

From: **Martyna Opalka**

Date: Tue, 9 Dec 2025 at 08:00

Subject: Objections to Application AWD/1492/25

To: planning@adur-worthing.gov.uk

Dear Sir/Madam,

I wish to object to application AWD/1492/25, which seeks to vary Conditions 3, 6, 7 and 11 of the approved development AWD/0949/22.

My objection specifically relates to the proposed weakening of Condition 6 (foul and surface water drainage) and Condition 7 (drainage maintenance).

I live at 46 Penstone Park, and the public foul sewer runs directly beneath my building. This is clearly shown on the Southern Water sewer map supplied in the consultation documents (map titled "SW Print," printed 28/11/2025). As a result, the foul discharge from the proposed 9 new flats would ultimately flow into a pipe that physically passes underneath the foundations of my home.

1. Risk to my property due to increased foul loading

The introduction of 9 additional dwellings will significantly increase foul water flow into a sewer running directly below my building. This poses several risks:

Surcharging and backflow, leading to potential internal flooding.

Structural risk if the sewer requires excavation, lining, or reinforcement later.

Foundation disturbance should Southern Water require future access for repair or capacity upgrades.

Insurance implications, as properties built over sewers are highly sensitive to increased load or movement.

Until the full drainage design is submitted and approved, it is impossible to know whether the existing pipe beneath my building is capable of taking the increased foul discharge.

2. The original Condition 6 protects residents like me

The original planning permission (AWD/0949/22) included a very clear safeguard: "Development shall not commence... until full details of the proposed foul and surface water drainage scheme have been submitted to and approved in writing." (Condition 6)

This condition was imposed to avoid exactly the kind of risk posed to nearby homes sitting over the public sewer.

The developer now seeks to amend Condition 6 so that demolition can begin before any drainage approval is given. This removes a vital layer of protection for residents whose homes are directly affected by the drainage system.

3. Prematurity and reduced ability to prevent harm

Allowing demolition before drainage is designed would:

Enable the developer to "commence" the development, locking in the planning consent.

Make it far more difficult for the Council to halt or alter the scheme if the drainage solution later proves unworkable or harmful.

Leave residents at risk if foul capacity is inadequate but demolition has already occurred.

The planning system should not allow essential infrastructure considerations to be bypassed in this way.

4. Policy conflicts

This variation conflicts with:

Adur Local Plan – Policy 36 (Water Quality and Flood Risk)

Development must not proceed without demonstrating adequate foul drainage capacity.

National Planning Policy Framework (NPPF)

Sections relating to safe drainage, flood risk management, and protection of existing properties.

The developer has not yet supplied any updated foul drainage strategy demonstrating that the sewer beneath my building can safely accommodate the additional load.

5. Southern Water has not approved the final drainage design

Southern Water's consultation response (28/11/2025) only indicates that they do not object to demolition occurring early, but they do not confirm that the drainage network can handle the additional capacity.

Approval of demolition is not approval of the drainage scheme.

Residents should not be exposed to risk through premature commencement of development.

6. Request

Given the above, I respectfully request that the Council:

REFUSE the proposed variation to Condition 6 and Condition 7.

At minimum, demolition should not be permitted until:

The full foul drainage design is completed

Southern Water confirms capacity

Any required upgrades are clearly defined

Risks to properties built over public sewers (including my own) are fully mitigated

This is necessary to ensure that the development does not adversely affect the safety, structural integrity, amenity, or security of existing residents.

Yours faithfully,

Martyna Opalka

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