

From: **Rik Williams**

Date: Sat, 24 Jan 2026 at 13:57

Subject: 9 homes development behind 72-88 Old Shoreham Road OSR/car wash  
(AWDM/0706/25)

To: [planning@adur-worthing.gov.uk](mailto:planning@adur-worthing.gov.uk)

Cc:

Dear Sir or Madam,

We write to submit a further and continued objection to planning application AWDM/0706/25, the proposed development of nine dwellings to the rear of 72–88 Old Shoreham Road.

We are the owners and occupiers of 76 Old Shoreham Road, Lancing BN15 0QZ, and have been for over 20 years, which directly adjoins the proposed development site. This objection should be read in conjunction with our previous objection, and we ask that it be considered alongside all of our earlier comments and reasons for refusal, rather than treated in isolation.

As immediate neighbours, we will be significantly and adversely affected should this application be approved. For the reasons set out below, we respectfully request that the proposal be **refused**.

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### **Unsuitable and Unsafe Access – Direct Impact on Our Property**

The proposed access via the narrow service road (“mini crescent”) is wholly inadequate for both construction traffic and long-term residential use. As residents living immediately adjacent to this access, we have first-hand experience of its tight bends, substandard width, limited visibility, and existing constraints. The access is entirely unsuitable for frequent use by large construction vehicles, emergency vehicles, or the increased daily traffic generated by nine dwellings.

Construction traffic would pass extremely close to our home, creating unacceptable risks to pedestrian safety, vehicle conflict, noise, vibration, and potential structural impact. The manoeuvring of large vehicles would be practically impossible without mounting verges or encroaching into areas containing street lighting, signage, and other highway infrastructure, presenting a clear and ongoing safety hazard.

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### **Emergency Vehicle Access**

The constrained width, tight geometry, and additional pressures on the service road raise serious concerns regarding safe and reliable access for emergency vehicles, including fire appliances and ambulances. During construction, access would be further restricted by contractor vehicles, deliveries, and temporary obstructions. Any delay to emergency response times would place both existing and future residents at unacceptable risk and weighs heavily against the suitability of this site for the proposed level of development.

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### **Construction Impacts, Health, and Wellbeing**

As immediate neighbours, we would be exposed for a prolonged period to high levels of construction noise, vibration, dust, diesel emissions, and general disturbance, often for extended daily hours and over many months. The proximity of the access route to our home would intensify these impacts.

Such prolonged exposure can cause significant stress, sleep disturbance, anxiety, and deterioration in both physical and mental health. These effects are material planning considerations and represent a serious harm to residential amenity and wellbeing. Experience from nearby developments shows that reliance on post-approval construction management conditions offers little real protection, as such conditions are often weakly enforced once permission is granted.

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### **Air Quality Impacts**

The use of large construction vehicles along a narrow, confined access route immediately adjacent to our property would result in concentrated levels of dust and diesel emissions. Slow-moving and idling vehicles would worsen local air quality, leading to further adverse health and amenity impacts that have not been adequately assessed or mitigated.

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### **Loss of Parking and Local Amenity**

The proposed introduction of double yellow lines within the service road to facilitate development traffic would remove existing parking relied upon by local residents and nearby businesses. This would displace parking onto Old Shoreham Road, increase congestion, and further compromise safety and accessibility near our home. This represents a clear loss of residential amenity and has not been properly addressed within the application.

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### **Flooding and Drainage – Local Knowledge**

The site and surrounding area, including our property, are subject to frequent winter flooding caused by rising groundwater. This is a well-established and recurring local issue. While revised drainage documents have been accepted in principle, this acceptance relies on conditions imposed after approval rather than a proven and deliverable solution.

Of particular concern is the requirement for first-floor levels to be at least 6 metres above sea level, despite the site itself being below sea level. This would necessitate either excessive building heights or artificially raised land levels, both of which would be visually intrusive, harmful to the character of the area, and detrimental to neighbouring residential amenity. These matters should be resolved through revised plans and robust topographical evidence before any planning decision is made.

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### **Overdevelopment of a Constrained Backland Site**

The proposal represents an over-intensive form of backland development that exceeds the physical and environmental capacity of the site. The number of dwellings proposed, when combined with inadequate access, flooding constraints, and proximity to neighbouring homes, demonstrates that the site is being pushed beyond what can reasonably and safely be accommodated.

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### **Impact on Residential Amenity, Character, and Precedent**

As adjoining property owners, we would suffer a direct and lasting loss of residential amenity through increased noise, disturbance, traffic activity, visual intrusion, and general overbearing impact. The proposal fails to respect the established character of the area and the reasonable living conditions of neighbouring residents. Under the current conditions generated by the new build at New Monks Farm and the increased traffic caused, has increased the difficulty in accessing the A27 (waiting 10 to 15 minutes for a gap to pull out) from our slip road, any increase in use of said slip road from the proposed development will only exacerbate it further.

Approval would also set an undesirable precedent for further backland development served by substandard access arrangements, leading to cumulative harm to highway safety, residential amenity, and neighbourhood character.

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### **Conclusion**

This application continues to suffer from fundamental and unresolved flaws relating to access, highway and emergency safety, construction feasibility, health and wellbeing impacts, drainage and flooding risk, overdevelopment, and neighbour amenity. These are not minor matters capable of being addressed through planning

conditions, but serious constraints that render the site unsuitable for the proposed development.

We respectfully request that this objection be considered alongside our previous submission, and that planning application AWDM/0706/25 be refused in the interests of public safety, residential amenity, and community wellbeing. Given the scale of local concern and the number of unresolved issues, we consider this application to warrant full and transparent consideration by the Planning Committee.

Please confirm receipt of this objection.

Yours faithfully,

Richard & Tracey Williams.

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