

From: **Isabella Hart**

Date: Tue, 17 Feb 2026 at 13:19

Subject: OBJECTION to AWDM/1019/25 – Proposed Development Southview Road / Underdown Road

To:

Dear Planning Team,

I am writing to formally object to planning application AWDM/1019/25 concerning the proposed development on the garden land between Southview Road and Underdown Road, Southwick.

My name is Isabella, and I am a local resident living at 40 Underdown Road. My garden directly backs onto the proposed development site, and I would be severely and immediately affected by this scheme.

This site is a known flood risk area, sitting above the underground course of the Ladywell Stream, which functions as a natural soakaway. Interfering with this land poses a serious and unacceptable danger to surrounding homes and infrastructure.

Key reasons for objection

#### 1. Severe Flood Risk & Hydraulic Overload

Southern Water data (EIR 2770) confirms that during flooding in 2024, approximately 75 litres per second of industrial pumping was required simply to keep Southview Road from flooding. This demonstrates that the issue is not just surface water, but groundwater pressure from the Ladywell system.

Developing on this site would effectively create a subterranean barrier, forcing water into nearby basements, gardens, and potentially properties south of Southview and Underdown Roads, including my garden.

## 2. Previous Appeal Refusal (July 2024)

A Planning Inspector already concluded that development here would be *“harmfully discordant”* and *“overbearing”* (Appeal Ref: APP/Y3805/W/23/3334241. Nothing has materially changed since that decision to justify a different outcome.

## 3. Safety & Access Concerns

The submitted layout does not provide sufficient turning space for a 26-tonne refuse vehicle. This would lead to dangerous reversing blocked pavements, and unacceptable risk to pedestrians, including children and elderly residents.

## 4. Impact on Local Infrastructure & Environment

The proposal would place further pressure on drainage, highways, and local services, while also resulting in the loss of valuable green space and biodiversity.

**For these reasons, I strongly urge the Council to refuse application AWDM/1019/25.**

Kind regards,

Isabella

40 Underdown Road

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