

Appendix 1



Rev	Description	Date
1	Issue for Information	14.12.16
2	Issue for Construction	14.12.16
3	Issue for Operation	14.12.16
4	Issue for Decommission	14.12.16

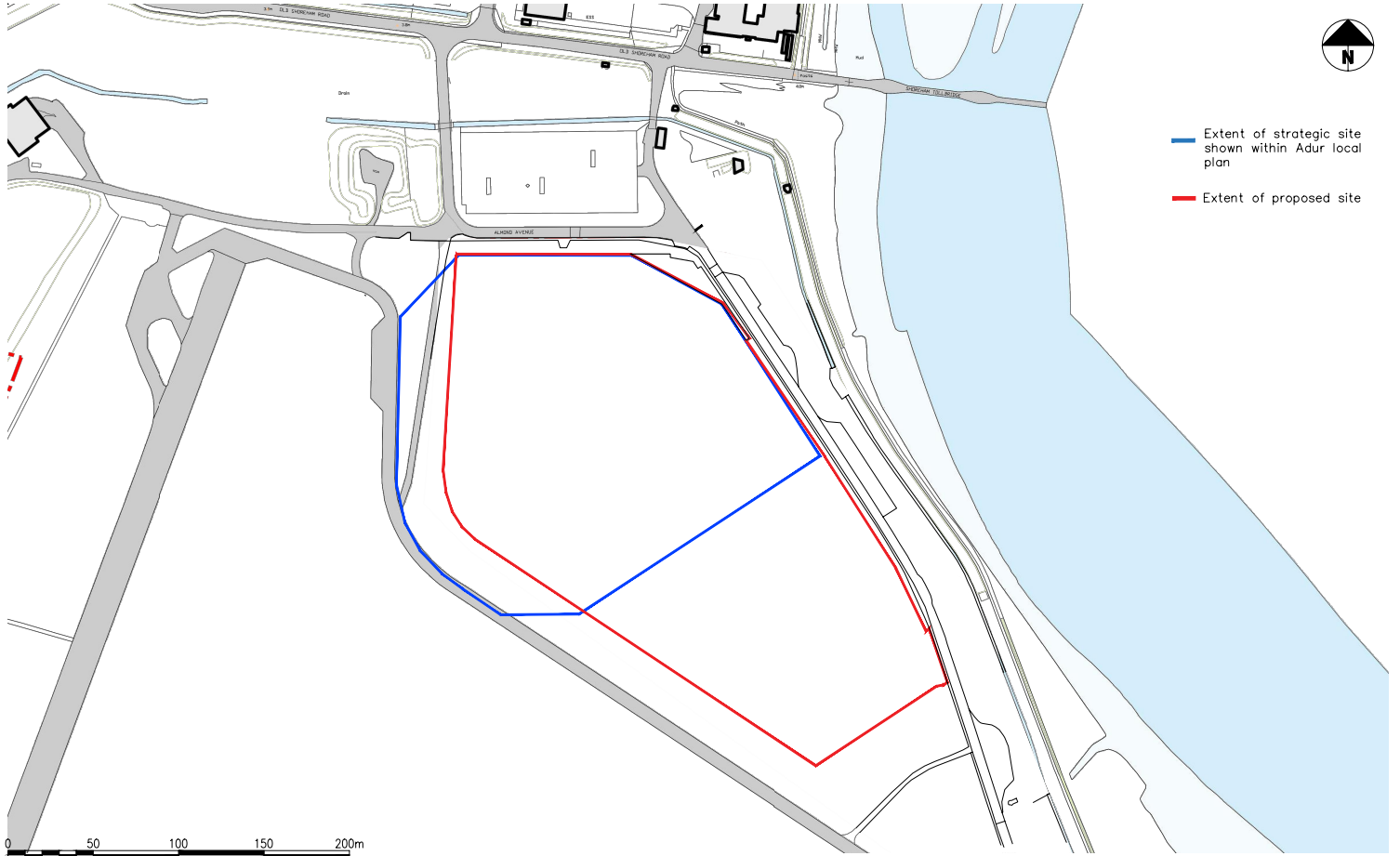
Site Plan

1:2500 @ A0 / 1:5000 @ A2

AC	SM	14.12.16
6143	L000015	C

INFORMATION

Appendix 2



— Extent of strategic site shown within Adur local plan
 — Extent of proposed site

Scale 1:2000
 0 50 100 150 200m

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Drawn/Chkd: Date:

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group. The copyright of the drawings and designs contained therein remains vested in the PRC Group.

Client: Tavis House
Project: Shoreham Airport
Drawing Title: Eastern Development Area Site comparison

Scale @ A3: 1:2000	Checked by: SC	Date: October 2016
Job No: 10654	Stage: FE	Drawing No.: 013

Construction <input type="checkbox"/>	Preliminary <input checked="" type="checkbox"/>	Information <input type="checkbox"/>
Approval <input type="checkbox"/>	Tender <input type="checkbox"/>	



Appendix 3

Introduction and Contents



This short document is to show the change the New Monks Farm development proposals have on the Lancing-Shoreham Strategic Gap. The proposals extend into the Strategic Gap in two locations to allow for the commercial development and the residential development of 600 new dwellings. The main proposals include the 27 hectare Country Park that is located to form the western edge of the Strategic Gap and will provide an upgraded character.

The residential development that extends into the Strategic Gap will be designed to have the character of the Country Park with no strong boundary treatment separating them.

The commercial development that extends into the Strategic Gap to the north will be designed to have the character of the A27 tree woodland corridor.

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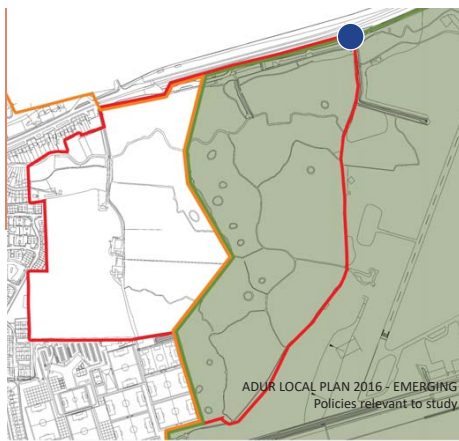
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- Strategic Site Allocations- Policies 5, 6, 7
- Built Up Area- Policy 2
- Local Green Gap- Policy 14
- Countryside- Policy 13
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2.3 Adur Local Plan 2016

Adur and Worthing District Council

The Adur district has a limited amount of developable land with the majority of sites being located within the boundaries of the protected SDNP. The area of remaining undeveloped land outside the SDNP relevant to this project is the Lancing-Shoreham Gap. This area is currently protected under The Adur District Local Plan 1996 Strategic Gap Policy (AC4) which was adopted in 1996. The district wide plan only covers a ten year period from 1996 to 2006 and so a new Local Plan is currently in development.

The document to supersede the 1996 Plan is the Adur Local Plan 2016 – Emerging which is formally published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 between 31 March and 11 May 2016.

The 2016 plan has several emerging policies that are relevant to the New Monks Farm development site. The salient elements of the policies that relate to the site are outlined illustrated below.

Policy 5: New Monks farm, Lancing

Land at New Monks Farm will be allocated for mixed use development comprising:

- 600 homes, 30% of which are to be affordable, providing a mix of types and tenures in accordance with identified needs.
- A community hub.
- 1 hectare of land to accommodate a 1-form entry primary school, with additional land for expansion to 2-form entry in the future.
- Approximately 10,000sqm of appropriate employment generating floorspace.
- Suitable access onto the A27 in agreement with Highways England.
- Provision or funding of mitigation for off-site traffic impacts on the Strategic Road Network and local roads through a package of measures including improvements to the A27/Grinstead Lane (North Lancing roundabout) junction.
- Provision of sustainable transport infrastructure including improved public transport and cycle, pedestrian and equestrian links to Lancing, Shoreham-by-Sea and the South Downs National Park.
- Site-specific travel behaviour initiatives which encourage sustainable modes of transport. (This should include a package of travel behaviour initiatives such as residential and workplace travel plans).

The Withy Patch Gypsy and Travellers site should be relocated and increased in size. The new site should be built at a higher level to reduce flood risk and to take the site out of Flood Zone 3. This will enable the provision of additional pitches in the future to meet identified needs. Improved access across the A27 to the South Downs National Park for pedestrians, cyclists and equestrians must be provided. Developers will need to work with Adur District Council, West Sussex County Council and the Environment Agency to ensure that tidal and fluvial flooding as well as surface water and groundwater flooding are adequately mitigated without worsening flood risk elsewhere.

Policy 13: Adur’s Countryside and coast

Outside of the Built Up Area Boundary, development will only be permitted where the need for a countryside location is essential; it is for quiet informal recreation or the essential needs of agriculture or horticulture, flood management, or is otherwise consistent with this Local Plan (or subsequent DPDs). Improvements to green infrastructure, including enhanced pedestrian, cycle, and equestrian access (where appropriate), and better access for those with mobility difficulties will be supported. The extension of isolated groups of buildings or the consolidation of linear or sporadic development will not be permitted.

Any development in the countryside should not result in a level of activity which has an adverse impact on the character of the area.

The landscape character of Adur and other areas of countryside, the coast, river, and settlement pattern will be protected and where possible enhanced. Any development or activities within the countryside must respect and where appropriate reinforce the distinctiveness and sense of place of the above areas, taking into account the various elements which contribute to their distinctiveness such as geology and landform, biodiversity, scenic quality, strategic views, tree cover, settlement patterns, heritage and local vernacular, and land use. The setting of the South Downs National Park must be respected.

Opportunities to improve access to the South Downs National Park will be sought through joint working with the South Downs National Park Authority and West Sussex County Council.

Development to support informal recreation uses on the coast will normally be permitted subject to:

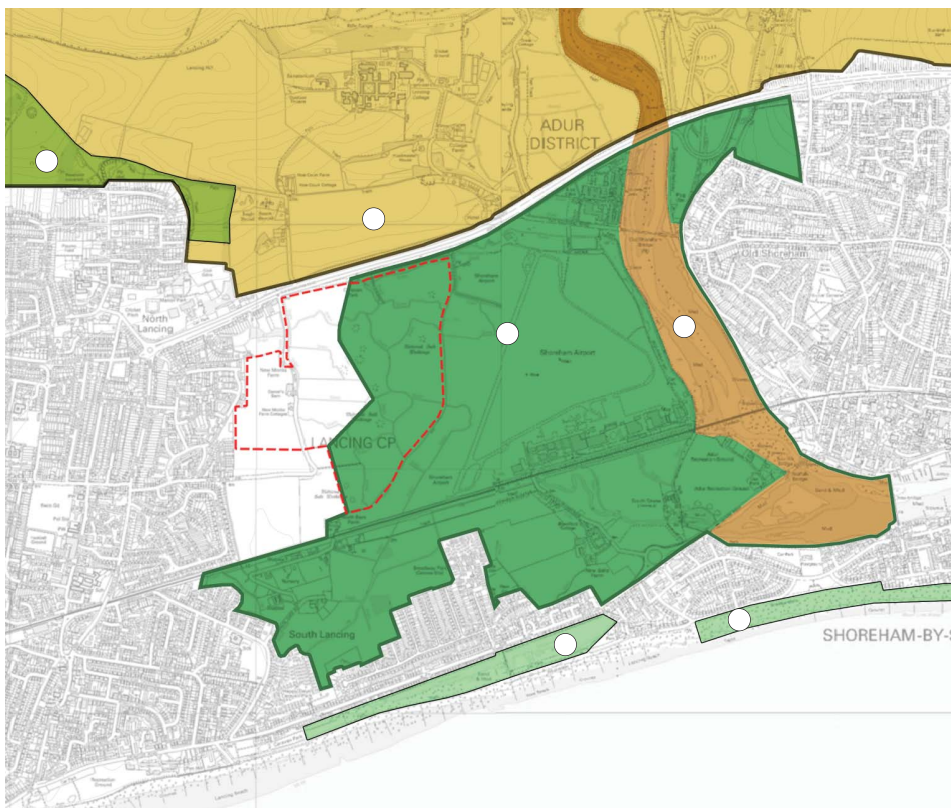
- built facilities being located within the adjacent Built Up Area.
- the need to maintain and improve sea defences.

Best practice guidance published by the Government, the Council and other bodies will be used when assessing applications.

Policy 14: Adur’s Countryside and coast

Local Green Gaps between the settlements of Lancing/ Sompting– Worthing, and Lancing Shoreham-by-Sea will be protected in order to retain the separate identities and character 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.

Landscape Designations



Landscape Designations

The New Monks Farm site is located on the urban fringe of Lancing and part within the Lancing-shoreham strategic Gap. The South Downs National Park is to the north beyond the A27 trunk road and the Adur River is designated as a Site of Special Scientific Interest. No Nationally designated landscape directly shares a physical boundary with the New Monks Farm site. New Monks Farm site is denoted by red dashed line.

1. South Downs National Park

The South Downs National Park to the north of the site is designated by the National Parks and Access to the Countryside Act 1949 to the South Downs National Parks Authority.

2. Site of Special Scientific Interest

The Adur estuary Site of Special Scientific Interest (Wildlife and Conservation Act 1981) and is designated for protection of the UK's best examples of flora, fauna, or geological or physiographical features. The Adur SSSI is protected and managed by The Environment Agency

Local Designations

Local Nature Reserves:

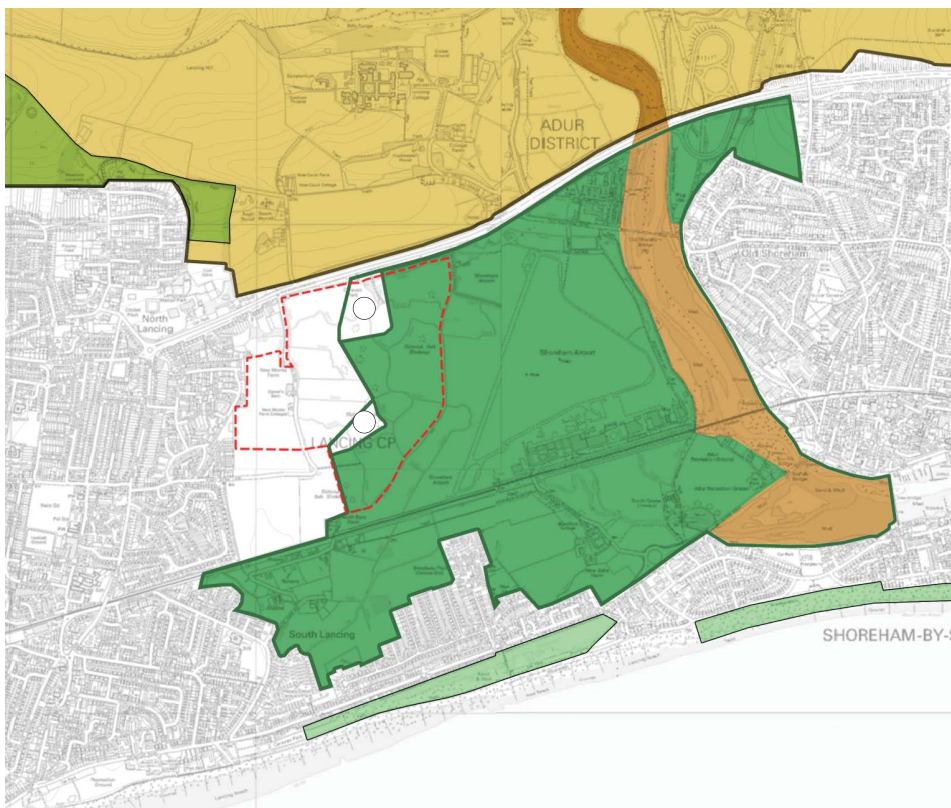
3. Lancing Ring
4. Widewater
5. Shoreham Beach

Local Nature Reserves are designated under the National Parks and Access to the Countryside Act 1949 LNRs may be declared by local authorities after consultation with the relevant statutory nature conservation agency. LNRs are declared and managed for nature conservation, and provide opportunities for research and education, or simply enjoying and having contact with nature. Local Nature Reserves are protected and managed by the Local Authority

6. Strategic Gap

Strategic Gaps are designated by the Local Planning Authority to preserve the separate identities and character of settlements. Development within the areas must be in line with local planning policy and not lead to the coalescence of settlements.

Development Proposals



The New Monks Farm Site is approximately 58.37 hectares (583,790 sqm) and development proposals can be broken down as the following;

- Residential footprint for 600 dwellings- 18.9 hectares (189,000 sqm)
- Commercial footprint including carparking - 7.7 hectares (77,000 sqm)
- School footprint (2FE)- 2.7 hectares (27,000 sqm)
- Country Park footprint - 27 hectares (270,000 sqm) including waterways
- Relocated travellers site- 0.6 hectares (6,650 sqm)
- Additional pitches for B&H Albion training ground- 1.3 hectares (13,300 sqm)



New Monks Farm Plan with line of Strategic Gap as per Local Plan

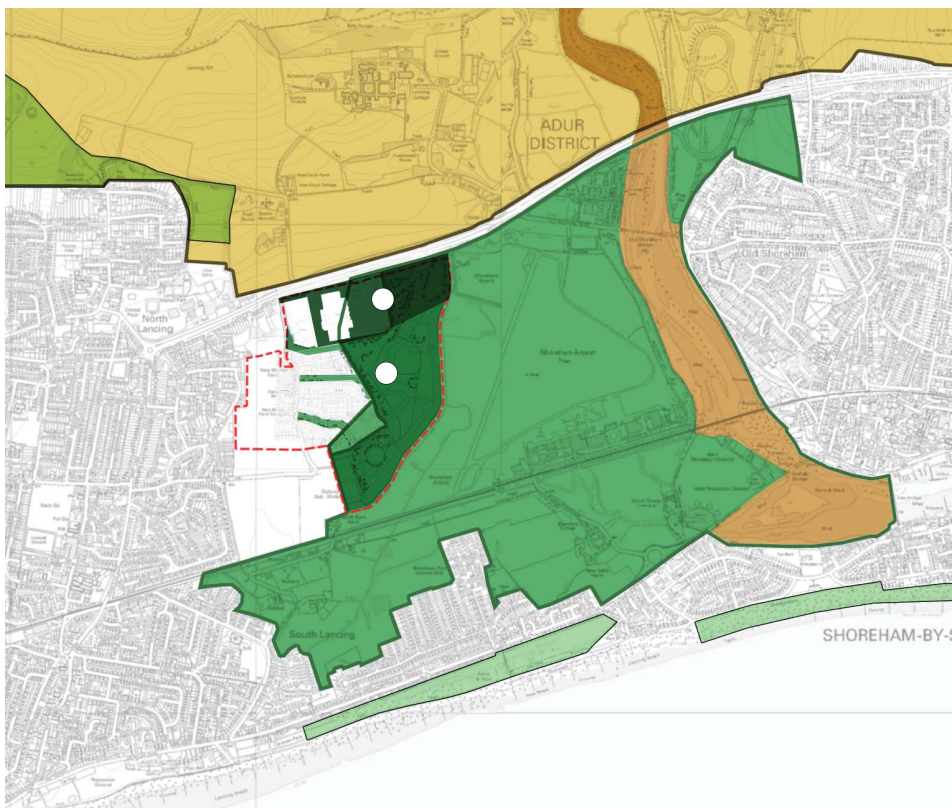
New Monks Farm Plan with proposed amendment to Strategic Gap

- 1- Area of residential development beyond the strategic gap boundary as defined in Adur's emerging Local Plan
- 2- Area of commercial development beyond the strategic gap boundary as defined in Adur's emerging Local Plan

Masterplan



Landscape Character



The proposals for New Monks Farm Site Country Park allow the existing low-medium landscape character to be redefined.

The current assessment of character area LCA2 describes it as

Landscape Character Area 2

- A 'moonscape' landform caused by extensive tipping of recycled aggregates, as part of the ongoing development of a new golf course. The resulting elevated landform screens some local views eastwards from Mash Barn Lane.
- Rough grassland, peppered with patches of scrub highly textured character, which contrasts with the smoothness of the Downs to the north and the mown turf of the airfield to the east
- Small tributary ditches, flowing eastwards across the area from the wetlands along Mash Barn Lane
- The original small-scale hedged field pattern has been removed and the construction of the golf course means that landscape character is transitional

With the development proposals new character areas are;

1. Country Park- Open Landscape defined with drainage waterways allowing views across to the Adur to the east and SDNP to the North
2. Extension of existing tree corridor to create woodland character to the north

The residential area beyond the strategic gap boundary (47 dwellings) are to follow the principles of character area 1 to allow them to sit within the Country Park. No strong defined edge is included at the boundary between residential and Country Park.

The carpark of the commercial development extending into the strategic gap is to follow the principles of character area 2 to help mitigate the impact on views.



New Monks Farm Landscape Character LCA1

New Monks Farm Landscape Character LCA2

Visual Assessment



View from Mill Hill Nature Reserve



View from Lancing Ring Nature Reserve



View from Bridleway north of site (Hoe Court Farm)



View from Public Footpath on east bank of River Adur



View from Public Footpath on west bank of River Adur

The findings from the visual impact assessment can be summarized as the following:

The change from defunct farmland and successional grasslands to mix use development would bring about permanent changes to the landscape and to people's views of it. These changes would include noticeable adverse effects resulting from the loss of the open predominantly green views, however the views mainly effected will be from incidental private residences and the carriageways of the A27 and A259. The replacement views would be of a good quality residential settlement adjacent to a sensitively designed commercial development. The adverse effects of the aforementioned development will be mitigated by boundary treatment as well as the provision of a high quality Country park. The effects from these visual changes would start to balance each other at day one and, as the scheme matured, realise beneficial visual effects particularly for the areas of the site occupied by residences and Country park.

Views of new the development and infrastructure from the wider SDNP and River Adur SSSI would be diminished by viewing distance and the changes would be seen as small scale, incremental and not significant.

Effects on landscape character would be limited to the site and its immediate environs. These effects would also be a balance of adverse and beneficial changes. Adverse effects on the openness of the site and from the localised, small-scale loss of existing site vegetation features would balance those resulting from creation of a new good quality townscape, employment opportunities and ecological asset of the Country Park. After the site had matured (15 years from completion) these changes would be Minor to Moderate Beneficial on balance and not significant.

Although there would be incremental adverse effects on the local gap functionality, the site layout predominantly conserves the functional gap between the settlement of Lancing and Shoreham. The operational phase works would realise no significant landscape effects on the purposes and function of the Adur Local Plan 2016 other than to satisfy the objectives outlined by Policy 5, 13 and 14.

The Visual Assessment demonstrates that the residential development within the strategic gap is visually connected to the urban fringe of Lancing and the built form of the training ground. The residential development in this area is designed to be more informal in character typical of the country park with an undefined boundary between development and country park to help break down the form and reduce the visual impact.

All residential properties in this area are 2 storeys high with large back gardens.

The commercial development extending into the Strategic Gap is predominately carpark that at ground level can be mitigated with tree planting and strong boundary treatment.