

From: **Julia Watts** <julia.watts@adur.gov.uk>

Date: Fri, 31 Jul 2026 at 18:02

Subject: AWD/0810/26

To: Gary Peck <gary.peck@adur-worthing.gov.uk>, Joss Loader
<joss.loader@adur.gov.uk>

Would you be able to add the following comments as from The Shoreham Beach Residents Association please?

AWD/0810/26

Objection

The Shoreham Beach Residents Association objects to the proposed development of 10 new houses in New Salts Farm Road on the following grounds:-

- 1 The development contributes to coalescence and reduces the openness of the green gap between settlements which we would like to see preserved
- 2 The land is not included in the local plan for development
- 3 The land is in flood zone 3 so the presumption in favour of sustainable development is not engaged
- 4 The site is not previously developed land as defined in Annex 2 to the NPPF. Shoreham has other undeveloped brownfield sites which are suitable and in the local plan
- 5 The road beneath the railway is substandard in terms of construction, horizontal and vertical alignment, and visibility. It also has restricted height clearance. Adding regular residential traffic would exacerbate safety concerns, particularly for non-motorised users as there is no footpath or segregation for NMUs at the overbridge.
- 6 We are concerned that the wildlife impacts have been understated. There are believed to be barn owls and bats using the buildings, something that needs to be fully investigated.

With kind regards

Julia

Councillor Julia Watts

Councillor for Marine Ward

Adur District Council

www.adur-worthing.gov.uk

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