

# Welcome and how to provide feedback

## Welcome to this public exhibition of the emerging mixed-use regeneration plans for New Monks Farm, Lancing

Members of the design team are on hand to provide more information and answer any questions that you may have. Your views are really important to us and we are keen to listen to your feedback. You can pick up a feedback form here today from any member of the team.

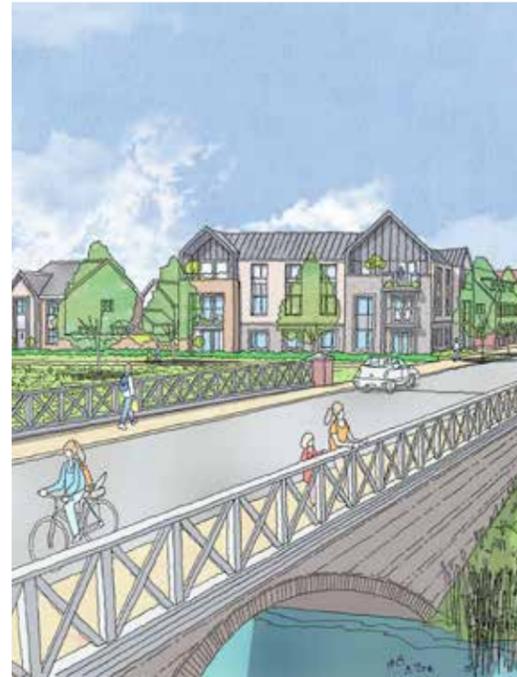
## We welcome your feedback

Please fill in a feedback form and leave it in the box provided. Alternatively, you can contact us using the following details by Friday 10th February 2017:

Email: [scott.marshall.regen@gmail.com](mailto:scott.marshall.regen@gmail.com)

All your comments will be considered as we continue to develop our proposals.

Once the application has been submitted for Planning Approval there will be a further opportunity to provide formal feedback.



## Next steps

All of the comments received today and over the coming weeks will be reviewed and analysed to inform a consultations findings report. Where changes are required to the masterplan or development proposals these will take place over the coming month and in advance of a planning application being submitted to Adur District Council in late February / early March 2017.

The proposed development timeline:

- |                                   |  |
|-----------------------------------|--|
| · End of January 2017             | Public and Community Consultation                  |
| · February 2017                   | Analysis and review of consultation comments       |
| · February 2017                   | Revisions and masterplan and development proposals |
| · End February / early March 2017 | Submission of Planning Application                 |
| · Summer 2017                     | Planning Application considered                    |
| · Late 2017                       | Housing Phase 1 development commences              |

# Emerging masterplan

The New Monks Farm masterplan has been developed from the local plan allocation to deliver new homes, a new school, employment, improved transport infrastructure and a country park.

The overall masterplan is shown in full opposite, with details of the individual aspects of the proposals outlined on the further exhibition boards.



# Meeting Adur planning policy

The New Monks Farm site is allocated in the ADUR Local Plan. The detail of the allocation is outlined in Policy 5. A comparison of the policy elements and the current proposals are provided opposite.

| Adur Local Plan – Policy 5 New Monks Farm, Lancing  | New Monks Farm Development Proposals   |   |
|---|--|---|
| 600 homes, 30% of which are to be affordable.   | 600 new homes, 30% of which will be affordable.  | ✓ |
| A community hub.  | A community hub of up to 250 sq.m.   | ✓ |
| 1 hectare of land to accommodate a 1-form entry primary school, with additional land for expansion to 2-form entry in the future.   | 2.04 hectares of land allocated for a 1-form entry primary school with expansion space.  | ✓ |
| Approximately 10,000 sq.m of appropriate employment generating floor space.   | Up to 35,000 sq.m of non-food retail floor space creating up to 430 new full-time and part-time jobs.  | ✓ |
| Suitable access onto the A27 in agreement with Highways England.  | A new junction on the A27 to unlock housing and employment space at New Monks Farm and Shoreham Airport.   | ✓ |
| Provision or funding of mitigation for off-site traffic impacts on the Strategic Road Network including improvements to the A27/Grinstead Lane (North Lancing roundabout) junction. | Funding for offsite infrastructure including Grinstead Lane / North Lancing roundabout.  | ✓ |
| Improved public transport and cycle, pedestrian and equestrian links to Lancing, Shoreham-by-Sea and the South Downs National Park.   | New bus services serving Shoreham, Lancing and Brighton & Hove. Pedestrian, cycle links and equestrian links to Lancing, the Country Park and the South Downs. | ✓ |
| Relocation of the Withy Patch Gypsy and Travellers site and increase in size.   | Relocation of the existing Gypsy and Travellers site, size increased for four additional pitches.  | ✓ |
| Tidal and fluvial flooding as well as surface water and groundwater flooding are adequately mitigated without worsening flood risk elsewhere.                                       | A comprehensive drainage scheme which will also improve protection for existing dwellings adjacent to the site.  | ✓ |
| Retention and enhancement of the existing network of water bodies on site for drainage and ecological benefits.   | No net loss of water bodies and an ecological enhancement plan.  | ✓ |
| Open space and recreation areas (to include children’s play areas) located within the development.  | Open space and play areas to meet the council’s required standards.  | ✓ |
| A 28 hectare Country Park and informal recreation.  | A 28 hectare Country Park will be provided for informal recreation.  | ✓ |
| Strategically sited areas of woodland to the north and east of the development area to provide a distinctive ‘green edge’, screening views of the new development.                  | A comprehensive landscaping strategy, including provision of a ‘green edge’ to screen views of the new development.  | ✓ |

# Community and wider economic benefits

On completion the economic and community benefits are summarised as follows:

- The delivery of 600 new homes, 30% of which will be affordable.
- A new single form entry primary school serviced site with expansion space.
- The relocation and expansion of the Gypsy and Travellers from 12 to 16 pitches.
- A 28-hectare new country park with new ecology habitats, cycle and walking pathways.
- Opening up access for the Shoreham Airport Commercial Development with additional new inward investment and job creation opportunities.
- 875 new jobs will be created:
  - IKEA will provide 430 full-time and part-time jobs
  - 330 construction jobs
  - 115 indirect jobs including those in the school
- Over £2.79m in public sector receipts from future council tax, business rates and new homes bonus revenues.
- £11.5m additional GVA to the Adur economy each year.

## Residential

600 new homes, 30% of which will be affordable.



## Education

1FE Primary School with expansion space for 2FE in the future



## Commercial Development

Up to 430 full time and part time jobs.



## New Traveller's Site

The relocation with four additional pitches.



## Country Park

Extensive Country Park for local residents and visitors.



# Transport

## Highway Improvements

The New Monks Farm development will facilitate improvements to the existing local and strategic network including:

- . Removal of Old Shoreham Road junction with the A27 at Sussex Pad.
- . Removal of some existing access points along the A27 to minimise conflict (i.e. Withy Patch Site).
- . New 50mph speed limit.
- . Improvements to the Grinstead Lane roundabout.
- . Retention of existing off-carriageway foot/cycle link along A27.

## Site Accessibility

- . The site is located on the edge of the existing built environment in Lancing with good access to a range of employment, leisure and retail opportunities.
- . Additional employment opportunities in Shoreham, Worthing and Brighton.
- . Public transport available in the vicinity of the site including a number of bus services along the A27 and regular rail services from Lancing station.
- . Pedestrian and cycle infrastructure with crossing facilities on Grinstead Lane and the A27.
- . New bus services - extension of bus services from Brighton and Worthing.



# Drainage and flood risk and solutions

## Flood Risks

- Fluvial and tidal flooding
- Groundwater
- Surface water from the development

## Dealing with fluvial and tidal flooding

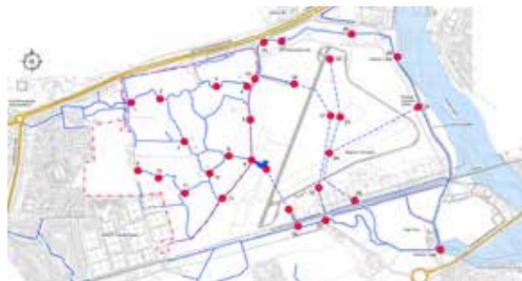
Environment Agency require protection to 5.4 above ordnance datum (equivalent of 1 in 300 year tidal surge event 2115). Shoreham tidal walls scheme crest level is 5.0 above ordnance datum. Bund to the east of the Country Park is 5.4 above ordnance datum.

## Dealing with groundwater

Groundwater currently discharges to the east through the northern outfall on River Adur and to the south via southern outfall. But both outfalls are tide locked for 6 hours per tide cycle. New Monks Farm will be diverting main flow of groundwater, including groundwater from Manor Close to northern outfall and installing a new pumping station over the tidal wall meaning it will discharge 24 hours a day, increasing capacity and creating additional capacity in Lancing Ditches.

## Dealing with surface water arising from development

Where possible soakaways will be installed to deal with surface water run-off from houses. Surface water run-off from IKEA will be attenuated and discharge into the watercourses. Surface water from roads and pavements will discharge into watercourses and appropriate storage facilities.



Location of Water Level Recorders

## Long term maintenance

A management company will be formed to represent new home owners, Brighton & Hove Albion, IKEA and the Airport. This company will be responsible for the maintenance of the watercourses in perpetuity.



# Housing and community



**CALA Homes has a heritage stretching back to 1875 and has been a premium national homebuilder for over 40 years.**

CALA developments can be found in prime locations throughout the South East of England, the Midlands and Scotland. From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything we do.

We take our inspiration from the character and materials of the local areas in which we build to create developments that complement their surroundings. The quality of our design and our attention to detail is evident in successful developments such as those in Midhurst, Haywards Heath and Crawley Down.

Our award-winning reputation comes from our passion for craftsmanship, architectural heritage, design and service. CALA Homes was named Medium Housebuilder of the Year in 2012 and 2013 at the prestigious What House? Awards and has achieved the maximum five-star rating in an independent customer satisfaction survey for four consecutive years. We are also part of the Considerate Constructors' scheme.

Further information can be found at [www.cala.co.uk/lancing](http://www.cala.co.uk/lancing)



# Housing and community

## Residential Site Layout

The overall illustrative layout for the residential part of the site will provide the following:

- 600 new dwellings
- Neighbourhood centre
- A high quality residential environment
- Range of dwelling sizes with mix of one and two bedroom apartments and two, three, four and five bedroom houses
- 30% Affordable housing
- Proposed houses are generally 2 storeys in height. A few have rooms in roof
- Apartment buildings are 3 and 3.5 storeys in height
- Houses predominantly detached and semi-detached with some short terraces to reflect local form
- A safe and secure environment for the new community
- Access from the A27
- Network of informal, shared surface streets and lanes within development
- Retention of watercourses within site and new green framework within proposed development
- Integrated tree and shrub planting within streets
- Children's play space
- A series of pocket greens and parks
- Bus services route through the site serving IKEA and housing from Hayley Road
- Good pedestrian and cyclist connectivity to facilities in Lancing town centre, Mash Barn Lane and the Country Park
- A generous level of parking which exceeds West Sussex County Council's minimum requirements
- New homes which are designed to respond to the local building traditions and context within this part of West Sussex



# Housing and community



## Residential Landscape Proposals

- 1 Tree lined Boulevard
- 2 Tree lined verges within residential streets
- 3 Swales form green fingers within development
- 4 Bridges over swales designed as integral part of pedestrian movement network
- 5 Footpaths and cycleways integrated within swale corridors
- 6 Pocket parks and green squares
- 7 Eastern area designed as interface between Country Park Edge and central part of new neighbourhood
- 8 Tree and shrub planting integrated within streets to soften street scene (species selected to be appropriate to local climate)



Bridges and swales as part of the pedestrian movement network

## Urban Design Principles

- Bridge over swale provides high quality entrance threshold to residential development
- Strong built form along providing enclosure along east-west Boulevard
- More broken building form along swale and Country Park edges
- Neighbourhood Centre adjacent to proposed school as social and community focus
- Pocket parks and green squares as urban design nodes punctuating the layout
- Gateway buildings frame important
- Landmark and accent buildings as focus on key vistas
- Corner turning buildings at junctions of streets maximising active frontages to public realm
- New homes provide active frontage and surveillance along Country Park edge
- More formal grid of streets in western part of development

# Housing and community



## Building Heights

- Predominantly 2 storey houses
- 3 storey apartment buildings
- Small number of 2½ storey houses
- 3 storey mixed use Neighbourhood Centre building

### KEY

- 2 storey
- 2½ storey
- 3 storey
- 3½ storey



## Phasing

- Detailed planning application being submitted for Phases 1 & 2 (249 homes) and Outline planning application being submitted for phases 3 & 4 (351 new homes and neighbourhood centre shops)

- Phase 1
- Phase 2
- Phase 3
- Phase 4



## Tenure

| Private         | Amount     |
|-----------------|------------|
| 1 Bedroom Flat  | 20         |
| 2 Bedroom Flat  | 17         |
| 2 Bedroom House | 139        |
| 3 Bedroom House | 148        |
| 4 Bedroom House | 83         |
| 5 Bedroom House | 13         |
| <b>Total</b>    | <b>420</b> |

| Affordable      | Amount     |
|-----------------|------------|
| 1 Bedroom Flat  | 54         |
| 2 Bedroom Flat  | 49         |
| 2 Bedroom House | 26         |
| 3 Bedroom House | 51         |
| 4 Bedroom House | 0          |
| <b>Total</b>    | <b>180</b> |

- 30% of new homes provided as affordable.

### KEY

- Private housing
- Affordable housing

## Architectural References



# Housing and community

## Character Areas

### East - West Boulevard and Western Green



Illustrative view of neighbourhood green



Key plan

#### Key points:

- Apartment buildings concentrated along this route
- Apartment buildings and bridge over swale define eastern gateway into neighbourhood
- Smaller scale buildings at western end form gateway from Hayley Road
- Route punctuated by pocket parks and green spaces along its length
- Neighbourhood Centre with small shops, access to school and pocket park provide community hub and social focus
- Strong tree lined Boulevard emphasises streets importance within the movement hierarchy



Illustrative view of the entrance gateway from the A27



Street scene of neighbourhood green



Street scene at western gateway



Street scene at eastern gateway

# Housing and community

## Western Streets and Square



Key plan

**Key points:**

- More formal grid of streets responds to character of streets and built form in East Lancing
- More urban character
- Predominantly short terraces of houses with some semi-detached and occasional detached house
- Houses generally have shallower front gardens / privacy margins
- Parking along street edge in small groups of perpendicular bays divided by trees
- Green square as social focus within southern part of character area
- Houses provide active frontage and surveillance to existing triangular green and play space



Street scene



Key plan

**Key points:**

- Predominantly semi-detached with occasional detached and short terrace of houses
- Traditional carriageways with separate footways and tree lined verges in western half
- Shared surface lanes in eastern half
- Parking generally on plot
- Generally deeper front gardens with front boundary railings



Illustrative view along street



Illustrative view of pocket park

## Southern Boundary



Key plan

**Key points:**

- Linear street along southern boundary with Football Training Ground
- Paved squares along length of street as traffic calming events
- Generally semi-detached houses with occasional detached house and short terrace
- Shared surface street with pedestrian links to eastern edge of Lancing at western end
- On-street parking in groups of bays with trees between along southern edge
- On-plot parking generally along northern edge



Illustrative view



Street scene

## Swale and Country Park Edge

**Key points:**

- Predominantly detached and semi-detached houses
- Green lanes and private drives around edges and shared surface streets within
- White painted picket fence to front boundaries
- Predominant wall materials brick and boarding
- Bridges provide pedestrian connection across swales through character area
- Landscape plays particularly important part in the character of the area



Illustrative view



Key plan



Street scene

# A new IKEA store



Artists impression of new IKEA store

## At IKEA, our vision is to create a better everyday life for the many people

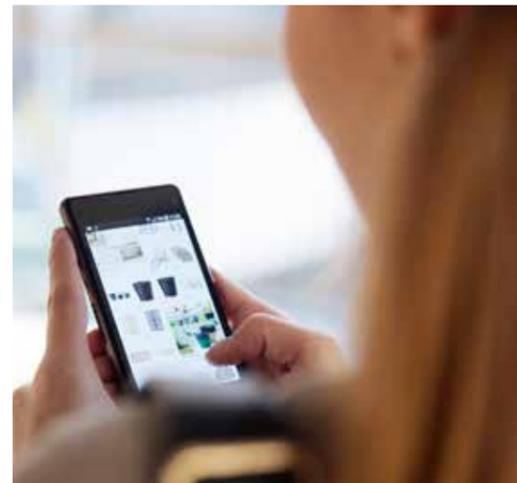
Our business idea supports this vision by offering a wide range of well-designed, functional home furnishing products at prices so low that as many people as possible will be able to afford them.

We want to make IKEA accessible to many more people and we are excited to be opening a number of new stores around the UK. We believe that an IKEA store in this location would be a major boost to the whole area, not just in terms of jobs, but also by adding to the total retail offer. As is the case in IKEA locations across the UK, our store would complement, not compete with, the existing retail offer.

The new IKEA store will offer :

- Full product range & inspirational room sets
- Crèche
- Playground
- Restaurant and Bistro

Making each visit to the store a fun day out for the whole family.



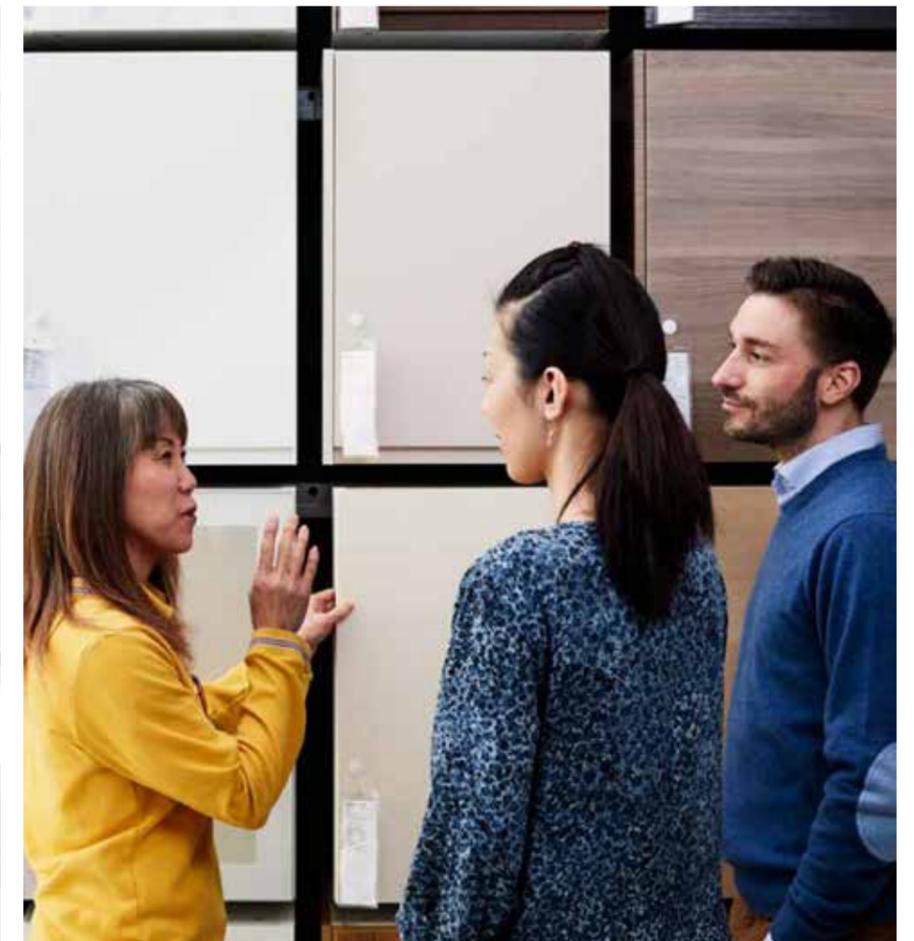
# A new IKEA store

## A great place to work

IKEA has a unique view of talent: all co-workers are regarded as talents and everyone's contribution is important to the future growth and development of IKEA.

Bringing a new IKEA to Adur will create around 430 new jobs, offering both full and part-time positions in a wide variety of roles. These will include customer relations, sales, logistics, interior design, food services positions and associated contractor roles to the store. Our ambition is to recruit as many people as possible from the local area.

IKEA is also a principle partner of the Living Wage Foundations and co-workers in the new store will be paid according to the Real Living Wage. In addition, co-workers will receive a number of benefits such as store discount, interest-free loans for bicycles and travel, and subsidised meals in the co-worker restaurant.



# A new IKEA store



## Creating a positive impact

At IKEA, we want to have a positive impact on people and the planet.

We have three focus areas:

1. We provide products and services that enable customers to lead healthier and more sustainable lives
2. We contribute to the quality of life of people and communities where we operate
3. We use resources with the utmost efficiency

Today, 100% of our cotton comes from more sustainable sources. Over 700,000 solar panels are now installed on IKEA buildings worldwide and we've committed to own and operate 224 wind turbines, all towards our goal of being energy independent. We are making energy efficient, LED lighting more affordable, enabling many more people to live more sustainably and reduce their electricity bills, whilst ensuring responsible stewardship of our forests, water and farmlands, are the base of our supply chain.

The new store will achieve a 'very good' rating in the BREEAM Certification of Sustainability rankings.



# A new IKEA store



IKEA site map

## The Proposals

The new store will be situated next to the A27 Old Shoreham Road, with access from a new interchange to the east of the site. The store will be serviced by a new bus route from Brighton and a tree lined car park will offer disabled spaces, parent & child spaces, as well as electric charging bays.

The store will cover 35,000 sq metres over two floors, consisting of a Showroom on the first floor with the Markethall and Self-Serve areas on the ground floor. This is to provide customers with a simple and more enjoyable IKEA shopping experience. The store will also include a restaurant and bistro, and there will be a 'Glass House' to showcase external and seasonal ranges.

In line with our expansion plans, we aim for for each IKEA store that we open to be as sustainable as possible and will feature a range of sustainable measures including: PV panels, ground source heat pump system, rainwater harvesting and LED lighting.

The new store has been designed with an appreciation and understanding of the surrounding area in mind. As such, there will be planting around the store and car park to provide visual and acoustic screening from the school and residential properties, as well as the wider landscape.



Landscape buffer between school & residential developments



Clear customer routes



Structured landscape to the car park

# A new Country Park

## Country Park: Landscape Proposals

The 28 hectare Country Park will provide a Local / District wide destination that serves to protect the Lancing-Shoreham Gap and create a new community resource. The park will promote well-being and provide a place for relaxation, play, walking, cycling and a range of other activities.

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 following design objectives have been identified:

- Enhance existing views of the South Downs National Park and surrounding countryside.
- Enhance the existing landscape openness and overall character.
- Create natural play environments and playgrounds.
- Mitigate visual impact of the development through strategic tree planting.
- Strengthen the edges of the strategic gap
- Create strong network of pedestrian and cycle routes
- Improve biodiversity and ecological habitats by enhancing the existing waterways and natural environment. Various planting types are proposed to suit their wide range of habitat such as low dense rich species groundcover, native hedgerows, meadow mixed edge planting and heathland.

### KEY

- |  |  |
|--|--|
|  Parkland       |  Woodland         |
|  Meadow         |  Cycle            |
|  Look Out Point |  Signage          |
|  Nature Trail   |  Car Parking      |
|  Picnic Area    |  Green Linkages   |
|  Wetland Area   |  Waterways (SUDS) |



New Country Park

# A new Country Park



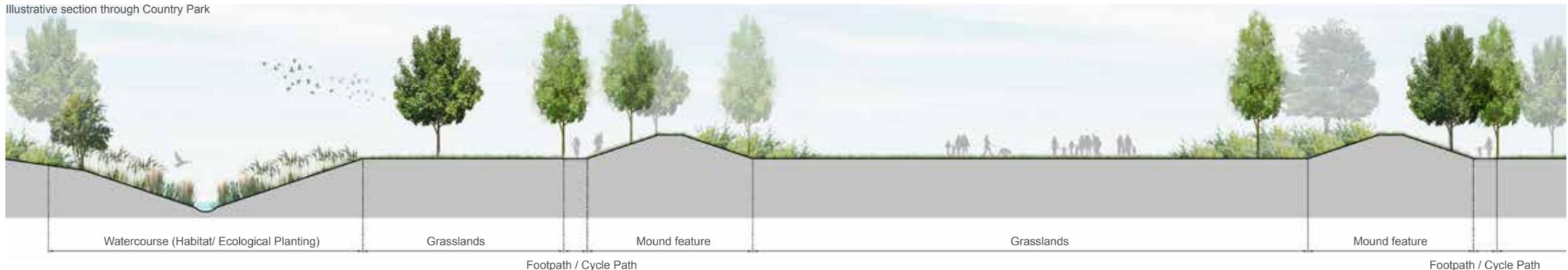
Country Park: Precedent Images



Illustrative view from within Country Park looking towards Lancing College



Illustrative view from Residential area looking towards Country Park



Illustrative section through Country Park

## Country Park: Landscape Proposals

The Country Park will enhance and protect the existing natural character of the area, make reference to its historical assets and provide a range of social, environmental and community benefits.

The Country Park sits within the location of a Saxo-Norman salt works. Salt-making occurred from Saxon times until the 14th century all up the lower Adur Valley. A number of sculpted landforms will be introduced, drawing inspiration from the locations past uses and the silt deposits left-over from the salt mining extraction process. These mounded features will sit within the landscape to provide moments of interest and create viewing areas that frame views towards the South Downs National Park, Brighton Airport and the River Adur.

The natural character of the Country Park extends into the proposed adjacent residential area in the form of swales and ecological corridors. Waterways will be characterised by gentle slopes with low groundcover interspersed with groups of species rich shrub, meadow and stands of trees. By keeping the banks shallow, open and clear it creates a safe and enjoyable environment.

# Ecology and nature conservation



Ecology Strategy

## Current Site

The existing site with its mixture of semi-natural woodland, dense scrub, tall ruderal vegetation, improved grassland, marshy grassland and wetland vegetation provides suitable habitats for certain species but is considered low quality with the opportunity to be improved to become a rich vibrant landscape rich in habitats and biodiversity.

The established semi-natural woodland is prevalent to the northern boundary whilst the dense scrub, marshy grassland and wetland vegetation is associated with the drainage ditches.

Currently the waterways provide suitable habitats for eels and sticklebacks but not for wetland animals such as Water Vole and Otter reflecting its poor structure due to the extensive dredging.

The site shows evidence of Badger and a Barn Owl foraging and a small herd of Roe Deer is present. Bird species include the Reed Bunting and Reed Warbler in the summer months and an occasional Kingfisher in the winter months.

## Proposed Country Park

To improve the low quality grassland the country park is designed to provide a diverse range of habitats. Grasslands will have different mowing regimes providing different heights creating a good structure for wildlife.

Existing and proposed trees within the northern woodland belt area will provide habitats for birds and bats and lighting of roads, residential areas and the commercial area will be sensitive to provide the least disruption. Wildflower meadows will provide seasonal habitats and feeding for pollinator species such as bees and butterflies and species mixes have been chosen to thrive in the estuary/alluvium environment.

New watercourses will link the waterways (north-west of site) to existing and new watercourses within the country park and will provide bankside features to attract Water Vole and wetland birds and channel features to further improve the Eel fishery. Areas of the waterways are widened in specific locations to promote a variety of wetland edge habitats. Areas of trees and scrub will provide habitats for Deer, Badgers and other mammals known to frequent the site.

The proposals aim to promote ecological connections with adjacent sites where possible and in the establishment of a biodiverse country park. In addition to the natural habitats created by the waterways and landscape features bird boxes, bat boxes, hedgehog habitat boxes and suitable habitats for invertebrates will also be included.

### KEY

- |   |   |
|---|---|
|  Wildflower Meadow       |  Woodland/Tree planting        |
|  Successional Grasslands |  Additional low-flow backwater |
|  Water Edge Mix          |  Habitat creation feature      |
|  Native Hedge Row        |   |



Country Park: Precedent Images