

SOUTHVIEW AREA RESIDENTS ASSOCIATION

It is the express wish of this Association's membership that it formerly represents their objection to the granting of the Planning Application referred to in this notification, vis:-

ADUR APPLICATION NO; AWDM/ 1019/25

PROPERTY: Land West of 51-63 Southview Road, Southwick,

APPLICANT: SD Holdings, Russell Ashby Dr.

DETAILS OF OBJECTION

This Company & its predecessor have made it patently clear to all their residential neighbours, that they will pursue their development plans until all the land they own in the vicinity has been built on. This is borne out by the number of planning applications & appeals they have submitted to the local authority. Bearing this in mind it is clear that this current application is "testing the water". If successful,, & they get permission the said permission will be resubmitted, including the remainder of adjacent land in their ownership & both the residents & the Adur Council will be back to square one.

The application to build two 4 bedroom houses in a back land site is incongruous insofar as in this current market, a property of this size would command at least a high six figure sum which raises the question, who would expend such a large figure for a property which is accessed by a narrow gap between two end of terraced houses with the property lying between the rear gardens of the adjacent roads. Plus of course the lack of knowledge relating to the potential development of the vacant land abutting the site.

It is accepted not only by the planning authorities & residents that flooding is the main reason against further development taking place in Southview & Underdown Roads, the applicant Company has no other alternative than to accept this factor which has been the main element of contention for the past 300 years when the major area of Southwick comprised the manorial estate of Lt. Gen. Sir G.F. Gorringe during which time he found the only solution to combat the flooding problems in this area was to plant an orchard down the whole length of the West side of Southview Road, this proved to be successful in lessening the impact of flooding.

Access to the site is an existing passageway between to end of terrace houses Nos.55 &57.. However, in the applicant's previous application to build on the adjacent site (lost on appeal) the proposed access/egress was far larger but still too small for the Council's refuse lorry to gain access, as was formally recorded .

DETAILS OF OBJECTION/CONT'D.

Access to site cont'd. There is no doubt that the Council Refuse lorries will in this case, be too large to gain access to the site outlined in this application & the Adur planners will be notified by the relevant department accordingly, thereby nullifying the applicant's claim otherwise.

Details of the site & abutting site owned by the Applicant Company

It is well known locally that prior to the applicant's acquisition thereof it was dormant & unused. In actual fact it was acquired by the applicant company when it purchased various properties on the west side of Southview Road, the said properties each having had a rear garden of approx. 200/250ft long. The Company fenced off a large proportion of the gardens thereby creating a large expanse of land thereby, leading to the various developments ideal for creating a housing programme, notwithstanding the continual flooding episodes which were & are materialising & worsening.

This state of affairs has resulted in the neighbouring properties in Underdown & Southview Roads suffering from a drop in the valuation in their own properties particularly during this period of financial instability suffered by the U.K.

Photographic Evidence of Flooding.

In the past number of years this Association and many residents in both Underdown and Southview Roads have submitted numerous photographs to Adur Council's Planning Dept. reflecting the flooding incidents in this area & it is hoped that these will be presented to the Planning Committee when it meets to consider the current application.

Impact on traffic & pedestrians in Southview Road

Southview Road has in recent years, become a rat run by traffic from the A.259 desirous of avoiding length traffic jams thereon during the rush hours & seeking a speedy access to the westward Brighton Bypass. It is the intention of this Association to commence negotiations with the Highway authority in an attempt

to improve the situation. However, it is of considerable concern to note from the application currently under review, that the access/egress point of this current application site is not particularly visible to passing motorists & will ultimately result in the possibility of accidents. This is totally unacceptable, particularly as Southview Road, particularly during peak hours, is heavily pedestrianised by both children & accompanying adults during the rush hours and of course, people traversing to Southwick Square shopping centre. In addition clear visibility of this access/egress site will be impeded by the density of on street parking. This point should be seriously considered.

To elucidate on the grounds this application should be refused, we submit it is the unanimous opinion that the following grounds should be considered for the refusal of this application:-

History & continual proof of flooding

Access/Egress of site unacceptable

Backland site of proposed houses unacceptable

Lack of effective drainage system

Detrimental impact on surrounding properties

Beryl Ferrers-Guy

Chairman