

From: **Becky Gravett**

Date: Mon, 2 Mar 2026 at 19:51

Subject: Planning Application AWDM/1019/25

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Please find below our objection to the named development. The council website has had a few glitches, so I wanted to make sure it was received. Thankyou.

Re: Planning Application AWDM/1019/25

2 new dwellings with parking and associated access and amenity areas

To whom it may concern,

I write to formally object to planning application AWDM/1019/25. I am a resident of Underdown Road, living immediately to the south of the application site, and have done so for the past 12 years.

My primary concern relates to flooding and drainage. Over recent years, and particularly in 2024, the Southwick Green area experienced severe and repeated flooding as a result of heavy rainfall and the Ladywell Stream soakaway system becoming overwhelmed. Drains and sewers were unable to cope, requiring repeated tanker intervention. Roads were closed due to flooding, and the Rest Garden at the junction of Underdown Road and Cross Road effectively became a pond. It is my understanding that the County Council is now planning significant flood mitigation works in this area because of the recognised risk associated with the Ladywell Stream.

The land subject to this application currently performs an important natural drainage function. Allowing two large four-bedroom houses to be constructed on this site, with associated foundations and hard surfacing, will inevitably interrupt the natural absorption and flow of water. The sheer quantity of water that currently passes through and is absorbed by this land must be accommodated somewhere. If displaced, it will increase pressure on already overwhelmed drainage systems and

place neighbouring properties at real risk. I am deeply concerned about the likelihood of basement flooding and water damage to surrounding homes.

I would also draw your attention to the appeal decision under reference APP/Y3805/W/23/3334241, in which similar development proposals were dismissed on the grounds that they were “harmfully discordant” and “overbearing.” The circumstances have not materially changed, and those conclusions remain relevant. The scale and intensity of the current proposal would likewise be out of keeping with the character of Southview Road/Underdown Road and would represent overdevelopment of the plot.

Furthermore, the developer’s acquisition of the derelict property at No. 44 Underdown Road to enlarge the site appears to constitute what is commonly referred to as “garden grabbing” — the intensive development of former residential garden land. Such development erodes biodiversity, reduces green space, and undermines the established character of the neighbourhood. National policy changes reclassifying private residential gardens as greenfield land were specifically intended to give councils stronger grounds to resist inappropriate development of this nature. In my view, this proposal is a clear example of development that would spoil the character of the area and is strongly opposed by local residents.

For all of the above reasons — flood risk, drainage impact, harm to neighbouring properties, overbearing scale, and inappropriate development of garden land — I respectfully urge the Authority to refuse planning permission for this application.

Yours faithfully,

Becky and Shaine Gravett

32 Underdown Road