

Expiry: 12/1

Development Management - Delegated Officer Report

Application Number: AWDM/1446/25

Recommendation – Approve

Site: East Lancing Recreation Ground, Orient Road, Lancing

Proposal: Proposed installation of a timber shed for use by volunteer gardeners at Lancing Community Garden

Date of site visit: 21/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The community garden is in the north eastern end of East Lancing Recreation Ground which is accessed off Orient Road.

The site is in flood zone 3 and at moderate surface water flood risk. It is not in a conservation area and is not a listed building. There are no TPO's on the site.

The proposed timber shed measures 3.5 metres by 3.5 metres and is 2.5 metres in height. It abuts the south side of the community garden and is 35 metres from the nearest boundary, which is to the east. It is required to store tools and equipment associated with the community garden.

Relevant Planning History

L/168/82 - Prefabricated sports pavilion with shower and toilet accommodation. Granted

Consultations

Lancing Parish Council: No comments received

Representations

44 neighbours plus a site notice: No comments received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 9, 14, 15, 30, 31, 32, 33, 35 and 36
National Planning Policy Framework (December 2024)

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Planning Assessment

Principle

The proposal involves upgrading a community facility in a designated Green Gap. The relevant issues are avoiding harm to the designation by allowing coalescent development, impact on flood risk and the effects on general amenities of neighbours and local character.

Use of the site as recreation ground and sports field stopped recently as the site was often too wet to use. The community garden started in April of 2025 and adjoins the allotments.

Green Gap

Policy 14 of the Adur Local Plan states:

'Local Green Gaps between the settlements of Lancing/ Sompting – Worthing, and Lancing-Shoreham-by-Sea, (as shown on the Policies Map), will be protected in order to retain the separate identities and avoid coalescence of these settlements. Within these areas any development permitted must be consistent with other policies of this plan and must not (individually or cumulatively) lead to the coalescence of settlements.'

The shed is very modest in scale and will not result in coalescence. A community garden will maintain the land as open space for the community and will encourage additional bio-diversity.

Residential amenity

The shed is well removed from any neighbour.

Visual amenity

The shed will blend with the many other sheds and structures in the allotments. No harm to visual amenity will occur.

Flood Risk

The shed is very modest in scale, 12.25sqm, and will not significantly worsen risk of flooding in this large open area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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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:

MOK

Date: 16/12

Authorised by:

Peter Barnett

Date: 16 December 2025