

From: **Sonia Older**

Date: Mon, 2 Mar 2026 at 20:54

Subject: Ref. AWDM/1019/25 - OBJECTION

To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>, <robina.baine@adur.gov>, peter.barnett@adur-worthing.gov.uk <peter.barnett@adur-worthing.gov.uk>, <tom.rutland.mp@parliament.uk>

Hello,

I'm emailing as having difficulties submitting my objection to this planning proposal online. I will persevere, but I wanted to ensure my comments were included in the representations.

Ref. AWDM/1019/25

I would like to express my strong objections to the planning application which has been submitted to the Adur planning department, for the proposed development of 2 imposing four-bedroom houses on a small piece of green space in Southwick (Adur District). This much-loved green space is situated in an already heavily built-up, busy residential area. We live in a thriving community but we are also a community of residents who passionately value this small pocket of green space, especially when we are just a stone's throw from the noise and pollution caused by the traffic along the Old Shoreham Road.

The land is now subject to yet another planning application from SD Holdings - a developer who already owns a large majority of the properties along Southview Road, Summerly Gardens and Underdown Road. Not to mention across Southwick and beyond. These planning applications, to my knowledge, have been routinely submitted by SD Holdings for nearly five decades now

The latest planning application (Ref. AWDM/1019/25) impacts a small but ecologically vital green space which lies between Southview Road and Underdown Road. It is well-established and contains a significant number of large trees, flora and fauna – including a horse chestnut tree which is already under a tree preservation/protection order.

A major factor in my objection is made on the grounds of the clear surface/groundwater risk to the locality, especially to the properties adjacent and to the south on both Underdown Road and Southview Road. I hereby highlight and

stress to Adur and Worthing Planning that Southern Water formally confirmed in writing to residents that during the most recent floods in 2024, they were pumping at a rate of 75 litres per second in order to keep this neighbourhood from flooding. More information about this is below.

As a concerned member of the community and a resident whose property and garden directly borders the development, I would like to take this opportunity to bring to your attention to a number of reasons why this application should not be approved:

FLOODING

This area already experiences frequent and severe flooding. Introducing additional residential units on this specific plot would further burden a drainage network that is demonstrably operating beyond capacity. The development site is also located above a culverted watercourse, which significantly heightens the likelihood of surface and subsurface water displacement during periods of heavy rainfall.

Flooding in the area is not merely disruptive; it presents tangible public health concerns. The accumulation of standing water, combined with the overflow of foul drainage, creates unsanitary conditions in what is a densely populated urban setting.

By way of evidence, substantial flooding occurred in January 2025, requiring continuous deployment of tanker vehicles for several weeks to extract water. This intervention resulted in prolonged road closures and the discharge of sewage onto Southwick Green. The Council has already recognised the inherent flood vulnerability of this vicinity, as reflected in its proposals to undertake works to the underground watercourse at Ladywells Springs—within the same area identified for the proposed development.

There is also currently visible flooding - both in the green space earmarked for development and adjacent to the garage blocks that border the application site, reinforcing the conclusion that the land lies within a documented flood-risk zone.

As such, the new properties would be situated on a floodplain, and the construction would exacerbate the problem, which would increase the risk of flooding for the residents in the surrounding area, not to mention the proposed new properties.

LOCAL WILDLIFE & DIVERSE NATURAL ECOSYSTEM

Firstly, the proposed development will have a devastating impact on the local and well-established natural ecosystem and wildlife. This includes a diverse range of wildlife such as slow worms, toads, bats, sparrowhawks, hedgehogs, bees and

foxes, a huge variety of birds, reptiles, insects and so much more. The development would cause damage to the ecosystem, and as a result, it would disrupt the natural habitats of the surrounding area.

NET GAIN OF ONLY TWO NEW PROPERTIES (AND NO SOCIAL HOUSING)

With such a low net gain of only two new residential properties – intended for private sale, not social housing - on such a small area of green space, it is not worth the significant environmental cost that this development will entail. Furthermore, the properties are not remotely in keeping with the large majority of Victorian housing to both the east and west of the development.

In July 2024, when the developer appealed, the decision to refuse planning permission was made on the basis that the building was not in keeping with the local area (ref: APP/Y3805/S/23/3334241).

This green space is much needed for the physical and mental health of all the residents and families who overlook and enjoy this area. My husband, our three children and I rely on the wildlife, privacy and quality of life that the existing green space provides. The loss of this space will negatively impact the quality of life for all residents in the area.

LOSS OF LIGHT AND PRIVACY

We have lived here for twenty years having unwittingly purchased the property from SD Holdings in 2006. The developer had purchased 61 Southview Road purely to 'grab' the previously 100ft garden to add to his plot. As such, and as you'll see from the plans, as a result of the much reduced size of our garden, the frontages of the proposed properties are in extremely close proximity to our rear boundary, which is then only a few metres to our kitchen doors.

As a result, we will immediately lose privacy and light in our small garden/outside space as we will be directly overlooked and overshadowed by the new houses.

TRAFFIC, CONGESTION AND POLLUTION

Finally, the increase in traffic and congestion in a residential area, which is already struggling to cope with the volume of cars on the road, would be an enormous burden. The existing infrastructure is already overburdened, and the increase in traffic would cause even more problems for residents.

The pollution levels from the traffic lights on the Old Shoreham Road (at the top of Kingston Lane and Underdown/Southview Road) are already at a dangerous level, so we all rely on the green space behind our homes to mitigate some of this pollution and impact on our general physical health.

A GREEN SPACE FOR THE COMMUNITY

In light of all the points flagged, above all I would love to see this area of land become a designated green space for the whole local community to enjoy. Currently it is inaccessible, fenced off, neglected and seriously overgrown (especially the area which is directly behind my house). We have had to replace our back fence on a number of occasions, as a direct result of the overgrowth pushing against it! If you can provide any advice on how we can open up this green space for the whole community to enjoy, I'd be eternally grateful!

For the reasons stated above, I strongly urge you to reconsider the planning application for the proposed development. I would be happy for the planning inspectorate to visit to view the proposed site from the rear of our house for a clear view of the impact it would have on our privacy, light and wellbeing.

My thanks in advance for taking the time to give your attention to this matter.

All the best,

Sonia Older