AWDM/1132/21 40 North Road Lancing

The Adur Local Plan 2017 indicates that the site is located within the designated Primary Shopping Area and Primary retail frontage, specifically block 2;Policy 9: Lancing applies. In this location we normally seek A1, A3, A4 and appropriate D1 uses in certain circumstances, whereas this use is sui generis.

I note that the relevant company seeks to amalgamate two existing betting shops in the area into this one premises; the unit has been vacant since 2017; the unit is large and does not benefit from a 'normal' shopfront; and marketing has not generated any realistic offers. I understand that the marketing has not been carried out for the normal period of 1 year, but given the current economic circumstances and the particulars of this case as outlined above, there is no policy objection.

Moira Hayes
Adur Planning Policy Manager
21st July 2021