

Development Management – Delegated Officer Report

Application Number: AWDM/0162/26 Recommendation: APPROVE

Site: Land East Of Shadwells Road At Mash Barn Estate, Mash Barn Lane, Lancing (New Monks Farm development)

Proposal: Application for a Non-Material Amendment to previously approved AWDM/0021/22. Amendment: Alterations to lift shaft to block openings and remove lift mechanisms.

Date of Site Visit: N/A

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

A non material amendment was granted in January 2025 for alterations to the approved lift shafts in blocks G, H1, H2, H3, J and K of the New Monks Farm development. The need for those alterations has arisen as a result of Saxon Weald taking on 46 of the proposed affordable housing units on site. As part of this agreement, Saxon Weald requested that the proposed lifts within the apartment blocks are removed to avoid future service/maintenance liabilities. The lift shafts themselves will still be constructed as per the approved plans, but the mechanism itself will not be installed and the openings boarded over.

The current application arises following recent focus on service charges for residents, and it is now proposed to remove the lifts in the open market apartments blocks A, B, L and M. As per the previous application, it is stated that the intention is to construct the lift shafts as approved but omit the lift mechanism. The lift openings will be formed, complete with lintels, but the openings remain available as extra lobby. The only exception is a four storey section in Block B which will remain accessible by lift.

The external appearance of the apartments is unchanged.

Planning History:

AWDM/0021/22: Erection of 385 dwellings and Community Hub (Flexible Class E/F1/F2 use) along with associated access, landscaping, car parking and public open space (an increase of 34 dwellings from the outline approval of 351 dwellings (AWDM/0961/17)).

AWDM/1635/24: Application for a Non-Material Amendment to previously approved AWDM/0021/22. Amendment: Alterations to lift shaft to block openings and remove lift mechanisms. Approved in January 2025

Consultations:

None received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

National Planning Policy Framework

Planning Assessment

The application is for a non material amendment to the existing permission and only relates to the approved internal layout of the building, there are no changes to the external appearance of the apartment blocks which are the subject of the application.

The lift shafts will still be constructed but the lift mechanism itself will not be completed and the openings to the lifts boarded over. The principle of altering the lift shafts has been established by the previous non material amendment permission and while the rationale is different, in this case service charges for the open market units as opposed to a specific request from an affordable housing provider previously, it is not considered there is any planning reason to arrive at a different decision to that reached previously.

The method of construction does not prevent the shafts becoming operational at a later date if required. It is therefore considered that the proposal is acceptable. In planning terms.

Recommendation

APPROVE

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.

Case Officer: Gary Peck

Date: 18 March 2026

Authorised by: Stephen Cantwell

Date: 18/3/2026