

Design & Access Statement

53 Spencer Road, Lancing



Prepared on behalf of Astra Technologies UK LLP

January 2026

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1. INTRODUCTION

- 1.1 This planning statement has been prepared on behalf of Astra Technologies UK LLP to support a full planning application to create an additional employment unit that will optimise use of the site and provide additional B2 use (general industrial).
- 1.2 The site currently accommodates employment buildings (offices and industrial units) which are to be retained.
- 1.3 The site is part of Lancing Business Park, an established employment site, safeguarded for employment use in the Adur Local Plan, where the upgrading of existing employment sites and buildings is also supported. The principle of redeveloping the site therefore aligns with the objectives of the Local Plan.
- 1.4 This statement provides a summary of the proposed development and identifies the key planning considerations that should be taken into account in its determination and establishes the justification for the development of this site at this time.
- 1.5 This statement has been structured to review the specific conditions of the site, the planning context that frames this proposal and assesses the development against the relevant planning policy framework.
- 1.6 This document should be read in conjunction with the planning drawings that support this application.

2. THE PROPOSAL

- 2.1 This application is submitted as a detailed planning application.
- 2.2 The proposal will provide an additional single modern employment unit that will optimise use of the land and provide approximately 360 sq m of additional employment floorspace for B2 use (general industrial) with ancillary office space.
- 2.3 The development of this site will provide additional premises for the expansion of local business needs of Astra Technologies that is a specialist lighting manufacturer, with multiple locations on the Lancing Business Park.
- 2.4 The description of development for the proposals is as follows:

The erection of an additional single modern employment unit for B2 use

- 2.5 The site will utilise the existing access directly from Spencer Road with the unit positioned to the rear of the site to accommodate a service yard area. Occasional servicing from HGV's is required and therefore the service yard area has been designed so that HGV's that serve the site can be accommodated on site without blocking Spencer Road.
- 2.6 This development is an opportunity to increase the employment space on the site and to meet the increased demands of the applicant. The development will be sustainable and of high quality to suit the needs of the occupier. The proposed development will make efficient and effective use of the site, which will generate more productive use.

3. SITE CONTEXT

- 3.1 The site is approximately 0.34ha / 0.84 acres in size and is situated on Spencer Road on the edge of the town of Lancing, approximately 1 km to the west of the town centre.
- 3.2 The site forms part of Lancing Business Park, an established and Protected Employment Site, and currently consists of a single storey warehouse building at the front of the site linked to a three storey office unit at the rear via a corridor providing internal access between the two buildings. Car parking is provided at the front and rear of the site on an area of paved hard standing.
- 3.3 The existing buildings provide approximately 1,789 sq m of floorspace, with 1013 sq m in the warehouse unit and the remaining 776 sq m provided in the office accommodation.
- 3.4 There are 2 separate vehicle access points from Spencer Road, located at each end of the site. There is a limited amount of planting to the rear boundary.
- 3.5 The existing three-storey office building is constructed of steel frame and metal cladding. The warehouse unit to the front is constructed from brick with a cement board roof. The proposed additional building will have a ridge height in line with the office building.
- 3.6 Access to the site is provided from Spencer Road. The unit is surrounded by employment uses to the north, east and south which also make up part of Lancing Business Park. The employment units in the vicinity of the site are all of varying styles and typology, but are generally around two storeys in height with some up to 3 storeys.
- 3.7 The character of the estate is very mixed and there is no standard building line or frontage across the different plots. Many of the premises at the industrial estate were constructed in the 1970's and 1980's with few examples of new units capable of meeting modern occupier requirements.
- 3.8 In terms of accessibility via public transport, there are bus stops within walking distance serving the estate on Western Road and Brighton Road and Lancing train station approximately half a mile walk from the site on South Street, providing services on the Southern West Coastway Line between the cities of Brighton and Southampton. The site is easily accessible on foot via the existing footways along Western Road and other nearby streets and National Cycle Route 2 runs very close to the site on Brighton Road (the A259), linking settlements on the south coast.
- 3.9 The site is located within Flood Zone 1.
- 3.10 No Heritage Assets have been identified in proximity to the site.

4. PLANNING HISTORY

4.1 The site has been subject to the following applications:

Planning Applications (8)

- [Advertisement consent for 1no. non illuminated fascia sign.](#)
Ref. No: AWDM/1601/23 | Status: Application Permitted
- [NAME LETTERING AND LOGO ON SOUTH ELEVATION \(REAR\) OF BUILDING AND DIRECTION SIGNBOARD ON FRONTAGE OF VEHICLE INSPECTORATE PREMISES \(RETROSPECTIVE\)](#)
Ref. No: L/2/96/TP/16184 | Status: Pending Decision
- [REPOSITION STORAGE ROOM](#)
Ref. No: L/306/77/TP/12180 | Status: Pending Consideration
- [CHANGE OF USE FROM WAREHOUSE TO FACTORY](#)
Ref. No: L/73/78/TP/11794 | Status: Pending Consideration
- [NEW WINDOW & FIRE DOOR](#)
Ref. No: L/72/78/TP/11793 | Status: Pending Consideration
- [DETACHED STORE \(FOR ADHESIVES, PRIMERS & SOLVENTS\)](#)
Ref. No: L/101/92/TP/7532 | Status: Pending Consideration
- [TWO-STOREY REAR EXTENSION](#)
Ref. No: L/130/90/TP/6475 | Status: Pending Consideration
- [ADDITIONAL CAR PARKING SPACES AT FRONT.](#)
Ref. No: L/152/89/TP/4522 | Status: Pending Consideration

4.2 The warehouse buildings were constructed in the 1960s and the office buildings were constructed in the 1990's. The site has therefore been in established employment use for circa 70 years.

5. PLANNING POLICY FRAMEWORK

- 5.1 This section reviews the national and local planning policy considered relevant to the application proposal.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires local planning authorities to determine any planning application by having regard to the policies set out within the prevailing Development Plan, unless material considerations would indicate otherwise.
- 5.3 Any application for this site will therefore be assessed against the following planning policy framework:

National

- National Planning Policy Framework
- Planning Practice Guidance

Local

- Adur Local Plan
- Adur Policies Map
- Supplementary Planning Guidance for Sustainable Energy

National Planning Policy Framework (NPPF)

- 5.4 The NPPF sets out the Government's overarching objective to encourage sustainable economic development which will be assisted by the planning system.
- 5.5 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 5.6 For decision-taking this means - approving development proposals that accord with the development plan without delay.
- 5.7 The NPPF identifies three strands to sustainable development comprising an economic role, a social role and an environmental role. The economic role should help to create an economy that is '*strong, responsive and competitive*', whilst the social role should support the creation of '*strong, vibrant and healthy communities ...that reflect the community's needs and support its health, social and cultural well-being*'. The environmental role should ensure that the natural, built and historic environment is protected and enhanced.

- 5.8 It is clarified in paragraph 20 that the Government is committed to creating jobs, whilst paragraph 80 explicitly states that ‘*significant weight*’ should be given to realising economic growth with the planning system doing everything that it can to support it.
- 5.9 Paragraph 81 requires that councils “*set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.*”
- 5.10 In relation to the form of development, paragraph 127 states that planning decisions should ensure that developments “*optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development*” and reflect the local context, while not preventing or discouraging appropriate innovation.

Local Planning Policy

- 5.11 Adur District Council’s development plan includes the Adur Local Plan (2017) and the Adur Policies Map (2019). The Supplementary Planning Guidance for Sustainable Energy (2019), also provides further guidance on the requirements for new development.

Adur Local Plan (2017)

Policy 15 – Quality of the Built Environment and Public Realm

- 5.12 This policy requires new development to be of a high quality that responds to the site’s context and to produce a positive relationship between the building and its natural and built surroundings.

Policy 18 – Sustainable Design

- 5.13 Developments will be expected to achieve BREEAM Very Good standard with a particular focus on water efficiency.

Policy 19 – Decentralised Energy, Stand-alone Energy Schemes and Renewable Energy

- 5.14 All new major development will be expected to incorporate renewable/low carbon energy production equipment to provide at least 10% of predicted energy requirements.

Policy 25 – Protecting and Enhancing Existing Employment Sites and Premises

- 5.15 Adur’s Policies Map identifies that the site is designated as part of a Protected Employment Site (ALP Policy 25), and is known as Lancing Business Park.

5.16 Policy 25 of the Local Plan states that sites within Lancing Business Park will be protected for employment uses within classes B1, B2 and B8. The policy also clarifies that 'the upgrading of existing employment sites and buildings will be supported.

Policy 28 – Transport and Connectivity

5.17 This policy aims to improve transport choices for people so that there is greater access to the use of more sustainable methods of travel. This also requires new development to accommodate measures for highway safety and to encourage cycling, walking and use of public transport. The policy places particular emphasis on the impact of HGV movements in the district as well as the impact of developments on air quality.

5.18 The policy also encourages consideration of West Sussex County Council's parking standards, which expect a minimum of 20% of all spaces to be provided with electric vehicle charging points as well as future ducting for remaining spaces.

Policy 31 – Biodiversity

5.19 The Council state that all development should ensure the protection, conservation, and where possible, enhancement of biodiversity.

Policy 34 – Pollution and Contamination

5.20 This policy concerns all types of pollution generally and seeks to ensure that neighbouring amenity and the surrounding natural environment is not put at significant risk by noise, light and air pollution generated on sites. The policy adds that mitigation measures will be required where pollution exceeds acceptable levels.

Policy 36 – Flood Risk and Sustainable Drainage

5.21 This policy reiterates national policy that development should be located where flood risk is low or manageable. It also requires new development to provide Sustainable Drainage measures with a target of reducing surface water runoff and that appropriate management measures are in place.

6. PLANNING APPRAISAL

- 6.1 In line with Paragraph 12 of the National Planning Policy Framework, the proposals seek to contribute to the sustainable development of Lancing and the wider Adur district.
- 6.2 This development represents an opportunity to optimise use of the site, creating a high-quality sustainable development suited to the needs of the applicant. The proposed development will make more efficient and effective use of the site, and provide additional accommodation for a local business who wish to remain close to their existing operation.
- 6.3 This section therefore seeks to identify the key issues associated with the development of this site.

Principle of Development

- 6.4 The NPPF identifies that sustainable development should address three key issues relating to economic, environmental and social well-being. These three themes have been considered through the preparation of this proposal and a summary of how this application responds to create a sustainable form of development is set out below.
- 6.5 The proposals are in accordance with Paragraph 8 of the NPPF, which considers economic sustainability and the need for planning to help build a '*strong, responsive and competitive*' economy. The site forms part of a Protected Employment Area where the upgrading of existing employment sites and buildings is supported. The principle of development is therefore in accordance with Policy 25 of Adur's Local Plan as the development will optimise use of an existing site to provide modern employment premises to help retain a local business within the District. The proposed B8 use of the building is also in accordance with the site's existing use.
- 6.6 The intensification of land within such locations to provide modern employment premises is encouraged. Whilst the amount of floor space provided by the development will be slightly reduced, the potential use of the site will be intensified by increasing the internal height of the unit. The reduction is due to a lower proportion of the unit being in use for office provision, with the standard 10% now proposed.
- 6.7 The way that modern employment units are used is as much in terms of volume as the amount of floorspace. Increasing the internal height of the unit will therefore comprise an intensification of the use as it will allow more goods to be stored. As a result, the new unit will be used more productively than the buildings being replaced. Even though the footprint of the unit is not increasing, it is considered that the proposal will still make best use of land, thereby meeting Policy 25 of Adur's Local Plan.
- 6.8 The site is well located to nearby residential areas which provide an existing workforce and allow the new business on this site to benefit from existing supply networks and services. Situated within an existing

employment area, the site benefits from adjacent complementary uses and there are few sensitive receptors in the vicinity of the site that may be impacted by this development.

- 6.9 Paragraph 8 of the NPPF also addresses environmental sustainability and it is considered that the proposals are in line with the framework's objectives. The location of this development is in close proximity to where people live and the availability of existing highway and public transport networks means that this site is well placed to be developed to make use of existing infrastructure. Alternatives to accessing the site other than the private car are available, which will help contribute to reducing the proposal's impact upon the environment, with additional cycle parking to be provided and electric vehicle charging points also included to serve the units. It is therefore considered that this proposal will meet the objectives of sustainable development from an economic, social and environmental perspective.
- 6.10 Taking into account the site's designation as a Protected Employment Site, its planning history and the surrounding employment uses, it is considered that the principle of developing the site for employment uses is acceptable and that this proposal will comprise a sustainable form of development, thereby meeting the requirements of national policy as set out within the NPPF.

Layout and Design

- 6.11 The site is located within a Protected Employment Site and its main function is therefore to provide for modern business needs.
- 6.12 The proposed building will be situated to the rear of the existing the service yard.
- 6.13 The proposed building will be similar in height to the existing buildings.
- 6.14 The use of profiled cladding will be of similar appearance to the existing buildings.
- 6.15 In accordance with Policy 15 of the adopted Development Policies, the layout and form of the development has been considered in relation to the current site and its surroundings and from a design perspective it is considered to be appropriate.

7. Ecology

- 7.1 The proposed site comprises hardstanding with little of interest in ecological or biodiversity terms. The only soft landscaping on the site is a small strip of shrubs to the rear of the site, which are considered to be of low ecological value and will not be required to be removed. It is not considered that the development will have a significant impact on local biodiversity. The development is therefore deemed to be in accordance with Policy 31 of Adur's Local Plan.

8. Flood Risk and Drainage

- 8.1 The development is located within Flood Zone 1 and is therefore at low risk of flooding. As the site is under 1 Ha in size, a flood risk assessment is not required to support the application.
- 8.2 The development is therefore considered acceptable from a flood risk and drainage perspective and in compliance with Policy 36 of the District's Local Plan.

9. Noise

- 9.1 The current use of the site is not constrained by any restriction on operating hours under the operative planning permission that currently covers the site and we are not aware of any recent enforcement actions relating to the site from a noise perspective.
- 9.2 The development is on an existing employment area, so the buildings and yards that immediately neighbour the proposals site are all in employment use.
- 9.3 Any fixed external plant will be specified to ensure that it will not give rise to any potential impacts to nearby occupiers such that it will be no higher than background level when measured at the nearest sensitive receptor, which can be controlled via planning condition if required.
- 9.4 It is therefore considered that the proposals will not give rise to any potential impacts from a noise perspective and are in compliance with Policy 34 of Adur's Local Plan.

10. Transport and Highways

- 10.1 The proposed development is not expected to have any affect on the highway network in respect of vehicle movements. Therefore, an assessment of the impact of the development on the surrounding transport network is not considered to be necessary.
- 10.2 Car parking provision on the site remains unchanged.
- 10.3 In terms of accessibility via public transport, there are bus stops within walking distance serving the estate on Western Road and Brighton Road and Lancing train station is approximately half a mile walk from the site on South Street, providing services on the Southern West Coastway Line between the cities of Brighton and Southampton. The site is easily accessible on foot via the existing footways along Western Road and other nearby streets and National Cycle Route 2 runs very close to the site on Brighton Road (the A259), linking settlements on the south coast.
- 10.4 The site is easily accessible on foot via the existing footways along Western Road and other nearby streets Street and National Cycle Route 2 runs very close to the site on Bright Road (the A259), linking settlements on the south coast.
- 10.5 For the above reasons it is considered that the proposals are in accordance with Policy 28 of Adur's Local Plan.

11. Landscape

- 11.1 There is a limited amount of soft landscaping on the site that will not be affected by the proposed development.
- 11.2 It is not considered feasible to accommodate any additional areas of soft landscaping as the limited area surrounding the building is required for the operational needs of the occupier.
- 11.3 It remains that the development will be of a sustainable design, consistent with other employment developments in the area in accordance with Policy 18 of Adur's Local Plan.

12. SUMMARY

- 12.1 The proposal is to provide an additional single modern employment unit that will optimise use of the land and provide approximately 360 sq m of additional employment floorspace for B2 use (general industrial) with ancillary office space.
- 1.1 The site makes up part of Lancing Business Park, an established and Protected Employment Site, whereby the upgrading of sites is encouraged by local planning policy. Intensification of the site will be achieved through erecting this additional unit. The principle of developing the site is therefore considered to be acceptable.
- 1.2 Use of the site will be optimised by the provision of essential additional employment space that will meet the needs of the applicant.
- 1.3 The proposed development will make efficient and effective use of the site.
- 1.4 It is considered that this development accords with the policy provisions within the adopted Development Plan and forms a sustainable form of development that will not give rise to any unacceptable impacts. Planning permission should therefore be granted without delay.