Development Management – Delegated Officer Report

Application Number: AWDM/0614/26 Recommendation: APPROVE

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

Proposal: Application to Vary Condition 1 (Approved Plans) of previously approved AWDM/0021/22. Amendment: 1. Removal of small single-storey rear extension on 6 housetypes; 2. Internal reconfiguration of Blocks A & B; 3. Provision of additional vehicular parking to serve the community use.

Date of Site Visit: June 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks 3 amendments to the 2022 permission at New Monks Farm.

These comprise:

1. Removal of single storey rear extensions to the rear of 6 housetypes. The stated reason is that the removal of these extensions will allow a greater garden/amenity area for each of these dwellings.
2. Reconfiguration of blocks A and B. Previous minor amendments to the existing permission allowed the omission of lift provision from these 2 blocks as they were not required by the affordable housing provider, although the shafts were to be left in situ. It is now proposed that the area of these shafts is included in the living area of the residential units in the block.
3. Inclusion of a parking area to serve the community use. Now that a user has been found to occupy the community building, the user quickly requested that a verged area be used for parking as it was felt that the parking provision was inadequate to serve the use.

The first phase of the development was completed and dwellings now occupied. This phase, to the east of the overall site, is nearing completion.

Planning History:

AWDM/0021/22 - Planning permission was granted for 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).

A number of amendments have been approved to the scheme subsequently under the non material amendment procedure.

Consultations:

Lancing Parish Council: Support the application

West Sussex Highways: No objection in principle

Representations

No comments received

Relevant Planning Policies

Adur Local Plan 2017
National Planning Policy Framework (August 2026)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

The main issue in the determination of the application is the impact of the 3 changes proposed.

The first change is the omission of single storey rear extensions of 3x3m from 6 house types. It is understood feedback from future users has indicated that these extensions compromises the quality and size of available garden space. Their removal will allow for more generous and functional gardens, thereby improving residential amenity. As the extensions are to the rear, there is no impact upon the street scene and it is felt that in light of the restricted garden sizes it will leave the future occupiers to option of either a future extension or to enjoy the extended gardens.

The second change relates to a redundant lift shaft, agreed previously as the affordable housing provider did not consider them necessary. Block A has been partially reconfigured to incorporate the redundant lift shaft into the adjacent two-bedroom apartment. The resultant apartments (at first and second floor level) provide an extra shower room to serve the two-bed properties.

Block B has been partially reconfigured to incorporate the southernmost (redundant) lift shaft into the adjacent apartment.

It is considered these changes will improve the amenity of the residential properties by providing increased living space.

The final change relates to the community building. Following extensive discussion with Local Alliance Partnership (the Community Group intending to occupy the community floorspace at ground floor in Block B) additional parking is now proposed. While the community floorspace was originally designed without dedicated parking, the applicant considers limited parking would be beneficial to future use. 5.no parking bays immediately west of the main building are provided, two of which are wheelchair accessible. Officers have been aware of the desire from the user to have more parking, and it is felt that the community group should be given every assistance to succeed in their use of the building.

The proposed changes are therefore welcomed and can be supported.

Recommendation

GRANT permission

Subject to Conditions:-

01 Approved Plans

02. The development for which full planning permission is granted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with section 91 of the Town and Country Planning Act.

03 If, during development, contamination not previously identified is found to be present at the site then no further development within that Phase shall be carried out (unless otherwise agreed in writing with the local planning authority) until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved. Reason: To ensure that contaminated material is remediated to protect ground water and public health

04. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out no later than first planting and seeding seasons following the first occupation of the buildings, the completion of the development, or in agreed phases

whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards S5837:2012. Prior to Commencement. Reason: In the interests of visual amenity.

05. No Phase of the development shall commence until the measures which will be undertaken to protect the public water apparatus located within that Phase, have been submitted to and approved in writing with the Local Planning Authority. (Previously discharged details to be submitted and condition to refer to approved details). Reason: To comply with Local Plan Policy 35 and best practice set out in the Sustainable Drainage Systems (SuDs) Manual.

06. No Phase of the development shall commence, including any works of demolition, until a Construction Management Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period unless otherwise agreed in writing with the Local Planning Authority. The Plan shall provide details of:
- the anticipated number, frequency and types of vehicles used during construction, - the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development.
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
Reason: To control the development in detail in the interests of road safety and the amenity of local residents.

07. The development shall be carried out in accordance with the submitted Flood Risk Assessment ('Flood Risk Assessment Proposed Residential Development at New Monks Park, Project No: 23621, by The Civil Engineering Practice, dated December 2021) and the following mitigation measures it details: - Finished upper floor levels of habitable accommodation to be set no lower than 5.7 metres above Ordnance Datum (AOD)

08. The development shall proceed in accordance with the submitted Ecological Mitigation and Management Plan (EMMP) and all mitigation measures implemented

prior to the occupation of each phase of the development. Reason: To accord with the terms of application and to ensure a net gain in biodiversity.

09. No dwelling shall be first occupied in any phase of development until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Residential Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Residential Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. Reason: In the interests of encouraging sustainable transport and to minimise any adverse impact on the local highway network.

10. No dwelling shall be first occupied until covered and secure cycle parking spaces serving that unit have been provided in accordance with plans and details that shall be submitted to and approved by the Local Planning Authority. Reason: To ensure that measures are in place to encourage sustainable transport.

11. No dwelling shall be first occupied until the car parking serving that unit has been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose. Reason: To ensure that measures are in place to encourage sustainable transport.

12. No dwellings shall be occupied unless and until the existing helicopter circuits have been altered and implemented in accordance with the recommendations of York Aviation in its Technical Summary Note dated 7th September 2018 and details of the altered circuits shall be submitted to and approved in writing with the Local Planning Authority in consultation with the airport operator. Reason: In the interests of aviation safety and residential amenity

13. No development beyond the construction of the slab level for the approved residential dwellings hereby granted permission shall take place until a scheme for nature conservation enhancement has been submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to occupation and retained as such thereafter. Reason: To accord with the terms of application and to ensure a net gain in biodiversity.

14. The hours of construction to implement the development hereby permitted shall be limited to 0800 to 1700 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and there shall be no working on Sundays or Bank/Public Holidays. Reason: In the interests of amenity.

Note to applicant: As per the applicant’s letter dated 31 July 2026, All other plans listed under Condition 1 of AWDM/0021/22 and not referenced in this submission remain unchanged and will continue to apply to the development.

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:	25 September 2026
Authorised by:	Stephen Cantwell	Date:	28th September 2026