

From: **J Jordan**

Date: Mon, 23 Feb 2026 at 15:10

Subject: Objection to Proposed Development Between Underdown Road and Southview Road, Southwick

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

Planning Department
Adur & Worthing Council
Portland House
44 Richmond Road
Worthing BN11 1HS

Subject: Objection to Proposed Development Between Underdown Road and Southview Road, Southwick

Dear Sir or Madam,

I am writing to formally object to the proposed development on the green area located between Underdown Road and Southview Road in Southwick. As a local resident, I am deeply concerned that building on this land poses significant and well-documented risks, particularly in relation to flooding, surface-water management, and the loss of essential green space that currently mitigates these issues.

1. Existing Flooding Problems

This area already experiences regular flooding, especially during periods of heavy rainfall. Residents have repeatedly reported standing water, overwhelmed drains, and runoff flowing down from higher ground. The green space in question currently acts as a natural soakaway, absorbing excess water and reducing the burden on the drainage system.

Replacing permeable ground with hardstanding, roads, and building foundations will inevitably increase surface-water runoff, raising the risk of flooding not only on the development site but also for surrounding homes on Underdown Road, Southview Road, and adjoining streets.

2. Insufficient Drainage Infrastructure

The drainage infrastructure in this part of Southwick is already under strain. Adding additional housing without substantial upgrades to the drainage network will worsen the situation. There is no evidence that the existing system can cope with increased runoff, nor that the developer's proposals adequately address the long-term flood risk.

3. Environmental and Community Impact

The green area provides important environmental benefits, including:

- Natural water absorption
- Habitat for local wildlife
- A buffer between residential roads
- A valued open space for the community

Removing this land for development would permanently reduce local resilience to extreme weather events, which are becoming more frequent.

4. Conflict with Local and National Planning Guidance

The National Planning Policy Framework (NPPF) requires councils to avoid development in areas at high risk of flooding unless absolutely necessary and only when robust mitigation is in place. Given the known issues in this location, the proposal appears inconsistent with these principles.

Request

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

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.

Yours faithfully,

John Jordan
36, Cross Road
Southwick,
BN42 4HF