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From: **Sophy Robertio** < >

Date: Tue, 17 Feb 2026 at 19:56

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

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

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

To whom it may concern,

I am writing to formally register my objection to the proposed private development on the garden land situated between Southview Road and Underdown Road in Southwick (AWDM/1019/25).

This issue has arisen previously, and it is deeply concerning that development is once again being pursued on land widely recognised by residents as being at significant risk of flooding. The site is a known flood-prone area, yet the developer appears determined to proceed without adequately addressing the potential consequences for neighbouring homes.

My objection is based on the following key concerns: flood risk, environmental impact, and increased strain on local infrastructure. Residents are well aware that the Ladywell Stream, often referred to locally as the “underground river,” runs beneath this area. History has shown that building on what functions as a natural soakaway can lead to serious flooding.

Flood Risk and Community Safety

Information provided by [Southern Water](#) (EIR 2770) indicates that during recent flooding events in 2024, pumping at a rate of 75 litres per second was required to prevent flooding in the surrounding streets. This clearly demonstrates that the issue extends beyond simple surface water and involves significant groundwater pressures linked to the Ladywell system. Development on this land risks disrupting natural water movement, potentially displacing water into nearby basements and gardens, affecting not only Southview and Underdown Roads but also neighbouring areas, including properties near [Southwick Green](#).

Previous Planning Decision

It is also important to note that a Planning Inspector previously determined that development on this site would be “harmfully discordant” and “overbearing.” The appeal refusal in July 2024 (APP/Y3805/W/23/3334241) reinforces the validity of residents’ concerns, which remain unchanged.

Access and Safety Concerns

There are additional practical safety issues. The current plans do not appear to provide sufficient turning space for a 26-tonne refuse vehicle. This raises concerns regarding obstructed pavements, hazardous reversing manoeuvres, and increased risks to pedestrians, particularly children and elderly residents.

Finally, I wish to highlight a statement reportedly made by the developer regarding flood risk:

“I’ll be retired by then, they won’t be able to touch me.”

Such remarks do little to reassure residents that long-term community safety is being taken seriously.

I respectfully ask that these concerns be fully considered as part of the decision-making process.

Kind regards,

Sophy Gumbrill Roberto