

## Customer Details

Name: Mr Lee Pryor

Email:

Address: 73 Southview Road Southwick West Sussex

## Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: APPLICATION REFERENCE: AWDM/1019/25

I write in response to the above application lodged by Mr Richard Seymour in his capacity as agent for Russell Ashby of SD Holdings Ltd, and in respect of the proposed building on land West of 51 to 63 Southview Road, Southwick, West Sussex.

### FLOODING & FLOOD RISK ASSESMENT.

I note that on the application form, (Planning Portal Reference: PP-14219670 ) in answer to the question: Is the site within an area at risk of flooding? The agent has answered 'No'. This answer is factually incorrect.

During the 27 years that I have been living here I have known the land in question, and surrounding gardens, to be flooded four times, it is common knowledge and widely understood that the reason there is such a large gap between the western elevation of the houses on Southview Road and the eastern elevation of the houses on Cross Road is that the land is criss-crossed by underground streams and springs due to the run off from the adjacent chalk downland.

A Companies House search from August 2019 shows that SD Holdings has owned the land in question since January 2005 and the directors of the company will be aware that in fact the field, and some of the surrounding gardens do flood. Many of our neighbours have video and photographic evidence of this. Whilst my garden has not flooded at these times I am concerned that any building that diminishes the natural ability for the underground streams to drain the flood water away may affect me in the future.

When I look at my property deeds, and the associated drawings of this whole area it is clear

that the original land owner (Gorringe) knew of this occurrence which is why the building plots were originally sold with extra long gardens.

The irony of this is that the government flood map assesses the risk of flooding in the area concerned as a 1 in 30yr occurrence. This appraisal is hopelessly out of date!

#### DESIGN ACCESS & PLANNING STATEMENT.

The first paragraph of this statement says: 'The dwellings are proposed on what constitutes previously developed land'. This statement seems disingenuous to me.

Loss of residential gardens - 'land grabbing'

On June 9th 2010 the Ministry of Housing, Communities & Local Govt' and the Right Hon Greg Clarke MP published a paper stating that Councils were to be given immediate powers to prevent the destructive practice of 'garden grabbing'.

Greg Clarke said:

"For years the wishes of local people have been ignored as the character of neighbourhoods and gardens have been destroyed, robbing communities of vital green space. It is ridiculous that gardens have until now been classified in the same group as derelict factories and disused railway sidings, forcing councils and communities to sit by and watch their neighbourhoods get swallowed up in a concrete jungle".

The proposed developer has done just this very thing, buying Nos 59 & 61 Southview Road before cutting off the rear gardens in order to increase the land area that he hopes to use for the proposed development. He then immediately sold the houses on to the current occupants. This is clearly against current thinking and once again demonstrates that this company's drive for profit is considered more important than our local housing environment.

In the same publication Dr Ross Cameron, School of Biological Sciences, University of Reading added:

"There are real benefits that gardens bring to our quality of life. Vegetation around buildings keeps us cool in summer and reduces our energy bills in winter, as well as protecting us from flooding. Gardens are also great for our mental and physical wellbeing. They reduce our stress and keep us fit because we can work in the garden for hours without feeling we are doing exercise as a chore.

Research has demonstrated that gardening can improve self-esteem, communication skills, attention span and even educational performance. In essence, protecting gardens is important to improve quality of life, and particularly for people in cities".

With the loss of so many front gardens in Southview Road, driven by the need to provide residential parking space, the protection of our rear gardens and existing open spaces becomes critical and I am utterly dismayed at the cavalier attitude of the developer in question.

#### BIO DIVERSITY - NET GAIN?

I fail to understand how dividing an existing wild space in two and then covering one half in hardscaping and housing can be a 'net gain' as covered in the report carried out by Plumb Associates.

This area is known for its Slowworms, Stag Beetles, Newts, Frogs and Hedgehogs (all are known to be in decline) and all of which I have found in my garden on a regular basis over the

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years. It is therefore almost certain that the same wildlife currently enjoys the space that is under threat from this development. It seems totally out of keeping with current nature conservation aims for me to learn that the planning application will reduce this green space by half. We have families of foxes on the proposed development land that would certainly be driven out.

This area has been untouched by previous construction and is essentially 'green field' in that it has been home to a wide variety of animals for a very long time. The proposed development will shatter this ecological peace with a certain loss of habitat! This can never be replaced once the construction begins and allowing the development of this land seems to me to be terribly short sighted.

#### INCREASED NOISE & DISTURBANCE

Since the completion of the development by SD Holdings to the north of my garden in Somerly Gardens we have noticed a significant increase in the noise levels. The houses have been let to young families and because of the enclosed nature of the close the children all play together in the street creating a 'school playground' type noise background to what was once a peaceful area.

I understand the need for play, and indeed played in the street when I was young, however with the proposed new development to the south of my garden which is also targeted at young families, I am going to be subject to this increased noise from both sides.

The acoustic nature of these hardscaped developments, especially when designed as a close, amplifies any sound made outdoors within these types of area and so I am faced with the prospect of being effectively 'surrounded' by the increased noise levels. We have always enjoyed the peace and quiet afforded by the long gardens of our house and our immediate and opposite neighbours and feel that Southview Road is in danger of being overdeveloped.

#### Conclusion

Thank you for the opportunity to comment on this planning development, for the reasons I have stated above I wish to state quite clearly that I oppose it.

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