

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 25/02/2026 2:15 PM from Mr Robert Jones.

Application 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
Case Officer:	Peter Barnett

[Click for further information](#)

Customer Details

Name:	Mr Robert Jones
Email:	
Address:	50 Southview Road Southwick West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>I realise that this case is a new application but all my previous comments still apply.</p> <p>I have lived in Southview Road, Southwick since 1997. The use of 'Tankers' to deal with our flooding issue is an appalling waste of money. We as residents know it is. Southern Water know it is. Still the use of tankers persists. The better alternative and what is currently being used is 'Pumps and Pipes'. The best option would be for Southern Water to improve our Sewage and Wastewater plan.</p> <p>The reason why we have flooding from time to time is historical but probably quite typical. There once was a stream that ran from springs between Southview Road and Underdown Road</p>

through 'Southwick Green' and ended in a pond at the bottom and then fed into Shoreham Harbour through a culvert under the Railway Line embankment. Southview and Underdown roads didn't exist when this map was surveyed but they run either side of the blue line in the empty top quarter of this map. Development of modern Southwick started at the end of the 19th Century and continues to this day. Most of the drainage and sewer systems date from the Victorian period and while they were capable and farsighted engineers, they could not have known how big this tiny village would become. We assume that various culverts were built but nobody seems to know exactly where they are relative to the newer roads and buildings. There are historical news articles of sudden road collapses and flooded basements. There was a new culvert and drainage system built at the bottom of the green to prevent constant flooding in the area, but no works seem to have been carried out at the top.

Here is a modern map superimposed over the first with the yellow line showing the path of the stream.

Here is a map showing the risk of flooding. Almost all these areas suffer from flooding every winter particularly the rear gardens between Southview and Underdown. The storm drains and sewers cannot cope with the rise in the 'Water Table' and surface runoff. This winter has been particularly bad with sewage fountaining out of manholes and flooding around the green. But to a lesser extent it is not untypical. We reported flooding before Christmas 2023 and this was Southern Waters response. In the meantime we have had this to deal with!

At one time Southern Water had multiple relays of tankers taking water from houses, drains and sewers from the top of the green to the bottom despite having pumps and pipes in situ. This was widely reported eventually on all media.
