

Objection Summary

Address: Land West Of 51 To 63 Southview Road Southwick West Sussex

Proposal: 2 new dwellings with parking and associated access and amenity areas

Further to our objections to the planning application in 2022, 2023 and the appeal in 2024, we would like to state our opposition to the latest proposal in the strongest possible terms.

This is the latest in a succession of cynical development applications that have faced overwhelming opposition from local residents, the local councillors and our constituency MPs from both Labour and the Conservative. Furthermore, this application appears to quite literally pave the way for additional development on the site in the future.

The grounds for our objection are stated as follows:

Highways: access from Southview Road is inappropriate and unsafe

Southview Road is already a dangerous road for drivers and pedestrians. There is on-road parking on both sides, and limited visibility for pedestrians crossing and cars turning. Adding an additional junction will make the parking situation worse as well as increasing the risk of road-traffic accidents for drivers and pedestrians.

The development severely increases the risk of flooding

The site on which this development would be built is referred to as the Old Brook, or Ladywell Stream and can be seen highlighted on the historical ordnance survey map below. Presently, due to moderately high rainfall from Dec-February, the site is entirely waterlogged with some parts of the land completely underwater



When the water table is high, the water course breaches and causes flooding of the site as well as the neighbouring gardens. It is understood by local residents that the properties historically benefited from long gardens to allow water to travel in between the two roads. The proposed site has been acquired through a systemic pattern of garden grabbing and developing this land would put the existing homes at an increased risk of flooding

Since the original application was submitted in 2023, the site and neighbouring gardens have flooded twice, requiring Southern Water to intervene – proving that the current infrastructure cannot cope with the existing capacity in wet conditions.

- In 2023, Southview Road was closed as the sewer couldn't cope with the existing levels of storm and foul water and gardens were badly flooded
- In 2024, the sewers on Cross Road, Underdown Road and Southview Road were so overloaded, there was sewage floating in the street and in some residents' properties.
- In 2024, Cross Road was closed for almost 3 months whilst Southern Water were over-pumping from our nearest sewer, into a larger sewer on the other side of Southwick - resulting in multiple road closures
- in 2024, the Rest Gardens directly to the south of the site was entirely underwater and closed to the public due to public health concerns

News report on the issues: <https://www.bbc.co.uk/news/articles/c3g410zlw2ko>

Multiple Southern Water engineers inspected the flooding on our property in 2024, confirming flood water was fresh water coursing from the Sussex Downs, through Southwick, towards the sea - otherwise known as the Old Brook.

When I asked Southern Water's engineers whether developing on the proposed site would make the situation worse, they said without hesitation that it certainly would. Additionally, Southern Water has confirmed that there is no way to suppress the spring water from erupting if the water table is high. Removal of numerous trees, addition of hard-landscaping, increasing grey and foul water, and blocking the water course with foundations can only make the situation worse.

In the application, the applicant has stated the site is NOT within an area at risk of flooding'.

We have been informed by the National Floodline that, presently, the area is just below the yellow flood zone (risk of groundwater flooding). If the development goes ahead there will be an increased risk of flooding and property damage as well as increasing insurance premiums for existing residences.

Reduction of Biodiversity and Greenspace

Wildlife Foxes, hedgehogs and numerous species of birds can be seen, and the area is also known for stag beetles, frogs, newts and bats. During the 2019 application, it was noted and subsequently shown there were protected species of newts and slow worms in the proposed

area. We believe that this development and any further development would remove these habitats and would be very detrimental to species that are already in decline. Prior planning applications have been rejected on this ground.

Overdevelopment

We are concerned that if planning permission is granted for this application, it opens the door to further development of this site. SD Holding are understood to own land to the West of this site, with the current planning application including an access road and previous applications including dwellings on the entirety. It seems likely that if this is approved, further applications will follow.

We note that the chalet styling for the two houses is preferable to the previous proposed 2-storey, apartment buildings, as we would expect the overall height and footprint of the buildings to be lower, however, Southview Road has already been developed extensively in recent years; and this proposal will still lead to further loss of light and privacy and will diminish quality of life for existing residents.

Summary

We believe planning permission for this site should be denied due to:

- Severely increased flood risk
- Increased demands on local sewerage infrastructure that is already beyond breaking point
- Creation of a dangerous intersection and increased risk of traffic accidents
- Detriment of local area and destruction of wildlife, green spaces and biodiversity
- Overdevelopment and invasion of privacy for existing residents

Appendix

Before and after flooding in the Rest Garden to the south of the site



Map of local area and impact of flooding in 2024

FLOODING TO HOMES SOUTH OF THE SITE

FLOODING TO HOMES NORTH OF THE SITE

CROSS ROAD AND SOUTHVIEW ROAD CLOSED DUE TO OVERPUMPING

OVERPUMPING ACROSS THE GREEN TO MAIN SEWER

PUBLIC GARDEN COMPLETELY FLOODED

SEWAGE OVERFLOWING FROM DRAINS

TANKERS CLOSED OFF CROSS ROAD

OVERPUMPING ACROSS THE GREEN TO MAIN SEWER

TANKERS CLOSED OFF THE GREEN

OVERPUMPING SOUTH OF THE GREEN. ACCESS TO SOUTHWICK VIA THE RAILWAY TUNNEL CLOSES SINCE DEC 23

SEWAGE OVERFLOWING FROM DRAINS

SEWAGE OVERFLOWING FROM DRAINS OPPOSITE CHILDRENS PARK

WATER COURSE

DEV SITE

Flooding to the North of the site

