

From: **Hazel Morris**  
Date: Wed, 13 Aug 2025 at 12:36  
Subject: 'Objection to AWDM/0706/25'  
To: [planning@adur-worthing.gov.uk](mailto:planning@adur-worthing.gov.uk)

Please confirm receipt of this email

Dear Adur Planning

I am writing formally to object to the proposed development of new houses on the site of 74 Old Shoreham Road, Lancing for the following reasons:

1. Flood Risk and Drainage

The proposed site is in an area with a well documented history of flooding. It is bordered by a drainage ditch which has not been adequately maintained for many years, significantly increasing flood risk. There is also a natural spring running beneath the main access road which floods annually, coupled with the tight turning point into the development creates dangerous conditions for drivers, cyclists and pedestrians. During flooding events the sewer system also becomes inundated with groundwater leaving many residents without waste amenities and many gardens flooded. Importantly we have already lost a significant amount of local floodplain to previous developments, further loss will only worsen flooding both on this site and in surrounding communities.

2. Traffic/Slip Road

The A27 is already gridlocked most days during peak hours. Adding further homes will inevitably worsen congestion. The slip road serving the proposed site is unsuitable for heavy vehicles and has a history of flooding, even the refuse collection vehicle can't access the road. Last winter the slip road (and verges) slightly to the west of this site were badly damaged by heavy tankers pumping floodwater, leaving large potholes which still haven't been repaired, the same will happen at the proposed site. I also object to the proposal to introduce new parking restrictions such as double yellow lines, these measures appear designed to prioritise access for new residents at the expense of existing households, existing home owners should not be disadvantaged by a development that many will object to.

3. Strain on Local Infrastructure and Overpopulation

Within a 10 minute walk of the site around 600 new homes have already been built (on a flood plain), there has been no provision of new schools, GP surgeries or dental practices to meet the needs of the increased population. A new school and community facilities were originally promised as part of these developments but as yet have not been delivered. This broken commitment has left local services overstretched and residents without facilities that were intended to mitigate the

effects of such a large increase in housing. Given the scale of recent housing developments in the immediate area there is no demonstrable need for any further housing. The priority should be delivering the facilities already promised before approving any further building.

#### 4. Loss of Mature Trees and Wildlife Habitat

The site contains large mature trees which provide essential habitat for birds and other wildlife. The field is home to badgers, foxes and other species which have already lost substantial territory to surrounding developments. Every time a green space is lost the animals that live there do not simply relocate, they are forced into smaller and smaller areas, leading to starvation, increased road deaths and population collapse. Removing this green space will cause irreparable harm to biodiversity and directly undermines the Governments stated commitment to halting biodiversity loss by 2030.

#### Conclusion

This development poses unacceptable risks to residents, wildlife and infrastructure. It is unnecessary given the recent construction of hundreds of new homes and would further overpopulate an area already under strain, remove valuable floodplain and introduce unfair parking restrictions on existing residents. For these reasons I strongly urge the council to refuse this application.

Yours faithfully

Hazel Morris

46 Old Shoreham Road

Lancing

West Sussex

BN15 0QZ