

Day 3, Issue 1

The Council is to produce a paper for New Monks Farm on options for the built up area boundary.

It was considered by the Council, the Planning Inspector and New Monks Farm Developments Ltd during the hearing sessions that there are three potential options in respect of the Built Up Area Boundary at New Monks Farm. These are as follows:

- 1) Maintain the current approach of the Submission Adur Local Plan and show the Built Up Area Boundary at New Monks Farm as indicative, with the detailed boundary to be resolved through the planning application process.
- 2) Amend the Built Up Area Boundary to include the additional residential area and commercial site as proposed by New Monks Farm Developments Ltd in their response (REP-20-38-001A) to the Inspector's Issues and Questions.
- 3) Extend the Built Up Area across the whole of the site so that the red line of the allocation and the Built Up Area Boundary are coterminous. Despite the fact that the whole site will be within the Built Up Area, there will still be a requirement for a minimum 28ha country park within the allocation.

Option 1 is the Council's preferred approach as it has previously been consulted on (through Regulation 18 and 19 stages) and builds in a degree of flexibility but only on the basis that strong viability, landscape and drainage arguments are made by the developers (through the planning application process) to warrant any change to the boundary. The Council has proposed amendments to the wording of Policy 5 to reflect this (see below).

Option 2 proposes significant amendments to the boundary of the site that have not been consulted on during the production of the Local Plan. Sufficient viability, landscape and drainage arguments have not yet been made to justify such an amendment so the Council considers that this option is not appropriate.

The Council considers that Option 3 provides too much flexibility and given the Council's aim of retaining the Local Green Gap between Shoreham and Lancing and the contribution that the country park (as indicated on the Policies Map at present) will make to this gap, it is not appropriate for the country park to be located within the Built Up Area boundary.

The Council has therefore proposed amendments to Policy 5 in accordance with Option 1 as follows:

(Deleted text is shown as ~~struck through~~ and additional text **shown in bold and underlined.**)

Policy 5: New Monks Farm, Lancing

Land at New Monks Farm (~~within the area~~ **as** shown on ~~the Policies Map~~ **Map 2**) will be allocated for mixed use development comprising:

- **A minimum of** 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~~ **A minimum of** 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 eastern boundary of the Built Up Area at New Monks Farm as shown on the Policies Map is indicative. The final boundary will be determined at the planning application stage, having regard to landscape, drainage and viability considerations. However, any amendments to the boundary currently shown on the Policies Map must be based on a clear and convincing justification.