

Dear Sir/Madam,

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

Comments were submitted at 01/03/2026 8:08 PM from Mr Peter Rhodes.

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 Peter Rhodes
Email:	
Address:	16 Underdown 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- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>We wish to lodge our objection to the proposed development of land west of 51 to 63 Southview Road in Southwick, West Sussex by SD Holdings Ltd for the following reasons:</p> <ol style="list-style-type: none">1. There are significant groundwater problems in this area and flooding is a regular occurrence. It is common knowledge that a stream once flowed between Southview Road and Underdown Road and the Victorian builders knew this hence the long gardens. During January 2024, the stream began to flow above ground from the land held by SD Holdings and we experienced major flooding problems with sewage appearing in our back garden drain due to the huge amount of groundwater entering the sewerage system. Regarding the proposed development, the local sewerage system is obviously insufficient to

support more housing.

2. The application does not satisfy the requirements of safe access to Southview Road which is already full to capacity with street parked cars. Neither does it enhance the local environment in any way because of the incongruous nature of the development due to the 'Garden Grabbing' effect and is not in keeping with the neighbouring Victorian dwellings, therefore contrary to the policy 15 of the Adur Local Plan and also the NPPF (National Planning Policy Framework).

3. The proposal fails to protect mature trees which would subsequently cause the destruction of a natural urban resource. The proposed development fails to respect the natural features of the area, which is contrary to policies 15 and 30 of the Adur Local Plan.

The proposal does not allow space for landscaping and we believe that it would lead to gross overdevelopment of the site.

The proposed development would not benefit in environmental and landscape terms, to the contrary it would lead to the loss of valuable green space and groundwater retention. One of the council's broad aims set out in the District Wide Local Plan is to encourage biodiversity and enhance the local environment including wildlife habitats, trees and woodland.

4. The access from Southview Road to the proposed development could pose a problem for emergency vehicles due to the lack of width between house nos. 55 and 57.

5. Applications to develop this piece of land has quite rightly been refused by the Council over several decades and with rain storms more likely due to climate change, it would be disastrous to allow this proposed development to go ahead.

Mr. & Mrs. Rhodes
Underdown Road
BN42 4HL
