

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/03/2026 9:08 PM from Mrs Kate Adsett.

### 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:	Mrs Kate Adsett
Email:	
Address:	

### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>We wish to formally object to this planning application on the following key grounds:</p> <ul style="list-style-type: none"><li>- Increased risk of flooding, threatening both existing and proposed properties</li><li>- Loss of valuable green space and biodiversity</li><li>- Overbearing and intrusive development</li><li>- Negative impact on local traffic flow, parking, and pedestrian safety</li></ul>

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## Increased Risk of Flooding

Southwick regularly experiences surface and groundwater flooding. The proposed development site lies above the underground course of the Ladywell Stream, a natural soakaway. Building on this land risks displacing groundwater during periods of heavy rainfall, potentially increasing flooding to surrounding residential properties.

At the beginning of 2024, prolonged heavy rainfall overwhelmed local drainage systems and sewers. Sewage surfaced onto the streets - an extremely distressing and hazardous situation, during which my child fell into contaminated floodwater on their way to school. In a report provided by Southern Water under the Environmental Information Regulations 2004, Southern Water confirmed that three 150mm pumps were installed: two pumping wastewater into on-site tanks and one pumping further down the foul sewer network for treatment. These pumps were operating at 75 litres per second. The incident resulted in road closures, significant noise disturbance, and considerable disruption to the neighbourhood.

This event demonstrates the existing strain on local infrastructure. Further development in this sensitive location would only heighten the risk of future flooding and associated public health concerns.

## Loss of Green Space and Biodiversity

This site represents one of the few remaining green spaces in an area already affected by high levels of air pollution. It provides an important habitat for bats, newts, foxes, hedgehogs, slow worms, and sparrowhawks. The removal of established trees and shrubbery would significantly reduce biodiversity and negatively impact air quality, placing children and elderly residents at greater risk.

Adur's Green Infrastructure and Biodiversity Net Gain Planning Document (February 2026) states:

"Adur is characterised by a dense and constrained urban form, a sensitive coastal and estuarine environment, areas of flood risk and surface water pressure, and limited opportunities for large-scale new green space. In this context, the quality, functionality and integration of greening within development sites are of particular importance."

Despite references within the application to retaining a lower field, the plans show an unnecessary access road leading to this area, raising concerns about potential future development. The loss of mature vegetation and wildlife habitat contradicts the Council's stated commitment to protecting and enhancing green and biodiverse spaces.

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## Overbearing Development

The proposed houses would overlook neighbouring gardens and properties, significantly reducing privacy and altering the character of the area. Increased vehicle movement along the narrow access passage between existing homes would create ongoing disturbance.

## Traffic, Parking and Safety Concerns

Southview Road is already heavily used as a cut-through to access the Old Shoreham Road. It frequently accommodates large vehicles and is subject to speeding traffic. The road operates at or near full capacity, with persistent parking pressures, particularly at the corner of Roman Way and Southview Road.

The addition of further dwellings would increase traffic volumes, exacerbate congestion and parking difficulties, and compromise pedestrian safety - particularly for children walking to school.

For the development of just two additional homes, the environmental, infrastructural, and community costs are disproportionately high. The increased flood risk, loss of biodiversity, harm to residential amenity, and worsening traffic conditions together present compelling grounds for refusal.

We therefore strongly and unequivocally object to this appeal.

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Kind regards