

From: **lynn chapman** >

Date: Mon, 2 Mar 2026 at 19:08

Subject: RE- Planning application AWDM/1019/25- 51-63 Southview Road

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Dear Planning Department,

I am writing to formally object to the above planning application on the grounds of flood risk.

Appendix G of the submitted Flood risk & SuDS Assessment (Waterco Hydraulic Modelling Report) confirms that under the existing scenario, the site experiences flooding during all simulated rainfall events. This is a critical finding and aligns with residents lived experience of increasingly frequent surface and groundwater flooding in the surrounding area.

While the applicant's assessment concludes the proposed buildings would be flood free once development levels are introduced and that there would be no significant impact on offsite flood risk. However, this conclusion appears to rely on raising finished floor levels and altering ground levels within a site that is already acknowledges to flood.

In 2024, Southern Water were required to externally pump wastewater from the local sewer network due to system overwhelm during heavy rainfall. This lasted many months and caused great disruption to the local community. During a meeting between residents and Southern water it was established this was due to ground water penetration of the system due to geography of the area. This emergency intervention indicates the existing foul and surface water infrastructure is already operating beyond its capacity during peak conditions in this location.

The gardens surrounding and extending towards the Rest Garden are flooding with increasing frequency. This flooding is not due solely to surface water runoff, but to groundwater emergence associated with the chalk hydrology from the South Downs. The seasonal rise in groundwater levels and spring-line behaviour characteristic of this landscape results in water surfacing unpredictably during prolonged or intense rainfall. The video attached shows the flood water in our gardens is either ground water emergence with overland flow or a springlike discharge.

The cumulative effect of increasing groundwater emergence in surrounding area, documented sewer network overwhelm, rising frequency of intense rainfall events and climate change predictions for the south east raises serious concerns regarding the robustness of the risk assessments conclusion.

The National Planning Policy Framework requires that development should not increase flood risk and should be directed away from areas of existing vulnerability. Where there is uncertainty, precaution should apply.

Given the evidence of flooding of the surrounding gardens, in some cases homes and infrastructure stress, I request the Local Planning Authority require an independent review of the Flood Risk Assessment and sewer capacity modelling before determining this application.

Please find attached photographs and video of flooding within our garden, neighbouring garden, Rest Garden and the impact the 2024, Southern Water, external pumping had on the neighbourhood.

Until it can be unequivocally demonstrated that the development will not exacerbate existing groundwater, surface water, or sewer flooding issues, this application should not be approved.

Kind Regards

Lynn Chapman

37 Southview Road, Southwick, West Sussex, BN42 4TW