

From: **Jonny Aston**

Date: Wed, 18 Feb 2026 at 08:01

Subject: OBJECTION to AWDM/1019/25 - Southview Road

To:

Dear Councillors,

I strongly object to this application - AWDM/1019/25 - 2 new dwellings - Land West Of 51 To 63 Southview Road Southwick West Sussex.

This site is not ordinary infill land. It performs a critical drainage function for the wider area, and building on it carries serious and foreseeable consequences for existing homes.

Flooding and Groundwater Risk

Southern Water data (EIR 2770) confirms that during recent flooding events, including 2024, approximately **75 litres per second** of industrial pumping was required simply to prevent properties in the street from flooding. That volume demonstrates the scale of groundwater pressure in this location.

This is not minor surface runoff. The site sits within the groundwater influence of the **Ladywell Stream system**, and residents experience seasonal groundwater emergence, not just rainfall pooling.

If permeable land that currently allows groundwater to rise and dissipate is replaced with buildings and hardstanding, the water will not disappear. It will be displaced. The likely consequence is groundwater being forced laterally into neighbouring gardens, foundations and potentially homes — not only in Southview and Underdown Roads, but further south towards Southwick Green.

This is consistent with basic hydrogeological behaviour.

Furthermore, in **July 2024**, a Planning Inspector dismissed an appeal on this site (Appeal Ref: **APP/Y3805/W/23/3334241**), concluding that the development would be “harmfully discordant” and “overbearing.” The site’s drainage characteristics and constraints have not changed since that decision.

To approve development now would require clear evidence that these fundamental risks have been resolved. That evidence has not been demonstrated.

Drainage and Sewer Capacity

Southview Road’s sewer system has already failed in recent years, including a collapse requiring extended closure. The proposal relies on pumping into this ageing system.

Given the scale of groundwater already requiring intervention, it is difficult to see how the existing infrastructure can safely accommodate additional discharge without increasing risk to residents.

Planning Precedent

In 2024, a Planning Inspector concluded that development here was “harmfully discordant” and “overbearing.” The site context and constraints have not changed.

Highway Safety

The access arrangement appears inadequate for a 26-tonne refuse vehicle to turn safely. This would result in reversing manoeuvres, blocked pavements and increased danger for children and elderly residents in an already constrained road.

A development that cannot safely accommodate essential service vehicles should not be approved.

This application carries significant flood, infrastructure and safety risks for existing households. The potential harm is real, documented and ongoing.

For these reasons, I respectfully urge you to refuse this application.

Best,

Jonny Aston