

COUNTRY PARK NOW REDUCED TO 24.058 HECTARES

The Government Inspector's report stated that a country park of a minimum of 28 hectares is designated.

Inspector's report Sept 2017

New Monks Farm, Lancing (Policy 5)

57. In terms of the commercial floorspace the introduction of a degree of flexibility into the policy will enable consideration of all the elements of any proposal to be undertaken in a comprehensive way, taking into account issues of viability. There is no reason to conclude that the floorspace figure would be significantly exceeded because policy 5 still requires the provision of a country park (**at least 28ha**), the implementation of a landscape strategy and the provision of green infrastructure.

59. In the interests of consistency the Council proposes to refer to the Country Park being a **minimum size of 28 ha**. This reflects the most appropriate strategy to follow and is therefore recommended (MM9).

To reach 28ha the developers have included an area which is owned by the airport, and land to the east of the Ikea car park which is inaccessible due to being surrounded by roads



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The reduction in size of the Country Park, therefore, is of more significance in terms of its impact on the wider landscape and eroding the sensitive Local Green Gap and its objectives of avoiding coalescence.

The country park size reduction fails to comply with Adur Local Plan – 5 another material consideration to **refuse this application** and this was **agreed in the Officers report**, page 172, July 2018

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Open space and recreation areas (to include children's play areas) located within the development, and provision for formal sports, in accordance with Council standards.

Reason to refuse: Adventure play area removed contrary to Policy 5

Paths within the country park are too narrow for cycle use at only 2m wide. They should be at least 3m wide and bridges need to be doubled in width to remove conflict between cyclists and pedestrians.