

Date: Mon, 19 Jan 2026 at 18:41
Subject: Planning Application AWDM/0706/25
To: planning@adur-worthing.gov.uk

Dear Sirs

We are somewhat surprised for the necessity to write to raise a further objection to the planning application AWDM/0706/25 for the proposed construction of nine dwellings to the rear of 72-88 Old Shoreham Road, Lancing using the demolition of number 74 Old Shoreham Road for access.

We are and have been the owners of number 78 Old Shoreham Road, Lancing for the last twenty five years. At this point I would also like to refer you to the previous objection we raised as our thoughts have not changed since this was submitted. Our concerns have in fact increased considerably due to the issues recently discovered. The utter disbelief regarding National Highways comment and also the proposed yellow lines in the service road "mini crescent".

The impact of this alone will have significant adverse affect on the residents, some of which have resided in Old Shoreham Road longer than we have. Please find detailed below the reasons that we ask that the planning application be refused:-

1. Access Via Service Road

The access from the main A27 via the service road currently being called a "mini crescent" for this purpose is totally inadequate. This is a major accident waiting to happen. Currently we take this turning at least twice on a working day and far more times when we are home and only have to enter the service road and approach straight ahead to access our property, any vehicles having to progress further down the road have the tight turns in what is a narrow road to contend with. At the point of entry you are also crossing a cycle path which is used on a very regular basis. Large construction traffic will have less vision than we have in our cars and will then need to traverse the road having already potentially made an almost impossible turn into the road without disturbing the existing verges, street signage, lighting and road signs. A large articulated lorry, and there will be many, simply will not achieve the manoeuvres into the service road or the new access road at 74 without damaging the green verge and the street signage, A27 street light, A27 flashing 40mph warning sign and a tree.

2. Parking Restrictions

The introduction of yellow lines to allow construction traffic access is unacceptable. The residents and businesses in the area will have an amenity removed that was in place when they originally purchased their properties.

3. Noise, Pollution and Residents' Disruption

The level of traffic in the service road will increase considerably with site equipment, deliveries and the construction workers, which in turn will create significantly more air pollution, fuel fumes and the dust that will be created along with the vibration affects that could cause issues to surrounding existing properties. This would have an impact on all residents but those residing in numbers 76 and 72 either side of the proposed demolition property would be serious due to the close proximity of their homes.

Residents close to the 4 homes development of 4 Old Shoreham Road have had these severe problems for a year now with the constricted roads, multiple deliveries to that site and absolutely no support for residents from WSCC Highways to care for their safety concerns. This 74 Old Shoreham Road development will be even worse than that with over double the number of houses (9), even more constrictive access through the mini crescent with significantly higher levels of construction traffic.

We strongly request that National Highways must be asked to re-examine this application in respect of these severe access problems which do not appear to have been addressed or considered.

4. Risk of Flooding

The proposed land being a flood plain appears to have raised yet another concern that will impact on existing residents. The land which is directly behind our property has had previous planning applications turned down due to the risk of flooding and access. We cannot see how this application should be treated any differently to those in the past.

There are two concerns to address here, the first being the risk of water movement, where is this going to go when the land is filled with concrete and any risk that this could displace the water to the existing properties.

The second is the fact that the new properties would have to be built higher to consider the potential flood risk or potential raising of the existing land levels which would then mean that the surrounding land would be higher than the current properties. Which ever way this would be implemented, the privacy of the current residents would be compromised and have a negative affect on their current living conditions.

To conclude we strongly object to the proposed plans and trust that when this and all other objections are considered common sense will prevail and the application be refused.

We trust that due to the significant impact that this application would have on the local community and public safety that this application would be referred to the Planning Committee giving this full consideration and reaching the most obvious decision that this application has too many flaws that will have only negative affect on the community.

We strenuously request that this application is refused.

Please confirm safe receipt of this objection.

Yours faithfully,

Karen and Alan McNie

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