

Name: Mrs Isabella Hart

Email:

Address: 40 Underdown Road Southwick West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Privacy Light and Noise
- Trees and Landscaping

Comments: 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.

5. Loss of Privacy, Light and Increased Noise Disturbance

The proposed houses and associated driveways would be positioned directly behind my garden, where there is currently an established oak tree and open green space. At present, this tree and undeveloped land provide natural screening, privacy, and a peaceful outlook.

If this development proceeds, my garden would be directly overlooked and significantly affected by vehicle movements from driveways immediately behind my boundary. Headlights shining into my property during darker months, along with car doors, engines, and general residential activity, would result in increased light pollution and ongoing noise disturbance.

The current setting is quiet and green. Replacing this with hardstanding, houses, and vehicle access would fundamentally and permanently alter the character of my home environment and result in a substantial loss of privacy and residential amenity.

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