

Planning Statement

Demolition of an existing dwelling and the construction of nine new dwellings along with associate infrastructure

Land to the rear of 74 Old Shoreham Road, Lancing, BN150QZ

May 2025



BERRYS

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PROJECT
Demolition of an existing dwelling and the construction of nine new dwellings along with associate infrastructure at land to the rear of 74 Old Shoreham Road, Lancing, BN150QZ



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This report (including any attachments) has been prepared with care and due diligence in relation to the demolition of an existing bungalow, and erection of 9 dwellings on land to the rear of 74 Old Shoreham Road and is solely for the purpose for which it is provided. Unless we provide express prior written consent, no part of this report should be reproduced, distributed, or communicated to any third party. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

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1. Introduction

1.1 This statement has been prepared by Berrys on behalf of AY Developers in support of a full planning application for the development of 9 dwellings on land to the rear of 74 Old Shoreham Road, Lancing. The proposed also includes the demolition of 74 Old Shoreham Road, which is within the applicant's ownership, as this will create access to the land to the rear.

1.2 This statement sets out the context of the proposed and sets out the relevant planning policies and justification for the development.

1.3 The proposed development site is on land which is allocated for development within the local development plan, and would make a positive contribution towards the local authorities housing supply targets.

1.4 This proposal is on a site which is in a highly sustainable location within Lancing, and is on land allocated for

development in Policy 5 of the local plan. The local authority recognises that there are limited sites available, and is failing to meet its five-year housing land supply target which sits at 3.3 years (as of April 2025). The proposed development makes a positive contribution to the local authority's housing supply on an unused parcel of land, with no public access, and limited landscape value. The proposed is a high quality and sustainable development which represents an opportunity to make a positive step in addressing housing need. Additionally, the proposed brings with it further benefits including biodiversity and habitat enhancements which amounts to a significantly greater than 10% betterment for the site, and a drainage strategy which provides flood mitigation measures which would benefit neighbouring occupiers by reducing flood risk to their properties.

1.5 The site is in a highly sustainable location, in an area where residential development is entirely appropriate. The proposed development and detailed design takes into

account the character of the surrounding area and would make a positive contribution to its setting.

1.6 Achieving sustainable homes on the site is a key ambition of the applicant. This is reflected in the design which takes a fabric first approach which views thermal efficiency and airtightness as a priority. Passive ventilation will prevent overheating during warm weather. The dwellings will be fitted with solar panels and energy generated from these will be stored within batteries, reducing residents reliance on traditional fossil fuels. The proposed will also reduce water consumption by utilising low flush toilets, and taps and shower heads fitted with aerators to reduce water flows. For external use, water butts will be utilised to harvest rainwater for watering gardens. The proposed would provide dwellings which are at a standard beyond what is required by Building Regulations to ensure they can be maintained in an energy efficient way, benefiting the environment and future occupants.

1.7 The applicant is keen to work proactively with the local authority as part of this submission and would value engagement with officers through to determination.

2. The Site

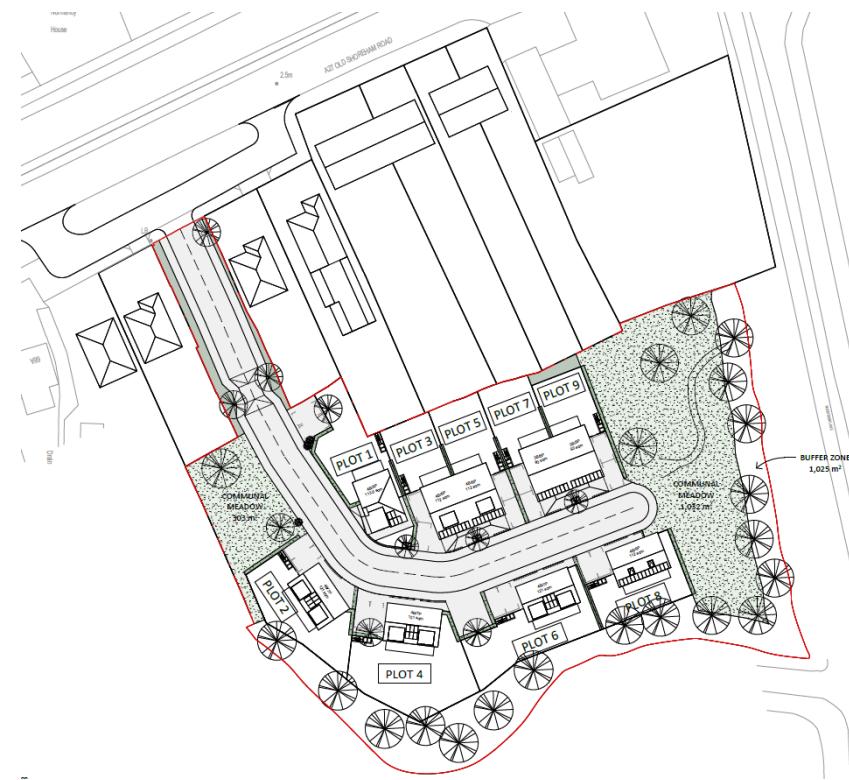
2.1 The application site is located on land at the rear of 74 Old Shoreham Road, Lancing.

2.2 The site comprises of 74 Old Shoreham Road, which would be demolished in order to create pedestrian and highways access onto the site, and an approximately 0.6 hectares area of land to its rear. The total application site measures approximately 0.65 hectares.

2.3 The existing dwelling is of no historic significance and is of modern construction with limited value architecturally.

2.4 The site is surrounded by residential uses, which is the predominant land use in the surrounding area. The land to the east and south of the site is being developed to provide among other things, 600 new houses, a new school, community facilities, and a country park. The application site is the only area of land which is allocated for development but has remained undeveloped to date.

2.5 The proposal includes enhancements to the biodiversity value of the site, and includes a nature reserve, which will be preserved in the long term to provide in excess of a 10% biodiversity net gain across the site for all habitat types.



Above: proposed site plan

3. Planning History

Decision Date	Reference Number	Application Description	Decision
4 th February 2020	AWDM/09 61/17	Hybrid planning application seeking (1) Full planning permission for the demolition of existing buildings and erection of 249 dwellings with temporary access via Grinstead Lane, a Country Park, relocation and extension of the Withy Patch Gypsy and Traveller site, permanent access via a new roundabout on the A27, landscaping, two additional football pitches and other associated infrastructure (including pumping facility at the River Adur); (2) Outline planning permission (with only landscaping reserved) for a non-food retail store (Use Class A1); and (3) Outline planning permission (with all matters reserved other than access) for the erection of a further 351 dwellings, community hub, primary school, and landscaping. The application is accompanied by an Environmental Impact Assessment.	Granted

3.1 The application site itself has no relevant planning history. However, approvals have been granted on the remaining land allocated within policy 5 of the local plan for the development of 600 homes in addition to a primary school, community hub, retail uses, and associated infrastructure (as detailed above).

4. Proposed Development

4.1 The proposal seeks permission for nine new dwellings in total. Four of the proposed dwellings would be four-bed six person dwellings, three would be four-bed seven person dwellings, and two would be three-bed five person dwellings.

4.2 74 Old Shoreham Road would be demolished as part of this proposal to create access for the nine new houses to its rear. The existing property is a two-bed bungalow accessed off a road leading from the A27. The existing property does not have any heritage value, and is of low architectural value.

4.3 Considerable work has gone into maximising the habitat value of the site and bring forward biodiversity net gain. The proposal has a significant biodiversity betterment which is well above the required 10% net gain for all habitat types on site. With the exception of access for maintenance, there will be no access to the meadow or biodiversity

enhancement areas in order to protect species and habitat from disturbance.

4.4 The surrounding houses have a mix of design styles. The design of the proposed has sought to reflect existing house types in the area in order to ensure that they are viewed as an integrated part of their setting.

4.5 The layout of houses in the area is a mixture linear rows along streets, and cul-de-sac developments. The proposed positions the nine houses off a single driveway, setting each property within attractive plots. The layout of the proposed is consistent with surrounding built forms, and is entirely appropriate in this location.

5. Use

5.1 The application site comprises an existing dwelling, with land which appears to have been used by occupants of 74 Old Shoreham Road to the rear. The site is surrounded by residential uses and uses which are appropriate in residential areas.

5.2 Given the highly sustainable urban setting, and the allocation of the site for development within the local plan, the proposal is an appropriate form of development and the principle of development is supported in policy terms.

5.3 Great care has been taken throughout the design process to maximise the proposals benefits and mitigate any adverse effects. The layout has been designed to create a scheme which provides high quality homes, sufficient flood mitigation, and habitat creation. A further crucial element has been to ensure no adverse effect on the privacy and enjoyment of neighbouring occupiers. The existing properties along Old Shoreham Road are separated from the

proposed dwellings by on-site garden and amenity space, and by the large back gardens of existing properties. The proposed dwellings would be over 22m from the rear of existing properties, which is evidence on page 10 of the supporting Design and Access Statement. In addition to the distance away from existing properties, the proposal has been carefully developed to avoid overlooking towards neighbouring rear gardens. As detailed within the Design and Access Statement, all loft habitable rooms are designed with dormers facing away from neighbours and towards open land, which maintains the privacy of neighbours within their amenity space.



5.4 The site is in a highly sustainable location with easy access to bus routes. A train station can be accessed via a bus route which can be accessed off Old Shoreham Road, a very short distance from the application site. The train station can also be accessed via bicycle which would take less than 10 minutes.

5.5 There are primary and secondary schools within walking and cycling distance of the site, and bus routes also available for access to these. In addition, a primary school is being constructed on the adjacent site.

5.6 A high street is within 10-minute cycle from the site, and accessible via public transport, as well as a grocery store which is a 5-minute cycle or twenty minute walk from the site.

5.7 There are ample services and sustainable modes of transport available to the site to meet the needs of future occupiers.

6. Scale and Layout

6.1 As discussed in part 5 of this report, the predominate land use locally is residential. Existing properties are a mix of houses, dormer bungalows, and bungalows. The proposed development consists of nine two-story dwellings with living space in the lofts which is consistent with the prevailing character of surrounding properties.

6.2 The layout of the proposed has been influenced by technical matters such as highways access, drainage and flood mitigation, and ecology. However, the proposal has also been led by the layout of surrounding housing estates which are a mix of roadside properties, cul-de-sacs, and housing estates. The cul-de-sac style of the proposed is reminiscent of nearby streets such as Manor Close, Small Copper Close, and Dewpond Close, and is entirely appropriate in this location.

6.3 The surrounding properties occupy relatively large plots, each with private driveways and attractive gardens for private amenity space. The proposed maintains this pattern of development, whilst also providing space on site for habitat generation and biodiversity enhancements. The proposed fully reflects the character of the surrounding area and would provide a high-quality mix of homes set within a green and habitat rich site.

7. Design and Appearance

7.1 Careful consideration has been given to how the proposal relates to its surrounding and how it sits within its wider setting. The proposal has been designed to respond to and enhance existing green infrastructure on site, as such this submission is supported by both an ecology report and biodiversity net gain calculation, and a landscape and ecological management plan.

7.2 The proposed would utilise two tone brick, which is appropriate in this location and reflects designs of surrounding properties including the neighbouring New

Monks Farm development. The roofs would be slate, with tinted zinc cladding on the dormer windows to provide design interest.

7.3 The design creates an attractive and welcoming cul-de-sac of high-quality homes which will be well integrated into their setting and make a positive contribution to the quality of the area.

7.4 Achieving sustainable homes on the site is a key ambition of the applicant, therefore the architect has taken a fabric first approach with the design. This fabric first approach looks at the construction method, built form, and technology used in the build to ensure the buildings



performance goes beyond what is required by Building Regulations.

7.5 The form and materiality utilised within this design ensures that the proposed dwellings maintain the character of the area and makes a positive contribution to it.



8. Landscape Impact

8.1 As discussed within chapter 6 of this statement, the scale and layout of the dwellings have been considered in the context of surrounding properties and is considered appropriate for this location. As such the development of these 9 new dwelling will not be viewed as being dominant in their setting or unrelated to the existing built character and form.

8.2 Maintaining and enhancing green infrastructure on the site has been an important consideration for the proposal from the outset. Having an attractive and in keeping landscape design and setting is an important to ensure that the properties fully assimilate into their setting, but also to create an attractive and pleasant place to live.

8.3 The proposal is supported by a detailed landscaping plan setting out they type and management of planting across the site. A large area of meadow will be created on the eastern part of the site, in addition to an area of mixed

scrub on the western part of the site. Native hedgerow will be utilised around the site, and tree planning is incorporated into the landscaping plans. This green infrastructure ensures the enhancement of habitat value on site, and enhances views in and out of the site which will be maintained with an adopted landscaping plan.

8.4 The proposed is entirely appropriate in terms of its setting, and improves the visual quality of the site through a landscape management plan. There would be no adverse landscape impact as a result of the proposed.



9. Planning Policy Assessment

National Planning Policy (NPPF)

Overview

9.1 National planning policy is set out within the National Planning Policy Framework (NPPF), updated in December 2024. The NPPF emphasises that development should be pursued in a positive way with the presumption in favour of sustainable development being at the heart of the framework. Proposals that accord with the relevant local development plan should be approved without delay.

9.2 Paragraph 39 of the NPPF states that for decision making, Local Planning Authorities should “work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

Paragraph 39 also states that planning authorities should approach decisions on proposed developments “in a positive and creative way”.

9.3 The NPPF identifies the Government’s objective to significantly boost the supply of homes which involves a variety of land that can come forward to meet this need. Additionally, paragraph 73 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for small and medium enterprise housebuilders to deliver new homes, and are often built out relatively quickly.

9.4 As of the most recent assessment (April 2025), Adur District Council is unable to demonstrate a five-year supply of deliverable housing sites. The published housing land supply position statement confirms a shortfall, with only 2,139 deliverable dwellings identified for the 2024–2029 period. This equates to a 3.3-year supply, falling significantly below the five-year requirement outlined in the National Planning Policy Framework (NPPF). In accordance with

paragraph 11(d) of the NPPF, where a local planning authority cannot demonstrate a five-year housing land supply, planning policies most important for determining the application are considered out-of-date. As a result, the "presumption in favour of sustainable development" is engaged. Unless any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, permission should be granted.

9.5 Given that the application site is allocated for development, and is within Lancing, the site is clearly in a highly sustainable location and would be an appropriate form of development regardless of the local authority's 5-year housing land supply figure. The proposal creates well designed homes within an attractive site that provides biodiversity net gain significantly above the required 10%. The development of the proposed site is wholly consistent with policies contained within the NPPF. Any potential for adverse effect as a result of the proposal has been assessed

and either ruled out or mitigated against. As such, there are no adverse effects of approving the proposed scheme, nor are there any effects that would significantly and demonstrably outweigh the benefits.

Local Planning Policy – Adur Local Plan 2017

9.6 Local planning policy for the locality is contained within the Adur Local Plan, which was adopted at a meeting of Adur Full Council on 14th December 2017.

9.7 Whilst it is noted that the proposed development is consistent with the policies contained within the NPPF, and given the authorise housing land supply should be granted without delay, the application site is allocated for development and the proposed development is in complete accordance with the Adur Local Plan.

9.8 Policy 1 of the Local Plan confirms that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of

sustainable development contained in the National Planning Policy Framework. The policy also makes a commitment that the local authority will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

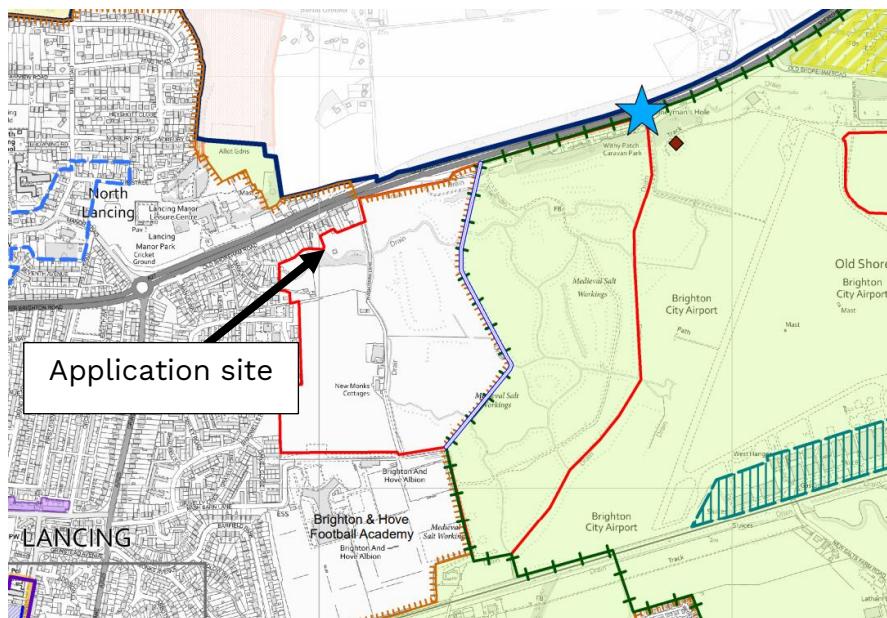
9.9 Policy 2 confirms that developments within the built-up area boundary of Lancing will be supported. The application site is within the built-up area boundary on Lancing, and as such in an appropriate and sustainable location for new housing development.

9.10 Policy 3 confirms the minimum number of dwellings to be provided across the local authority area. This commitment states that a minimum of 1538 dwellings will be provided within the built-up area of Adur, and a minimum of 600 houses at New Monks Farm. Whilst a 600 dwelling scheme is being developed on the remaining land at New Monks Farm, this target is a minimum, and as such

does not preclude additional housing. Furthermore, the site is within the built-up area of Adur and it compliant in this respect. It should be noted that in light of the recent increase in housing numbers, any opportunity to increase the numbers of houses on sites beyond the minimum numbers identified within the plan would be a positive contribution to the local authorities housing land supply. This is particularly true in sites already allocated for housing development. The proposal is entirely consistent with the housing allocations contained within Policy 3.

9.11 Policy 5 is critical in assessing the proposed. Policy 5 commits land at New Monks Farm to providing as minimum of 600 homes. Whilst this minor development is being progressed by a separate applicant and did not progress alongside the applications for the 600-house scheme on adjacent land, which has also met the affordable housing requirement and allocation for additional services and infrastructure, the site area is clearly contained within an area which is considered appropriate for development.

Whilst this scheme is a minor development and small scale, the opportunity to increase the numbers of houses on sites beyond the minimum numbers identified within the plan would be a positive contribution to the local authorities housing land supply.



Above: extract of Adur Policies Map 2019
with application site identified

Key:

Strategic Site Allocations - ALP Policies 5, 6, 7

9.12 Policy 15 directs that development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area. The proposed dwellings are high quality, set in attractive plots, and provide enhancements to the biodiversity value of the site through habitat improvement and retention of a large area of land for nature conservation. The scale and density of the proposed are appropriate for the area, which is characterised by residential houses with private gardens. The proposal respects and enhances the natural features on the site, providing significantly above 10% net gain on all habitat types. The proposal is supported by a highways appraisal confirming safe access onto the highway network, and sufficient parking can be provided on site. The proposal meets the requirements set out within policy 15.

9.13 Building Regulations have come a long way in closing the gap between minimum building standards and high levels of energy efficiency. The proposed has been designed with sustainability in mind throughout the design process. The

proposed development will take a fabric first approach to ensuring that the dwellings are thermally efficient and airtight to minimise heat loss. Passive ventilation will prevent overheating during warm weather. The dwellings will be fitted with solar panels and energy generated from these will be stored within batteries, reducing residents reliance on traditional fossil fuels. The proposed will also reduce water consumption in accordance with policy 18, and utilise low flush toilets, and taps and shower heads fitted with aerators to reduce water flows. For external use, water butts will be utilised to harvest rainwater for watering gardens. The proposed is fully compliant with policy 18 of the local plan, and the proposed measures are sufficient to meet the guidance set out within the Sustainable Energy SPD.

9.14 The proposed development provides high quality family homes within an attractive setting. The proposed provides a mix of house types, namely two 3-bed 5-person dwellings, four 4-bed 6-person dwellings, and three 4-bed 7-person

dwellings. These dwelling types are considered to be appropriate in this location, and consistent with house types in the surrounding area. All dwellings provide floor areas in excess of national minimum floor areas, and each property is set within attractive plots. The proposed if for high quality housing that will make a positive contribution to meeting the local authority's shortage in housing supply, and is in full compliance with policy 20 of the adopted local plan.

9.15 The density of the proposed development is consistent with that of surrounding properties, and the developable area has been created with guidance from specialist consultants advising on area required for BNG, and impermeable areas required for surface water drainage and flood mitigation. The density of the proposed is considered to be entirely appropriate, and in accordance with policy 22 of the development plan.

9.16 As detailed within part 5 of this statement, the site is within a highly sustainable location with and well located in terms of access to services and facilities. The site is also

served by a range of sustainable transport options including bus and rail links. Additionally, the proposal includes designated secure cycle parking provision for all properties to facilitate and encourage the use of local cycle networks. Additionally, with regard to private motor vehicles, the proposed provides appropriate off-street parking for residents to ensure no adverse impact on on-street parking locally. Acknowledging the shift to cleaner forms of energy, the proposal also includes an electric vehicle charging point for each property to assist with the transition to electric vehicles. The proposal takes appropriate steps to promote sustainable forms of transport, and meets all requirements of policy 28, Transport and Connectivity.

9.17 The proposal protects existing green infrastructure which provides habitat and green corridors on the boundaries and provides enhancements across the site above the 10% BNG required by national planning policy. Specialist consultants have been involved throughout the concept and preparation of this planning application to ensure species are protected,

and habitat is maintained and enhanced across the site. The proposed is in complete accordance with policies 30 and 31 of the local plan.

9.18 The application site is within an area used predominantly for and associated with residential uses and is entirely appropriate in this location. The proposed will not result in pollution or contamination and meets the requirements of policy 34, Pollution and Contamination.

9.19 Great care has been taken to ensure that the proposed would not result in adverse effects in terms of flood risk on or off site. This submission is supported by a Flood Risk Assessment and Preliminary Drainage Design to evidence no adverse effect on or off site. As evidenced within the submitted FRA, the proposed would in fact result in reduced flood risk to surrounding properties. Additionally, a sequential and exception test has been carried out, and the proposal is found to pass these tests. A sequential and exception test has already been carried out on the site by Adur District Council as part of its allocation for

development within policy 5 of the local plan, as such re-running these were not strictly necessary, however the applicant has elected to provide these as up to date assessments based on current data. The proposed is in complete accordance with policy 36, Flood Risk and Sustainable Drainage.

Neighbourhood Development Plan

9.20 There is no adopted Neighbourhood Development Plan (NDP) covering the application site. It is understood that an NDP is not being progressed at this time.

10. Flood and Drainage

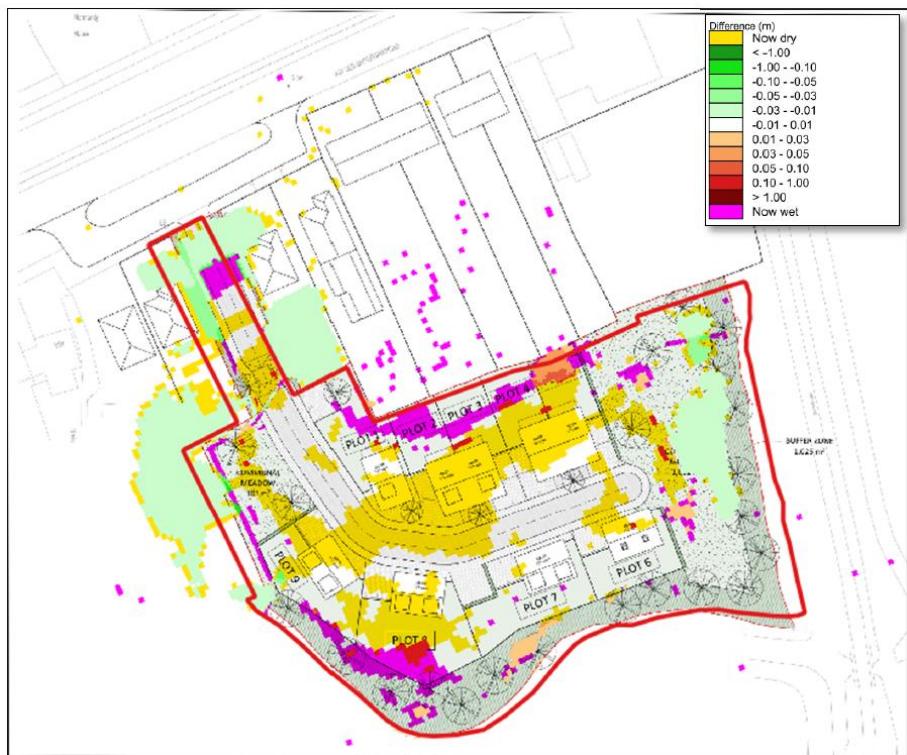
10.1 This submission is supported by a detailed Flood Risk Assessment provided by Herington Consulting, a Preliminary Drainage Strategy provided by Berrys, and a Sequential and Exception test provided by Unda. This statement should be read in conjunction with these supporting documents.

Flood Risk

10.2 The Environment Agencies flood map for planning identifies the site as being within Flood Zone 3. Whilst this system is helpful for preliminary analysis of sites, it is intended to provide guidance, and does not provide accurate site specific information which would require more detail analysis.

10.3 Great care has been taken to ensure that the proposed would not give rise to any unacceptable risk of flooding to residents of the proposed scheme, and that the proposed

would not increase the risk of flooding to neighbours or further downstream.



(Source: Herington Consulting Ltd, FRA, figure 3.1, page 22)

10.4 The above map, produced by Herington Consulting Limited and presented as figure 6.1 of their FRA, evidences that the proposed would create a scheme which would remain dry in a flood event. In addition, the proposed also shows that areas offsite would benefit from the drainage works associated with the proposed development, as large area of ground offsite would remain dry which would previously have flooded. Furthermore, the northernmost section of the entrance to the site from Old Shoreham Road is modelled to have noticeably less flooding when compared to pre-development models, resulting in a safe dry escape route for residents during flood events.

10.5 All recommendations set out by Herrington Consulting will be implemented in full. The applicant would be prepared to accept a condition requiring the implementation of these flood resilience measures.

10.6 The FRA concludes that the proposed development will meet the requirements of the NPPF, and is an appropriate form of development for this location.

Sequential and Exception Test

10.7 To support the submitted FRA, a Sequential and Exception Test has been completed by Unda. It should be noted that the application site is covered by the area identified for development within Policy 5 of the local plan and was subject to Sequential and Exception tests as part of that strategic allocation. As part of the Sequential and Exception test carried out by Adur District Council, the area included within the red line of Policy 5 passed.

10.8 Whilst development on the application site has already passed the Sequential and Exception test, as detailed above, this proposal includes a fresh appraisal to bring the assessment up to date.

10.9 The Sequential Test carried out by Unda included a search for windfall sites which did not return any reasonably alternative sites for the proposed development. Additionally, Unda conducted a review of sites from Adur & Worthing SHLAA (2023) and BLR (2023) which concluded

that all sites identified of a similar size have been granted planning permission, are in the planning process, or are either completed or construction is in progress.

10.10 Having conducted the Exception Test, Unda have concluded that parts A and B have been satisfied.

Drainage

10.11 The site would be served by a mains sewer connection for the discharge of foul water.

10.12 This submission is supported by a Preliminary Drainage Strategy. This strategy confirms that surface water can be appropriately managed on site.

11. Ecology

11.1 This submission is supported by an Ecological Impact Assessment, Preliminary Roost Assessment, Great Crested Newt eDNA Survey, and a Biodiversity Net Gain Report which has been produced by Arbtech. Further to this, a Landscape and Ecological Management Plan has been produced by Encon Associates.

11.2 Significant work has been carried out to maximise the habitat value of the site and to ensure that enhancements are made wherever possible. Further to this, safeguarding protected species on site has been an important driver within the application. All recommendations set out within the supporting ecological appraisals will be carried out to ensure that there is no adverse effect on protected species as a result of the proposal.

11.3 The proposed provides significant biodiversity net gain, well above the 10% required. A summary of the fundings is included below for ease of reference:

- +69.33% in habitat units
- +16.08% in hedgerow units
- +27.55% in watercourse units

11.4 These improvements are significant and make a positive contribution to the ecological value of the site.

11.5 As per the findings of Arbtech's Great Crested Newt eDNA Survey a buffer zone is proposed around the watercourse. All recommendation set out within their report will be implemented in full.

11.6 This proposal has taken the potential impact of the proposed development very seriously, and significant work has been put into ensuring the scheme would have no adverse effect in ecology terms. The proposed protects the adjacent watercourse, provides native species hedgerows, and provides areas for tree planning and habitat creation across the site. Overall, the proposal provides the Local Planning Authority with the opportunity to bring forward

legally binding commitments to the delivery and maintenance of habitat in the long term, which is protected by way of conditions and legal agreements. It is considered that an appropriate level of habitat retention, creation, and enhancement is proposed, as such the proposed development would have no adverse effect on habitat, protected species, or biodiversity.

12. Access

12.1 A Transport Statement has been submitted in support of this application. This demonstrates that the proposed development is appropriate from a transportation perspective and will provide safe and sustainable access for its future occupants/users, without impacting upon the safety of the public highway or creating wider traffic issues.

12.2 The report concludes that ample space is provided within the site for the provision of on-site parking for each dwelling, with sufficient space available within the site to allow all vehicles to enter and leave in a forward gear.

12.3 The submitted assessment confirms that sufficient visibility splays can be provided to ensure safe access and exist from the site.

12.4 The Transport Statement concludes that the proposed 9no. dwellings can be accommodated without leading to any road safety or capacity issues.

12.5 As discussed within this report, the site is in a highly sustainable location with access to a range of services, facilities, and employment opportunities in the local area which are accessible by a range of modes of transport. A train station can be accessed via a bus route which can be access off Old Shoreham Road, a very short distance from the application site. The train station can also be accessed via bicycle which would take less than 10 minutes. There are primary and secondary schools within walking and cycling distance of the site, and bus routes also available for access to these. In addition, a primary school is being constructed on the adjacent site. A high street is within 10-minute cycle from the site, and accessible via public transport, as well as a grocery store which is a 5-minute cycle or twenty-minute walk from the site.

13. Conclusion

13.1 This application is for the demolition of an existing dwelling and the erection of nine new houses on land to the rear of 74 Old Shoreham Road. The proposal involves the demolition of an existing dwelling in order to create an access onto the site, there is therefore a net gain of eight dwellings.

13.2 The property to be demolished, 74 Old Shoreham Road, is of no historic significance and is of modern construction with limited value architecturally.

13.3 This proposed development is on a site which is in a highly sustainable location within Lancing, and is on land allocated for development in Policy 5 of the local plan. The local authority recognises that there are limited sites available, and is failing to meet its five-year housing land supply target which sits at 3.3 years (as of April 2025). The proposed development makes a positive contribution to the local authority's housing supply on an unused parcel

of land, with no public access, and limited landscape value. The proposed is a high quality and sustainable development which represents an opportunity to make a positive step in addressing housing need.

13.4 In addition to making a contribution to housing need, the proposed brings with it further benefits including biodiversity and habitat enhancements which amounts to a significantly greater than 10% betterment for the site, and a drainage strategy which provides flood mitigation measures which would benefit neighbouring occupiers by reducing flood risk to their properties.

13.5 The site is in a highly sustainable location, in an area where residential development is entirely appropriate. The proposed development and detailed design takes into account the character of the surrounding area and would make a positive contribution to the area.

13.6 Through the course of the application process the applicant would welcome engagement with the local planning authority.

13.7 The proposed development is in a suitable and highly sustainable location and is consistent with all relevant local and national planning policies. The proposal should therefore be approved without delay.