

Development Management – Delegated Officer Report

Application Number: AWDM/0649/26

Recommendation: APPROVE

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

Proposal: Non Material Amendment to approved AWDM/0021/22.
Amendments: amend bin storage for Blocks G and J

Date of Site Visit: 18 June

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks a non-material amendment for the amendment to the bin storage arrangements for blocks G and J, which are both affordable housing blocks. The bin stores were not shown on the originally approved plans and the affordable housing provider has asked that the position of the bin stores be formalised prior to their taking possession of the land. The bin stores have been amended to adhere to Building Regulations drag distances.

The earlier phases of the development have been constructed and occupied, while the latter phases, including the blocks which are the subject of the application, are currently under construction.

Planning History:

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) granted permission in 2023.

Consultations:

None undertaken

Representations

No comments received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

National Planning Policy Framework

Planning Assessment

The provision of bin stores is clearly necessary to serve the blocks but were not indicated on the previously approved plans. In both instances, the bins stores appear appropriately located, being located adjacent to the car parking areas of both blocks. The bins stores will be timber clad and will not have a material impact upon the character of the area.

The non material amendment application is therefore considered to be acceptable.

Recommendation

APPROVE

Is recommendation contrary to letter(s) of representation N/A

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: 30 June 2026

Authorised by: Stephen Cantwell Date: 30-06-2026