

Dear Sir/Madam,

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

Comments were submitted at 26/02/2026 9:01 PM from Mr Robert Jones.

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:	Mr Robert Jones
Email:	
Address:	50 Southview Road Southwick West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>I strongly object to this proposed development for the following reasons:</p> <ol style="list-style-type: none">1. This land is a Greenfield site, a winterbourne prone to flooding, with many mature trees and a sanctuary for both wild animals, birds and resident's pets. The fact that it often waterlogged is the reason that it has remained undeveloped for so long.2. The proposed increase in water and waste disposal will severely affect sewage and storm drain system that barely copes as it is, especially during periods of heavy rain. Southview road regularly floods at the junctions with Roman Road, Roman Way and Cross Road. Southern Water are continually having to put in mobile pumps to remove the floods. Recently the sewage system collapsed, and Southview Road had to be closed for weeks to affect repairs.3. Southview Road has parking on both sides, normally fully occupied especially overnight and is at best a single lane carriageway poorly maintained and with a

degraded surface and there are many unrepaired potholes. Any increase in heavy traffic will only make matters worse.

4. As the carriageway is almost straight from the Railway Bridge at the southern end to The Old Shoreham Rd at the northern end (which already has restricted access i.e. No right turn) it is used as a 'rat run' by Light and Heavy Goods vehicles as well as cars, often at high speeds. This is even though it is a quiet residential area with many young children and pets. Recently there have been several accidents and near misses. There is no safe crossing area for those who wish to access Southwick Green, the Playground or Southwick Square Shopping.

5. At night-time the Street Lighting is very poor and turns off overnight unlike most of the other roads in the area, further adding to traffic hazards.

6. The proposed construction of the 2x properties and access routes will reduce available parking and increase traffic flow and put additional loads on a poorly maintained road surface and the sewage and wastewater network.

7. This is not the first application in this area by this developer. Many have been rejected, some granted. Each time it has taken ages for the projects to come to fruition. All the while HGV's and Contractors vehicles have caused havoc on the roads and taken up parking spaces already in short supply.

8. The last Planning Application submitted by this developer for this site (2023) was summarily rejected by the Planning Committee and then failed upon appeal. I see nothing in these new plans that would indicate that all the objections raised then that were relevant have been ameliorated.

9. The following is a section of the Flood Assessment report from the last application sent by West Sussex County Council Consultation to Adur and Worthing Councils. None of this information is included in the current application

'The SuDS Drainage Statement included with this application state that permeable paving/below ground cellular soakaways would be used to control the surface water runoff from the site. No FRA has been included. As per the recommendations by the District Council Drainage Engineer, due to the significant groundwater issues and historic flooding, we agree that this development to be unsuitable in this location. Therefore we object to this development based on groundwater flood risk, increased downstream flood risk and increased flood risk to adjacent properties which would not satisfy the requirements of the National Planning Policy Framework. NPPF paragraph 155. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'

I also note that none of the previous documents regarding this site and its unsuitability for development have been included on this application.

I hope my objections are considered and relevant.

Since my last objections (as above) we have had many further issues to take into consideration. I have submitted some maps and photographs to illustrate the massive problems we had in 2024 in Southwick between Underdown Road and Southview Road where most of the gardens have some degree of flooding.

Southern Water are having difficulty coping with water flow as it is. Most of this excess water is coming from springs under the field where the proposed development is due to be built. Mostly their comment is that they are obliged to connect to the current drainage network. This makes no sense.

Robert Jones 50 Southview Road
