 floors of the Look & Sea Centre to 6 tourist accommodation suites. The rooms are proposed to be serviced.</p> <p>The ground and third floors are proposed to remain unchanged and are not part of this application.</p> <p>There would be 1 x 2 No. bedrooms and 2 x 1 no. bedroom on each of the first and second floors. The units are intended to be solely for accommodation purposes, with no living areas or kitchen facilities provided. The applicants intention is for the premises to operate as a hotel, with a remote reception.</p> <p>The schedule of accommodation would be as follows: Units 1 and 4 have a floor area of 21.45m² (1 bed) Units 2 and 5 have a floor area of 21.85m² (1 bed) Units 3 and 6 have a floor area of 27.35m² (2 bed)</p> <p>The existing first floor currently comprises an entrance lobby, meeting/function/exhibition room, office, and associated storage space. The second floor has a meeting/function/exhibition room. They have been vacant since August 2018.</p> <p>No external alterations or extensions are proposed as part of the development.</p> <p>The existing 3 car parking spaces will remain unchanged.</p>
SITE AREA	0.02 hectares.
BOUNDARY TREATMENT	At ground floor mainly open with some railings around part of outside seating area and entrance to restaurant.
SITE CHARACTERISTICS	Four storey high building comprising:

Ground floor in restaurant (A3) use.
 First and second floor as described above.
 Third floor a Tourist Look Out view point.

CHARACTER OF LOCALITY

The surrounding area is mixed, predominantly characterised by terraced and flatted residential development. Buildings are varied in their heights and design; although typically two and three storeys.

The Lifeboat station is opposite adjacent to the walkway and slipway. There are a number of Listed Buildings in the vicinity including nos 59 and 61 Surrey Street opposite the access to the east and further afield along River Road.

RELEVANT SITE HISTORY

LU/49/09/	Change of use from public walkway to restaurant additional outside seating area and modification to outside seating terrace (substitution for approved application LU/156/08/)	ApproveConditionally 17-04-09
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

Objection:

- The applicant has failed to demonstrate that the facilities are surplus to requirements in line with Policy OSR DM1 of the Arun Local Plan.
- Reference to the provision of a Visitor Information Point to support tourism is absent from the application.

2 No Objection:

- The fact that the whole building was a community asset originally must not be forgotten.
- Would like to see the viewing tower retained.
- The building originally was supposed to be for community benefit as part of the East Bank riverside development. There has been no separate marketing exercise carried out for the upper floors.
- There is opportunity to ensure some continuation of community use by ensuring that the top floor viewing tower continues to have public access as a tourist feature for the Town.
- How will access be gained when the ground floor cafe is shut and how many of them are fully accessible?
- How will the accommodation be operated and marketed as tourist lets?
- Conditions to ensure that tourist letting is maintained are suggested.

Additional comments from the applicant Arun District Council Property and Estates Officer:

- As the freeholder of the premises this proposal will deliver high quality additional tourist accommodation in the town and provide additional employment which will complement the operation of the newly refurbished larger restaurant below.

- For this business to remain viable it is essential for the upper floor of the premises to deliver sufficient financial return to support the market rent for the whole premises.
- The leaseholder has taken time and effort to engage with many local groups in a variety of ways. It is evident that community group use is already very successfully taking place.
- The intention of the leaseholder is for the viewing tower to remain open to the public so this aspect of the premises is also an asset that will remain available in the town.

COMMENTS ON REPRESENTATIONS RECEIVED:

The viewing tower is unaffected by the proposal and will remain to be used by the public. However, like the ground floor this part of the building, does not form part of this application.

Policies OSR DM1 (Open Space, sport & recreation) of the Arun Local Plan and Policy 6 (Residential development involving the loss of community facilities) of the Littlehampton Neighbourhood Plan are not relevant to this application since the use of the building which forms part of this proposal comprises a tourist facility and office/function rooms which were commercial in nature and were not specifically for use by the local community as a community facility. Further, residential uses referred to in Policy 6 are not proposed.

To ensure the tourism use of the premises is adhered to a condition is suggested to restrict the maximum length of any one stay within the units to 28 days.

CONSULTATIONS

Conservation Officer
Estates Manager
Economic Regeneration
WSCC Strategic Planning
Environmental Health
Environment Agency

CONSULTATION RESPONSES RECEIVED:

Arun District Council Economic Regeneration - Support:

- Keen to see the Look and Sea Centre back in full use.
- Support development that adds to the good quality tourism offer.
- Would like to see it clearly mentioned in the application that the 'Tower' remains accessible to the public.

County Highways - No Objection:

- An increase in vehicle trips would not be detrimental to highway capacity or safety with the proposed change of use.
- 3 parking spaces are existing and proposed to be retained, whilst this may fall short for the proposed 6 units, there is public parking within meters of the site. There are also a variety of sustainable travel options available within close proximity of the site.

Environment Agency Objection

- No Flood Risk Assessment (FRA) submitted.

Environmental Health - No Objection subject to imposition of conditions relating to Construction

Management Plan and hours of operation.

COMMENTS ON CONSULTATION RESPONSES:

Whilst the Environment Agency have objected, the agent has advised that an FRA is to be imminently submitted. Members will be advised of comments thereof from the Environment Agency.

The conditions requested by Environmental Health are not considered to be necessary.

POLICY CONTEXT

Designation applicable to site:
 Within Built Up Area Boundary
 Within Economic Growth Area
 Adjacent to Listed Building
 Adjacent to Conservation Area
 Flood Zones 2 and 3

DEVELOPMENT PLAN POLICIES

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

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
WDM2	W DM2 Flood Risk
TOUDM1	TOU DM1 Tourism related development
TOUSP1	TOU SP1 Sustainable tourism and the visitor economy
EMPSP2	EMP SP2 Economic Growth Areas
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
TSP1	T SP1 Transport and Development
TSP2	T SP2 Littlehampton to Arundel Green Link

[Littlehampton Neighbourhood Plan 2014 Policy 1](#) The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 2 A Spatial Plan for the Town

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 Made Neighbourhood Development Plans.

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

The relevant policies in the Littlehampton Town Council neighbourhood plan have been taken into account in the determination of this application.

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 there would be no materially adverse effect on residential amenity or the character of the area. The tourist use of the site would help to secure the future of the building and thereby the vitality of this part of Littlehampton.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that when considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposal is considered compliant in that no external changes are proposed and the activity levels generated would not be significant in relation to the use of the premises as a whole and the previous use.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

BACKGROUND

The development proposals relate solely to the first and second floors of the application building. The use of the upper floors have historically been ancillary to the main use of the ground floor as a visitor centre, restaurant, shop and Youth Hostel residential facility.

Up until August 2018, the first and second floor areas of the building comprised meeting/function rooms, an exhibition centre as well as office and storage space. These areas, which are the subject of this application, are now vacant.

The proposal is for conversion of the first and second floors to a hotel (Use Class C1). The accommodation would be made up of a mixture of 6 No. one and two bedroom units, which would comprise bedroom and bathroom facilities only. The hotel would operate with a remote reception and provide the opportunity for meals to be taken in the restaurant below. The units would be serviced.

PRINCIPLE

The application site is located within the established built-up area boundary, where the principle of new development is accepted, subject to compliance with other policies in the plan. The key policy considerations in the determination of this application are policies TOU DM1, TOU SP1, T SP2, D DM1, D SP1, HER DM1, HER DM3, W DM2, T SP1 and EMP SP2 of the Arun Local Plan and policies 1 and 2 of the Littlehampton Neighbourhood Plan.

Policy D DM1 sets out 13 design aspects which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Layout, and Scale. Policy D DM2 relates to internal space standards.

Policy D SP1 of Arun Local Plan relates to design and seek that all development proposals make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, scale, massing, character and materials.

Policies HER DM1 and HER DM3 seek to protect and where possible enhance the setting of listed buildings and conservation areas. Policy TOU DM1 relates to visitor accommodation and TOU SP1 encourages sustainable tourism development.

Policy T SP1 of Arun Local Plan seeks to ensure development provides safe access on to the highway network, provides mitigation, does not adversely impact on residential amenity, contributes to highway improvements and promotes sustainable transport. Policy T SP2 relates to a new strategic green link which is proposed between Littlehampton and Arundel, adjacent to the River Arun.

Policy EMP SP2 of Arun Local Plan seeks to direct leisure use to the area to promote its vitality. Policy OSR DM1 refers to protection of community facilities and policy 6 of Littlehampton Neighbourhood Plan seeks to prevent residential development which involves the loss of community facilities unless relocation has been satisfactorily implemented..

Policy WDM2 of Arun Local Plan refers to development in flood risk areas and outlines 6 criteria against which development will be assessed.

Policy 1 of Littlehampton Neighbourhood Plan refers to the presumption in favour of sustainable development. Policy 2 concentrates economic related development within the built up area boundary.

TOURISM

Policy TOU DM1 of the Arun Local Plan relates to Tourism related development. The first section relates to visitor accommodation and is supportive of development which is likely to attract visitors provided it:

- Is accessibly located;
- Is accompanied by workable and realistic travel plans;
- Addresses visitor management issues;
- Achieves good design.

The proposal meets these requirements as given its town centre location it is sustainably located and easily accessible by public transport. The design of the building is not altered and the accommodation will be managed by the applicant.

The second part of the policy refers to change of use of existing visitor attractions which will not be granted planning permission where a loss of a visitor offer would result unless it is demonstrated that the use is no longer required and the site is unlikely to be reused or redeveloped for visitor purposes.

To demonstrate these requirements, the Council will require that:

- An alternative visitor uses have been fully explored;
- An appraisal indicating that the use is no longer viable;
- Evidence that the site has not been made deliberately unviable;
- There is evidence of the suitability of the site to accommodate the alternative use.

The proposal is compliant with these policy requirements as set out in the following paragraphs.

Policy TOU SP1 states that sustainable tourism development will be encouraged where it protects as well as promotes tourism assets which include waterfronts such as the coast and river. This site is ideally located to meet these requirements being adjacent to the river and close to the seafront.

The proposed small-scale hotel facility will result in additional accommodation to serve tourists coming to the local area. The provision of additional visitor accommodation in this location would provide suitable facilities to accommodate out of season occupation, provide income to the town from additional visitors to restaurants and shops and additional jobs for local people servicing the accommodation. It is ideally located to make use of the existing riverside walk and footpaths and cycleways in the wider area.

Although outside of the application site and this application, the applicant has given a commitment that the current lookout tower will remain accessible to the public. The lookout tower is one of the biggest attractions of these premises.

Given the location of the site on the outskirts of Littlehampton Town Centre, in a highly sustainable location, close to bus routes, the railway station and cycle routes, it is considered that the change of use of the upper floors of the building to a small scale hotel would be appropriate. For the reasons set out above the proposal would represent an acceptable form of development, which would be compliant with policies TOU SP1 and TOU DM1 of the Arun Local Plan and policies 1 and 2 of the Littlehampton Town Neighbourhood Plan.

IMPACT ON ECONOMIC GROWTH AREA

The site lies within the Littlehampton Growth Area. Policy EMP SP2 seeks to direct retail, leisure and office use development to the area in order to promote its vitality, viability and regeneration. This proposal would increase the number of visitors to the Town and in turn would add to additional retail activity and footfall.

The Council's Estate Officer has advised that the upper floor past use was not commercially sustainable which resulted in the the demise of the previous occupiers. The proposal would provide an opportunity for all year round employment for local people and an important additional revenue income to allow the use of the ground floor of the premises to remain in use and would increase visitor numbers to the town.

Although the proposal would replace the previous visitor attraction, it does not currently exist and it did not bring in sufficient revenue to economically bolster the revenue of the ground floor use. This proposal meets the aim of the policy by providing hotel accommodation and increasing visitor numbers and the existing viewing tower, which as a local attraction, is unaffected. Indeed, it is intended that access to the public would be free which is likely to increase visitor numbers.

The provision of additional or enhanced commercial and leisure activities, including small scale retail, hotel, restaurant and possibly a visitor/exhibition centre is specifically referred to in Policy EMP SP2. The rooms are small scale tourist accommodation and therefore meet these requirements.

CHARACTER AND VISUAL AMENITY

Arun Local Plan policies reiterate Section 12 of the NPPF in that policy D SP1 of the Arun Local Plan requires all development proposals to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy D DM1 sets out a 15 point criteria against which development is assessed.

Paragraph 127 of the NPPF makes clear that planning decisions should ensure developments (a) will function well and add to the overall quality of the area, (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, (c) sympathetic to local character

including the surrounding built environment (while not preventing or discouraging appropriate innovation or change (such as increased densities), (d) establish a strong sense of place, (e) optimise the potential of the site to accommodate and sustain an appropriate mix of development; and (f) create places with a high standard of amenity for existing and future users.

The proposal will provide small scale tourist accommodation and there is an existing Youth Hostel use in part of the subject building (outside the red line of the application, and therefore unaffected the proposed change of use). This establishes that visitor accommodation is acceptable in this location and the proposal will complement this existing adjacent use.

The proposal does not include any external alterations to the building and the use would be in keeping with adjacent residential uses in the area and in keeping with the character and appearance of the area in compliance with policies D SP1 and D DM1 of the Arun Local Plan and paragraphs 127 and 131 of the National Planning Policy Framework.

IMPACT ON THE SETTING OF THE CONSERVATION AREA AND LISTED BUILDINGS

The River Road Conservation Area adjoins the site to the north east and there are a number of Listed Buildings within the vicinity of the site.

Paragraph 189 of the NPPF requires submission of a heritage statement which describes the significance of any heritage assets affected, including any contribution made by their setting. This should be proportionate to the development proposed. The agent has made reference to the impact on the setting of the Conservation Area and setting of Listed buildings in the planning statement and given the nature of the application which refers to change of use only, this is considered to be acceptable.

Paragraph 190 requires Local Planning Authorities to consider the significance of any heritage asset (including the setting) that may be affected by the proposals, taking into consideration available evidence and any necessary expertise. This should then be considered when assessing the impact of a proposal upon a heritage asset, to avoid any conflict between the heritage assets conservation and any aspect of the proposal.

Due to the proposal relating to a change of use of the building only with no external or internal changes it is considered the change of use will not harm the character or appearance of the conservation area, or the setting of neighbouring Listed Buildings.

The proposal would not cause harm to the significance of the heritage assets or their setting in compliance with policies HER DM1 and HER DM3 of Arun Local Plan.

RESIDENTIAL AMENITY

Policy D SP1 of the Arun Local Plan requires development proposals to derive from a thorough site analysis and context appraisal. Policy D DM1 of the Arun Local Plan requires development to have minimal impact to users and occupiers of nearby property and land. Further, Policy QE SP1 of the Arun Local Plan requires all development to contribute positively to the quality of the environment and ensure that development does not have a significantly negative impact upon residential amenity.

Paragraph 117 of the NPPF requires that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 127(f) of the NPPF states that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. Paragraph 180 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking

into account the likely effects (including cumulative effects) of pollution on living conditions, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Paragraphs 117, 123(c) and 127(f) are consistent with Arun Local Plan policies in that they seek to deliver appropriate development without being to the detriment of existing residential amenities.

The use of the building will not significantly increase noise to neighbouring properties.

The proposal is not expected to result in increased comings and goings to what is potentially the case for the uses that are permitted on the site. Considerable noise and activity could be generated from a tourist, conference and meeting room facility. Further, the site is on an edge of town centre location within an established residential area and the proposed use would therefore be entirely appropriate and would bring both social and economic benefits.

The focus of the proposed accommodation will be to the front south side of the building, which adjoins the road and River Arun. The closest residential properties are positioned to the west side of the site, which will be set away from the main element of the proposal. The area closest to this nearby flatted development will retain the lift and lobby area, as existing.

The units are designed as hotel room accommodation for holiday occupation and do not include any cooking or lounge facilities. It is anticipated that meals would be eaten in the restaurant below or elsewhere in the Town. The size of the units is acceptable on the basis that they are not related to permanent residential and the proposal would be fully compliant with Policies D SP1 and D DM1 of the Arun Local Plan.

PARKING AND GREEN LINK

Policy T SP1 of the Arun Local Plan is compliant with paragraphs 103 and 109 of the NPPF and requires development to reduce the need to travel by car by identifying opportunities to improve access to public transport and give priority to pedestrian and cycle movements and have access to high quality public transport facilities. Policy T DM1 of the Arun Local Plan requires that all new development be located within easy access of established public transport service(s) and existing and pedestrian cycle networks.

Paragraph 103 of the NPPF states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal utilises the existing parking spaces at the site which total 3 and there is the nearby Surrey Street car park (79 no. spaces and free parking from 6pm until 8am). The application site is also located within a highly sustainable location, close to the mainline Littlehampton railway station and numerous bus stops within walking distance.

County Highways have no objection to the proposal and have advised that the current use for meeting/function rooms is a material consideration when assessing the proposed vehicle trip generation. They considered that there would no increase in vehicle trips that could be detrimental to highway capacity or safety with the proposed change of use. The highway in this location is also protected in terms of highway safety with double yellow lines to stop any parking in undesired locations.

The proposal is ideally positioned to utilise the existing riverside walk and in the long term the riverside green link to Arundel when this is provided in accordance with policy T SP2. The link seeks to encourage more integrated transport travel (such as cycling) and recreation and use of the corridor as both a

commuter and recreational route.

The proposed development would therefore accord with Policy T SP1 and T DM1 of the Arun Local Plan and paragraphs 103 and 109 of the National Planning Policy Framework.

FLOODING

The site lies within Flood Zones 2 and 3 and the building is therefore at risk of flooding. A Flood Risk Assessment has been provided in support of the application. Paragraph 164 states that "applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50". This refers to the need for a site-specific flood risk assessment to be provided for all development in Flood Zones 2 and 3.

The structure exists and the tourism uses would be above ground floor level and would not be occupied on a permanent basis. Paragraph 155 of the NPPF states that "inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere". This proposal accords with that guidance it does not result in increased flood risk elsewhere.

The proposal meets the requirements of policy W DM2 of Arun Local Plan in that there is no need for a sequential test, the submitted Flood Risk Assessment demonstrates that the development will be safe, the sustainability benefits to the wider community are clear, mitigation measures and evacuation plans are included and no new site drainage is necessary.

CONCLUSIONS

The proposal will be in keeping with neighbouring development and would not detract from the established character and appearance of the adjacent Conservation Area, nor cause demonstrable harm to the residential amenities of any neighbouring property and would add to the available tourist accommodation. The proposal would accord with the aims and objectives of the relevant national and local policy and guidance. The application is therefore recommended for approval subject to the following conditions.

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.

Consideration 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

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:

Location, Block and Site Plan drg 1.00
Proposed Floor Plans drg 2.03
Existing Ground Floor Plan drg 1.02
Proposed First Floor Plan drg 1.03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The proposed units shall not be occupied by any persons for a total period exceeding 28 days. The owner shall maintain a register of occupiers for each calendar year which shall include:

- 1) The full names, occupation, permanent address and contact telephone numbers of all of the person(s) occupying the premises; and
- 2) The start and end date of the stay and the purpose of the stay. It shall be made available for inspection by the Local Planning Authority at any time, and a copy of the register shall be supplied to the Local Planning Authority at the end of each calendar year.

Reason: The site is located where a community use existed and the change of use to tourist accommodation is only acceptable on the basis that it brings in additional income and visitors to support the part use of the ground floor for community use in accordance with policies TOU SP1 and TOU DM1 of the Arun Local Plan.

- 4 **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.

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](#).

LU/51/20/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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