ADCAG ADDENDUM TO MINUTES 5.3.20

Members unanimously agreed to recommend **APPROVAL** of the following four planning applications:-

AWDM/0075/20 – 6 Hope Cottages, Southwick
AWDM/0302/20 - 8, The Street, Shoreham
AWDM/0298/20 - 23 John Street, Shoreham
AWDM/0314/10 - Dovecote Cottage, Bton. Road, Sompting

AWDM/0300/20 – Garage Block off St. Peters Place, Western Road, Sompting

Redevelopment of a brown field site is a positive. However, in this case the choice of materials, brick colour & block building design fail to connect with the local character of the neighbouring properties in the Western Road area which are red brick, tile hung, pitched roof buildings. Whereas the proposed block is more sympathetic to the Lancing Park block style sheds to the rear in terms of shape & mass. As a residential property there has been no attempt to reflect the feeling of the area.

The Drainage Engineer has requested a wintertime infiltration test to understand the nature of ground water activity for the site. The Adur-Worthing Ground Water Flood Risk map indicates that this site falls into a level of up to -50% risk of groundwater flooding. The Engineer is obviously seeking assurance that an infiltration SuDS method of surface water drainage for the site is possible. The D & A statement highlights that the existing property on site has surface water drain into the local Brooklands lake & some of this new property's drainage may have to use the same facility

There are culverted surface water flows from the Lancing Business Park to the rear of the proposed development which dispel into the Brooklands Lake the latter several years ago, having suffered contamination which, it was suspected to have arisen from one of these culverts. Members recommend that no such surface water drain runs across the proposed development site & that the current proposals would not damage it integrity. The surface water drain for the existing property South of the proposed development site may possibly run under what is currently the area of the garages.

Members unanimously agreed to recommend **REFUSAL** until a more visually sympathetic design is submitted &that the Drainage Engineer is satisfied that all the points raised by this & her report are clarified.

Beryl Ferrers-Guy,
Chairman,
ADCAG
5.3.20