ADUR DISTRICT CONSERVATION GROUP

ADDENDUM TO MINUTES 13.3.25

AWDM/0293/25 – Channings, The Green, Southwick – 2 storey rear extension, single storey side porch & front roof dormer **APPROVE**

AWDM/0275/25 – Sussex County Croquet Club – Modernisation of Clubhouse to include small extension, decking area, disabled parking & alterations to roof **APPROVE**

AWDM/0294/25 – Europa House, 46-50 Southwick Square, Southwick – New vehicular access & parking area (4 spaces)

Whilst the description of this application sounds innocent enough, it has resulted in considerable adverse public reaction. Firstly there are more than adequate parking facilities in the form of a large underused car park immediately behind Europa House which is available to the occupiers of this property. In addition to which there are excellent public transport facilities in the area, i.e. a permanent bus route from Brighton which terminates in Southwick Square, some 2 minutes walk from the application side, plus bus 700 bus route some 3-4 minutes walk from the applicant's site, a main line railway station again, some 2 minutes from Europa House, there are also 2-3 other bus routes available in Southwick, again a mere few minutes walk from the Square. In view of these factors, there clearly is no shortage of transport or parking facilities for the users of Europoa House.

There is another office block matching that of Europa House, located to the East of the applicant site which houses professional organisations. At no time have those tenants expressed any complaints about the lack of parking facilities.

ADCAG members feel that the terms of "Refusal" stated by Adur D.C. planners relative to an earlier, similar application submitted by the lessees of Europa House were excellent & can be applied to this current application.

The applicant building lies adjacent to the much loved Southwick Green which is protected as a main asset of the Conservation Area which local Southwick residents have always appreciated & have relied on its protection from any adverse planning proposals.

The N/W corner on which Europa House is located is heavily pedestrianised, particularly by both schoolchildren & those using the children's playground immediately opposite the applicant site. It is clearly questionable to suddenly allow cars to cut through the area in order to park underneath of the office windows. There clearly this would result in an increased

risk of physical danger not only to the children but also to the many adult pedestrians who use this site mainly to gain access to The Square.

When Southwick Square was built it was done so with the full support & encouragement by the local residents the majority of whom, took part in the extensive consultation exercise run by the local town council, hence its continual success & popularity with its residents. Particularly in relation to the Conservation aspect of the area.

This current application will visually detract the whole concept of the "village green being the heart of this small town". It will also create a dangerous area for the many pedestrians, both adult & children, who already & will continue to use this area. It will reduce the protection that the "conservation area" conveys. Also, consideration should be given to the owner of the residential property immediately adjacent to Europa House where. if the car parking proposed was permitted would mean that he will be faced with parked vehicles a mere few feet away from his g/f lounge window. This in turn would have an impact on the value of his property apart from being an eyesore.

Members feel strongly that this application should be refused by Adur Planners on the grounds that it seriously conflicts with the tenets of a Conservation Area. It will seriously conflict with the safety of a) the children who use the children's play area immediately opposite the applicant site b) the large number of adult pedestrians who cross from The Green & road to gain access to Southwick Square, it would have an adverse impact on a residential property immediately adjacent to Europa House & most important of all, that there are more than adequate parking facilities immediately behind the applicant property plus the provision of all modes of public transport within walking distance. No doubt Adur's planners will members hope, will continue in the same mind set is their colleagues who considered the previous application referred earlier in this report. Thus ADCAG members are in agreement that this application should be

REFUSED

Beryl Ferrers-Guy

ADCAG Chairman