

IKEA – impacts of size & scale must be serious planning considerations

The planning application decision was deferred pending more work by the applicant to address the impact of the proposed, massive 'shed' of an IKEA. This was particularly for damage to views out of and into the National Park and the further problem of detriment to the dark skies aims of the Park because it will push light pollution even further into the Park with the lighting for the proposed 1,000 vehicle carpark.

Further mitigations with the proposed louvres applied to the northern elevation of the IKEA building have been submitted.

Take a moment to compare the following :-

IKEA without any louvre treatment



IKEA with the louvres as submitted in the latest plans



It's hard to see the improvement!

Realistically, no matter what is done to lessen the visual impact of this massive building, no treatment will ever be sufficiently effective to nullify its visual impact, not only on the National Park but upon the local area of Lancing and the Adur District.

May we remind you of a recent refusal of an application for nine dwellings at 20, Firle Road, Lancing backing onto the National Park. This was refused in July for the reason it failed to comply with the Local Plan and National Planning Guidance.

Decision: REFUSE

July 2018 – 20 Firle Road, Lancing AWDM/1942/17

01) The proposed development by virtue of its scale, siting and design would fail to reflect the prevailing character of the area and would have an overbearing impact upon the local environment and the amenities of neighbouring properties. The proposal therefore conflicts with the National Planning Policy Framework, advice within the Planning Practice Guidance and policy 15 of the Adur Local Plan 2017.

02) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible

If this development for just nine detached houses can be refused on these grounds there should be absolutely no debate that this IKEA proposal for New Monks Farm could well be refused outright for precisely the same reasons.

Surely the IKEA proposal fails to comply with Policies 5 and 15 of the Adur Local Plan 2017. May we draw your attention specifically to the following wording in Policy 15;

‘Quality of the Built Environment and Public Realm Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.’

Adur Plan Part 2 – Policy 5 – page 30

*Appropriate mitigation of any issues raised through these assessments is to be delivered. The development of this site, the location and layout of built development, green infrastructure and other landscaping is to be based on the following principles and site-specific requirements: • **Development must respect the landscape of the surrounding countryside and the South Downs National Park.***

Adur Plan Part 4 – Policy 15 – page 65

Policy 15: Quality of the Built Environment and Public Realm Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.

Development should:

- Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- Include a layout and design which take account of the potential users of the site;*
- Incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment;*
- Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*
- Respect the existing natural features of the site, including land form, etc, etc*

National Planning Policy Guidance

NPPG 115. *Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty etc.*

**‘Is the massive IKEA proposal out of keeping with the local area?’
This must still be a major material planning consideration.**