

Date: Wednesday 4th February 2026

Subject: Second Objection to AWDM/0706/25

Please could you kindly confirm receipt of this submission

Dear Adur Planning

I am writing to formally submit a second objection to the above planning application, which I understand is still under consideration. I previously objected for several reasons (please see my previous correspondence). This time I would like to concentrate on the flooding issue and on the damage to the slip road.

Flooding

There is a significant flood risk associated with this site and the surrounding area, I remain extremely concerned that these issues have not been adequately addressed.

The proposed development site is located on land known to flood. This is not a theoretical concern but one that has been experienced repeatedly in recent years. Building new housing on this land presents an obvious risk to future residents and neighbouring properties. It also raises serious questions about the long-term sustainability and safety of the development, particularly in light of increasing extreme weather events linked to climate change.

I have a unique and direct perspective on the flooding issues associated with this site, as the ditch in question runs directly through my garden. This gives me first-hand, long-term evidence of how frequently it floods and how poorly it is able to cope with rainfall. We have experienced a fair amount of rain recently but nowhere near the levels known to occur in this area, and yet the ditch is already flooded and failing to contain water. This clearly demonstrates that the existing infrastructure is inadequate even under relatively moderate conditions.

For over 20 years, I have repeatedly raised concerns with the Council regarding the lack of proper maintenance of these ditches. Unfortunately, little or no action has been taken. As a result, silt has built up significantly, vegetation has become so overgrown that it has taken root into the ditch itself, all of which have reduced its capacity and worsened flooding. This longstanding failure to maintain the watercourse has increased the flood risk, and it is deeply concerning that new housing is being considered in an area already unable to cope. It will place additional pressure on local drainage systems and could exacerbate flooding elsewhere in the area.

I have attached photographs of two areas in my garden, one showing normal conditions compared to how it looks after a few days' rainfall. These images clearly

demonstrate how quickly the area becomes waterlogged and overwhelmed, even without extreme weather conditions. They provide visual evidence, alongside the photographs previously submitted by Bill Freeman, taken on the actual site of the proposed development, together these images clearly demonstrate the extent of flooding in the area and provide compelling visual evidence that the site is unsuitable for residential development and that significant work is required to properly maintain the ditches for the residents that already live in the area. Without regular clearance of the silt, vegetation and root intrusion the watercourses are unable to function effectively. Addressing these long-standing maintenance issues should be a priority in its own right and should be resolved before any further development is even considered.





Slip Road

I also wish to object to this application on the grounds that the existing slip road proposed for access is wholly unsuitable for the level and type of use required for this development. The slip road is very narrow, has a tight turn to access/exit it and is in poor condition. It would be expected to accommodate heavy construction vehicles, delivery vehicles, refuse collection and additional daily use by future residents.

The condition of the slip road is a particular concern. There is a natural spring running beneath it, which regularly comes up through the road surface during periods of heavy rainfall. This further weakens the structure of the road and contributes to ongoing deterioration.

As stated in my first objection a couple of winters ago water tankers were used on a slip road a bit further down from this one to collect the flood water and the weight of these vehicles caused significant damage. Large holes appeared in the road surface, with kerbs and verges also being badly damaged. Residents were informed the road would be replaced the following spring, but only minimal patch repairs have been carried out and the road remains in a poor and degraded condition. Given this, it is reasonable to question how this slip road could withstand repeated use by construction traffic without the same damage occurring and residents being left with a road in even worse condition than it is now.

I respectfully request that this objection be considered alongside my previous submission, and that planning application AWDM/0706/25 be refused.

Yours faithfully

Hazel Morris

46 Old Shoreham Road

Lancing

West Sussex

BN15 0QZ