

From: **Breeda Jordan**

Date: Tue, 17 Feb 2026 at 08:06

Subject: OBJECTION to AWDM/1019/25 - Southview Road

To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

Cc: <tom.rutland.mp@parliament.uk>, Robina Baine <robina.baine@adur.gov.uk>, Jude <jude.harvey@adur.gov.uk>

For the attention of the Worthing and Adur planning authorities

I am writing to object to the planning application AWDM/1019/25 Southview Road Southwick.

Should this be allowed, it would potentially be a disaster for the residents and nature environment of Southwick and environs. This application (or broadly similar) was already turned down in the July 2024 Appeal Refusal (APP/Y3805/W/23/3334241).

This developer seems determined to build on a known flood area with no regards to the consequences to the surrounding homes.

I am objecting specifically due to:

* Hydraulic Overload: Southern Water data (EIR 2770) shows that during recent floods (2024), it took 75 litres per second of industrial pumping just to keep our street dry. This isn't just "surface water"—it's groundwater surging from the Ladywell system. Building here will act like a subterranean dam, forcing that water into local basements and gardens, not just in Southview and Underdown Roads, but potentially homes south of that, around and near Southwick Green

* Safety & Access: The plans don't allow enough space for a 26-tonne refuse truck to turn. This means blocked pavements, dangerous reversing, and a hazard to our children and elderly neighbours..

* The 2024 Precedent: A Planning Inspector already ruled that development here is "harmfully discordant" and "overbearing."

* During the winter of 2024 and for months, the area around Southwick Green (including the bottom of my road, Cross Road) was a litany of temporary pumps, overground ducting, compressor noise, traffic diversions, one way systems because the water authorities were struggling to contain, control flood waters.

In 2024, Southwick Green in West Sussex experienced significant, recurring flooding and sewage issues, driven by heavy rainfall and overwhelmed infrastructure.

[Southern Water](#) was forced to use industrial-strength pumps at all four corners of The Green to manage massive, recurring overflows of untreated sewage, which were flushed from the sewer system by excess rainwater running off the Downs.

Key 2024 Flooding Events & Impacts:

- **Persistent Groundwater/Sewage Inundation:** Throughout early 2024,, particularly around March and April, the village faced "tipping point" flooding, with sewers overflowing into the area, affecting both the Green and nearby residential areas.
- **Sewage Contamination:** Residents reported a "stench of drains and faeces" following sewage spills in the surrounding area, such as on Albion Street in October 2024, which [Southern Water](#) blamed on "unflushables" blocking pipes and mechanical faults.
- **Impact on Businesses:** Local business owners reported losing up to half of their customers due to the flooding and the associated odor.
- **Tanker Intervention:** Southern Water deployed massive pumping operations, with reports indicating 75 litres per second of pumping was needed in early 2024 to mitigate the floodwaters.
- **Infrastructure Issues:** Residents and local campaigners highlighted that the flooding was exacerbated by inadequate infrastructure and, in some cases, failures in flood defense mechanisms, including broken tidal flaps.

I respectfully request that the council reject this application on the grounds of:

- Demonstrable and ongoing flood risk
- Inadequate drainage capacity
- Loss of essential green space that currently mitigates flooding
- Non-compliance with planning guidance relating to flood-risk management

*Safety & Access: The plans don't allow enough space for a 26-tonne refuse truck to turn. This means blocked pavements, dangerous reversing, and a hazard to our children and elderly neighbours.

I urge the council to prioritise the safety and wellbeing of existing residents and to protect this vital green area from inappropriate development.

Thank you for considering my objection. I would appreciate confirmation that this letter has been received and recorded as part of the consultation process.

Kind regards

Bridget Jordan

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