

# Shoreham Survey 2025

## Report



An Independent Voice  
for Shoreham-by-Sea

## Introduction

The Shoreham Survey 2025 sought feedback from residents about their experiences of living in Shoreham. The survey primarily explored what residents like and dislike about the town, what improvements they would like to see, and how well they feel integrated into the local community.

836 people completed the survey, a 20% increase on the response to the last Shoreham Survey in 2020.

Questions 1 to 4 addressed overall likes, dislikes and suggested improvements. Questions 9 to 11 focussed on the individual wards where residents of Shoreham live. Questions 5 and 6 were more specifically concerned with views about the town centre and local community. The remaining questions offer some overall demographic insights about the respondents to the survey.

Comparisons are shown where relevant to the 2020 Shoreham Survey to highlight any significant shifts in opinion. Some direct quotes from survey responses have been selected to illustrate our comments.

## Key Themes and Findings

- **Love for Natural Beauty and Community Spirit:** Residents consistently value Shoreham's natural environment, including the sea, river Adur, and South Downs, and its strong community spirit and vibrant town centre. One resident's anonymous response articulated this recurring theme: *"I love the nature, river, beach, history of the town. I think Shoreham has it all, arts, natures, great transport links."*
- **Overdevelopment Concerns:** The most prominent concern is the rapid development of housing, particularly along the Western Harbour Arm. Residents feel these developments are *"out of scale"* with the town, poorly designed, lack adequate parking and green space, and do not sufficiently prioritise social or affordable housing.
- **Infrastructure Strain:** The pace of development is exceeding the growth of vital infrastructure. Residents report that schools, GP surgeries, and transport networks are at capacity and the influx from new housing will exacerbate these issues. This is mentioned in several comments and is a major theme of the report.
- **Traffic and Transport Issues:** Traffic congestion, particularly at peak times, and the poor state of transport networks are a major cause of concern across all wards. Specific issues mentioned include:
  - The need for safer and connected cycle paths.
  - More secure bike parking, particularly at the railway station and on the beach.
  - Calls to re-route through traffic and pedestrianise more parts of the town centre.
  - Addressing the level crossing bottlenecks.
  - Poor road and pavement conditions.
- **Social Infrastructure Needs:** There is a demand for improvements to social infrastructure, including:
  - Increased school capacity.
  - More NHS services (medical and dental).
  - More facilities for teenagers to reduce antisocial behaviour.
  - Better public toilets in the town centre that are open for longer hours.
- **Environmental Concerns:** Protecting Shoreham's natural environment is a priority, including calls for:
  - Upgraded sewage and drainage systems to prevent pollution.
  - Finalising flood defences.
  - General maintenance of the town (litter picking, verge mowing, graffiti removal).

- **Ward-Specific Issues:**
  - Buckingham: Enjoyment of Buckingham Park and greenery but concerns about poor road conditions and speeding drivers.
  - Marine: Appreciation of the sea and river but concerns about summer traffic, antisocial behaviour and need for better infrastructure (parking, toilets, cycle paths).
  - Southlands: Appreciation for its quieter character and access to nature, but concerns about road maintenance, parking, and provision for cyclists and young people.
  - St Mary's: Likes its central location and walkability but concerns about traffic congestion, inadequate parking, and antisocial behaviour.
  - St Nicholas: Appreciates the river, Downs, and community but concerned about traffic, poor road maintenance, and parking.
- **Town Centre Improvements:** Residents would be encouraged to spend more time in the town centre with a better range of shops, but also with an environment that can be easily maintained.
- **Community Engagement:** A strong majority (81%) feel part of the community, citing involvement in activities, friendliness of residents, and a sense of Shoreham's unique identity. However, a significant minority (nearly 20%) do not, citing overdevelopment and a perceived loss of community spirit. Others mention difficulties accessing information about activities, and feeling that the town is not welcoming to new residents. It is notable that those who have lived in Shoreham the longest are more likely to not feel part of the community.

## Significant Trends Since 2020

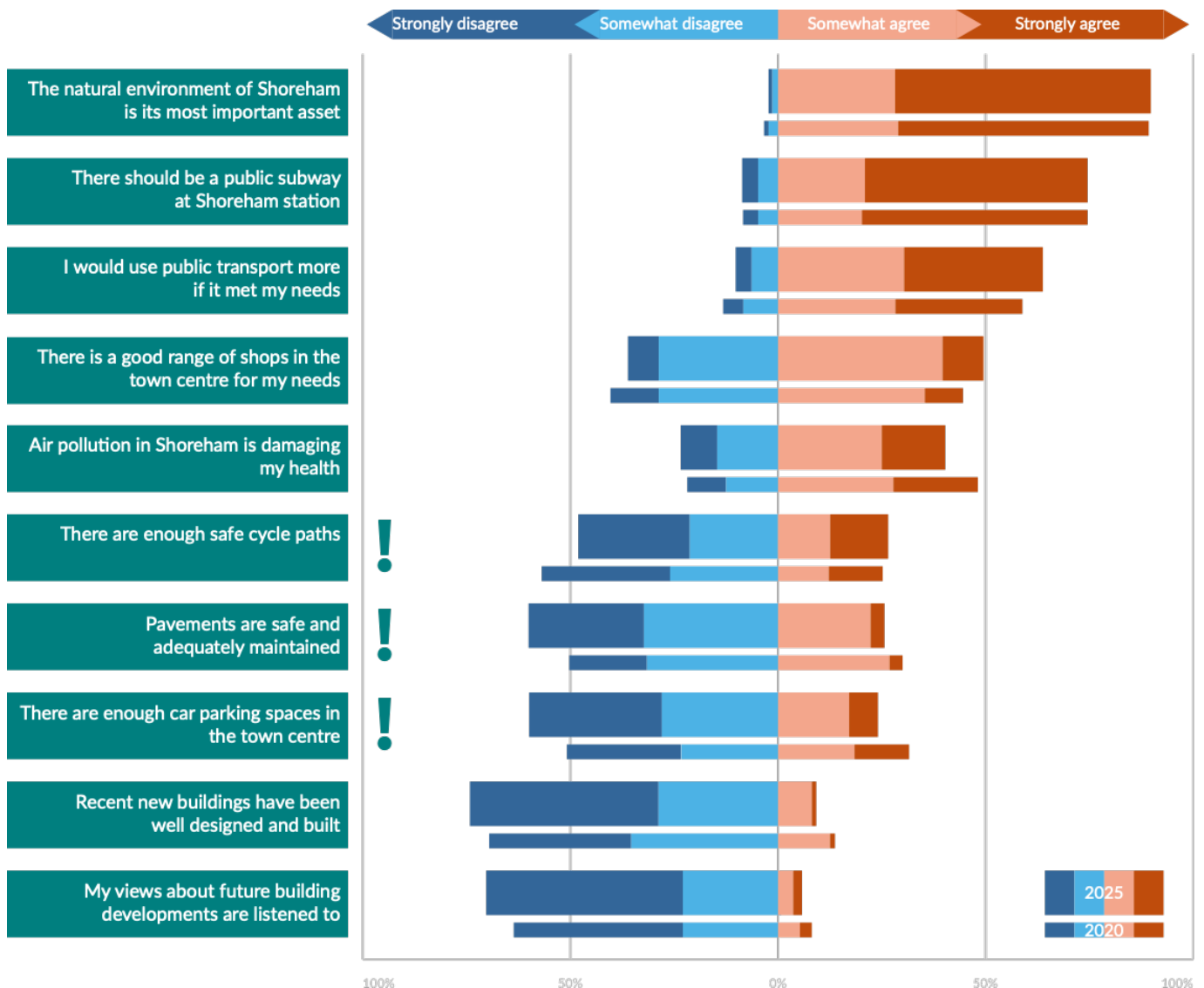
- **Cycle Paths:** There is less demand for safe cycle paths to the town centre.
- **Parking:** There is greater demand for more car parking in the town centre.
- **Pavements:** There is greater concern about the condition of pavements.
- **Air Pollution:** There is less concern about air pollution damaging health.

## Recommendations

- **Control Development:** Implement measures to control the scale and design of new developments. Prioritise social and affordable housing. Ensure new builds have adequate parking and green spaces.
- **Infrastructure Investment:** Invest in infrastructure improvements to support the existing population and future growth, particularly in schools, medical services, and transport networks.
- **Traffic Management:** Implement traffic calming measures and improvements to public transport, pedestrianisation, and cycling infrastructure. Focus on creating an accessible cycle network.
- **Address Anti-Social Behaviour:** Provide more facilities and activities for teenagers to address antisocial behaviour and isolation.
- **Protect the Environment:** Upgrade sewage and drainage systems, finalise flood defences, and maintain the town. Encourage community-led environmental initiatives.
- **Enhance Town Centre:** Focus on attracting a wider range of shops and making the town centre a greener, more enjoyable place to spend time. Prioritise better public toilets and mobility access.
- **Improve Community Cohesion:** Address concerns about the loss of community spirit. Improve access to information about events, and support initiatives that welcome and engage all residents.

## Q1. How much do you agree with each of these statements?

(The chart compares the results in 2025 with the same question asked in 2020)



## Q2-Q4. What do you particularly like or dislike about Shoreham and what is the one thing that could be done to improve it?

These questions focused on feedback on overall likes and dislikes together with ideas to make life better in Shoreham.

We also compared the results of the first part of question 1 with the outcome from 2020 and noted a few small overall changes; more agreement about there being enough safe cycle paths, less agreement with pavements being safe and less agreement regarding there being enough car parking.

Key positive aspects of living in Shoreham continues to be its natural beauty with the proximity to the sea, river Adur and South Downs. Together with its community spirit and vibrant town centre.

An issue continuing to dominate concern, is overdevelopment along the Western Harbour Arm and the lack of corresponding infrastructure to accommodate the expected population influx. Unsurprisingly, the most requested improvements are to "halt or control the new developments" together with better managing the traffic and protecting our natural environment. Other concerns relate to the lack of provision of social infrastructure, such as medical and dental services, schools and youth-clubs.

## Q1-Q4. Summary of views, concerns and wishes about Shoreham as a whole

The main concern is the rapid development of flats and the lack of infrastructure to support the growing population, specifically along the A259. Many residents find them to be out of scale with the town and poorly designed. These developments are criticised for lacking adequate parking and green spaces and not including social or affordable housing. There is a perception that developments are driven by profit rather than local needs, with an emphasis on expensive properties instead of social housing.

The existing social and physical infrastructure is not keeping pace with developments. Residents report that local schools, GP surgeries are at capacity and the influx from new housing will only make the situation worse. Concerns about the volume of traffic and congestion at key times, together with the desperate state of our transport networks for all modes of transport are key issues.

*“Shoreham with its new housing sea front building blocks looks hideous”.*

*“Sewage is killing Shoreham’s best assets, the river and the coast.”*

*“More Schools. Stop any further building of ‘buy to let’ monstrosities.”*

*“Any minor traffic incident or road works causes massive issues and its likely to get worse with more housing and no change or improvement to the transport networks.”*

*“There isn’t much for teenagers to do so they hang around causing problems.”*

Despite these issues, residents highly value Shoreham's community, natural setting, and access to the sea, river, and downs.

*“I love the nature, river, beach, history of the town. I think Shoreham has it all, arts, natures, great transport links.”*

## Q1-Q4. Our comments on Shoreham residents’ views, concerns and wishes

Shoreham's geographical location, nestled between the South Downs, the River Adur, and the sea, which offer unique natural benefits, creates significant challenges for development. The town's compact nature makes it difficult to accommodate the increasing population without exacerbating issues related to traffic, infrastructure and preservation of the town's character.

There are many suggestions to address traffic issues which include calling for safer and connected cycle paths throughout the town together with more secure bike parking specifically at the railway station and on the beach. Some call to re-route through traffic, build another bridge to the beach and pedestrianise more of the town centre. Addressing the issues of the level crossing bottlenecks is also a high priority.

There is high demand to improve Shoreham's social infrastructure with increased school capacity to allow children to be schooled locally, more NHS services and more facilities specifically for teenagers.

Steps to protect the environment include the need to have the sewage and drainage systems upgraded to stop sea and river pollution along with finalising the flood defences. Some call for more general maintenance of the town.

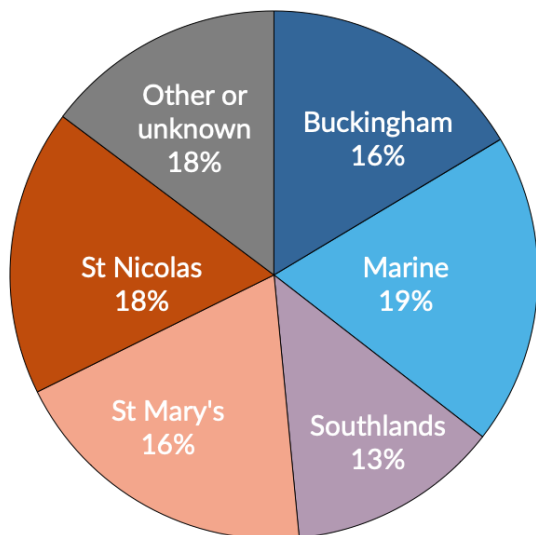
Addressing infrastructure needs would help Shoreham manage its growth while preserving its character and enhancing the quality of life of its residents. These improvements should come before any further developments which need to be planned in collaboration between residents and council.

*“Open the subway under the station!!!”*

*“A bridge linking the end of the beach to the coast road”*

*“MORE CLEANING & CARE, get rid of the graffiti mow verges, litter pick. Most of these could be voluntary so as not to impinge on council tax.”*

## Q9. Which ward do you live in?



## Q10-11. What do you like about the ward you live in and what would improve it?

Common among residents of Shoreham's wards is a sense of community, love of open spaces, and a desire to enhance their immediate environment. Residents want to preserve the things they value while addressing common issues, and for these reasons, councillors who have been effective are highly valued.

Issues common to all wards are mainly transport related: the urgent need to reduce traffic volume and speed, and enforce parking etiquette; improve foot travel with better quality pavements and more pedestrianisation; and more, safer cycle routes to join up Shoreham.

### Buckingham

Not surprisingly, residents enjoy living near Buckingham Park. They also particularly like the area's general greenery – including treelined streets – and the ward's neighbourly atmosphere and community spirit. Easy access to the Holmbush centre and the relative proximity of the town centre are also cited as benefits. However, there are many transport-related concerns, including poor road and pavement conditions, speeding drivers, and a lack of adequate public transportation and cycling infrastructure.

*"Just beautiful with mature trees, quiet roads, and a lovely park. You see foxes every day and much other wildlife too all around the area."*

*"Friendly, lots of people in the same point of life as us (families)"*

*"It's closer to the downs access. But still able to walk to high street and train station"*

*"Make drivers drive more slowly."*

*"More visible policing, particularly of Buckingham Park which does suffer from anti-social behaviour"*

*"Even more Trees!"*

### Marine

Living by the sea and river, the friendly community atmosphere, and the effectiveness of their councillors are all cited by residents as major benefits. Traffic management, particularly in the summer, antisocial behaviour from young people, and the need for better infrastructure – parking, public toilets, cycle paths – are common issues voiced. People want to maintain the area's unspoiled natural beauty while addressing the issues.

*"The sea & river, constantly changing views. Proximity to the town but also peace when I need it – less noise and traffic. Lovely neighbours."*

*"The boardwalk on the beach is a wonderful addition!"*

*"Community spirit. We are blessed with the best Local Councillor I have ever known."*

*"speed limit of 20 mph on all of the Shoreham Beach roads"*

*"Another bridge further down the Beach, eg opposite Lidl"*

*"Pedestrianised ferry road"*

## Southlands

Residents overwhelmingly express appreciation for their community's quieter, less busy character, proximity to nature, and access to amenities – e.g. shops, parks, hospital - while highlighting issues such as inadequate road maintenance, parking problems, and insufficient provisions for cyclists and young people.

*“close to the schools my children attend, close to parks, can walk into town, quiet, lots of children around our road”*

*“Good doctors surgery, bus route, holmbush centre”*

*“Bus is good for work, great to be near a park & the Downs for our dog.”*

*“Open up the disused areas in King George Road and make them into community areas”*

*“Provide more for youths to do in the evening.”*

*“Cycle lanes reinstated”*

## St Mary's

Its central location, walkability, historic charm, amenities, strong sense of community, and river access are all appreciated by residents of this ward. However, concerns were raised about traffic congestion – especially in and around the High Street and side roads - inadequate parking, and anti-social behaviour. Suggested improvements frequently included traffic calming measures, residents-only parking, and better street maintenance.

*“So many things easily accessible on foot, shops, doctor's surgery, Shoreham centre, station.”*

*“I love the older houses. I love being close to everything in the centre. Having East Street pedestrianised. The Market.”*

*“My street is full of lovely people who try to get together as a community”*

*“Pedestrianise more of the town centre”*

*“Stop constant rat runs through side streets and introduce residents parking”*

*“Subway/steps over the railway line.”*

## St Nicholas

Residents like their ward for its proximity to the river, Downs, town centre; and friendly community and good public transport. Conversely, negative feedback predominantly focuses on traffic concerns, poor road maintenance and inadequate parking.

*“Beautiful natural scenery (next to the river, a short walk to the beach, close to the Downs).”*

*“It is near to the town centre but is quieter than some areas of Shoreham. I can easily get to the station and the shops.”*

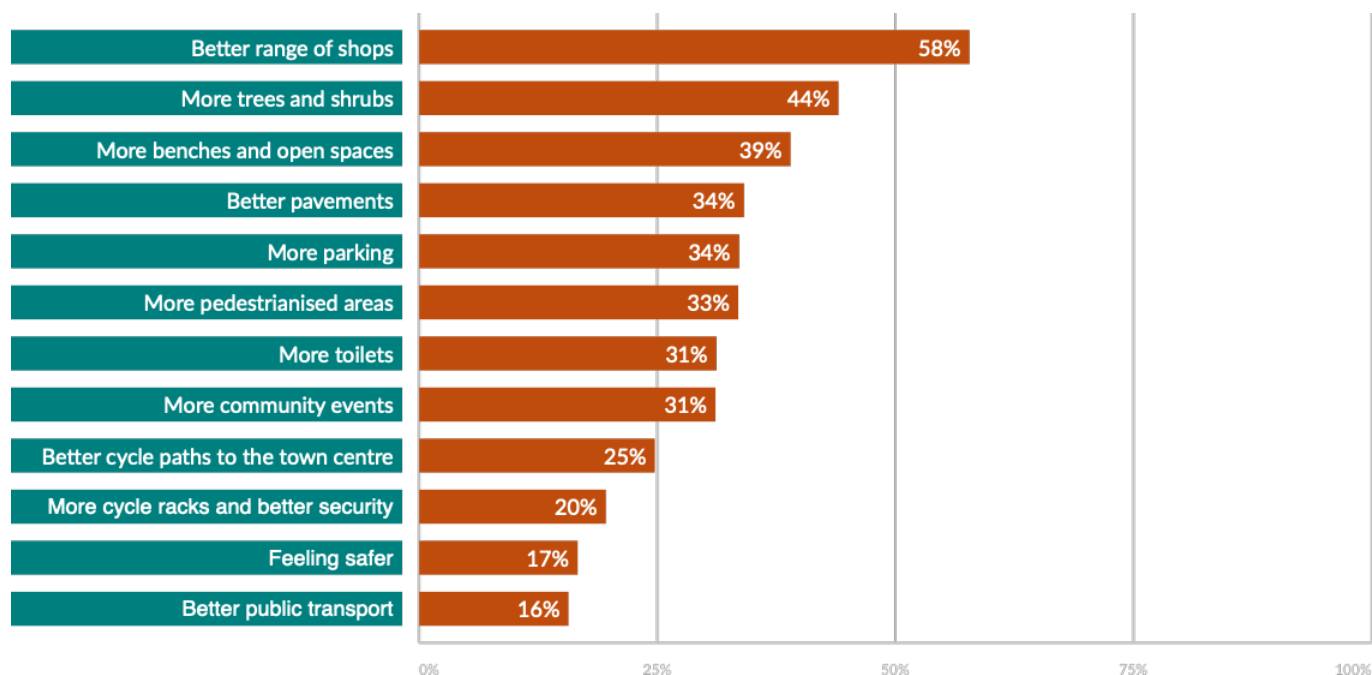
*“The feeling of the community, the river and the people.”*

*“Asking cyclists to be careful riding along the river front.”*

*“Traffic calming on Old Shoreham Road.”*

*“It would be great to have some community energy programs, so people could share the cost of renewable energy generation.”*

## Q5. What would encourage you to spend more time in the town centre?



We asked this question again with very similar options to those in the 2020 survey and on the whole gained very similar results. Again, a better range of shops is the most influential factor encouraging people to spend more time in the town centre. But there is also a strong desire for a greener, more sustainable town centre for leisure and enjoyment as well as for shopping.

However, a trend we see in 2025 is a significantly increased wish for more car parking and a similarly reduced need for cycle paths and cyclist's facilities in the town centre. As far as we are aware, there is just the same amount of car parking and cycle paths as in 2020. Have people's priorities changed, especially as the 2020 survey was conducted during the COVID pandemic when many shops were closed and cycling was being actively encouraged?

Among many comments made were strong pleas for better local bus services into town, greater accessibility for those with mobility issues and better public toilets.

*"What about making Shoreham more green, with car pools, district heating and renaturing the streets and roads?"*

*"Better restaurants / cafes open in the evenings."*

*"Cheaper bus when only travelling within Shoreham"*

*"For a year-round, bustling town the public loos ought not close so early"*

*"Particularly appreciate a better bus service between Shoreham town and Shoreham Beach."*

*"More accessible venues that can accommodate wheelchair users and others with mobility issues and those with buggies."*

## Q6. Do you feel a part of the community in Shoreham?

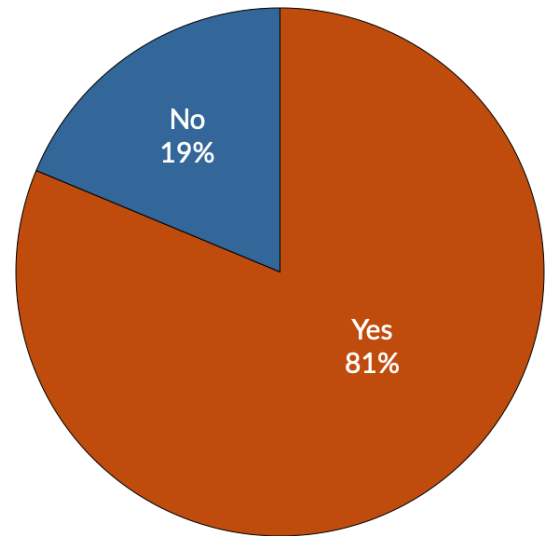
This very direct and simple yes/no question elicited almost exactly the same overall response as in 2020. 81% do feel part of the community, but a significant minority do not. Again, we asked why.

### “Yes”

The substantial majority of people who do feel part of the community cited a number of themes to explain why.

Active engagement in activities and organisations clearly fosters a sense of belonging. Participation across a wide range of activities is mentioned: community events, music and arts, volunteering, clubs and societies and outdoor recreation involving the sea, river and Downs.

Another recurring theme is the welcoming nature of Shoreham residents offering friendliness, familiarity and support. Also, regard for Shoreham’s unique identity, its small-town feel, difference from Brighton and its rich history contribute to feeling part of something special.



*“I make an effort to get involved in things going on here”*

*“Because there are lots of community events and people are friendly”*

*“Village atmosphere and good local services with the civic centre, Ropetackle, local markets”*

### “No”

But the almost 20% that answered that they do not feel part of the community gave several quite different reasons. On the one hand, there is a belief that overdevelopment is causing a decline in community spirit and loss of character. "It's getting too big" is a recurring sentiment and an increase in "outsiders" and "strangers" is perceived as contributing to the erosion of community cohesion. On the other hand, difficulties in accessing information about activities are highlighted and a sense that Shoreham is not so welcoming to new residents from elsewhere.

*“Too many flats being built with lack of care. The community feel is going”.*

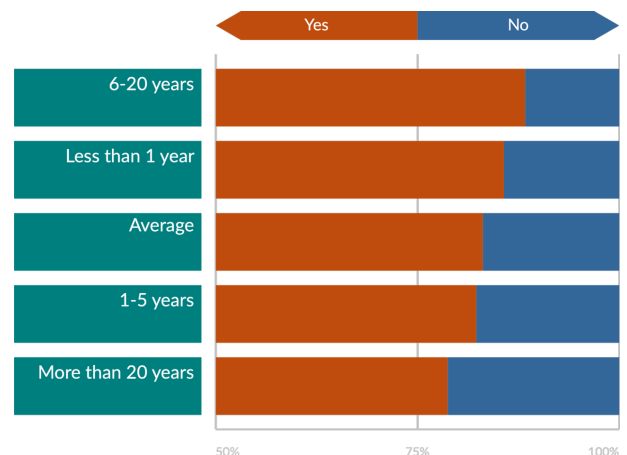
*“Maybe there should be a web site for all things that are happening in Shoreham.”*

*“...being a 25-35 year old in a town like Shoreham is isolating and lonely.”*

### Further Insights

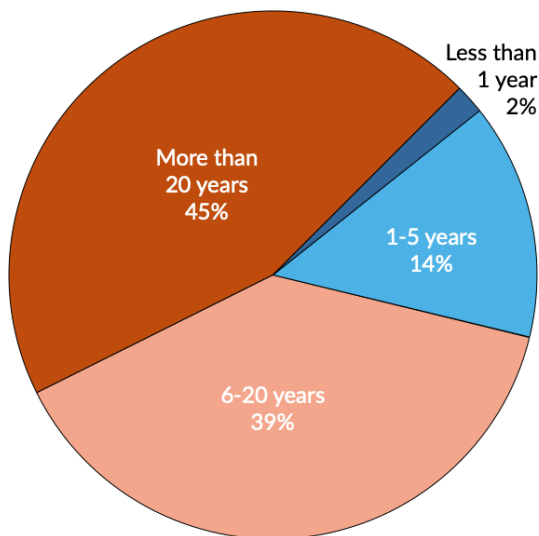
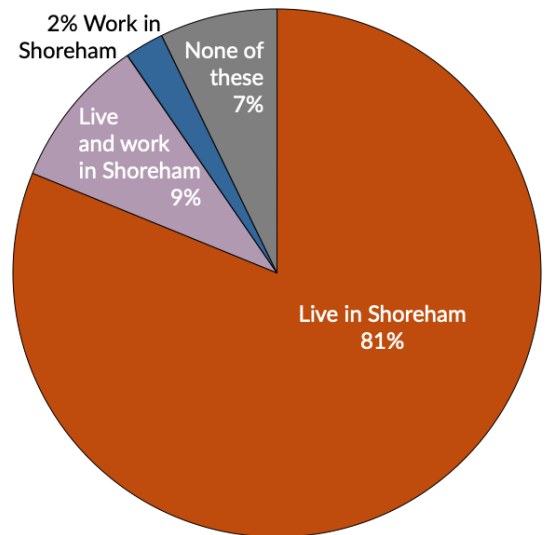
We compared responses to feeling part of the community with length of time living in Shoreham. Surprisingly, those who have lived here the longest were the most likely to *not* feel part of it.

And although we acknowledge that the under-25s are very poorly represented in the survey sample, there were many mentions, possibly by parents, of a lack of community events and facilities for younger people leading to isolation, alienation and antisocial behaviour.



## Q7. Do you live or work in Shoreham?

Almost 90% of the respondents to the Shoreham Survey live in Shoreham and just over 10% work in the town. This very high proportion of survey respondents gives us great confidence that the survey results truly represent the views of at least the adult residents of Shoreham. The percentages are almost identical to those from the 2020 survey.



## Q8. How long have you lived in Shoreham?

This new question has led to some interesting insights when used for comparison with responses to other questions, like feeling part of the community or not.

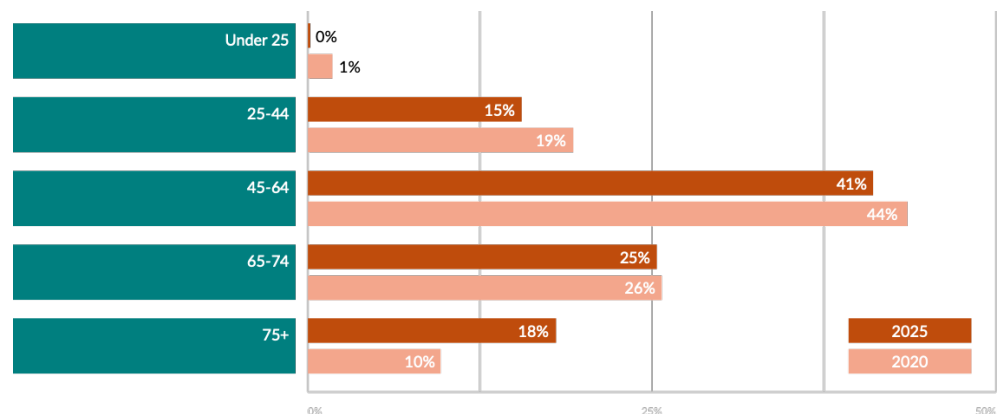
Again, with over 80% of respondents having lived in Shoreham for more than 5 years, we are confident that the views expressed largely represent people who have become well-established in the town. But given the development currently taking place, and the likelihood of even more, it will be interesting to see in future how attitudes vary according to longevity in Shoreham.

## Q12. What is your age? (This chart shows the results in 2025 compared with 2020)

Two points here are notable. One is that the percentage of the 75+ age group of respondents has gone up from 10% in 2020 to 18%. This cannot be explained just by aging population. We think that it may be because elderly people are now more familiar with online communication as a lasting effect arising from the COVID pandemic.

The second is that the percentage of Under 25s responding to the survey is miniscule.

According to the 2021 census, about a quarter of the population of Shoreham is actually under 25, whereas just 12% are 75+.



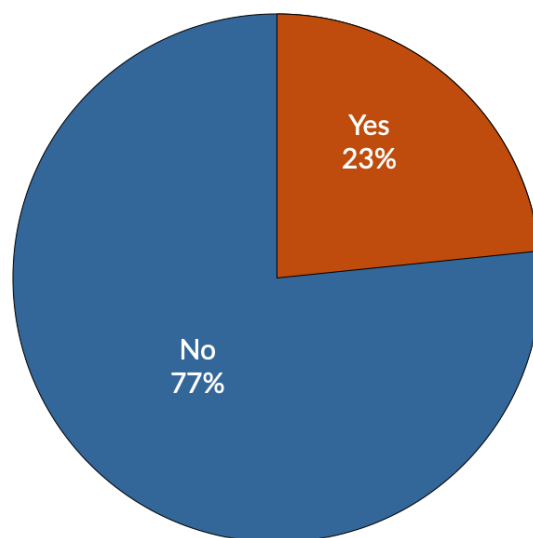
One of the factors in both the disproportionately high response by older people and the very poor representation from younger people may be how the survey was publicised. (See question 15).

### Q13. Membership of the Shoreham Society

Of course, one of the reasons that we ask this question, as we did in 2020, is because this survey was originally conceived as a survey of Shoreham Society members. But the huge response then, and even more now, means that it reliably reflects the views of Shoreham residents as a whole, and not just those of Shoreham Society members.

This year, an even higher percentage of respondents are not members of the Shoreham Society. (73% in 2020). It demonstrates to us that the reach and awareness of the Shoreham Society continues to grow and that this survey genuinely represents a Shoreham-wide perspective.

But we know that Shoreham Society members will take a keen interest in this report, and we take this opportunity to thank the 183 members of the Shoreham Society who completed the online survey questionnaire.



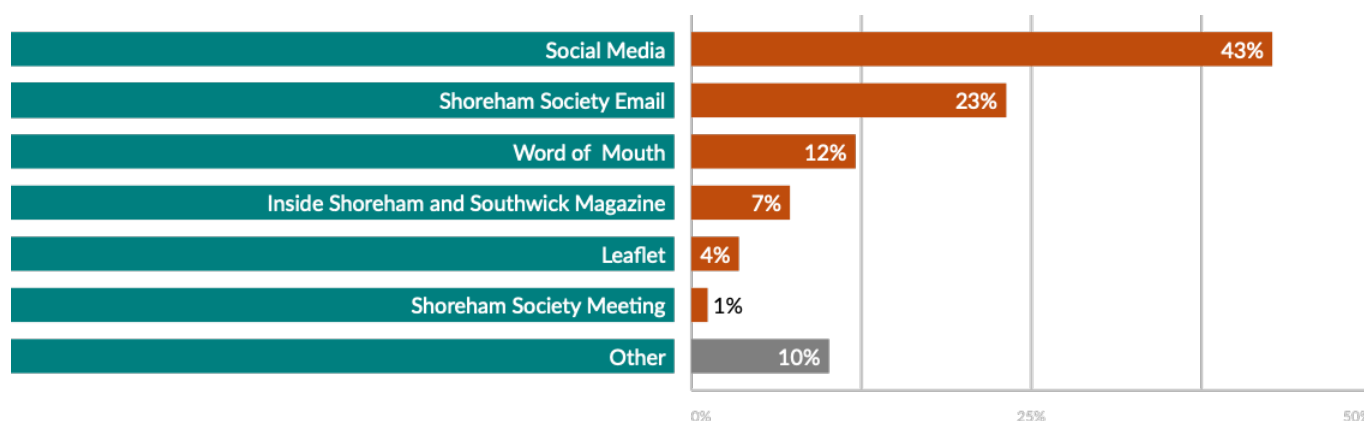
### Q15. How did you hear about the Shoreham Survey?

One of the most startling results of the 2025 survey was the response to this new question. That such a high percentage of respondents heard about the survey through social media reminds us of just how important a medium this has become in twenty years.

For “Social Media”, read Facebook. As well as being the most popular social network across all age groups, it is one which the Shoreham Society takes full advantage of, together with our regular email and in-person communications. Facebook was the main social media channel used to publicise the survey.

But we are also aware of the limitations of our reach through this channel. Users of Facebook between the ages of 18 and 24 have decreased from 24% in 2012 to 18% in 2024, while the number of users aged 65+ has increased from 4% in 2019 to 11% in 2024\*. So, despite our extensive reach via Facebook, the changing demographic profile of Facebook users over the years may partly account for the bias towards older age groups in our survey sample.

\*Source: [https://napoleoncat.com/stats/social-media-users-in-united\\_kingdom/](https://napoleoncat.com/stats/social-media-users-in-united_kingdom/)



## Conclusion

The Shoreham Survey 2025 provides valuable insights into residents' experiences and opinions. The overwhelming appreciation of Shoreham's natural setting and community spirit is juxtaposed with serious concerns about rapid development and its impact on infrastructure and community.

The survey provides a solid basis for collaboration with the relevant authorities to verify and analyse the problems in order to identify some feasible options for resolution. This approach will also provide an opportunity for residents to get involved with potential future changes.

## A Note on Methodology

The Shoreham Survey is focussed primarily on the five Adur District Council wards in Shoreham: Buckingham, Marine, Southlands, St Mary's and St Nicolas, where 80% of the respondents live. For the 2025 survey there were 836 respondents in total. The population of all age groups in these five Shoreham wards in the 2021 census was 22,318.

For the statistically minded, our sample size with this population gives us a 99% confidence level with a 5% margin of error. Essentially, this means that it is a highly reliable survey of our target audience.

There is one caveat. The sample we surveyed has a significant age bias towards older age ranges, compared with the age mix of Shoreham overall. We examined this in more detail under questions 12 and 15 in the report.

There were 15 questions in total, of which 11 were the same as those we asked in the last Shoreham Survey in 2020. This enabled us to analyse and comment on trends, as shown in questions 1, 5 and 12.

Many of the questions invited verbatim comments from respondents. A total of 4,783 were submitted, all of which were read. A few were selected to illustrate our observations and comments in the report.

This year the survey was only conducted online. An advantage of this is that the order of the selectable options in questions 1 and 5 was randomised for each respondent. That ensures greater impartiality and objectivity in the counts and percentages measured.

All the questions were optional and the survey was completely anonymous. But anyone who wanted to stay in touch or get involved with the Shoreham Society was invited to give their email address.

This report can be downloaded from [www.shorehamsociety.org.uk/shorehamsurvey2025report](http://www.shorehamsociety.org.uk/shorehamsurvey2025report). The original questions can also be viewed there.

## About the Shoreham Society

The Shoreham Survey is conducted every five years by the Shoreham Society, a registered charity. It is strictly non-political and free from commercial interests. The Shoreham Society encourages an enlightened approach to planning and also considers other matters of local interest, including environmental issues and local amenities. The five-yearly Shoreham Survey helps the Society to review its priorities and focus on issues that are of most concern to Shoreham residents.



Find out more about the Shoreham Society from its website, where you can sign up for the monthly email newsletter, become a member of the Society and find useful information about events, local resources and more.

[www.shorehamsociety.org.uk](http://www.shorehamsociety.org.uk)