

Report to	<b>Planning Committee</b>
Date	<b>08 March 2018</b>
By	<b>Director of Planning</b>
Title of Report	<p><b>Adjoining Authority consultation (SDNP/17/03985/ADJAUT): Land West of New Monks Farm, Mash Barn Lane, Lancing – Hybrid planning application seeking:</b></p> <ol style="list-style-type: none"> <li><b>1. Full planning permission for the demolition of existing buildings and erection of 249 dwellings with temporary access via Grinstead Lane, a Country Park, relocation and extension of the Withy Patch Gypsy and Traveller site, permanent access via new roundabout on the A27, landscaping and other associated infrastructure (including pumping facility at the River Adur);</b></li> <li><b>2. Outline planning permission (with only landscaping reserved) for a non-food retail store (Use Class A1); and</b></li> <li><b>3. Outline planning permission (with all matters reserved other than access) for the erection of a further 351 dwellings, community hub, primary school and landscaping.</b></li> </ol>
Purpose of Report	<b>To approve the SDNPA response to the consultation on the above scheme</b>

**Recommendation: The Committee is recommended to agree the SDNPA response to Adur and Worthing Councils, objecting to the proposed development.**

**I. Summary**

- I.1 A hybrid planning application has been made to Adur District Council (ADC) for the development as outlined above, on which ADC has requested our comments as a statutory consultee. The application is wholly outside the SDNP boundary.
- I.2 The response can be found in **Appendix I**, and is based on the additional supporting information and revised plans submitted by the applicant, following extensive discussion involving several statutory consultees, including the SDNPA officers. This response is based on the comments from officers across the SDNPA including the Landscape, Historic Buildings, Dark Skies, Major Projects and Cycling Project Officers and the Strategy Leads for Water and Infrastructure.
- I.3 Officers have not objected to the principle of the development, rather it is the form the development has taken that is of significant concern. This is considered to be surmountable and advice has been offered to the applicant on how this could be resolved, however despite some positive amendments being made, the proposal has not gone far enough to resolve the harm caused to the setting and Purposes of the SDNP.

1.4 This report provides a summary of the proposed response, the main issues raised and the scope of our response.

## 2. Site Description

2.1 The site is located to the east of Lancing and west of the River Adur. The A27 runs along its northern boundary, with the SDNP boundary running relatively consistently along the northern edge of the carriageway. The site lies within a complex, coastal landscape alongside the Adur estuary. By virtue of this location, the landscape is naturally low-lying; the vast majority of which lies within flood zone 3. This location creates the foundation of the landscape's character as a coastal floodplain – it lies within the National Character Area South Coast Plain and Hampshire Lowlands. This landscape is one part of a series of remnants of the huge coastal floodplain encroached by expanding settlements relatively recently - over the past 90 years. This has left a series of landscape 'gaps' which characterise this stretch of coastline as a series of 'windows' with views to the sea from the South Downs. As identified in the WSCC Landscape Character Assessment, this site is one of these coastal gaps.

2.2 In terms of existing built form, the application site includes the Worthy Patch Gypsy and Traveller Site (comprising 12 pitches), 4 dwellings and agricultural buildings. The Gypsy and Traveller Site is proposed to be relocated as part of the overall development, whilst the dwellings and agricultural buildings would be removed to make way for the development. The American Express Elite Football Performance Centre is located to the south-west of the application site.

2.3 The New Monks Farm site has been identified for mixed use development in the Adur Local Plan (policy 5), on which the SDNPA has previously provided comment (**Appendices 2 and 3**).

## 3. Proposal

3.1 The development comprises:

- Up to 600 dwellings, typically 2-storey with 3-3.5 storey apartment blocks;
- 32,900 sqm of retail floorspace (IKEA identified as the end user) reaching a height of 12.14m to parapet, with a surface level car park providing 1036 spaces;
- 1-form entry primary school (with room for expansion);
- 28 hectare Country Park;
- Relocated and expanded Gypsy and Traveller Site
- 250 sqm community facility building.

3.2 A new access from the A27 is proposed, comprising a signalised roundabout to the north-east of the main part of the application site. This would result in the removal of the existing traffic signal controlled junction at the Sussex Pad, with a left-in, left-out only arrangement on the eastbound carriageway of the A27, to continue to provide access to Lancing College and the SDNP. Other highway works proposed as part of the scheme include:

- Link east (via internal roundabout) to Old Shoreham Road, to provide access to Shoreham Airport, Ricardo Engineering and to the proposed development of 25,000sqm of commercial floorspace also currently being considered by ADC (see Agenda Item 8);
- Removal of the 2 existing accesses on the A27 to the existing Worthy Patch Gypsy and Traveller Site;
- Retention of the existing off-carriageway foot/cycle links along the southern side of the A27;
- Creation of new off-carriageway foot/cycle link along the northern side of the A27, linking Hoe Court and Lancing College;
- Removal of the existing traffic-signal controlled junction at Sussex Pad (retaining a left-in, left-out only on the eastbound carriageway of the A27 to enable access to Lancing College);
- Provision of at-grade Toucan crossing facilities at the new roundabout retaining controlled crossing facilities on the A27 for north-south movements, and

- ‘Off-site’ highways works which include alterations to the existing roundabout at the Grinstead Lane junction;

3.3 In response to comments made by SDNPA Officers, and other consultees, the applicant has now included the proposed upgrading of the existing public footpath that runs along the west bank of the River Adur to a bridleway. This route continues under the A27 into the SDNP. An application has recently been submitted to the SDNPA for the creation of a public bridleway along the northern edge of the A27, and along Combes Road, to meet the existing public right of way network, which is currently being considered by Officers.

#### 4. SDNPA Response

4.1 The purpose of the SDNPA response is to consider the impact of the proposed development on the Purposes of the National Park, which are;

- 1) To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
- 2) To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public;

rather than undertake an assessment of the full suite of planning considerations. This will be to support ADC in their duty to have regard to the impact of development on the National Park, as required under S11A of the National Parks and Access to the Countryside Act 1949 (as inserted by S62 of the Environment Act 1995).

4.2 The SDNPA’s comments are being collated under the following headings:

- Landscape Character
- Views and Visibility (including consideration of the impact on the setting of Lancing College)
- Dark Night Skies
- Traffic Impact and Connectivity
- Water Environment

4.3 Despite the submission of the additional information and the amended drawings, it is still considered that the proposed development would result in significant adverse effects to the natural beauty and cultural heritage associated with the SDNP. In the event that planning permission is granted by the SDNPA to the new bridleway along the northern edge of the A27 (subject to the separate planning application to the SDNPA), it would contribute significantly to overcoming concerns that the development would reduce access and increase severance to the SDNP. No objection was raised to the principle of the site allocation as part of the Local Plan Examination process, however the manner in which the development has been proposed raises significant concerns, which has led officers to conclude an **objection should be raised to this hybrid application**. In general, there is considered to have been an insufficient landscape and design response to the setting and Purposes of the National Park, the impact of which is identified in the evidence supporting the application as being ‘Major Adverse’. It is therefore considered that the landscape impacts, are greater than the applicant has identified even with the inclusion of the mitigation measures currently proposed. The response therefore identifies an objection on the grounds of impact on landscape character, visual impact and impact on dark night skies.

#### 5. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	No
Has due regard been taken of the South Downs National Park Authority’s equality duty as contained within the Equality Act 2010?	N/A

Are there any Human Rights implications arising from the proposal?	There are no Human Rights implications arising from our response to this consultation.
Are there any Crime & Disorder implications arising from the proposal?	There are no Crime and Disorder implications arising from our response to this consultation.
Are there any Health & Safety implications arising from the proposal?	None
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy:  1. Living within environmental limits 2. Ensuring a strong healthy and just society 3. Achieving a sustainable economy 4. Promoting good governance 5. Using sound science responsibly	None

## 6. Risks Associated with the Proposed Decision

- 6.1 There is a small reputational risk in not objecting to the proposed development, as we would not be fulfilling our responsibility as relevant authority under S62 of the Environment Act 1995, in having regard to the Purposes of the National Park.

### TIM SLANEY

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#### South Downs National Park Authority

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Appendices  
1. SDNPA Officer Response  
2. SDNPA Comment on Adur Local Plan Pre-submission (2013)  
3. SDNPA Comment on Main Modifications to Adur Local Plan Pre-submission (2017)

SDNPA  
Consultees  
External  
Consultees  
Background Documents  
Legal Services; Director of Planning  
None  
Application documents and representations  
<https://planning.adur-worthing.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=ORUFT5CB04U00>  
Adur Local Plan) – see p12 of Part 2 for Policy 5  
<https://www.adur-worthing.gov.uk/adur-local-plan/>  
Highways England A27 Worthing and Lancing Improvements Scheme Consultation  
[https://highwaysengland.citizenspace.com/he/a27-worthing-and-lancing-improvement/supporting\\_documents/Consultation\\_brochure.pdf](https://highwaysengland.citizenspace.com/he/a27-worthing-and-lancing-improvement/supporting_documents/Consultation_brochure.pdf)