

Recommendation Report for Planning Permission

REF NO: BR/50/25/PL

LOCATION: Milton Lodge
192 Hawthorn Road
Bognor Regis
PO21 2UX

PROPOSAL: Change of use from supported living accommodation to 10 No. residential units (Use Class C3), proposed rear extension following demolition of detached building, fenestration changes and associated works. This application is in CIL Zone 4 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks a change of use from supported living accommodation to 10 No. residential units (Use Class C3), including a proposed rear extension following demolition of detached building, fenestration changes and associated works.
SITE AREA	1250 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	80 dwellings per ha.
TOPOGRAPHY	Predominantly flat.
SITE CHARACTERISTICS	Two storey detached building with ancillary single storey outbuildings. The site has been vacant since July 2024, and was previously operated by Clarion Housing and the Aldingbourne Trust as supported living accommodation for individuals with learning disabilities or autism.
CHARACTER OF LOCALITY	Predominantly residential. Bognor Regis Sports Club is immediately to the south.

RELEVANT SITE HISTORY

BR/175/04/	Single storey extension to provide disabled WC, entrance lobby and cloaks area	ApproveConditionally 25-06-04
BR/348/02/	Alterations and refurbishment works of warden assisted accommodation	ApproveConditionally 04-03-03
BR/148/01/	Studio flat for wheelchair disabled sheltered accommodation (Part of Milton Lodge)	ApproveConditionally 11-07-01

REPORT_1011(ODB)

BR/271/96	Continuance of use without compliance with Condition 2 imposed under BR/917/84 for use of games room as a craft service facility.	ApproveConditionally 10-01-97
BR/94/93	Conversion of existing detached garage into self-contained residential unit for one person, for ancillary use with main building.	App Cond with S106 19-11-93
BR/232/89	Conversion of garages to living accommodation to extend hostel use	Refused 04-09-89
BR/175/88	Fire precaution works to a Residential Care Home	ApproveConditionally 11-04-88

Relevant planning history noted.

REPRESENTATIONS

Bognor Regis Town Council - No objection.

5 letters of objection from nearby occupiers. General concerns regard:

- Noise pollution.
- Impact on residential amenity.
- Overlooking from the development.
- Issues with car parking.
- Removal of site notice on Hawthorn Road.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. Material planning considerations are discussed below. The application was advertised for more than 21 days (posted 14th April 2025) before the site notice was reported to be missing, and was reported on the day the public consultation deadline closed (11th May 2025).

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC ENVIRONMENTAL HEALTH:

No objection.

ADC PARKS AND LANDSCAPES:

No objection.

ADC HMO OFFICER:
General advice provided.

ADC DRAINAGE ENGINEERS:
No response.

ADC ECONOMIC REGENERATION:
No response.

ADC NEIGHBOURHOOD SERVICES:
No response.

WSCC HIGHWAYS:
No objection subject to conditions.

SUSSEX POLICE:
General advice provided.

WSCC LLFA:
Objection. Insufficient information has been provided.

Update 08/07/25 - Objection withdrawn. Condition requiring the construction of the development in accordance with the submitted Flood Risk and Drainage information requested.

WSCC S106:
Secondary school education contributions requested.

Update 01/07/25 - Contribution requested withdrawn due to exemption on one bed flats, but condition requiring restriction on flats being sold off as market stock requested.

Update 08/07/25 - Contribution re-requested, following the seeking of Legal advice. Condition requested in lieu of contributions.

SOUTHERN WATER:
Advice.

NHS SUSSEX:
No response.

COMMENTS ON CONSULTATION RESPONSES:
Comments noted. Requested conditions applied below.

WSCC S106 contributions - An appropriately worded condition has been resolved between WSCC, the Local Planning Authority (LPA) and the applicant. This has been applied below, and requires that the premises only be occupied by residents over the age of 18. This is to restrict anyone of secondary school age from residing in the premises, and ensures that the development would not result in any demand on secondary school capacity within the district.

POLICY CONTEXT

Built Up Area Boundary
 Pagham Harbour Zone B
 2km Buffer for Site of Special Scientific Interest
 Area of very low to medium risk surface water flooding (along road to front of property)
 CIL Zone 4

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

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)
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM2	ENV DM2 Pagham Harbour
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
HSP1	HSP1 Housing allocation the housing requirement
HDM2	H DM2 Independent living and care homes
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management

Bognor Regis Neighbourhood Plan 2015 Policy 8B Car Parking

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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.

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 it would have no adverse harm to visual, residential or highway amenity, flooding and drainage, biodiversity or the character of the area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

CONTEXT

Milton Lodge is a detached property comprising a main two storey dwelling which has been extended over time, with two ancillary detached single storey buildings within its site (one used as a communal space, the other comprising two accommodation units). Up until July 2024, the site was in use by Clarion Housing and the Aldingbourne Trust as supported living accommodation for individuals with learning disabilities or autism. The site previously provided accommodation for up to 11 residents and staff.

This application seeks to continue use by the Aldingbourne Trust, but change its use from supported living accommodation to 10 No. self contained residential units and associated operational development. This is to support Aldingbourne Trust's need for single occupancy self-contained accommodation. It is not proposed that the units would be released as market stock at this time. However, the development is assessed below as any other C3 development would be as there is nothing to prevent the units becoming market stock in future.

PRINCIPLE

Policy SD SP1 concerns sustainable development and states the Council will take a positive approach to development which reflects the presumption in favour of sustainable development contained in the NPPF. The site benefits from being in the Built-Up Area Boundary in which the principle of residential redevelopment is acceptable. Policy SD SP2 states that development should be focused in the Built-Up Area Boundaries and will be permitted, subject to consideration of other relevant policies of the within the Local Plan.

Policy H SP1 concerns the Housing Requirement for Arun. The change of use from supported living accommodation to residential use for 10 units, would see the sustainable redevelopment of an existing site within the BUAB, which would contribute positively to the HLS position for Arun, in accordance with H SP1.

The NPPF (paragraph 129) supports the effective and efficient use of land for sites in the built-up area but advises new development should maintain an area's prevailing character and setting (including residential gardens) and secure well-designed, attractive, and healthy places.

Paragraph 11(c) states that development proposals that accord with an up-to-date development plan should be approved without delay. 11(c) is relevant in this case as the proposal falls within the Built Up Area Boundary and will be determined under an active adopted local plan, in accordance with ALP policy SD SP2.

The site is sustainably located, in close proximity to public transport routes and local services, and makes efficient use of a vacant property. The proposal for 10 No. residential units would make a positive contribution to the current HLS shortfall and help to meet local housing needs. The proposal meets the economic, social, and environmental aspects of sustainable development, and as such the principle of this change of use is acceptable.

DESIGN / VISUAL AMENITY AND CHARACTER

Policy D SP1 of the Arun Local Plan requires that development proposals should 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 of the Arun Local Plan sets out a 15 point criteria against which the design of new development should accord with. Policy D DM4 of the Arun Local Plan provides a 5 point criteria against which development for alterations to existing buildings shall be assessed.

Arun has adopted a Design Guide (ADG) which provides detailed guidance that will help raise design standards across the district.

This application concerns primarily the change of use of the property; however does incorporate some external and physical works. The most significant work to the property will encompass the loss of the detached single storey accommodation along the north-eastern boundary, and replacement with a single storey rear extension to the main building. This will see the loss of 77 sqm of existing built form, and replacement with a smaller extension measuring 4.3m deep and 11.3m wide, with an area of 47.5 sqm. This extension will have a flat roof at a height of 2.7m. The extension is an appropriate replacement for the existing outbuilding, and will integrate far more sympathetically and subserviently to the host building. Its scale and massing is acceptable, and materiality will match the existing building. Being to the rear, it will have little visibility from the public realm, and will have no adverse impact on the character and appearance of the wider area.

Other works include alterations to the fenestrations, and internal layout changes. These works are appropriate, and will have negligible impact on the visual appearance and character of the main building, and retained outbuilding.

The proposal would have some impact on the character of the locality, however this would not be adverse and comparable to the existing use of the site. The immediate vicinity abutting the site to the north, west and east is residential, with Bognor Regis Sports Club to the south. This existing character of the locality is predominantly residential, lending to the addition of further residential use within this location. The impact on the character of the area is acceptable and negligible.

The proposal would include physical changes appropriate for the scale and design of the property, congruent with the character with the locality. As such the change of use would not have adverse harm to the visual amenity or character of the locality. This is in accordance with D DM1 and D SP1 of the

Arun Local Plan, and the ADG.

RESIDENTIAL AMENITY / QUALITY OF ENVIRONMENT

ALP policy D DM1(3) requires the consideration of impacts of neighbouring amenity such as loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

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 on residential amenity. Policy QE DM1 seeks to protect against the impacts of new noise generating development.

The NPPF requires that decisions should ensure that developments create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

In respect of physical changes which may impact amenity, the proposal seeks the removal of a single storey detached building abutting the shared boundary with No.190 to the east, and replacement with a smaller rear extension to the rear of the property measuring 2.7m high. This extension will be further away from No.190, separated from the boundary by 1.4m. This will move the built form away from the shared boundary, and reduce any overbearing and overshadowing impact currently experienced by the residents of No.190. As such, the development proposes a betterment to the existing quality of environment for No.190; and will not introduce any further built form within the site which will result in increased overbearing or overshadowing on any other neighbouring properties.

The physical changes to the openings and fenestrations of the building do not result in demonstrably adverse overlooking of neighbouring properties; and as such pose no harm to the privacy and amenity of nearby residents. Obscure glazing has been applied where appropriate, and this has been secured below via condition.

The change of use will result in a variation to the existing noise and disturbance created by the property. Prior to its vacancy in 2024, the site was used as supported living accommodation for up to 11 people (including residents and staff). This would have resulted in noise and activity from both occupiers and staff throughout the day and night, from numerous individual movements on and off the property. This change of use will result in the occupancy of the site increasing to a maximum of 13 occupiers, with limited need for staff; especially on a consistent and daily basis. As such, activity would mainly be limited to the movements of the 13 individual residents. This level of activity and the associated noise and disturbance would subsequently be comparable to that produced by the existing use, and would not be substantially worse than that previously experienced. This is further evidenced within the Design and Access Statement which details that the Highways Technical Note identified that there would be a total of approximately 21 vehicular trips associated with the proposal, in comparison to the 20 which previously occurred with the existing use. Subsequently, the impact to the quality of the environment would be negligible, and not detrimental to amenity.

The proposal would not result in adverse harm upon neighbouring amenity in compliance with D DM1, D DM4, QE SP1 and QE DM1 of the Arun Local Plan and the Arun Design Guide.

INTERNAL / EXTERNAL 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. From the plans submitted, it is demonstrated the residential units exceed the criteria set within the Nationally Described Space Standards and thus

accord with Policy D DM2 of the Arun Local Plan.

Part H of the ADG provides a guideline that communal shared spaces, such as shared external amenity space, should be at minimum 40m², plus 10m² for each unit (a total of 100sqm). This would mean the minimum space provided would need to be 140m². The amenity land surrounding the property, and within accessibility of the residents, will total approximately 740 sqm. Subsequently, the site far exceeds the requirements of Part H, and is acceptable.

HIGHWAYS, PARKING AND ACCESS

Policy T SP1 of the Arun Local Plan requires development to incorporate appropriate levels of parking in line with West Sussex County Council guidance on parking provision, taking into consideration the impact of development upon on-street parking. The Arun Parking Standards SPD sets out parking requirements for developments.

For properties in Zone 4, 1 bedroom residential dwellings are required to provide 1 space to accord with the Arun Parking Standards. This would attract a total requirement of 10 residential parking spaces on site. The application proposes to provide a total of 5 parking spaces, utilising the existing access and parking area on the site. Visitor parking is sought at a ratio of 20% of the total residential units on site, attracting a cumulative need for a total of 12 on-site spaces. This is an overall shortfall of 7 spaces. As such, it will be necessary for up to 7 cars to be facilitated on-street within the wider area.

WSCC Highways were consulted as the Local Highway Authority (LHA), and have raised no objection in respect of highway safety or impact on network operation. The LHA have specifically acknowledged confidence that the proposed parking provision would suffice given the sustainable transport options locally available. In terms of highway safety, the proposal is acceptable.

The application is accompanied with a Highways Technical Note (Motion - 26/02/25). This included a beat survey utilising the Lambeth Methodology guidance, undertaken over two nights on 11/02/25 and 13/02/25, within a distance of 200m. This survey identified that 143 car parking spaces were available for use within the survey area; as such a demand for 7 parking spaces within the local amenity could be readily accommodated without detriment to the amenity of local residents. The results of the note subsequently sufficiently demonstrate that the development meets national and local planning policy, and would not contribute to adverse harm to the highway amenity of the area.

In addition to the above, it is important to highlight the accessibility to local public transport links, given the sustainable location of the site. The property is located 130m from the nearest bus stop (approximately 2 minute walk), which offers a service to the town centre, railway station and local retail park three times through the day (though this stops running after 2.20pm each day). Alternatively, later services to the town centre and railway station can be accessed 500m away in Linden Road (7 minute walk). Bognor Regis Railway Station is additionally accessible via bike or on foot; being 1.3km away (18 minute walk or 5 minute cycle). Therefore, the level of public transport availability for residents should be sufficient to mitigate any need for constant reliance upon a car.

The Highways Technical Note identifies a recommendation for 10 no. cycle parking spaces to be provided on-site. This would accord with the Arun Parking Standards; however details for cycle parking on the site have not been provided at this time. The site has sufficient external space to accommodate secure and covered cycle parking, and details of this cycle parking to be submitted to the council has been secured below via condition.

The Arun Parking Standards sets a minimum requirement for the percentage of parking spaces with active EV Charging Points to be 30% by 2023 for all developments. By this requirement, 1.5 no. EV

Charging Points should be provided on site. Given the use of the site and level of parking provision, the provision of 1 no. charging point would suffice. This has been secured below via a condition.

Subject to compliance with conditions, the application is in accordance with T SP1 and T DM1 of the Arun Local Plan, Policy 8b of the BRNDP, Arun Parking Standards and the NPPF.

FLOOD RISK AND DRAINAGE

Para 170 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.

Policy W DM3 states all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS) as appropriate to the size of development.

The proposal is in Flood Zone 1, and is not subject to any flood risk which would have adverse impact to lives and property. There are some areas of surface water mapped to the south and north east of the site, however this is concluded to not pose unacceptable risk.

The proposal will include the removal of one existing outbuilding, and replacement with a rear extension. This extension will have a smaller footprint than the existing building. Subsequently there will be no cumulative increase in impermeability across the site.

The application has been accompanied by a Flood Risk Assessment and Drainage Strategy. Further Drainage Proforma has been provided. This information details that water butts will be fitted to downpipes, with rainwater directed to a rainwater garden (meeting the requirements of the SUDS pillars), and surface water outflow will be discharged to the surface water culverts in Hawthorn Road. It is identified that there are some existing mis-connections on the site, which results in the site currently draining some of its roof and surface water to the foul drainage. This is not permitted within the SUDS hierarchy. As such, it is proposed that the development will remove some of these misconnections, and redirect surface water to the surface water sewer. This is a betterment of the existing drainage system; and reduces the load on the foul water sewer.

This application has been reviewed by the Lead Local Flood Authority (LLFA), and they have concluded no objection to the application, subject to a condition securing compliance with the submitted drainage details. This condition has been applied below.

The proposal is in accordance with W DM3 of the Arun Local Plan, and the NPPF.

BIODIVERSITY

Arun Local Plan policy ENV SP1 states Arun District Council encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. The Council will ensure, policy ENV SP1, that the intrinsic features of particular interest are safeguard or enhanced. Policy ENV DM5 states development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site.

Paragraph 187 of NPPF (2024) requires planning policies and decisions to contribute to and enhance the natural and local environment by: minimising impacts on biodiversity and providing net gains in biodiversity where possible. This paragraph calls for the establishment of coherent ecological networks

that are more resilient to current and future pressure.

Biodiversity Net Gain became mandatory for major development from 12 February 2024, requiring that all new developments provide 10% BNG on or off site. This is subject to any exemptions. As the proposal is for a change of use, it is subject to the 'de minimis' exemption, as it would not be affecting more than 25m² of onsite habitat, or any priority habitats. Therefore, it is not necessary for the development to demonstrate 10% BNG.

A bird box is proposed to be installed to the main building to achieve a minor increase in biodiversity on site. This is acceptable, and has been secured below via a condition.

The proposal is in accordance with ENV SP1 and ENV DM5 of the ALP.

SUSTAINABLE CONSTRUCTION

Policy ECC SP2 requires all new residential and commercial development to demonstrate how it will be energy efficient.

The proposal seeks the reuse and repurposing of an existing structure. This includes the enhancement of the building's operational energy efficiency by replacing and upgrading windows and doors. This aids improvement to both insulation properties and air tightness. It is also noted the internal wall build up is to be upgraded to enhance the fabric performance. These measures are acceptable to improve energy efficiency.

In light of the sustainable reuse of an existing building, and improvements to the fabric and efficiency of the structure, it is not necessary to impose a condition requiring details of 10% energy generation on site from renewable sources such as PV panels.

The proposal is in accord with Policy ECC SP2 of the Arun Local Plan.

PAGHAM HARBOUR ACCESS MANAGEMENT CONTRIBUTION

The site falls within Pagham Harbour Zone 4 and as such is subject to a S106 agreement to secure financial access management contributions towards Pagham Harbour. This contribution is currently set at £962 per new residential unit.

As the site was in existing residential use, this is taken into account within the contribution calculations. The proposal will be increasing the number of units on site from 8 to 10; resulting in a net gain of 2 units.

As 2 additional residential units are proposed, the contribution needs to cover the addition of 2 new residential units. This attracts a total fee of £1924 (2 x £962).

A S106 Unilateral Undertaking has been checked and sealed by the ADC Legal Department, and requires the undertaker to pay £1924 to the Local Planning Department on the completion of the deed. This payment has been received and secured.

The proposal is in accord with ALP policy ENV DM2.

SUMMARY

The development is in accordance with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives. The recommendation is made in

accordance with para 11(c) of the NPPF.

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.

SECTION 106 DETAILS

A S106 has been secured and requires the undertaker to pay £1924 for the purpose of delivering mitigatory actions at Paghham Harbour. This binds the application to have paid on completion of the deed. This payment has been received.

RECOMMENDATION

- 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:

- Proposed Location, Block Plan and Proposed Elevations 2025/10
- Proposed Ground Floor Plan Main Building 2025/10 Sheet 2
- Proposed First Floor Plan Main Building 2025/10 Sheet 3
- Proposed Second Floor Main Building 2025/10 Sheet 4
- Proposed Floor Plan And Elevations Detached Unit 2025/10 Sheet 5

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with Arun Local Plan policy D DM1.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the property shall not be used for any uses falling outside of C3 and shall not be used for residential purposes by anyone under the age of 18, unless permission is granted by the Local Planning Authority for an application on that behalf.

Reason: In the interests of mitigating demand on secondary school capacity within the District, in lieu of WSCC Secondary School Education contributions, in accordance with Arun Local Plan policy INF SP1.

- 4 All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated 13 March 2025) and the Surface Water Drainage Proforma, unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Arun Local Plan policy W DM3.

- 5 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policy T SP1.

- 6 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The spaces so provided shall be retained in perpetuity.

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

- 7 A bird box shall be fitted to the external wall of the building prior to occupation and shall be permanently maintained in good working condition as such thereafter, and cleaned out every winter. The bird box shall be attached at first floor level and positioned facing either east or south east.

Reason: In the interests of securing biodiversity net gain in accordance with Arun Local Plan policy ENV DM5 and the NPPF.

- 8 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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:** This decision has been granted in conjunction with a Section 106 legal agreement relating to the payment of £1924 for the purpose of delivering mitigatory actions at Pagham Harbour. This binds the application to have paid on completion of the deed. This payment has been received.

- 10 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than then 5 metres in length of onsite linear habitat.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).