ADUR DISTRICT CONSERVATION ADVISORY GROUP

ADDENDUM TO MINUTES PERIOD ENDED 29.8.21

AWDM/1572/21 – 4, Church Lane, Southwick APPROVE

AWDM/0323/20 – Land South of West Street & West of Loose Lane

A reduction from 520 to 469 dwellings overall (up to a further 373 for outline approval) is welcomed which will provide the intended balance of green space & layout to better suit the area.

The matter of achieving a better reduction in energy use does not appear to have been addressed, particularly in view of the recent UN IPCC report on global warming. The 10% appears to still be the same target & there has been no further work done to improve that rating. These properties are probably good for 100 years thus retrofitting/addressing this to meet the Government's 2035 zero rating target will be costly. Should not this factor be addressed now?

From a conservation viewpoint we would recommend that the West St., section through the conservation area should be made to restrict users to only buses/cyclists/pedestrians/residents & business access with no through traffic, bearing in mind that in the emerging Worthing Local Plan immediately to the west of the Sompting Village is a proposed allocation for 120 homes which, if approved & developed, will exacerbate the traffic issues through the village. This is in the Upper Brighton Road which continues from West Street & is little more than 150m from the boundary of the village.

Members feel that this development is an opportunity to resolve the A27 severance of North & South Sompting. Cannot this be addressed within this current development proposal with a public overhead crossing point for all users?

It appears there was no soft landscaping planned on the boundary between the top section of the Phase 1 proposal & the well designed Street Barn development. It is unclear whether this has been addressed or is it obscured by the red line of the boundary outline?

Beryl Ferrers-Guy

Chairman.