



New Monks Park Lancing, West Sussex

Cala Homes (South Home Counties)

March 2024



Site photography

Overview

New Monks Park in Lancing, West Sussex, is a 634-home scheme situated on land east of Mash Barn Lane delivered in partnership with Brighton & Hove Albion Football Club (BHAFC).

A former brownfield site, used predominantly by the Environment Agency as a storage ground for inert waste soil, Cala (South Home Counties) was selected as the club's preferred partner for the residential element of the masterplan following a competitive tender. It was noted that the club were seeking to develop a significant legacy and Cala were viewed as a business that maintain the same ethos and values.

In addition to the homes, the masterplan includes a new state of the art training academy for BHAFC, a 28 hectare publicly accessible country park, a large-scale non-food retail store, a two-form entry primary school and a neighbourhood centre.

Split into two residential phases, we are now on-site constructing Phase 2, continuing to work closely with BHAFC to deliver this exciting extension to Lancing.



The opportunity

When Cala entered into contract with BHAFC in July 2017, the remaining site was the largest draft allocation in Adur District Council's Draft Local Plan – a site of significant importance to the local area. Its development had strong support from Adur District Council but it required a holistic planning approach between land owner and developer. Cala's experienced planning team successfully worked with BHAFC securing an allocation in the Local Plan before drawing up a hybrid application for over 600 homes.

With Cala's successful track record for several other developments in the area, including Shopwyke Lakes, Chichester, and Cresswell Park, Angmering, this site represented a further opportunity for Cala to continue its ongoing investment in the West Sussex, delivering vital new homes in Lancing while enhancing local infrastructure for the community.



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Our approach

Securing a permission

Following significant public consultation and having worked closely with Planning Officers at Adur & Worthing District Council and statutory consultees, Cala and BHAFC submitted a joint mixed-use hybrid application for 600 homes, the Country Park, up to 32,900 sqm of non-food retail floorspace, a two-form entry primary school with room for expansion, a community hub and associated landscaping, children's play spaces and related infrastructure.

The first Phase was in detail and proposed 249 homes along with the highway, pedestrian and cycleway upgrades and the 28-hectare Country Park. The application was well received at Planning Committee and the permission was secured in February 2020.

The scheme was commenced shortly after with Cala constructing the residential element whilst BHAFC formed the Country Park.

Optimisation and improving

Cala continued to work with Adur & Worthing to ensure the application for the second phase provides an aspirational, high-quality development to complement the successful first phase of the overall development. With an increasing demand for smaller homes in Lancing and with the ongoing pressure of housing delivery in the District, Cala re-planned Phase 2 to deliver an increase in unit numbers swapping a number of larger homes for more two and three-bedroom houses.

A full application was subsequently submitted for 385 homes – one and two-bedroom apartments alongside two, three, four and five-bedroom houses, an increase of 34 over the original hybrid total of 600. Affordable homes make up 30% of the total reflecting the acute needs of the local population. Phase 2 was permitted in February 2023.



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Our approach

Futureproofing our homes

The proposals for Phase 2 ensure a character and spirit which is appropriate to its context and local building traditions within the area of Lancing and this part of West Sussex Designs incorporate subtle variations in materials, such as red and dark buff bricks interspersed with flint facades and weatherboarding, red and brown slate roof tiles, and building details to reinforce the legibility of the respective character areas, while ensuring that the overall development has a coherent identity.

Sustainability is a core focus for both BHAFC and Cala, with the latter being committed to building homes that are operationally net zero carbon enabled before 2030. New Monks Park will incorporate a range of climate-conscious measures for future homeowners, including significant solar PV installation to provide

residents with renewable energy, and water butts so they can use rainwater to care for their gardens. Each home will also have access to an electric vehicle charging point, helping car users to reduce their carbon footprint.

The wider planning submission is considerate of the local environment, with a large country park to provide open space for nature to flourish and residents to enjoy. The site will also welcome the creation of new wildlife habitats throughout, including the provision of bird boxes and bat boxes. Existing watercourses on the site will be retained and new trees and shrubs will be planted along the streets, with a central green within the development and natural drainage channels extending into the site to create an attractive residential environment.





Where are we now?

Phase 1 commenced in late 2020 and completing in late 2023, with the first residents moving into their new homes in October 2021.

Phase 2 started on-site in May 2023 and the first houses will be ready for occupation in Spring 2024 with the first apartments completing in Summer 2024. The final homes are forecast for mid-2028.

The Country Park is now nearing completion. It will open in Summer 2024 once the flora and fauna has had time to establish.



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For more highlights from the
Cala South Home Counties team visit:

[cala.co.uk/shc/land](https://www.cala.co.uk/shc/land)

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