

LANCING PARISH COUNCIL

Minutes of the Extraordinary Council Meeting held on Wednesday 20 June 2018

Councillors Present: Gloria Eveleigh (Chair); Douglas Bradley (from Minute 29), Clive Burghard, Mick Clark, Lee Cowen, Liz Haywood, Danny Jackson, David Lambourne, Robin Monk, Geoff Patmore, Emma Purnell and Gina Scotting.

Officers: Helen Plant, Clerk and Vally Fish, Assistant Clerk.

In attendance: Six members of the public and one member of the press.

26. Apologies

Apologies had been received, and with the reasons outlined, were accepted from Cllrs Albury, Bridges, Parsons and Turner.

27. Declarations of Interest

None.

28. Public Forum & Questions

Mr Bill Freeman, a Lancing resident and member of the Campaign to Protect Rural England (CPRE), Adur Residents Environmental Action (AREA), Adur Flood Watch and Lancing Manor Residents Association, spoke in respect of the proposed development at item 29. He advised that all four organisations continued to strongly object against the New Monks Farm development and that the recent minor changes submitted provided no new evidence to change that view. There were also concerns regarding the lack of time for responses to be made to the application when information from key consultees and further information, such as new helicopter routes to mitigate noise pollution over the school, had yet to be put forward but a date for Adur District Council's Planning Committee to meet had been scheduled on 18 July 2018 - this was considered too soon.

Mr Freeman urged the Council to support an open letter that CPRE were intending on publishing, objecting to the New Monks Farm development and requesting Adur District Council to re-schedule the date of the Planning Committee meeting by at least two months to allow all respondents a greater opportunity to properly prepare for the meeting.

Ms Cyn Willis, a Lancing resident, raised concerns regarding the lack of response from Highways England in respect of proposed development's infrastructure and anticipated the Council to make an appropriate decision which represented the views of the majority of residents who were against the development.

29. New Monks Farm Development – Updated Proposal ([AWDM/0961/17](#))

Pursuant to Council Minute 82.4/Mar/18, an updated proposal had been submitted with further alterations put forward including revised IKEA drawings, which included a green roof, changes to the north elevation of the IKEA building, improvements to the River Adur footpath and revised residential drawings in respect of the following planning application:-

Hybrid planning application seeking:-

(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 a new

roundabout on the A27, landscaping, and other associated infrastructure (including pumping facility at the River Adur);

(2) Outline planning permission (with only landscaping reserved) for a non-food retail store (Use Class A1); and

(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. The application is accompanied by an Environmental Impact Assessment.

It was noted that the deadline for comments was 25 June 2018 and that Adur District Council's Planning Committee were due to meet on 18 July 2018 to consider the matter.

Members agreed that the minor revisions to the development proposal did not address the Council's previous concerns and additional points to the reason for objection were considered.

Resolved – (a) That the updated proposals in respect of the New Monks Farm development still do not sufficiently address the concerns of the Parish Council and the Parish Council continues to object to planning application AWDM/0961/17 on the grounds of: -

1) Severe Flood risk to third parties residing around the Lancing Brooks Flood Plain.

2) Withy Patch residents are under threat of unsuitable relocation; the Parish Council calls upon West Sussex County Council to reinstate their home and leave the residents in situ.

3) A sewerage system that will overwhelm the existing sewage system due to the impact of 600 houses and Ikea and the Football Academy discharging into an antiquated broken sewage system creating floods and pollution to surrounding areas.

4) The surface water drainage system of Archimedes screws into the river Adur is experimental and unproven, the risks of failure would be catastrophic.

5) Groundwater flows are, by and large, ignored on an area that has a 75% risk of groundwater flooding across the entire flood plain. Groundwater cannot be pumped.

6) The A27 and the A259 are already inadequate and severely congested, the impact of 2 million visits a year visiting Ikea and the impact of 600+ cars from the development will create gridlock to Lancing and Shoreham.

7) Air pollution is currently over the statutory limits and would increase dramatically posing severe health risks to residents, children and families.

8) New Monks Farm developers have offered a comparison as Cardiff Ikea to promote the proposed NMF Ikea. The Parish Council has found this to be a totally incomparable and incorrect, a misleading attempt at convincing Lancing residents of the impact on Lancing traffic flows relating to Ikea.

9) In terms of affordable homes, which there are not, there will be no benefit to Lancing residents in need i.e. Homeless, disabled.

10) The remainder of the proposed houses, some on private roads and adopted roads, will be beyond the reach of Lancing young families, due to the high costs of purchase and ground maintenance costs.

11) The insertion of 2 more football pitches will have a negative impact on the environment destroying ecology and wildlife and pose further flood risk to the surrounding areas.

12) The Airport remains under threat, this is unacceptable and the Parish Council query's how and why this has been allowed to deteriorate to this position, the proposed development of 25,000 sq metres on flood plain further increase flood risk.

13) The infrastructure proposals i.e. school, GP surgery etc are woefully inadequate and unacceptable, Adur is already over capacity and overstretched in terms of schooling and

healthcare, the additional pressure on statutory provision is unacceptable also given the 100s of houses currently being constructed and proposed in Shoreham.

14) The proposed area of development will have a dramatic detrimental effect on the existing ecology conservation and preservation of the existing wildlife inhabiting and visiting this strategic area.

15) The proposed development will have a profound negative, irreparable impact on Lancing village and residents for the foreseeable future.

16) The proposal does not consider the needs of existing local businesses and the negative and economic impact the increased traffic movements arising from the proposed development will have on those businesses and by having to rearrange their day-to-day operations, e.g. helicopter operators having to re-route flights to mitigate noise pollution over the proposed school and drivers having to allow extra travelling time between jobs. The proposal does not provide a sufficient infrastructure to meet the needs of the development in conjunction with the existing high volume of traffic.

18) There is insufficient information from key consultees overall, e.g. Environment Agency and Highways England, for other respondents to reply appropriately.

19) Concerns are expressed for incoming residents to the proposed development as to whether they will be able to afford or actually be covered by relevant companies for building/contents insurance with the properties being built in a recognised flood zone and the knock-on effect this may have on existing Lancing residents' insurance cover.

(b) That the Council supports CPRE's proposed open letter objecting to the New Monks Farm development and requesting Adur District Council to re-schedule the date of the Planning Committee meeting by at least two months to allow all respondents a greater opportunity to properly prepare for the meeting.

The meeting closed at 8.09pm.