

# Wilbury Planning

## Planning Application

Proposed upwards extension to provide 21no. flats (Class C3) plus aesthetic improvements to the existing building. Provision of hard and soft landscaping, refuse and cycle storage.

Queens Parade, North Road, Lancing, West Sussex BN15 9BA



Planning Statement (Design & Access Statement incorporated), prepared by  
Wilbury Planning Ltd

Applicant: Farcastle Limited

30 January 2025

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### **Appendix A-**

Decision Notice, Committee Report and relevant planning drawings associated with previously granted planning application at Queens Parade (AWDM/1915/16 refers)

### **Appendix B-**

Pre-application enquiry Supporting Statement and associated drawings



## 1.0 Introduction

1.1 This Planning Statement (Design & Access Statement incorporated) accompanies a full planning application (known as “*the application*” from hereon) made to Adur District Council (ADC) for the following description of development:

- “*Proposed upwards extension to provide 21no. flats (Class C3) plus aesthetic improvements to the existing building. Provision of hard and soft landscaping, refuse and cycle storage.*”

1.2 The site is Queens Parade, North Road, Lancing, West Sussex BN15 9BA, and the application is made on behalf of the applicant, Farcastle Limited.

1.3 The intention of the applicant is to ensure the most efficient and effective use of Queens Parade through the provision of 21no. additional flats which in turn will enhance the local area and deliver housing for which there is an acute demonstrated need.

1.4 The application is accompanied by the following documents:

| Document  | Author                        | Reference                             |
|---|-------------------------------|---------------------------------------|
| Full Planning Application Form                              | Wilbury Planning Ltd          | PP-13487209                           |
| Planning Statement (Design & Access Statement Incorporated) | Wilbury Planning Ltd          | 30 January 2025                       |
| Financial Viability Assessment plus Appendices              | S106 Management               | 27/08/24                              |
| Transport Technical Note                                    | Reeves Transport Planning Ltd | TS_SGR_QPL_160824-V5                  |
| Two Tier Bike Rack Specification                            | Two Tier Bike Rack PDF        | Bikedock Solutions- UK Aggregates Ltd |
| Noise Impact Assessment                                     | Deane Austin Ltd              | Issue 01                              |
| Daylight, Sunlight & Overshadowing Assessment               | XDA Consulting Ltd            | Version 02 Final                      |
| Sustainability Assessment                                   | XDA Consulting Ltd            |                                       |
| Flood Risk Assessment,                                      | Aegaea Limited                | AEG5636_BN15_Lancing_07               |

|  |                               |                  |
|--|-------------------------------|------------------|
| Surface Water Drainage Strategy and Foul Water Drainage Strategy |                               | Issue 2          |
| Preliminary Ecological Appraisal                                 | Phlorum Limited               | 13249 V3         |
| Landscape Report   | Fern & Pine Design Studio Ltd | #265 Version 1.0 |
| 1st Floor Hard Landscape Plan                                    | Fern & Pine Design Studio Ltd | P-104            |
| 1st Floor Landscape Plan   | Fern & Pine Design Studio Ltd | P-101            |
| 1st Floor Soft Landscape Plan                                    | Fern & Pine Design Studio Ltd | P-102            |
| 1st Floor Tree Plan  | Fern & Pine Design Studio Ltd | P-103            |
| Site/Block Plan  | EDWS Architects Ltd           | 7281/SK/001      |
| Existing First Floor Plan  | EDWS Architects Ltd           | 7281/SK/010 A    |
| Existing Roof Plan   | EDWS Architects Ltd           | 7281/SK/006      |
| Existing Elevations  | EDWS Architects Ltd           | 7281/SK/015 A    |
| Existing Sections/Elevations                                     | EDWS Architects Ltd           | 7281/SK/016 A    |
| Proposed First Floor Plan  | EDWS Architects Ltd           | 7281/SK/020 D    |
| Proposed Second Floor Plan                                       | EDWS Architects Ltd           | 7281/SK/021 D    |
| Proposed Third Floor Plan  | EDWS Architects Ltd           | 7281/SK/022 D    |
| Proposed Roof Plan   | EDWS Architects Ltd           | 7281/SK/023 A    |
| Proposed Elevations  | EDWS Architects Ltd           | 7281/SK/025 A    |
| Proposed Sections  | EDWS Architects Ltd           | 7281/SK/026 A    |
| Visuals  | Platform 3 Design             | n/a              |

- 1.5 The drawings package that accompanies this full planning application has been prepared by EDWS Architects Ltd, an established architectural firm based in Brighton.
- 1.6 Prior to submission of this application, the drawings package and the other pertinent application documents were provided to the local Ward Members for their comments and review.

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**Figure 1:** Existing view of Queens Parade from the junction of North Road and Culver Road.



**Figure 2:** Visual of the proposed development from the junction of North Road and Culver Road.

## **2.0 Site Description**

- 2.1 Queens Parade is located within the settlement of Lancing, and occupies a corner plot on the junction of North Road and Culver Road. The existing building appears tired and rundown and needs repair and investment.
- 2.2 The site comprises previously development land (PDL) under the definition of The National Planning Policy Framework (December 2024), and is a windfall site that has otherwise become available for residential development.
- 2.3 The building dates from the mid-1960s and consists of commercial units (Class E) on the ground-floor, including a larger unit comprising the Co-op supermarket at the far northern end. 11no. existing flats are provided at first-floor level and above the commercial units.
- 2.4 The building frontage onto North Road and Culver Road is largely 2-storeys in form, with the Co-op supermarket element being approximately 3m taller overall. The ground-floor has a deeper footprint than the residential upper floor with various single-storey elements extending into a rear service area.
- 2.5 The commercial units including the Co-op supermarket are serviced from the rear, the latter from a large loading bay to the north side.
- 2.6 The flats are accessed from Culver Road via an enclosed stairwell leading onto an open rear access deck. A separate set of external steps lead from the first-floor deck directly into the rear service area.
- 2.7 The external materials primarily consist of pale-yellow brickwork with rendered and tile-hung vertical panels fronting North Road. The taller element of the building above the Co-op supermarket is faced in a dark brown brick. The first-floor windows appear to consist of a mix of the narrower-framed originals and mismatched uPVC replacements.
- 2.8 Queens Parade is in a highly sustainable location and within the defined Lancing Town Centre Boundary and Primary Shopping Area. Several bus stops are in the direct vicinity of the site, and Lancing Train Station is a short walk away to the south. The site is within easy walking distance to a wide range of services and amenities that Lancing offers, including the existing commercial units found at ground floor level within the existing building.

- 2.9 There is no distinctive defined character of the locality, with existing built form comprising a mix of three-storey, two-storey and single-storey residential and commercial buildings. There is also no strong architectural vernacular found within the locality with a wide range of external materials and building forms. Directly to the west of the site is a recreational ground with Lancing FC set beyond.
- 2.10 The site is located within Flood Zone 1 as designated by the Environment Agency. Flood Zone 1 comprises the lowest flood risk zone.
- 2.11 There are no listed buildings within the vicinity of the site and the site is not located within a Conservation Area.



**Figure 3:** Site Plan (7281/SK/001).

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**Figure 4:** Existing First Floor Plan (7281/SK/010 A).

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Figure 5: Existing Elevations (7281/SK/015 A).

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**Figure 6:** Existing view of Queens Parade from Culver Road.



**Figure 7:** Existing view of Queens Parade from junction of North Road and Culver Road.

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**Figure 8:** Existing view of Queens Parade from North Road.



**Figure 9:** Existing view of Co-Op supermarket from North Road.

### 3.0 Relevant Planning History

3.1 The planning history associated with Queens Parade is referred to within the following table:

| Reference    | Description   | Decision  |
|--------------|---|---|
| AWDM/1915/16 | Addition of second floor and part third floor over existing first-floor flats to provide 9 no. new residential units comprising 2 x studio flats, 3 x 2-bedroom flats, 3 x 1-bedroom flats and 1 x 3-bedroom maisonette (with terraced balcony), plus associated lift and rear (west) stairs access, communal terrace, bin and bike storage.  | Granted<br>15.03.2017<br><br>(Not implemented)              |
| AWDM/1457/13 | Additional storey above existing 2 storey block to provide 6 no. self-contained flats.  | Refused<br>19.03.2014<br><br>Appeal Dismissed<br>27.03.2015 |
| AWDM/0178/12 | Additional storey above existing 2-storey block (with dormers and gables within new roof) to provide 6 no. self contained flats (1 x 1 bed, 5 x 2 bed) with rear staircase block to north side and access walkway, alterations to existing elevation treatment, storage for 18 cycles and provision of rear amenity areas for existing flats. | Refused<br>28.01.2013                                       |
| ADC/0023/10  | Additional storey above existing two-storey block of shops and flats to form 8 self-contained flats (4 one-bedroom and 4 two-bedroom) (2-32 Queens Parade).   | Refused<br>08.04.2010                                       |

3.2 The planning application for the addition of the second floor and part third floor over existing first-floor flats to provide 9no. new residential units (AWDM/1915/16 refers) was granted planning permission on 15 March 2017. This planning permission has not been implemented and the planning permission expired on 15 March 2020.

3.3 The Decision Notice, Committee Report and relevant planning drawings (AWDM/1915/16 refers) are attached at **Appendix A** to this Planning Statement.

***Pre-Application Enquiry (PREAPP/0212/24 refers)- Spring 2024***

3.4 In Spring 2024 a pre-application enquiry was submitted to ADC for the proposed upwards extension to create 22no. flats (Class C3) plus aesthetic improvements to the existing building.

3.5 The pre-application enquiry written response received from the ADC officers considered the following (and details of how the proposed scheme has evolved since the pre-application enquiry is provided within **green** text below):

- The main consideration with this proposal is whether the additional floor across the entire building is acceptable, taking into account the existing scale and character of buildings within the area.

The character of existing buildings within the locality have been taken into account as part of the assembly of this application. A full assessment of the proposed upwards extension in accordance with the character and appearance of the locality is provided within Section 6.0 of this Planning Statement.

- There are predominantly 2 and 3 storey buildings in North Road and its immediate surroundings. The proposed extension would therefore result in this being one of the taller buildings in the street. As existing, the Co-Op building forms a higher “end stop” and the proposal would see this become the lowest part of the building, whereas the 2016 application resulted in a consistent height across most of Queens Parade.

This is noted, and a full assessment of the proposed upwards extension in accordance with the character and appearance of the locality is provided within Section 6.0 of this Planning Statement.

- The 4th storey is set back slightly from the edge of the building to reduce its bulk and massing and that the upper floors will remain set behind the front of the Co-Op building which will help to reduce the massing and impact on the street. The corner of the building at the junction with Culver Road is more prominent, reflecting the emphasis given to that corner in the 2016 scheme. The difference this time of course is that it will be a floor higher and there are

some concerns that the 4th floor may appear overbearing and dominant in the context of the current streetscene. It has a slightly unsatisfactory appearance when viewed from Culver Road and could be improved by removing the narrow “finger” on the third floor that runs parallel to Culver Road. The top floor could also be set back on the corner to reduce its dominance. However, the use of different materials for the corner element and the overhanging roof do give it some character and a view could be taken that it will uplift the streetscene overall. The use of contrasting materials for the entire top floor could be considered.

The narrow “finger” on the third floor proposed within the pre-application scheme has been omitted, and the top floor has also been set back on the corner to reduce the associated dominance. The external materials have also been updated following the pre-application enquiry.

- The extension over the rear of the Co-Op building is a new addition from that shown in the 2016 application. It is set back from North Road and will not be unduly prominent given the proximity of the 3 storey 101-103 North Road to the north. No north elevation was submitted with the pre-application enquiry but the floor plans show that it is set back from the edge of the existing building and should not therefore appear too dominant when viewed from the recreation ground to the north and west.

This is noted. Section 6.0 of this Planning Statement provides a planning assessment of the proposed upwards extension over the rear of the Co-Op building.

- There are flats in 101-103 North Road, with a number of south facing windows, and the additional height proposed over the rear of the Co-Op may have an adverse impact on light and outlook for those residents. The impact will need to be carefully considered and a daylight and sunlight assessment will be required. The impact on the existing flats at Queens Parade will also need to be assessed as well as the amenity of the proposed flats. There could be overlooking and light/outlook issues for some of the flats, such as bedroom to bedroom facing windows (Flats 18 and 19) and the outlook for Flats 10 and 11 and 31 and 32 being around only 8.5m from the side wall of the proposed extension over the rear of the Co-Op. Development Management Standard No. 1 states that there should be a minimum 14m

separation between the rear of one dwelling and the side of another (2 storeys).

This is noted, and a Daylight, Sunlight & Overshadowing Assessment (Version 02 Final), prepared by XDA Consulting Ltd accompanies this application, and Development Management Standard No. 1 has been taken into account as part of the evolution of the proposed scheme.

- ADC can demonstrate a 3.5 year housing land supply as at 1st April 2023. As such, the presumption in favour of sustainable development, set out in the National Planning Policy Framework, applies. This states that permission should be granted unless one or both of two given criteria are met. Criterion (ii) states that any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. ADC will need to weigh up the benefits of providing 22no. flats, which is not an inconsiderable number, against the impact of the development on the character and appearance of the area.

This is noted. Since the pre-application enquiry, the proposed scheme has been reduced by 1no. flat so that 21no. flats are proposed within this application. Notwithstanding, the provision of 21no. flats is considered a significant number that will make a strong and tangible contribution to ADCs acute housing shortage. A full assessment of the ADC housing requirement is provided at Section 6.0 of this Planning Statement.

- 22 flats necessitates the provision of 30% affordable housing units within the development. It is noted that you have indicated that this may cause viability issues and we will expect a robust assessment to be submitted which will need to be independently reviewed by a consultant on behalf of ADC at the applicant's expense.

This is noted, and a Financial Viability Assessment, prepared by S106 Management, accompanies this application that deals with the interplay between viability and affordable housing provision.

- There is unlikely to be a requirement for Biodiversity Net Gain for this development as there is zero habitat lost as a result of the proposal.

Noted.

- It is noted that no car parking is to be provided. The site is in a sustainable location and this approach may be acceptable. You are, however, advised to seek the advice of West Sussex County Council as Local Highway Authority on parking and highway matters relating to the development.

It is confirmed that WSCC have been consulted on parking and highway matters as part of the assembly of the application. This application is accompanied with a Transport Technical Note (TS\_SGR\_QPL\_160824-V5), prepared by Reeves Transport Planning Ltd).

- ADC would expect cycle storage facilities and bin stores to be provided.

Appropriate cycle storage facilities and bin stores are incorporated within the proposed scheme.

- Policies 18 and 19 of the Local Plan seek sustainable and energy efficient development and this is supported by ADCs recent SPD on energy.

This is noted, and a Sustainability Statement, prepared by XDA Consulting Ltd accompanies this application and which meets the requirements of Policies 18 and 19.

- Protection from noise and overheating needs to be considered as part of the design. Final design details can be controlled by Condition.

It is noted that final design details can be controlled by Condition. Notwithstanding, the submitted Sustainability Statement, prepared by XDA Consulting Ltd, and the submitted Noise Impact Assessment (Issue 01), prepared by Deane Austin Ltd provides further context.

- The proposed flats should meet the national housing standards for internal floorspace.

It is confirmed that all of the proposed 21no. flats meet the nationally described space standards.

- A detailed surface water drainage strategy is required to be submitted with the application.

This is noted, and the application is accompanied with a Flood Risk Assessment, Surface Water Drainage Strategy and Foul Water Drainage Strategy (AEG5636\_BN15\_Lancing\_07), prepared by Aegaea Limited.

3.6 The pre-application enquiry Supporting Statement and drawings are attached at **Appendix B** to this Planning Statement.



#### 4.0 Description of Development

4.1 This application proposes the following:

- Upwards extension to provide 21no. flats (Class C3) in addition to the existing 11no. flats provided at first floor level;
- Aesthetic improvements to the existing building;
- Provision of hard and soft landscaping; and
- Proposed refuse and cycle storage.

4.2 The proposed unit mix is provided in the following tables:

| Unit No. (as shown on submitted drawings) | No. of Bedrooms (B) and Bed Spaces (P) | Gross Internal Area (GIA) (sqm) |
|---|--|---------------------------------|
| F12                                       | 3B 4P                                  | 85                              |
| F13                                       | 3B 4P                                  | 85                              |
| F14                                       | 3B 4P                                  | 85                              |
| F15                                       | 3B 4P                                  | 85                              |
| F16                                       | 3B 4P                                  | 85                              |
| F17                                       | 3B 4P                                  | 85                              |
| F18                                       | 2B 3P                                  | 61                              |
| F19                                       | 2B 4P                                  | 70                              |
| F20                                       | 4B 6P                                  | 106                             |
| F21                                       | 1B 2P                                  | 63                              |
| F22                                       | 1B 2P                                  | 62                              |
| F23                                       | 1B 2P                                  | 63                              |
| F24                                       | 1B 2P                                  | 61                              |
| F25                                       | 1B 2P                                  | 61                              |
| F26                                       | 4B 6P                                  | 106                             |
| F27                                       | 2B 3P                                  | 71                              |
| F28                                       | 2B 3P                                  | 71                              |
| F29                                       | 2B 3P                                  | 71                              |
| F30                                       | 4B 6P                                  | 106                             |
| F31                                       | 2B 3P                                  | 66                              |
| F32                                       | 2B 4P                                  | 79                              |



| Unit Size   | No. of Units |
|-------------|--------------|
| 1 x bedroom | 5            |
| 2 x bedroom | 7            |
| 3 x bedroom | 6            |
| 4 x bedroom | 3            |

| Unit Type (B) and Bed Spaces (P) | No. of Units | Average GIA (sqm) | Total GIA (Sqm)                                 |
|----------------------------------|--------------|-------------------|---|
| 1B 2P                            | 5            | 62                | 310   |
| 2B 3P                            | 5            | 68                | 340   |
| 2B 4P                            | 2            | 74.5              | 149   |
| 3B 4P                            | 6            | 85                | 510   |
| 4B 6P                            | 3            | 106               | 318   |
| <b>Total</b>                     | <b>21</b>    |                   | <b>1627</b><br><b>(Communal areas excluded)</b> |

- 4.3 The existing commercial units at ground floor level would be retained, along with the Cop-op Supermarket within the northern part of the site.
- 4.4 Aesthetic improvements to the building would comprise repairs including replacement windows, re-pointing and re-painting, marking good the existing structure and other general improvements to the aesthetics.
- 4.5 An extensive hard and soft landscape scheme is incorporated within the proposed scheme and which introduces tangible increased soft landscaping throughout the site.
- 4.6 A secure cycle parking area will be provided within the site. The cycle parking area will comprise a two-tier system with a capacity of 30no. bicycles. A refuse storage area will be provided directly adjacent the cycle parking area.
- 4.7 There will be no affordable housing provided within the proposed scheme. This position is supported within Section 6.0 of this Planning Statement, and within the Financial Viability Assessment, prepared by S106 Management, which accompanies this application.

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Figure 10: Proposed First Floor Plan (7281/SK/020 D).

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Figure 11: Proposed Second Floor Plan (7281/SK/021 D).

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Figure 12: Proposed Third Floor Plan (7281/SK/022 D).

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Figure 13: Proposed Elevations (7281/SK/025 A).

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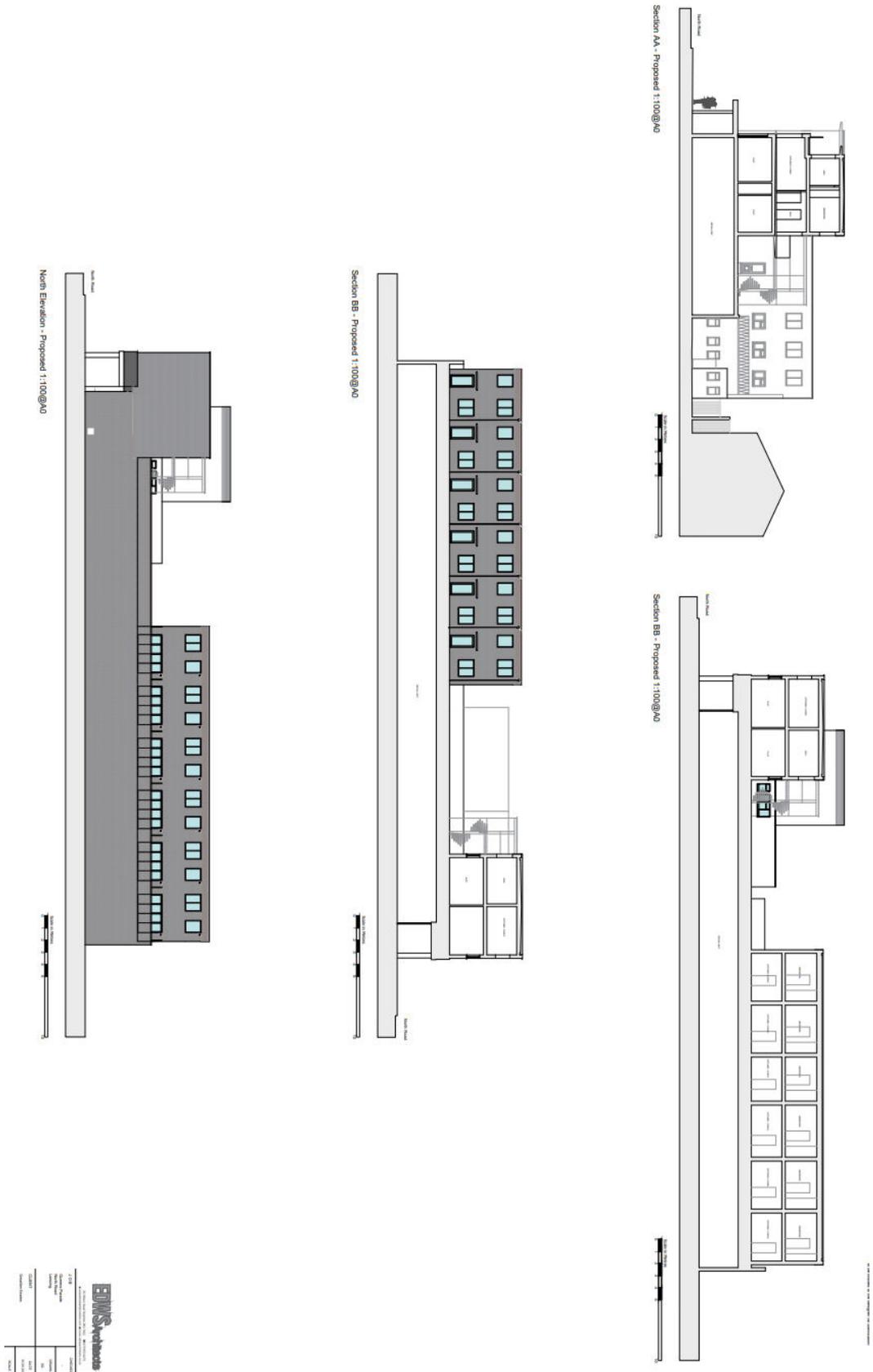


Figure 14: Proposed Sections (7281/SK/026 A).

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**Figure 15:** Proposed view of the proposed development.



**Figure 16:** Proposed view of the proposed development.

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**Figure 17:** Proposed view of the proposed development.

## 5.0 Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where the Development Plan contain relevant policies, an application for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

### ***The National Planning Policy Framework (NPPF) (December 2024)***

5.2 The National Planning Policy Framework (NPPF) was initially published in March 2012, and has been revised several times since. The latest iteration comprises the NPPF (December 2024) and the document sets out the government's planning policies for England and how these are expected to be applied.

5.3 The NPPF must be taken into account in preparing the Development Plan, and is a material consideration for planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

### Chapter 2 (Achieving sustainable development)

5.4 Paragraph 8 confirms that achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways.

5.5 Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable development and decision-taking. This means:

- *“Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - *The application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.”*

5.6 Prompt approval of those that accord with the Development Plan (unless material considerations indicate otherwise) equates to applying the presumption, without the need for any prior decision as to whether the proposal would be “*sustainable development*”.

#### Chapter 4 (Decision-making)

5.7 Paragraph 40 confirms that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties, and good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

#### Chapter 5 (Delivering a sufficient supply of homes)

5.8 Paragraph 61 is clear that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.

5.9 Paragraph 73 confirms that medium sized sites can make an important contribution to meeting the housing requirement of an area, and to promote the development of a good mix of sites local planning authorities should (inter alia):

- *“Support the development windfall sites through their policies and decision- giving great weight to the benefits of using suitable sites within existing settlements for homes.”*

5.10 Maintaining supply and delivery of housing is dealt with in Paragraph 78, and states the following:

- *“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should*

*consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."*

5.11 The Adur Local Plan, having been adopted in December 2017, is more than 5-years old, and therefore the need to demonstrate five-years' worth of housing against their local housing need is triggered in accordance with Paragraph 78 of the NPPF.

5.12 Furthermore, Paragraph 79 confirms that to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequence should apply:

- *"Where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;*
- *Where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan; and*
- *Where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer."*

#### Chapter 7 (Ensuring the vitality of town centres)

5.13 Paragraph 90 confirms that to ensure the vitality of town centres, planning policies should (inter alia) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

#### Chapter 9 (Promoting sustainable transport)

- 5.14 Within the context of the impact of development on the local road network, Paragraph 116 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation would be “severe”, taking into account all reasonable future scenarios.

#### Chapter 11 (Making effective use of land)

- 5.15 Paragraph 125 confirms that planning policies and decisions should (inter alia):
- *“Promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively;*
  - *Give substantial weight to the value of using suitable brownfield land within settlements for homes..; and*
  - *Support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall streetscene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”*
- 5.16 Achieving appropriate densities is dealt with in Paragraph 129, which confirms that planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing, and the availability and capacity of infrastructure and services.

#### Chapter 12 (Achieving well-designed places)

- 5.17 Paragraph 135 confirms that planning policies and decisions should ensure that developments (inter alia):
- *“Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change; and*

- *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.”*

#### Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

- 5.18 Planning for climate change is dealt with in Paragraph 162, which confirms that local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 5.19 Paragraph 175 confirms that major developments should incorporate sustainable drainage systems.

#### ***Adur Local Plan (December 2017)***

- 5.20 Policy 1 refers to sustainable development, and confirms that when considering development proposals, ADC will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF.
- 5.21 ADCs spatial strategy is referred to within Policy 2. The policy confirms that development within the Built-Up Area Boundaries of Lancing, Sompting, Shoreham-by-Sea, Southwick and Fishersgate will be permitted subject to compliance with other policies in the development plan.
- 5.22 Policy 2 is underpinned by Policy 3 that refers to housing provision. The policy confirms that over the period 2011-2032, a minimum of 3,718 dwellings will be developed in Adur, with 1,538 units to be provided within the built-up area of Adur.
- 5.23 Policy 9 confirms that development in Lancing will ensure retention of commercial uses at ground floor level.
- 5.24 The quality of the built environment and public realm is dealt with in Policy 15. The policy confirms 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, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should (inter alia):
- *“Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*

- *Include a layout and design which take account of the potential users of the site;*
- *Incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment;*
- *Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*
- *Respect the existing natural features of the site, including land form, trees and biodiversity and contribute positively to biodiversity;*
- *Have safe access to the highway network, and not result in harm to highway safety; and*
- *Take into account the need for waste reduction and recycling, both during the construction phase and over the lifetime of the development.”*

5.25 Sustainable design is referred to within Policy 18, which confirms that for residential development, a water efficiency standard of no more than 110 litres/person/day must be achieved.

5.26 Policy 19 refers to energy, and confirms that an assessment of the opportunities to use low carbon energy, renewable energy and residual heat/ cooling for both domestic and non-domestic developments must be provided with any major planning application, and all new major development will be expected to incorporate renewable/low carbon energy production equipment to provide at least 10% of predicted energy requirements.

5.27 Housing mix and quality is referred to within Policy 20. The policy confirms that new residential development should incorporate a range of dwelling types, tenures and sizes that reflect and respond to Adur's identified housing needs and demands, with family sized housing incorporated and the nationally described space standards met.

5.28 Affordable housing is referred to within Policy 21, which confirms that on development sites of 11no. dwellings or more, a target of 30% affordable housing, including social rented, affordable rented and intermediate housing will be sought. Where developers are unable to meet the requirements for delivery of affordable housing, ADC will need to be satisfied by robust financial viability evidence that the target cannot be met.

5.29 Policy 22 refers to density, and states:

- *“New residential developments should achieve densities of a minimum of 35 dwellings per hectare; and*
- *Development in the defined town/village centres (and Shoreham Harbour) will be expected to achieve higher densities.”*

5.30 Policy 27 refers to retail, town centres and local parades. The policy confirms that within the defined town centre boundaries, town centre uses will be permitted, subject to compliance with other relevant policies.

5.31 Transport and connectivity is dealt with in Policy 28, and seeks to secure significant improvements to transport and mobility.

5.32 Policy 30 refers to green infrastructure, and confirms that developments will be required to incorporate elements of green infrastructure into their overall design, and/or enhance the quality of existing Green Infrastructure as appropriate.

5.33 Policy 31 refers to biodiversity, and confirms that all development should ensure the protection, conservation, and where possible, enhancement of biodiversity.

5.34 Policy 34 confirms that new development in Adur will be located in areas most suitable to the use of that development to avoid risks from noise, air, odour or light pollution.

5.35 Policy 36 refers to flood risk and sustainable drainage, and confirms that new development within Adur must include some form of Sustainable Drainage System (SuDS) or other appropriate design measures in order to reduce the risks of surface water flooding and to mitigate the risk of pollution to groundwater sources. SuDS should be considered before other forms of disposal.

#### ***Supplementary Planning Documents (SPD) and Development Control Standards***

5.36 The following SPD documents have been taken into account as part of the assembly of this application:

- Sustainable Energy SPD (August 2019);
- Development Control Standards- Space around dwellings and flats (Standard No.1); and
- Adur interim Affordable Housing Position Statement (April 2020).

## 6.0 Planning Assessment

6.1 The key planning issues are the following:

- a) Principle of development;
- b) Design and effects on the character and appearance of the streetscene;
- c) Effects on residential amenity;
- d) Impacts on the local road network;
- e) Flood risk; and
- f) Biodiversity Net Gain (BNG) requirements and other ecology impacts.

### ***a) Principle of development***

6.2 Within Adur District there is an acute need for new housing. The need for housing is emphasised given the lack of suitable brownfield land and the constrained geographical location of the district with the seafront directly to the south and the SDNP directly to the north of the ADC jurisdiction.

6.3 Currently ADC cannot demonstrate a Five Year Housing Land Supply (5YHLS) against the objectively assessed housing need figure of 2,084 dwellings per annum.

6.4 The ADC “*Five Year Housing Land Supply 2023-2028*” document includes a comparison of housing land supply and housing requirement for the period between 01 April 2028 and 31 March 2028.

6.5 Over the previous 3-years, ADC have managed to deliver the following housing requirement:

- 2020 to 2025 (85% delivery of the housing requirement).
- 2022 to 2027 (77% delivery of the housing requirement).
- 2023 to 2028 (72% delivery of the housing requirement).

6.6 Therefore, in accordance with Paragraph 79 of the NPPF, where delivery falls below 85%, ADC should include a buffer of 20% to their identified supply of specific deliverable sites.

6.7 Using the standard methodology, Table 1 of the 5YHLS 2023-2028 document indicates that ADC believes that district wide it has 5-year housing requirement of 2,240 residential units over the period 2023 to 2028. This results in 2,688 residential units required per year following the 20% buffer adjustment necessitated within the

NPPF and which is agreed by ADC. The projected supply of residential units over the 5-year period is 1,855.

- 6.8 The comparison of the projected 5YHLS (1,855 units) with the 5-year housing requirement (2688 units) indicates an overall 5-year housing shortfall of some 833 residential units. This is significant and equates to only **3.5 years'** worth of housing supply and demonstrates an acute shortage of housing throughout Adur District.
- 6.9 There has also been a continuous downward trajectory of housing shortfall when compared to previous years, with 4.8 years' worth of housing supply demonstrated within last year's *"Five Year Housing Land Supply 2022-2027"* document.
- 6.10 Given the significant lack of a 5YHLS coupled with the downward trajectory, the general presumption in favour of sustainable development becomes a critical reference point when determining applications for residential development. Significant and substantial weight should be given to the benefits that additional housing supply would bring. As such, the lack of a 5YHLS means that ADC must, as a starting point, consider favourably new residential development.
- 6.11 The proposed upwards extension at Queens Parade to provide an additional 21no. units comprises an excellent opportunity to make the effective use of PDL (brownfield land) and a windfall site that has otherwise become available for development.
- 6.12 The proposed increase of 21no. flats will result in a strong and tangible contribution to ADC housing requirement. ADC significant lack of a 5YHLS position at only 3.5 years' not only comprises a pertinent material planning consideration in the favourable determination of this application, but also means the planning policies most important for the determination of this application are out of date in accordance with Paragraph 11d) of the NPPF and that the tilted planning balance in favour of granting planning permission is engaged.
- 6.13 The proposed upwards extension of the building to provide 21no. additional flats will make the most efficient use of the site and for the direct benefit of future occupants. This in turn will result in an increased and tangible positive impact on economic development within the wider locality.

#### Summary

- 6.14 There is an acute need for new housing within Adur District, and ADC cannot demonstrate a 5YHLS which is currently at only 3.5 years' worth of housing supply.

- 6.15 The proposed upwards extension to Queens Parade to provide 21no. additional flats comprises an excellent opportunity to make the effective use of PDL (brownfield land) and a windfall site that has otherwise become available for development that in turn will make a significant contribution to the housing requirement.
- 6.16 As such, the proposed development represents an acceptable form of development in-principle and in accordance with the relevant provisions of the NPPF.

***c) Design and effects on the character and appearance of the streetscene***

Proposed built form

- 6.17 Of particular pertinence in terms of planning policy context is Paragraph 125 of the NPPF, which confirms that local planning authorities should support opportunities to use the airspace above existing residential and commercial premises for new homes, with particular support given to upwards extensions where the development would be consistent with the prevailing form of neighbouring properties, is well-designed and can maintain safe access for occupiers.
- 6.18 Whilst the previous planning permission at Queens Parade for the proposed second floor and part third floor upwards extension (AWDM/1915/16 refers) expired on 15 March 2020, the favourable determination of this previous application confirms that ADC have previously supported an upwards extension at the site.
- 6.19 Due to the existing built form of the Co-Op supermarket in the northern part of the site, the creation of the additional residential floor here would only marginally increase the height of the building at this point.
- 6.20 The proposed upwards extension for the main part of Queens Parade will result in a building of four-storeys in form. However, Queens Parade is situated on a prominent corner plot at the junction of North Road and Culver Road. Corner plots of this type typically provide an excellent opportunity to provide development of larger scale when compared to buildings that do not form corner plots.
- 6.21 There is no distinctive defined character of the locality, with existing built form comprising a mix of three-storey, two-storey and single-storey residential and commercial buildings. The proposed upwards extension therefore would not appear out of keeping when the full context of the locality and existing streetscene is taken into account.

- 6.22 The comments received from ADC as part of the pre-application enquiry have been fully taken into account as part of the assembly of this current application. The narrow “finger” on the third floor proposed within the pre-application scheme has been omitted, and the top floor has also been set back on the corner to reduce any associated dominance.
- 6.23 The proposed development is well-designed and with safe access maintained for existing and proposed occupants thus demonstrating compliance with this criterion of Paragraph 125 of the NPPF.
- 6.24 Additionally, in terms of the proposed built form, the proposed development makes the best use of an under-utilised site, with the NPPF confirms that substantial weight must be given to using suitable brownfield land within settlements for homes, which is achieved within this application.

#### Density

- 6.25 Policy 22 of the Adur Local Plan confirms that new residential development should achieve densities of a minimum of 35 dwellings per hectare (dpa), and development in the defined towns (and village) centres will be expected to achieve higher densities.
- 6.26 Queens Parade is located within Lancing centre and thus the proposed development with a density higher than 35dpa is justified in accordance with the planning policy. The site is capable of providing the density proposed given the proposed development comprises an upwards extension, rather than increasing the existing footprint of the existing building.

#### Unit mix and space standards

- 6.27 Policy 20 of the Adur Local Plan deals with housing mix and quality, and confirms that new residential development should incorporate a range of dwelling types, tenures and sizes that reflect and respond to Adur’s identified housing needs and demands, with family sized housing incorporated.
- 6.28 The specific housing mix proposed within this application is provided at Section 4.0 of this Planning Statement. The proposed housing mix meets the requirements of Policy 20 given there are a range of dwelling types and sizes proposed with family sizes flats also incorporated within the proposed development.

6.29 The proposed development also meets the nationally described space standards as shown in Section 4.0 of this Planning Statement, and the majority of the flats will incorporate external amenity spaces.

Aesthetic improvements

6.30 Aesthetic improvements to Queens Parade will comprise repairs including replacement windows, re-pointing and re-painting, marking good the existing structure and other general improvements to the aesthetics. These works will help preserve the character and appearance of the streetscene and meet the requirements of Policy 15 of the Adur Local Plan.

6.31 The proposed hard and soft landscape scheme will also result in a tangible improvement to the aesthetics of the building, and which is considered an integral part of the proposed development.



Figure 18: Landscape Plan (P-101).

### Summary

6.32 In terms of design and effects on the character and appearance of the streetscene, the proposed development complies with the relevant provisions of the NPPF and the local Development Plan.

#### ***d) Effects on residential amenity***

6.33 Due to the proposed form and siting of the proposed development, it is not expected that there will be any undue loss of privacy to nearby residential amenities.

6.34 In terms of noise and disturbance, the application is accompanied with a Noise Impact Assessment (Issue 01), prepared by Deane Austin Ltd.

6.35 This document confirms that the impact of noise from commercial premises will not prejudice amenities of any future occupants provided the recommendations of the document are taken into consideration.

6.36 The application is also accompanied by a Daylight, Sunlight & Overshadowing Assessment (Version 02 Final), prepared by XDA Consulting Ltd.

6.37 This document assessed the potential impact on daylight and sunlight to the properties at Queens Parade, and the neighbouring properties 101-103 North Road, 70-84 North Road, 62-68 North Road and North Farm Court have also been assessed for any impact. The results are as following:

- Queens Parade= Minor adverse impact to Flats 2 & 9 only.
- Remaining Flats within Queens Parade= Negligible impact.
- 101-103 North Road = Negligible impact.
- 70-84 North Road= Negligible impact.
- 62-68 North Road= Negligible impact.
- North Farm Court = Negligible impact.

6.38 For Flats 2 & 9, there will only be a minor adverse impact (as opposed to a major or significant adverse impact). The windows affected within Flat 2 serve a kitchen and bathroom only, with the bedrooms and living/dining room unaffected by the proposed development. For Flat 9, it is one of the two bedrooms that would be affected, but there is an opportunity to introduce an additional window into this bedroom thus further improving natural light to this habitable space.

### Summary

6.39 In summary, it is considered that the proposed development will appropriately protect amenity for the proposed, existing, adjacent or nearby users, residents and occupiers in accordance with the provisions of the NPPF and local Development Plan

#### ***e) Impacts on the local road network***

6.40 A Transport Technical Note (TS\_SGR\_QPL\_160824\_V5), prepared by Reeves Transport Planning, accompanies this application.

6.41 The Transport Technical Note provides the planning policy context relating to highway matters, existing site and highway conditions, and a transport and traffic impact assessment plus parking demand and provision based on the proposed development. The document concludes the following:

- Queens Parade is in a highly sustainable location with all forms of amenities and public transport services within a short walking distance. The collision data confirms that there are no safety hazards associated with the environs that would be worsened by the proposed development.
- Analysis of the likely traffic impact suggests that the proposed development could generate circa 61 vehicle movements per day. There are no sites within the data base, outside Greater London, that have no car parking. Comparing sites in Greater London with and without car parking provision suggests that there could be a reduction in vehicle movements. A 53% reduction in car movements would suggest that this proposed development could generate circa 29 vehicle movements per day.
- Cycle parking is provided on a basis that exceeds the requirements of the prevailing design guidance for the existing and proposed flats. There is also spare capacity for the occupiers of the commercial units at ground floor level. There is no car parking provided with this proposed development. Guidance for Parking at New Residential Developments suggest that the proposals car parking demand would equate to 29 spaces. Taking a more detailed look of the data within the guidance it would be reasonable to suggest that occupants of this site would own fewer cars. The established methodology using the Census data confirms that residents of these flats would in all likelihood create a parking demand for 15 vehicles.

- The findings of Parking Beat Surveys undertaken employing the principles set out in the prevailing highway guidance establish that there is ample capacity on local streets, or within local car parks to accommodate the demand derived from the proposed development. This is the case whether it is the early morning, when resident demand is at its highest or on a Saturday afternoon when Lancing FC are playing home games at Culver Road. There is an implicit principle that the car parks can be used on a long-term basis by virtue of the provision to purchase annual season tickets.
- To mitigate the impacts of the proposed development during and after construction a Construction Traffic Management Plan and Residential Travel Plan would be prepared, and it is reasonable and necessary for these documents to be attached as a Condition to the Decision Notice.
- Therefore, taking all the relevant information into consideration including the likely minimal increase in daily traffic movements, the accessibility of the site and strong links to all modes of travel as well as the space to accommodate likely parking demand, it is considered that the proposed development will not have a severe impact on highway capacity or an unacceptable impact on highway safety.

6.42 In addition, it is noted that the previous application for the proposed 9no. additional flats (AWDM/1915/16 refers) was granted planning permission on 15 March 2017 with no parking provision.

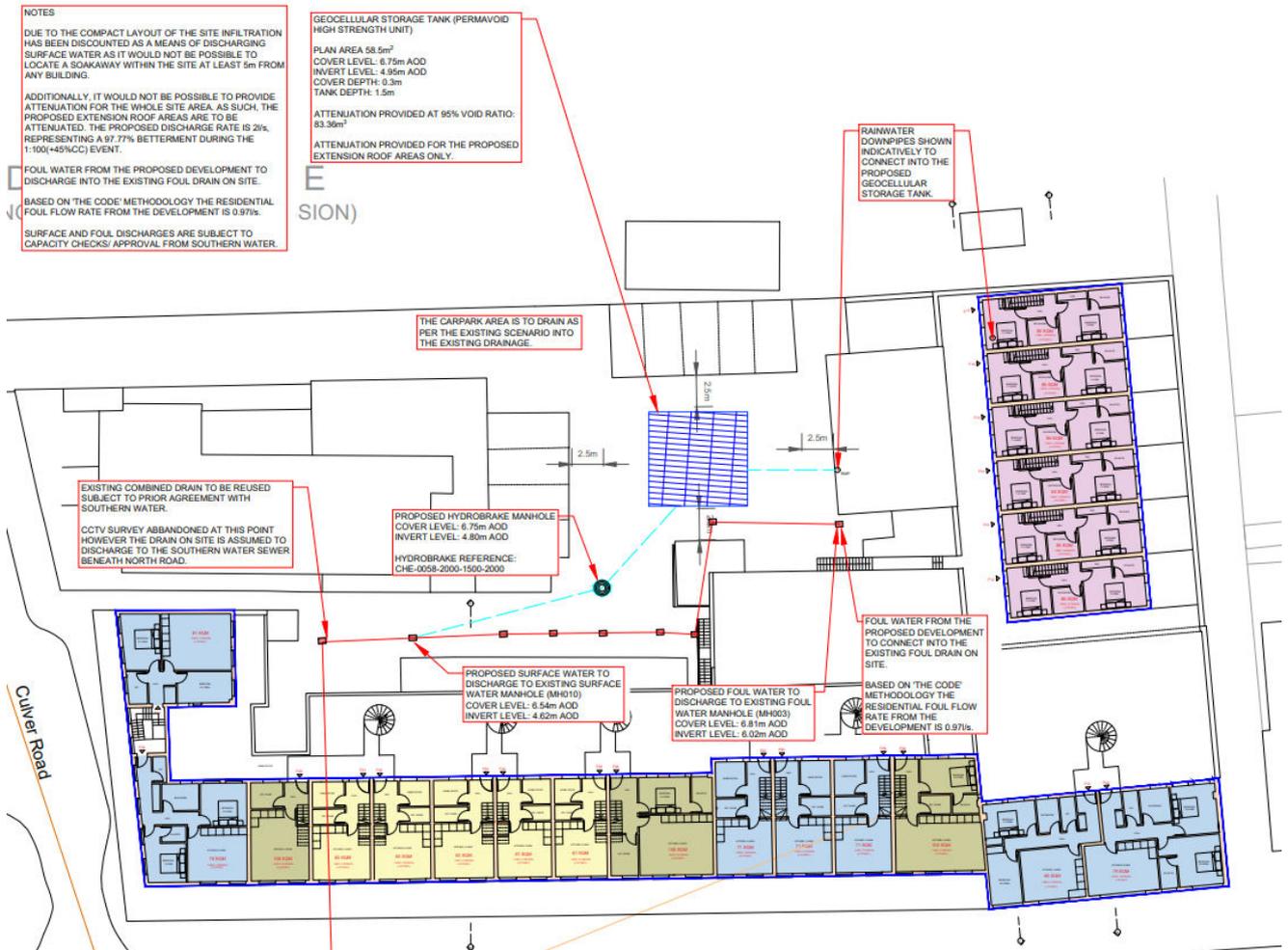
6.43 The specification of the proposed Two-Tier Bike Rack solution associated with this currently proposed development at Queens Parade accompanies the application.

#### Summary

6.44 In accordance with the submitted Transport Technical Note, the proposed development will not result in an undue impact on the local road network or on the safety of pedestrians and other road users, and therefore the proposed development complies with the relevant provisions of the NPPF and Policy 26 of the Adur Local Plan.

**e) Flood risk**

- 6.45 The site is located within Flood Zone 1 as designated by the Environment Agency. Flood Zone 1 comprises the lowest flood risk zone.
- 6.46 The objectives of the NPPF and local planning policy contained within the development plan are met by the proposed development via the submission of a Flood Risk Assessment, Surface Water Drainage Strategy and Foul Water Drainage Strategy (AEG5636\_BN15\_Lancing\_07 Issue 2), prepared by Aegaea Ltd.
- 6.47 The document provides the national and local planning policy context relating to flood risk, details the sources of flood risk, provides flood risk mitigation, a surface water drainage strategy and foul water drainage strategy. The document concludes the following:
- The risk of fluvial/tidal flooding is considered to be low.
  - The risk of flooding from pluvial sources is considered to be low.
  - The site is considered to be at low risk from other flooding sources.
  - The propose development will not increase flood risk off site or to the wider area.
  - It is proposed that the surface water runoff from the proposed extension is attenuated in geocellular tank beneath the carpark area. The tank is to discharge into the existing drains on site in order to reuse the existing connection to the combined sewer beneath North Road.
  - The final foul flow rate for a residential development of this size is 0.97l/s. The proposed foul flows are to connect into the existing foul drains on site to discharge into the existing combined sewer beneath North Road.



**Figure 19: Proposed Drainage Strategy.**

Summary

6.48 In summary, the submitted Flood Risk Assessment, Surface Water Drainage Strategy and Foul Water Drainage Strategy complies with the provisions of the NPPF along with Policy 36 of the Adur Local Plan.

**f) Biodiversity Net Gain (BNG) requirements and other ecology impacts**

Biodiversity Net Gain (BNG)

6.49 The Biodiversity Net Gain Requirements Regulations (2024) have introduced mandatory BNG for many forms of proposed development. Notwithstanding, within the BNG Requirements Regulations, there are several exemptions identified which

nullify the need to demonstrate BNG within applications for planning permission.

These exemptions are listed below:

- Householder development;
- Temporary exemption for non-major development;
- Development granted planning permission by a development order under Section 59 of the Town & Country Planning Act (1990) (as amended) (i.e. permitted development rights);
- Self-build and custom build development;
- Urgent Crown development;
- Development of a biodiversity gain site;
- Development related to the high-speed railway transport network; or
- De-minimis development.

6.50 The associated criteria of the exemption that relates to “*de-minimis development*” is that the development does not impact a priority habitat and impact less than 25sqm of onsite habitat, or 5m of linear habitats such as hedgerows.

6.51 In the case of the proposed development at Queens Parade, Paragraph 3.9 of the submitted Preliminary Ecology Appraisal (13249 V3) prepared by Phlorum Limited confirms that there are no habitats within the site that could be classed as “*priority habitat*”, and the existing site comprises both sealed surfacing and existing buildings with no existing onsite habitat or linear habitats. The existing ruderal vegetation found sporadically on the sealed surfaces is minimal and is well below 25sqm.

6.52 The proposed development therefore comprises de-minimis development within the context of the BNG requirements, and therefore the proposed development is exempt from needing to meet BNG as contained within the BNG Requirements Regulations (2024).

#### Other ecology impacts

6.53 The application is accompanied with a Preliminary Ecology Appraisal (13249 V3) prepared by Phlorum Limited. A summary of the document is provided below:

- The site is not subject to any statutory or non-statutory designations. The closest statutory designated site is the South Downs National PARK (SDNP) located approximately 1.2km to the north at its closest point.

- The site comprised existing buildings, hardstanding (i.e. sealed surfacing) and ruderal vegetation.
- No further targeted surveys have been recommended for the site.
- A precautionary approach to site clearance in respect to breeding birds is recommended to minimise any adverse impacts on this species group(s).

6.54 It is considered reasonable and necessary for ADC to attach a Condition to the Decision Notice relating to the precautionary approach to site clearance in respect to breeding birds, and the provision of bird and bat boxes.

#### Summary

6.55 The submitted Preliminary Ecological Appraisal confirms that the proposed development will appropriately preserve existing biodiversity found on the site, and which meet the provisions of the NPPF along with Policy 31 of the Adur Local Plan.

## **7.0 Design & Access Statement**

7.1 This application proposes an upwards extension to provide 21no. flats (Class C3) plus aesthetic improvements to the existing building. Provision of hard and soft landscaping, refuse and cycle storage.

### Design approach

7.2 The primary design approach is to enhance the character and appearance of the site and locality through the use of high-quality materials and resulting improvements to the existing aesthetic design of Queens Parade.

7.3 The existing architecture of Queens Parade will be retained and enhanced through necessary repairs to the built form of the building.

7.4 The proposed development will result in extensive benefits for the local community, including the delivery of new housing and associated increase economic growth, plus additional biodiversity and ecological enhancement.

### Scale & appearance

7.5 Queens Parade comprises PDL (brownfield land) and a windfall site that has otherwise become available for residential development.

7.6 The proposed development will increase the scale of the existing building via the proposed upwards extension. However the upwards extension will be set back from the adjacent elevations thus reducing the impact on the streetscene. The impact on the streetscene is further reduced via the use of high-quality external materials.

### Layout & landscaping

7.7 The layout of the proposed development is such that the 21no. additional flats will all be provided as an upwards extension, with no additional footprint provided within the site.

7.8 Hard and soft landscaping will be provided throughout the site and which will directly benefit existing and future occupants plus improve the biodiversity and ecology of the site itself.

### Means of access

- 7.9 Existing access to the commercial units at ground floor level will be retained as existing, along with the retention of the existing access to the existing 11no. flats.
- 7.10 Access to the proposed 21no. flats will be provided to the rear of the Queens Parade as shown within the submitted drawings package.
- 7.11 The proposed development includes sufficient resident and visitor cycle parking spaces and refuse storage for the benefits of the existing and future occupants.
- 7.12 Queens Parade has an excellent level of accessibility to public transport services and amenities.

#### Use & Amount of Development

- 7.13 The proposed development will result in the provision of 1627sqm of residential (Class C3) floorspace.
- 7.14 The number of bedrooms coupled with the form of each unit and unit mix is reiterated within the tables below:



| Unit No. (as shown on submitted drawings) | No. of Bedrooms (B) and Bed Spaces (P) | Gross Internal Area (GIA) (sqm) |
|---|--|---------------------------------|
| F12                                       | 3B 4P                                  | 85                              |
| F13                                       | 3B 4P                                  | 85                              |
| F14                                       | 3B 4P                                  | 85                              |
| F15                                       | 3B 4P                                  | 85                              |
| F16                                       | 3B 4P                                  | 85                              |
| F17                                       | 3B 4P                                  | 85                              |
| F18                                       | 2B 3P                                  | 61                              |
| F19                                       | 2B 4P                                  | 70                              |
| F20                                       | 4B 6P                                  | 106                             |
| F21                                       | 1B 2P                                  | 63                              |
| F22                                       | 1B 2P                                  | 62                              |
| F23                                       | 1B 2P                                  | 63                              |
| F24                                       | 1B 2P                                  | 61                              |
| F25                                       | 1B 2P                                  | 61                              |
| F26                                       | 4B 6P                                  | 106                             |
| F27                                       | 2B 3P                                  | 71                              |
| F28                                       | 2B 3P                                  | 71                              |
| F29                                       | 2B 3P                                  | 71                              |
| F30                                       | 4B 6P                                  | 106                             |
| F31                                       | 2B 3P                                  | 66                              |
| F32                                       | 2B 4P                                  | 79                              |

| Unit Size   | No. of Units |
|-------------|--------------|
| 1 x bedroom | 5            |
| 2 x bedroom | 7            |
| 3 x bedroom | 6            |
| 4 x bedroom | 3            |

| Unit Type (B) and Bed Spaces (P) | No. of Units | Average GIA (sqm) | Total GIA (Sqm) |
|----------------------------------|--------------|-------------------|-----------------|
|                                  |              |                   |                 |

Queens Parade, North Road, Lancing, West Sussex BN15 9BA  
Proposed upwards extension to provide 21no. flats (Class C3) plus aesthetic improvements to the existing building. Provision of hard and soft landscaping, refuse and cycle storage.  
Planning Statement (Design & Access Statement Incorporated)



|              |           |      |   |
|--------------|-----------|------|---|
| 1B 2P        | 5         | 62   | 310   |
| 2B 3P        | 5         | 68   | 340   |
| 2B 4P        | 2         | 74.5 | 149   |
| 3B 4P        | 6         | 85   | 510   |
| 4B 6P        | 3         | 106  | 318   |
| <b>Total</b> | <b>21</b> |      | <b>1627</b><br><b>(Communal areas excluded)</b> |

## 8.0 Conclusion

8.1 This Planning Statement (Design & Access Statement incorporated) accompanies a full planning application made to Adur District Council for the following description of development:

- *“Proposed upwards extension to provide 21no. flats (Class C3) plus aesthetic improvements to the existing building. Provision of hard and soft landscaping, refuse and cycle storage.”*

8.2 The site is Queens Parade, North Road, Lancing, West Sussex BN15 9BA, and the application is made on behalf of the applicant, Farcastle Limited.

8.3 The intention of the applicant is to ensure the most efficient and effective use of Queens Parade through the provision of 21no. additional flats which in turn will enhance the local area and deliver housing for which there is an acute demonstrated need.

8.4 The proposal presents a policy-compliant scheme in accordance with the NPPF and Development Plan, and represents an acceptable form of development in principle. The provision of up to 21no. flats will make a tangible and important contribution to ADCs housing requirement where there is currently an acute and significant shortfall.

8.5 Overall, there are no identifiable adverse impacts that significantly and demonstrably outweigh the benefits of the development, and therefore this application should be approved in line with the relevant provisions of the NPPF and the Development Plan, subject to the attachment of appropriate conditions which are considered relevant, reasonable, necessary, enforceable and precise.