Recommendation Report for Planning Permission

REF NO: BR/93/20/PL

LOCATION: Mordington Cottage
6 Mead Lane
Bognor Regis
PO21 1HR

PROPOSAL: Change of Use from office (B1(a)) to 1 No. dwelling & the provision of new garden boundary wall to the South of property. This application affects the setting of a Listed Building & affects the character & appearance of the Upper Bognor road & Mead Lane Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Proposal involves minor internal alterations to facilitate change of use from office to dwelling, addition of front entrance 'refuge' porch fronting onto Mead Lane, and additional brick boundary wall (height of 2.06m) along the east and south elevations to enclose the curtilage of the new dwelling.
SITE AREA	0.04 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	25 dph.
TOPOGRAPHY	Predominantly flat.
TREES	Established off-site trees, which by virtue of their size enjoy statutory protection from their position in a Conservation Area. There appears to be one tree that is likely to be affected by this proposal; a small but established tree on the edge of grass/shrub border.
BOUNDARY TREATMENT	Brick and flint wall (at least 1.5-2m height). Solid timber pedestrian gate and solid timber double vehicular gates fronting onto Mead Lane.
SITE CHARACTERISTICS	Grade II listed, single storey, detached cottage. Brick and flint elevations, grey slate tile roof, white painted timber framed windows and doors, and attached timber framed conservatory. Driveway and garden area. Currently in use as office for staff of University of Chichester. Located on the University campus.
CHARACTER OF LOCALITY	Within Built-Up Area Boundary of Bognor Regis and the Bognor Regis (Upper Bognor Road and Mead Lane) Conservation Area. The north/south section of Mead Lane is narrow and the attractive flint walling on each side, interspersed with buildings of varying style and age, provide a very attractive street scene. Development in this location contrasts with the scale of that located on the Upper Bognor Road. The absence of wide paving further emphasises the

intimate character of this part of the conservation area. Primarily residential environment with large university campus and park (Hotham Park).

RELEVANT SITE HISTORY

BR/311/09/	Change of use from single storey cottage (C3) to office space (B1) for use of university staff	ApproveConditionally 12-02-10
BR/49/95/L	Application for Listed Building Consent to rebuild brick piers and flint wall to exactly match existing dimensions - re-using existing materials where possible. Approximate area 3m high x 1m wide.	ApproveConditionally 07-04-95

In 2010, permission was granted for change of use from residential cottage (C3) to office (B1) use.

REPRESENTATIONS

No objection.

Arun District Conservation Area Advisory Panel:
The building and boundary walling through their age, design, materials and siting contribute to the character and appearance of the conservation area. There is very little difference to the overall look of the building as a result of the proposals and the new rear walls appear to be appropriate in style and height. The pedestrian gate is dilapidated and will need to be replaced. Where the 'driveway' is there is dilapidated fence panels. There is no driveway gate shown on the plans, but should one be envisaged, consideration should be given to matching the gates in an appropriate style and to match the style of the property and the front door which also requires attention. These details, together with some good husbandry of the wall shrubs would maintain the overall look and semi-rural style of this part of the Conservation Area.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in Conclusions section of report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER:
No objection, would not result in harm to any heritage assets, subject to conditions to secure materials for the new boundary wall and details of any replacement gates.

ARCHAEOLOGY ADVISOR:
Unlikely that works associated with the change of use and alterations would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

WSCC HIGHWAYS:
No objection to access or parking on grounds of highways safety or impact on the operation of the highway network. Cycle parking storage and EVCP provision will be required.

TREES:
No objection. The principle of development carries a high probability of being achieved without undue detriment to significant off-site trees. I do not see a requirement for the applicant to appoint an Arboricultural Consultant for this project.

NATURAL ENGLAND:
LPA has measures in place to manage the potential impacts on the SPA and Ramsar and that subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site. Notwithstanding this, Natural England's advice is that this development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by the Local Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended). Natural England advises that it is a matter for the Local Authority to decide whether an appropriate assessment of this proposal is necessary in light of the recent ruling (People Over Wind Ruling by the Court of Justice of the European Union).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in Conclusions section of report.

POLICY CONTEXT

Designation applicable to site:
Grade II listed building
Bognor Regis Built-Up Area Boundary
Bognor Regis Neighbourhood Plan Area
Bognor Regis (Upper Bognor Road and Mead Lane) Conservation Area
Archaeological Notification Area
Pagham Harbour SIINC Zone B
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
EMPDM1	EMP DM1 Employment Land: Development Management
ENVDM2	ENV DM2 Pagham Harbour
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas

HERDM6	HER DM6 Sites of Archaeological Interest
HERSP1	HER SP1 The Historic Environment
HSP1	HSP1 Housing allocation the housing requirement
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WMDM1	WM DM1 Waste Management

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020

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 policies contained within the Bognor Regis Neighbourhood Plan are relevant in the consideration 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 it would have an acceptable impact, subject to planning conditions, on heritage assets, living accommodation for future occupants, residential amenity of existing and future occupants, highways and parking, trees, ecology and Pagham Harbour SIINC.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, 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."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the

character or appearance of that area.

The proposal is considered to comply with these criteria in that, subject to conditions to secure materials and details of any replacement gates, it is not considered to materially affect the significance or the setting of the Grade II Listed Building or the character and appearance of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site is located in the Built-Up Area Boundary of Bognor Regis, where the principle of development is considered acceptable in this location, in accordance with policy SD SP2 of the Arun Local Plan (ALP). The creation of 1 new home would also increase housing supply in the District, and help to meet identified housing need, in accordance with ALP policy H SP1. The proposals results in the loss of an employment premises (B1 office) serving Chichester University, which would be in conflict with ALP policy EMP DM1, which seeks to protect employment sites and premises. There are other material considerations to be weighed in the balance with this conflict with the Development Plan. In this case, the small scale of the office and that this requirement could likely be accommodated on the campus if needed, the addition of new housing within the BUAB in a sustainable location and the fact that the proposal benefits from the 'presumption in favour' of sustainable development (as set out below) would outweigh the loss of the employment use in this case.

Given the lack of a 5 year housing land supply, and that this application concerns the provision of housing, the NPPF's 'presumption in favour of sustainable development' (para 11) would be triggered. The proposals have social and economic benefits and would not result in any significant environmental harm, and would represent 'sustainable development'. As set out in the sections below, there would be no significant or demonstrable adverse impacts arising from the development that would outweigh the benefits, and so the proposals benefit from the presumption in favour set out in the NPPF.

HERITAGE:

The property is a Grade II listed cottage and there are various listed buildings in the immediate area to the site, including 41-51 and 53, 55, 57 Upper Bognor Road. The garden wall to the south, west and north of 53 (Mordington House) is a listed structure. The listed buildings closest to the cottage are 53 Upper Bognor Road and the garden wall to 53. These are of historic and aesthetic significance.

The site is in the Bognor Regis (Upper Bognor Road and Mead Lane) Conservation Area. The conservation area consists of an important and imposing set of principally late 18th Century buildings fronting Upper Bognor Road which were built by Sir Richard Hotham, as part of an overall plan to make Bognor attractive as a seaside resort. Contrasting in scale and character to that development is Mead Lane. The north/south section of Mead Lane is narrow and the attractive flint walling on each side, interspersed with buildings of varying style and age, provide a very attractive street scene. Development in this location contrasts with the scale of that located on the Upper Bognor Road. The absence of wide paving further emphasises the intimate character of this part of the conservation area.

The proposal concerns the change of use of the property back to residential accommodation, alteration to provide a porch and the construction of a garden wall. There are some minor internal alterations.

Mordington Cottage is a single storey property with a simple appearance, being constructed using a basic pallete of materials (flint, brick and slate) and simple casement windows.

The Council's Conservation Officer raised no objection, subject to conditions to secure materials.

The proposals will enable the cottage to be returned to a more appropriate use, whilst ensuring the features which make it special are preserved. The Heritage Statement states the windows and doors will not be altered, and that an appropriate boundary wall will be constructed when securing the curtilage, and this is supported. It is noted that the applicant wishes to agree the bricks for the boundary wall on site in order to ensure the most appropriate ones are used and are sensitive to the nearby listed structures. A condition will be added to secure the materials for the new boundary wall.

It is not clear if the boundary gates will be replaced. A condition is to be added requiring details of any replacement gates and their treatment to ensure they reflect the character of the building and local area. The proposal would not harm the significance, character or appearance and settings of the listed application property, nearby listed buildings and structures nor the Conservation Area.

The site is in an Archaeological Notification Area. The Council's Archaeology Advisor confirmed it is unlikely that works associated with the change of use and alterations would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

The application, subject to conditions, would preserve the significance, character and appearance and settings of the listed application property, nearby listed buildings and the Conservation Area, and would not result in harm to achaeological remains, in accordance with the ALP policies HER SP1, HER DM1, HER DM3 and HER DM6, the NPPF (the scheme having less than substantial harm to heritage assets and securing the long term viability of the listed building through the creation of a new dwelling , and Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

QUALITY OF LIVING ACCOMMODATION:

The Gross Internal Area (GIA) of the dwelling would be approximately 93sqm. It would have 1 double room and 1 single room (2 bed 3 person). National internal space standards (as set out in the Technical Housing Standards - Nationally Described Space Standards 2015) require a 1 storey 2 bedroom 3 person home to have a minimum GIA of 61sqm. The proposals far exceeds the national standards, and would provide internal space of an appropriate size, in accordance with policy D DM2 of the ALP and para 127(f) of the NPPF. The dwelling would be well-laid out in terms of providing the rooms with natural light, ventilation and outlook to future occupants.

An enclosed private garden area would be provided. There are no policies in the ALP or adopted guidance with regard external spaces. Paragraph H.04 of the emerging Arun Design Guide advises that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable. The proposed garden would be enclosed, private and of an ample size to serve a 2 bed dwelling.

No area for bins or bin storage has been shown on the Proposed Site Plan. In order to accord with policy WM DM1 of the ALP, provision would need to be made for 1 x 240l refuse bin and 1 x 240l recycling bin to serve the new dwelling, and provision made for kerbside collection by municipal refuse vehicles. A planning condition can be used to secure this.

RESIDENTIAL AMENITY:

The change of use from to a dwelling and the addition of a front porch and minor internal alterations would not impact on residential amenity of neighbouring existing occupants. The cottage is in close

proximity to 53 Upper Bognor Road (Mordington House) with a separation distance of around 12m rear to rear elevation. Mordington House is a large detached 3 storey building so it may result in some overshadowing and loss of light to the single storey application property at some times of day. However, this impact is unlikely to be so materially significant as to warrant refusal on these grounds. There may be some overlooking or perception of overlooking from Mordington House toward the application property. Given the orientation of the properties to one another, this is likely to result in only oblique angles of view and not direct and intrusive overlooking and loss of privacy to the application property. The separation distance between the buildings would be adequate to allow the cottage to benefit from a decent level of outlook. The proposals would protect residential amenity of existing and future occupants, in accordance policy D DM1 of the ALP and the NPPF.

HIGHWAYS & PARKING:

The Local Highway Authority (LHA), WSCC Highways, have provided comments. A dilapidated yet established access point will serve the dwelling and currently serves the site. No changes to the access are proposed. An inspection of traffic data shows there is no evidence to suggest that the access is operating unsafely. With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the existing access which is to be utilised to serve the new dwelling.

With regard to car parking, the LHA advises that the B1 office usage was likely to have a similar parking demand to the use as a dwelling. The applicant proposed one car parking space with a hard-standing area that could accommodate a slightly larger provision. The ADC Parking SPD would expect a minimum of 1 car parking space to be provided on site for a 2 bed dwelling in this type of location (Parking Behaviour Zone 4). The proposals accords with this, and is in a sustainable location with access to local facilities by foot, bicycle, bus and train. Secure and undercover cycle parking (1 space per 2 bed dwelling as per ADC Parking SPD) should be provided and this can be secured by way of a condition. 100% of the parking spaces should have Electric Vehicle Charging Point provision, in the interests of sustainable travel, and in accordance with the ADC Parking SPD.

The access would have an acceptable impact on highways safety and the operation of the highway network, and subject to conditions, parking provision would meet the standards and would promote sustainable modes of transport, in accordance with the NPPF, policies T SP1 and T DM1 of the ALP, and the ADC Parking SPD.

TREES:

The Tree Officer has raised no objection. There appear to be established off-site trees, which by virtue of their size enjoy statutory protection from their position in a Conservation Area. It is not clear if these trees would be adversely affected by this proposal. There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012. There appears to be one tree that is likely to be affected by this proposal; a small but established tree on the edge of grass/shrub border which may need to be removed or at least endure root severance to facilitate construction of the boundary wall extension. Although protected within the Conservation Area, its loss would not have a significant detrimental effect on the character of the area. That said, the LPA cannot endorse its removal if it grows from beyond the site perimeter i.e. is an off-site third party tree. It is assumed that the applicant will be aware of which person/organisation owns said tree and will seek their approval before undertaking any necessary pruning work/removal.

The Trees Officer concludes the principle of development carries a high probability of being achieved without undue detriment to significant off-site trees. There is no requirement for the applicant to appoint an Arboricultural Consultant to provide arboricultural information/propose mitigation measures. The

proposals adequately protects trees of value from harm in accordance with ALP policy ENV DM4.

ECOLOGY:

The Environment Bill legislation and ALP policy ENV DM5 requires all development to provide Net Biodiversity Gains. A Biodiversity Enhancement Block Plan and Biodiversity Enhancement Statement has been provided by the applicant. This sets out that the proposals will incorporate new wild bird nesting boxes, hedgehog boxes and bat bricks. A condition will secure this. The proposals would result in net biodiversity gain as required by the Environment Bill and policy ENV DM5 of the ALP.

PAGHAM HARBOUR SITE OF INTERNATIONAL NATURE CONSERVATION:

Policy ENV DM2 requires that residential developments in a 400m to 5km distance ('Zone B') of Pagham Harbour make a financial contribution towards the provision of accessible natural open green spaces to serve the area. A contribution of £1,275 per new residential unit was agreed by the Councils Cabinet on 20 July 2015. The Councils Cabinet subsequently approved a reduction in the tariff from £1,275 to £871 as of the 10th April 2017.

The site is in designated Zone B. Natural England provided comments. They advised that since this 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.

They confirm the LPA has measures in place to manage these potential impacts and that subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development. Notwithstanding this, Natural England's advice is that this development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by the Local Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended). Natural England advises that it is a matter for the Local Authority to decide whether an appropriate assessment of this proposal is necessary in light of the recent ruling (People Over Wind Ruling by the Court of Justice of the European Union).

The LPA considered if an Appropriate Assessment is necessary. It is concluded that, due to its scale (1 dwelling) and the nature of the proposal (change of use), the financial contribution towards the provision and management of accessible natural open green spaces in the area as secured through a S106 is sufficient mitigation in this case. The site is at an office and so there would be existing impacts on the water environment which are similar to that of the proposed dwelling. The small increase in occupants would have access to many other areas of open space so potential disturbance is limited. The net increase in 1 dwelling results in a requirement for a financial contribution of £871. This has been secured by a Section 106 legal agreement (dated 19th August 2020). The proposals therefore comply with Local Plan policy ENV DM2.

SUMMARY:

The proposals would have an acceptable impact, subject to planning conditions, on heritage assets, living accommodation for future occupants, residential amenity of existing and future occupants, highways and parking, trees, ecology and Pagham Harbour SIINC.

The application is recommended for approval, subject to the following conditions:

HUMAN RIGHTS ACT

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

£871 financial contribution towards Pagham Harbour SIINC secured by S106 dated 19th August 2020.

CIL DETAILS

This application is not CIL Liable due to having been in use for at least 6 months in the past 3 years (evidence has been provided).

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

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 Site Plan (002), received 28/04/20
- Existing and Proposed Plan (003), received 28/04/20

- Proposed South & East Elevations (006), received 18/05/20
- Existing and Proposed West Elevations (005), received 28/04/20
- Existing and Proposed North, South & East Elevations (005 Rev A), received 26/08/20

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

3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the new boundary wall/s to the curtilage of the site have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the new boundary walls.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the Listed Building and the Conservation Area by endeavouring to achieve a building of visual quality in accordance with policies HER SP1, HER DM1 and HER DM3 of the Arun Local Plan.

4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for any replacement gates and doors to the curtilage of the site and/or the building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of these new gates and doors.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the Listed Building and Conservation Area by endeavouring to achieve a building of visual quality in accordance with policies HER SP1, HER DM1 and HER DM3 of the Arun Local Plan.

5 No part of the development shall be first occupied until two bins are provided within the curtilage of the site (1 x 240l bin for refuse and 1 x 240 bin for recycling) and a refuse collection point provided which allows for kerbside collection for municipal refuse vehicles. These facilities must thereafter be so retained.

Reason: To ensure adequate waste provision to serve the new dwelling, in accordance with policy WM DM1 of the Arun Local Plan.

6 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved Proposed Site Plan (002). This space shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the residential use, in accordance with policies T SP1 and T DM1 of the Arun Local Plan and in accordance with the Arun Parking SPD.

7 No part of the development shall be first occupied until undercover and secure cycle parking storage (minimum of 1 cycle parking space) are provided on site and thereafter be so maintained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies including T SP1 and T DM1 of the Arun Local Plan and the Arun Parking SPD.

8 No part of the development shall be first occupied until electric vehicle charging space(s) at a rate of 100% for all parking spaces have been provided. The electric vehicle charging point shall be maintained in perpetuity.

Reason: To provide sustainable travel options in accordance with current sustainable

transport policies including T SP1 and T DM1 of the Arun Local Plan and the Arun Parking SPD.

9 No part of the development shall be first occupied until the Biodiversity Net Gains set out in the following documents have been installed on site. These are to be retained in perpetuity thereafter.

- Biodiversity Block Plan (001bd), received 31/07/20
- Biodiversity Statement, dated 30th July, received 31/07/20

Reason: To ensure the development would result in net biodiversity gains/enhancements as required by the Environment Bill and policy ENV DM5 of the Arun Local Plan.

10 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments (provision of S106 legal agreement and Biodiversity Enhancement Plan) to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

11 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement (dated 19th August 2020) relating to a financial contribution of £871 toward Pagham Harbour SIINC.