

Name: Mrs Louise Reekie

Email:

Address: 69 Southview Road Southwick West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments: Objection to Planning APPLICATION AWDM/1019/25
Land West of 51 to 63 Southview Road, Southwick, West Sussex

I am writing to object to the above planning application for the proposed construction of two new dwellings with parking and associated access and amenity areas for the following reasons:

Flooding

This area suffers regularly with excessive flooding already and building more dwellings on this piece of land particularly will contribute to an already overloaded drainage system in the area. To compound the risk of flooding, the proposed piece of land is situated over an underground stream. The flooding is not only inconvenient and unpleasant for residents already but poses potential health risks from having large areas of stagnant water and sewage exposed in a busy urban environment.

Evidence: Flooding to the area that necessitated several weeks of pumping lorries to be deployed in January 2025, causing roads to be closed for weeks at a time and sewage to flood onto Southwick Green. The Council has already acknowledged this flood risk in the plans to work on the underground river at Ladywells Springs in the area that the building work is proposed. There is currently evidence of flooding around the garages that border the land in this planning application, demonstrating yet again that this site is within a known flood-risk zone.

Traffic, Parking and Road Safety

Southview Road remains a 'cut through' for traffic accessing the Old Shoreham Road from the

A259 and as such is a very busy and fast road used frequently by lorries, vans and domestic traffic. In addition, street parking is very limited, and the road is often subjected to inappropriate parking such as on the pavement or blocking corners eg Roman Way onto Southview Road, which reduces visibility and safety for drivers and pedestrians. Further development on this road will increase the volume of traffic and add to this already congested, dangerous parking situation.

Evidence: Damage to road surface demonstrated by potholes and uneven camber caused by high volumes of traffic. Regular updates on the Southview Road WhatsApp group detailing dangerous parking and parking across driveways due to excessive volume of cars in the street.

Environmental Impact

The piece of land that is proposed for building two houses currently homes a wide range of local urban wildlife and is a much-needed green space providing biodiversity conservation opportunities and homes for foxes, badgers, hedgehogs, jays and sparrowhawk as well as a large number and variety of well-established trees, grasses and shrubs. There are precious few of these truly natural habitats for our local wildlife and destruction of this area unnecessarily would be a loss with a significant negative impact on the environment.

Evidence: I have observed foxes, badgers, hedgehogs, slow worms, newts, frogs, toads bats and a sparrow hawk (twice) in the area in the last 2 years. There is obvious evidence of well-established trees and foliage in the area. The Environment Act 2021 states that developments are required to enhance biodiversity - the proposed development would have the opposite effect. Application for this area to become a Designated Local Green Space was made in 2018.

Overdevelopment

The area is already overdeveloped, and the proposed unnecessary properties are harmfully discordant and overbearing. The openness and leafiness in the back gardens of houses in Southview Road and Underdown Road are important to the local suburban character and sense of place, all of which would be destroyed if the unnecessary construction of the two proposed dwellings is approved.

Evidence: July 2024 Appeal in which 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). Recent planning approvals suggest that 800-900 new homes are being built in the local area indicating that the detrimental effects of the properties in this application far outweigh the benefits of providing two new dwellings. The proposed houses are for private sale and are not affordable housing. There are no plans for further schools, GP surgeries or utilities to support the expansion of housing development in the area.

To summarise, my objection to the proposed construction is based upon the extensive negative impact of this unnecessary building work to the surrounding area in terms of: flooding,

road safety, environmental impact and overdevelopment. Many thanks for your consideration,
Louise
