

Development Management - Delegated Officer Report

Application Number: AWD/0033/26

Recommendation – Approve

Site: 53 Spencer Road, Lancing Business Park, Lancing

Proposal: The erection of an additional single modern employment unit for B2 use with ancillary offices

Date of site visit: 26 January 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an existing industrial site within the Lancing Business Park. There is currently a large single storey building with two storey rear extension at the rear on the site. There is a car park on the east side of the site, with the west side currently a vacant hardsurfaced area.

It is proposed to construct a detached two storey building on the west side of the site to be used for B2 use with ancillary offices. It will have a floor area of 360sqm and measures 20m by 18m with a height of 10.2m (7.4m to eaves). It will have a similar height to the existing rear extension. It is to be clad in profiled metal cladding, colour pale green (Kingspan Willow Green).

The existing and retained use of the site is B2 with ancillary offices with a gross internal area of 1789m².

The proposed building is B2 use (360m²) with ancillary office space (150m²).

Relevant Planning History

- [Advertisement consent for 1no. non illuminated fascia sign.](#)
Ref. No: AWD/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

Consultations

West Sussex County Council: Highways: Original Response: No site plan has been provided with this application that shows how, with the addition of this proposed new building parking and turning on site will be affected. The Design & Access Statement mentions that HGVs are required to serve the site, therefore the service yard area has been designed so that HGV's can be accommodated, but no plan or tracking demonstrating this has been provided. This needs to be provided for review.

The LHA would require information relating to the existing and retained buildings on the site, what use classes they are and what the floor area sizes are for these uses. This along with the information provided in this application will allow the LHA to review the sites parking requirements fully

2nd Response: 1. With regards to the HGV details, the LHA are satisfied that the servicing details are acceptable for this proposal and the sites described use.

2. With regards to parking the existing site 1789sqm would require 44 parking spaces to serve that unit in line with the WSCC parking guidance. With the proposed new B2 building an extra 9 spaces would be required to support this proposal, and a further 5 spaces to support the 150msqm office space. Meaning a total site wide of 58 spaces would be advised to meet the parking guidance.

With commercial development the guidance is an initial guide for developers who should undertake a site-specific assessment. There are enforceable parking restrictions on the highway outside the site and at local junctions to prevent unsafe parking, so any overspill parking is not likely to result in a highway safety issue which would raise a highway safety concern.

No data has been provided to indicate how used the car parking spaces that are there already are used, it maybe that there is plenty of spare spaces on a daily basis. The proposal would equate to a further 13 spaces being required, however the LHA do not expect any highway safety issue from a shortage of on-site parking spaces, but the LHA may wish to consider the parking proposals from an amenity perspective.

3. The LHA would have no objection to the proposal in relation to highway safety or capacity matters

Adur & Worthing Councils: Environmental Health: No objections subject to contaminated land condition

WSP: No objection on surface water grounds subject to conditions

Lancing Parish Council: Support.

Representations:

Lancing BID: Support the application.

Relevant Planning Policies

Planning Assessment

Principle

The site lies within the Lancing Business Park which is protected for business use. Policy 25 of the ALP states that the upgrading of existing employment sites and buildings will be supported.

There is no objection in principle to the erection of a building for employment purposes therefore, subject to the usual planning considerations which are set out below.

Visual amenity

The site lies within an established industrial area where there are numerous large warehouse and commercial buildings in the vicinity. The proposed building would have a similar appearance and scale to the extension constructed in 1990 and it would make use of an underused area of land to the west side of the site. It would be set back from the site frontage and, while visible from Chartwell Road and Spencer Road, it would not be out of character or intrusive in this industrial area.

Residential amenity

There are residential properties to the north, which are separated from the site by the railway line and are over 100m away. They are not considered to be adversely affected by the proposal.

Parking and Access

The applicant has confirmed that the current parking provision will remain unchanged at 45 spaces. Regular use of the site generally generates a maximum of 20 cars at any one time and it is not considered that the proposed development will result in vehicles needing to be parked off site.

The existing arrangement for HGV access is for vehicles to reverse off the road into the site for infrequent loading and unloading via the factory side entrance.

There are no highway objections to the proposal.

BNG

The existing site is entirely hard surfaced and the proposal is therefore exempt from BNG requirements.

Flood risk and drainage

The site is close to an area of surface water flood risk (the site itself appears to be outside the area but access to the site is within) but there are no surface water drainage concerns with the proposal, subject to conditions requiring final details to be agreed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. CMP
4. Contaminated land
5. Materials
6. Drainage
7. Drainage maintenance
8. Levels
9. Use B2 and ancillary offices

Is recommendation contrary to letter(s) of representation? N

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.

Drainage informatives

Case Officer: Peter Barnett

Date: 23 February 2026

Authorised by: Jo Morin

Date: 25.02.2026