

PLANNING APPLICATION REPORT

REF NO:	BR/29/22/PL
LOCATION:	Selwood Lodge 93 Victoria Drive Bognor Regis PO21 2DZ
PROPOSAL:	Change of use from C1 Guest House to a 16 bed House in Multiple Occupation (Sui Generis) including first floor extension, demolition of existing detached garage and external alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal utilises the existing footprint, incorporates a first floor rear extension, it proposes rear amenity space, no changes to external appearance, car parking spaces and cycle storage. The layout of the building proposes 16 bedrooms.
TOPOGRAPHY	The proposal is to accommodate 16 people. The property currently accommodates 14 people.
BOUNDARY TREATMENT	Predominantly flat.
SITE CHARACTERISTICS	Low level brick wall to the front and 2m close boarded fence. The existing use is as a 9 bed guest house. The surrounding area comprises family housing, smaller residential dwelling units (many arising through historic sub-divisions), and HMOs. The site is 400m from the town centre boundary, 400m from the railway station, and approximately 1km from the sea-front.
CHARACTER OF LOCALITY	The site is in residential area.

RELEVANT SITE HISTORY

BR/312/84	Use Of Premises As Guest House Application For P P For Continuance Of Use Which Has Existed For At Least 13 Years	ApproveConditionally 30-05-84  Appeal: Withdrawn 09-04-85
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REPRESENTATIONS

Bognor Regis Town Council:- Object - loss of visitor accommodation, lack of parking, intensification of use that adversely affects the character of the area which would affect public and neighbouring amenities. It would result in the generation of excessive parking demands which would harm nearby public amenity. It will be contrary to Policies H SP4 and QE SP1 of the Arun Local Plan.

10 objections:-

- Parking problems.
- Noise.
- Unpleasant appearance.
- Existing HMOs in poor condition, degrading of the area.
- Nature of residents of HMOs, anti-social behaviour.
- Flooding and drainage issues.
- Overshadowing.
- Loss of privacy.
- Overdevelopment.
- Lack of need.
- Devaluation of surrounding properties.
- Larger intensity of development.
- Lack of community benefits.
- Bin and refuse collection issues.

#### **COMMENTS ON REPRESENTATIONS RECEIVED:**

The Town Council comments are discussed in the conclusion. Some neighbour concerns are not considered material planning consideration while others which are material planning concerns are discussed below. The site in Flood Zone 1, not prone flooding/drainage issues which are dealt with by Building Control. Refuse collection will be addressed by condition.

<b>CONSULTATIONS</b>
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#### **CONSULTATION RESPONSES RECEIVED:**

WSCC HIGHWAYS (Local Highway Authority - LHA)

No objection. Does not consider this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 110 -113, as revised 20th July 2021. There are no transport grounds to resist this proposal.

#### **ENVIRONMENTAL HEALTH**

No objection. They recommended construction hours/internal noise levels conditions.

#### **PRIVATE HOUSING SERVICES**

No objection - raised areas concerns such as fire safety, ventilation, windows, facilities, licensing and general.

#### **ECONOMIC REGENERATION**

Selwood Lodge was a B&B run by an elderly lady and her husband. It wasn't graded/rated in any recognised system, for that reason we couldn't promote it and we would have no evidence that its loss would have any significant effect on tourism. For that reason we have no comment to make. I recognise what the gradual erosion of properties does but in the grand scheme of things we would see that as natural 'churn' and it's not particularly significant from a tourism point of view.

#### **NATURAL ENGLAND**

They have been consulted and comments awaited.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:  
2km Buffer for Site of Special Scientific Interest  
Pagham Harbour Zone B  
Within the Built Up Area Boundary  
WSCC Mineral Consultation Area

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HSP4	H SP4 Houses in multiple occuption
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
ECCSP2	ECC SP2 Energy and climate change mitagation
ENVDM5	ENV DM5 Development and biodiversity
TOUDM1	TOU DM1 Tourism related development
ENVDM2	ENV DM2 Pagham Harbour
TSP1	T SP1 Transport and Development

[Bognor Regis Neighbourhood Plan 2015 Policy 7](#)      Promotion of tourism and beach service points

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan, 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.

Policy 7 - Promotion of Tourism and Beach Service Points of the Bognor Regis Neighbourhood Plan is considered relevant to 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 and para. s70(2) TCPA."

The proposal complies with relevant Development Plan policies of the Arun Local Plan.

#### 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 development is in the built-up area boundary. The property is used as a guest house. The scheme was revised to indicate car parking provision.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Tree, Public Realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbouring and locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to considered against other policies in the Local Plan.

Policy D SP1 of the Arun Local Plan sets out that all development proposals should seek 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 H SP4 (Houses in Multiple Occupation) of the Arun Local Plan stipulates where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria:

- a. do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;
- b. do not contribute to the generation of excessive parking demands or traffic in an area;
- c. provide adequate areas of open space.

Policy TOU DM1 states that development will not be granted planning permission for a change of use that leads to the loss of a visitor offer 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:

- e. that alternative visitor uses have been fully explored;
- f. an appraisal indicating that the use is no longer viable;

- g. evidence that the site has not been made deliberately unviable; and
- h. evidence of the suitability of the site to accommodate the alternative use.

The application is supported by an Alternative Use Assessment/Viability Statement which demonstrates meeting Policy TOU DM1 requirements as listed above.

#### **POLICY TOU DM1 - TOURISM RELATED DEVELOPMENT**

Whilst the change of use will result in loss of visitor accommodation, adequate evidence has been submitted to comply with TOU DM1 (e - h). The application is supported with an Alternative Use Assessment / Viability Statement (dated April 2022) which demonstrates meeting the requirements (e - h) of Policy TOU DM1 as follows;

- (e) that alternative visitor uses have been fully explored. The application stated there are many properties which serve the local resident population rather than tourists, and many of these properties are not receptive to this form of use in terms of its layout, hence they are mostly dwelling houses. However, none of these uses would ordinarily be considered to be appropriate within a residential area outside of the town centre and in a remote location to any other form of visitor or tourist attraction because of the following factors - insufficient size to provide sport facilities, propensity to attract large numbers of visitors, site is not located within a tourist part of Bognor Regis and there has been no interest recorded by the agents who have actively marketed the property.

The applicant has demonstrated meeting this policy requirement by establishing that many visitor uses within this vicinity cannot be continued by alternative providers due to their location, layout, size and impacts on the immediate locality.

- (f) an appraisal indicating that the use is no longer viable. The applicant marketed/advertised the premises for continued guest house use for a period of time with no interest from future owners. In addition, the current owner of the application property has closed the business this month and a guest house is no longer operating from the site. There has been no interest shown in the property which is an indication of it not being viable.

The applicant has demonstrated meeting this policy requirement by providing evidence of attempts to put the property into viable use as indicated in the market advertisement.

- (g) 'evidence that the site has not been made deliberately unviable'. The applicant mentioned that "the guest house business has been operated from Selwood Lodge as a family concern for 46 years, and it is certainly not the intention of the current and historic owner of the property to deliberately neglect the building or accommodation, or knowingly and recklessly leave it to fall into a state of disrepair. The cessation of the business on the 15th April 2022 is not to deliberately make it unviable but because no one wishes to operate the property as a guest house anymore."

The applicant has demonstrated meeting this policy requirement by providing historical account of the business operation, peculiar cessation of business which are not intended to make the property unviable.

- (h) 'evidence of the suitability of the site to accommodate the alternative use'. The applicant stated that the present lawful use of the site is C1 (guest house) and any other 'C' class use (i.e. C2, C3 or C4) would not relate to a tourist or visitor attraction but permanent residential accommodation, and so would equally fail to comply with policy TOU DM1. The property was historically a dwelling that was incrementally converted into a guest house and it is located in a residential neighbourhood away from the tourist area of the beachfront and the town centre. The most appropriate use for the property is the purpose for which it was built, namely a residential use, and there is a need for HMO accommodation



within Bognor Regis and the District as a whole.

Policy 7 of the Neighbourhood Plan supports the locating of an appropriate range of amenities and structures around five specific Beach Service Points/Hubs. There are five service points which include four key access routes as indicated on the key priorities map and the immediate area around the pier. The policy is not restrictive towards the loss of C1 hotels and guest houses (visitor uses) at every other location in Bognor Regis.

Paragraph 11 of the NPPF (2021) requires that applications are determined in accordance with the presumption in favour of sustainable development. This requires that as per paragraph 11c) 'approving development proposals that accord with an up-to-date development plan without delay'.

A HMO is one of the most effective means by which to provide housing for those on lower incomes. Paragraph 124a states:

"Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it."

The applicant has demonstrated meeting this policy requirement by establishing that the property was historically a dwelling house which has been transformed to the present use as a guest house.

The Council's Economic Development team confirmed that they do not object to this application as they consider the closure of the guest house as an inevitable loss.

Therefore, the proposal accords with Policy TOU DM1 of the Arun Local Plan.

## **DESIGN AND VISUAL AMENITY**

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 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 extensions to existing buildings shall be assessed.

Policy H SP4 of the Arun Local Plan requires that the proposed development "(a) do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing. The proposal will not involve any change to the external appearance of the existing building. Therefore, it accords with Policy H SP4 of the Arun Local Plan.

J.01 of the Arun Design Guide outlines that built form and character varies considerably throughout the Arun District as a whole and in the settlement character areas identified in Section C.05 of the design guide. Section M, refers to extensions and states extensions should respond to and complement the character and appearance of the building and wider townscape in terms of scale, massing. Section J.02 (scale and mass) of the Arun Design Guide ensures that the scale and massing of development responds to the existing townscape and landscape. The appropriate scale for new buildings or extensions/alterations to existing forms should be determined by their context, their location within the order of streets, and their function and positioning, and should avoid overshadowing of neighbouring properties. It is considered this is achieved, with the addition appearing well integrated and sympathetic

in design to the host dwelling and complies with policy and the guide.

Para. 127 of the NPPF requires planning decisions to ensure developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Developments should be visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting and maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Para. 130 of the NPPF makes clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The proposal will utilise the existing footprint while increasing the residential density. No alterations to the external appearance at front elevation are proposed and the first floor extension will be located to the rear of the building, is subservient due to its size and design and use of matching materials. This means it will be well integrated into the dwelling. The extension does not impact on the character and appearance of the building or the area which accords with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.

## **RESIDENTIAL AMENITY**

Due to the scale of the change of use and siting of the first floor rear extension while the separation distances are maintained, the proposal will not result in demonstrable harm via overlooking, loss of privacy and overbearing to neighbouring properties. The proposal will not generate or result in noise level that will exacerbate existing site conditions that will justify a refusal. The change of use will not adversely affect the residential amenities of neighbouring occupiers and does not have potential to further harm their residential amenities to justify a refusal in this circumstance. The proposal is not in accordance with D DM1, D DM4 and QE DM1 (Noise Pollution) of the Arun Local Plan.

Environmental Health has no objection but recommends conditions (construction hours and internal noise levels - residential units) should be attached.

Due to the level of potential noise that will be generated, the development will not result in significant adverse harm to the residential amenities of neighbouring occupiers subject to condition (internal noise). The proposal accords with D DM1, D DM4 and QE DM1 (Noise Pollution) of the Arun Local Plan.

## **PROVISION OF INTERNAL SPACES AND OPEN SPACE FOR HMO OCCUPANTS**

Arun Local Plan policy D DM2 states that: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance". The Technical Housing Standards (Nationally Described Space Standard) does not provide relevant standards for Houses in Multiple Occupation. Reference should be made to Arun's Environmental Health Private Housing Standards.

There are many internal alterations to the ground and first floors. On ground floor, there will be 8no. (5no.x 1person and 3no. 2persons) bedrooms with room size ranging from 7.2sqm to 18.14sqm. While on first floor, there will be 8no. (5no.x 1person and 3no. 2persons) bedrooms with room size ranging from 7.4sqm to 15.5sqm.

Bedrooms meet the Nationally Described Space Standards' bedroom size requirements and complies with Policy D DM2. The alterations enable the kitchen to comply with regulations and provide a better set

up for occupants, in terms of facilities available to them. The change of use will provide satisfactory living accommodation to future occupiers and contribute to their living standard.

HMO Policy H SP4 requires that HMOs (c) provide adequate areas of open space. There is a sufficient sized garden provided at the rear. There is an easy access to public open spaces and the beach in walking distance. The development requires a HMO licence as the property and the space/facilities are deemed acceptable.

The development complies with the Nationally Described Space Standards, Policy D DM2 and Policy H SP4(c) of the Local Plan.

## **PARKING AND HIGHWAYS IMPACTS**

Para.110 of the NPPF states in assessing specific applications for development it should be ensured that: (b) safe and suitable access to the site can be achieved for all users. Para. 111 of the NPPF states 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.

Policy T SP1 of the Arun Local Plan requires development proposals to provide safe access on to the highway network and to incorporate appropriate levels of parking in line with adopted planning policies. ALP policy T DM1 requires development to make provision for facilities for sustainable modes of transport such as cycling, to meet the parking standards, including cycle storage.

The ADC Parking Standard does not have standards directly applicable to HMO's. It does elsewhere stipulate the car parking and cycling storage requirements for a change of use will require 2 car parking spaces for 7 or more habitable rooms and 1 cycle storage for 4 or more habitable rooms in Parking Behaviour Zone 4. The provision does meet this part of the standard and County Highways has no objection.

Policy H SP4 requires that HMOs (b) do not contribute to the generation of excessive parking demands or traffic in an area. The proposal incorporates the provision of 4 car parking spaces and 9 cycle storage spaces. It accords with Policy H SP4 of the Arun Local Plan.

The development involves demolition of a garage which will result in a loss of a car parking space. The proposal is not considered to generate significant increase in traffic and parking demand to exacerbate existing traffic and parking conditions. The proposal accords with Policy T SP1 of the Arun Local Plan.

## **IMPACT ON THE PAGHAM HARBOUR SPECIAL PROTECTION AREA**

ALP Policy ENV DM2 requires new residential developments within 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.

NPPF, paragraph 174 a) stresses that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status). The site lies in designated Zone B and 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.



According to Natural England's advice, 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), PART 6, Chapter 2 should be carried out. It should be considered whether the development, notwithstanding financial measures, is likely to have a significant effect on the Pagham Harbour Special Protection Area.

The application for 2 residential units results in recreational disturbance only to Pagham Harbour as calculated below. This application if approved will be subject to a s106 Agreement to secure a contribution of £871 per new dwelling created (so a total of £1,742) towards the Pagham Access Management measures. The applicant has provided a legal agreement to secure this and this is being checked by the Councils solicitor.

Having considered mitigation/avoidance measures to be provided in-perpetuity through the contribution to the Joint Pagham mitigation scheme, Arun District Council conclude that with mitigation, the plan or project will not have an adverse effect on the Integrity of the European protected site(s).

On the basis of a net gain of 2 additional units, the applicant will need to have to contribute £1,742 at the current rate. The applicant will need to provide a signed Section 106 legal agreement to this effect. On the basis of receiving the appropriate legal agreement the application would comply with policy ENV DM2 of the Arun Local Plan.

SUMMARY

The site is occupied by a detached building, in a residential setting consisting of a variation of house styles and designs. The principle of the change of use from C1 Guest House to a 16 bed HMO is in accordance with relevant development plan policies. The development will make an effective use of land whilst reflecting the characteristics of the site and local area, in accordance and policies H SP4, D SP1, D DM1, D DM4 and TOU DM1 of the Arun Local Plan.

In terms of the NPPF and paragraph 11, the proposal complies with paragraph 11c) in that the Development Plan policies used to determine this application are up to date.

The proposal is recommended for approval subject to conditions and a s106 agreement. As the s106 is being prepared and will not be completed before Committee, it is requested the final decision be delegated to the Group Head of Planning with authority to make minor amendments to the s106. Should the s106 not be completed in 2 months of the date of the Committee's resolution to grant planning permission, then the application shall be refused for the following reason:

In the absence of a signed Section 106 agreement, the application fails to make a financial contribution towards the cost of providing accessible natural open green spaces to mitigate the harm to the Pagham Harbour Special Protection Area and the proposal is therefore not in accordance with Arun Local Plan policies ENV DM1 and ENV DM2.

<b>HUMAN RIGHTS ACT</b>
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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**

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**

Every 3 HMO beds is treated as 1 dwelling. Therefore 16 HMO bedrooms = 5 dwellings.

The existing Guesthouse use should also be treated the same as the HMO where 9 bedrooms= 3 dwellings.

The net dwelling gain from this proposal is 5 dwellings - 3 dwellings= 2 dwellings.

Therefore the necessary contributions is 2 x £871 = £1,742.

**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 - 110 RevA, 1210RevA, 1211 RevB and 1212 RevA.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3

The materials and finishes of the external walls and roofs of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.
- 4

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.
- 5

Prior to first occupation the applicant has submitted a scheme for approval by the Local

Planning Authority to demonstrate that the development will incorporate decentralised, renewable and low carbon energy supply systems including full details of solar panels or air source pumps. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun.

- 6 Prior to the occupation of the premises details of Biodiversity Net Gain shall be submitted to and approved by the Local Planning Authority. The details so approved shall be implemented no later than 6 months following the occupation of the dwelling and permanently retained thereafter.

Reason: In accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.

- 7 The development shall not be occupied until the proposed cycle storage shown on the approved plans has been provided. The facilities shall thereafter be retained in perpetuity.

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

- 8 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments 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.

- 9 INFORMATIVE: This decision has been granted subject to the preparation and completion of a s106 legal agreement relating to a financial contribution being made for the protection of Pagham Harbour Special Protection Area.

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

**BR/29/22/PL - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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