

From:

To: planning@adur-worthing-gov.uk

Sent: Sunday, February 22nd 2026, 15:57

Subject: Subject: Formal Objection to Planning Application Objection to AWDM/1019/25 - Southview Road, Southwick, West Sussex.

Dear All

We are writing to formally object to the proposed development at **Southview Road/Underdown Road submitted by SD Holdings**. This application fails to address the fundamental reasons for previous refusals and introduces significant risks to the local area. My objection is based on the following material considerations:

1. Flood Risk and Inadequate Drainage Strategy

The site is situated directly above the Ladywell Stream, a known underground watercourse. Local data indicates a significant flood risk (approximately 75L/s). The proposed development fails to account for the complex subterranean hydrology of the area, specifically:

Displacement of Groundwater: The introduction of foundations and hardstanding will obstruct natural subterranean flow, forcing water toward existing properties on Southview Road and Underdown Road.

Hydraulic Overload: Southern Water data (Ref: EIR 2770) confirms the existing system is at capacity. Recent history shows that industrial-scale pumping is already required to maintain highway safety.

Surface Water Management: The "old brook" watercourse running through the rear gardens of Underdown Road frequently reverts to a rapid surface stream during heavy rainfall. Increasing the impermeable surface area here will exacerbate this risk, leading to inevitable property damage.

2. Impact on Character and Appearance

The Planning Department previously ruled (2024) that development on this site would be "harmfully discordant" and "overbearing." The current application does not offer a significant enough design departure to mitigate these concerns. The proposal remains an overdevelopment of a constrained site that fails to respect the local vernacular or the spatial character of the neighborhood.

3. Access, Safety, and Highways

The proposed site layout presents critical safety concerns regarding vehicle manouvers:

Concerning Emergency & Service Access the current plans demonstrate inadequate turning circles for refuse lorries and fire engines.

Concerning Public Safety This lack of design will force heavy service vehicles to reverse out onto the public highway is a direct violation of standard highway safety protocols and places pedestrians and other road users at unnecessary risk.

4. Long-term Liability and Maintenance

Given the documented drainage failures in Southwick, any failure of the developer's proposed SuDS (Sustainable Drainage Systems) will result in a significant financial burden on the local authority and taxpayers to provide remedial works. The developer has failed to provide a robust, long-term management plan that addresses the specific subterranean challenges of this site.

5. Conclusion

For the reasons stated above—specifically the unresolved flood risks, the overbearing nature of the design, and the unsafe access arrangements—this application should be refused in line with previous planning precedents for this site.

Yours sincerely,

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Southwick