

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

Customer Details

Name: Mr Nick Driver

Email:

Address: 45 Southview Road Southwick West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Other
- Overdevelopment

Comments: I strongly object to this planning application.

We have lived at 45 Southview Road, Southwick, West Sussex for 37 years, our rear garden faces west. When the road layout was designed during the Victorian era it was deemed necessary that the houses built on the west side of the road would have extra long gardens to allow for the periodic flooding in the fields east of Underdown Road.

The Green, Southwick has functioned for 100's of years as common pasture and came about due to the stream that ran through it originating from the Downs, this stream still exists although it now largely runs underground until it floods. I have witnessed local flooding on many occasions, and it's now becoming almost a yearly occurrence. Rainwater lands on the Downs and immediately disappears due to the porous nature of the chalk rock, it then flows south in underground

aquifers under the Old Shoreham Road (A259) towards the coast. Following heavy periods of rain the ground becomes saturated and the water table rises and this is happening at this very moment as I write this on 23rd Feb 2026. The local flooding is also exacerbated by the housing north of the Old Shoreham Road which was built in the 1930's when it was usual for rainwater landing on house roofs etc. to enter soakaways which consisted of simple pits filled with rubble, this water also flows through the underground chalk aquifers.

I am very concerned that the proposed development will severely interfere with the water courses flowing underground between Southview Road and Underdown Rd., it is far better that the water flows naturally as it has done for hundreds of years. No one can possibly predict future weather patterns but the experts agree that we will experience more extreme weather, and no one can predict what impact the proposed development will have on the flooding of houses, garages and gardens and the extra pressure on the Victorian sewers in Southwick.

If this development goes ahead it would set a precedent and make it very difficult for the local planning authority to refuse similar applications in the future leading to a detrimental cumulative change to the area. This would then encourage any future developer to buy properties in the road, 'garden grab' the land for development as S.D. Holdings is doing without giving any consideration to the local population.

Please leave the green fields green and protect them for our future generations. The Planning Inspectorate wrote when refusing the S.D. Holdings appeal 20 months ago about the character and appearance of the surrounding area which are still totally relevant "the leafiness and openness in the back gardens and beyond, which can be seen in the gaps between the dwellings, are important to the local suburban character and sense of place"
