For official use only (date received): 21/03/2024 13:38:04

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Y3805/W/23/3334241

DETAILS OF THE CASE

Appeal Reference	APP/Y3805/W/23/3334241
Appeal By	SD HOLDINGS LTD
Site Address	53 South View Road Southwick West Sussex BN42 4TS

SENDER DETAILS

Name	MRS EDWINA RHODES
Address	16 Underdown Road Southwick BRIGHTON BN42 4HL

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

We wish to lodge our objection to the proposed development of land West of 51 to 63 Southview Road in Southwick, West Sussex by Mr Paul Calland of SD Holdings Ltd for the following reasons:

1. The demolition of two large Victorian houses comprising four flats, would significantly reduce valuable on-road parking in Southview Road and will counteract any new spaces created in the proposed development.
The road is already too crowded and unsafe particularly for the many families with young children.

2. The Old Shoreham Road, north of the proposed development site, is already above the accepted pollution levels.

3. The application does not satisfy the requirements of safe access to the highway either and nor does it enhance the local environment in any way because of the overbearing nature of the development and it is not in keeping with the neighbouring Victorian dwellings, therefore contrary to the policy 15 of the Adur Local Plan and also the NPPF (National Planning Policy Framework).

4. There are significant groundwater problems in this area and flooding is a regular occurrence. Recently, we have experienced major flooding problems with sewage appearing in our back garden drain due to the huge amount of groundwater entering the sewerage system. (please see images attached). Regarding the proposed development, the local sewerage system is obviously insufficient to support more housing, let alone the extra surface run-off which was not accounted for in last year's application.

5. The proposed site is on an ancient watercourse which has previously shown to cause serious local flooding and also at 'Clifton Lodge' to the South. The application does not demonstrate that flooding problems will not happen on and beyond the proposed site, which is contrary to policies 35 and 36 of the Adur Local Plan and the National Planning Policy Framework.

6. The proposal fails to protect mature trees. Large trees have even larger roots and the density of dwellings would require reduction work and damage to root growth which would subsequently cause the destruction of a natural urban resource. The proposed development fails to respect the natural features of the area, which is contrary to policies 15 and 30 of the Adur Local Plan.
The proposal does not allow space for landscaping and we believe that it would lead to gross overdevelopment of the site. The proposed development would not result in a benefit in environmental and landscape terms, to the contrary it would lead to the loss of valuable green space and groundwater retention. One of the council's broad aims set out in the District Wide Local Plan is to encourage biodiversity and enhance the local environment including wildlife habitats, trees and woodland. The area concerned is a wildlife haven for many birds and animals and the mature trees under TPO add significantly to the amenity of the area.

7. Applications to develop this piece of land has quite rightly been refused by the Council over several decades and with rain storms more likely due to climate change, it would be disastrous to allow this proposed development to go ahead.

Regards
Mr. & Mrs. P.C. Rhodes