From: **Kayleigh Barnes** <
Date: Tue, 17 Mar 2026 at 11:48
Subject: Objection to Planning Application AWDM/0706/25 – 74 Old Shoreham Road
To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Cc: lee.cowen@adur.gov.uk <lee.cowen@adur.gov.uk>

Dear Adur Planning,

Re: AWDM/0706/25 – 74 Old Shoreham Road, Lancing

I am writing as the owner and immediate neighbour at **72 Old Shoreham Road** to formally object to the above application.

While I am aware of and support the concerns raised by the Lancing Manor SE Residents Network, this objection is also submitted in my own capacity based on direct, first-hand experience of the site and its conditions.

Groundwater and Flooding – Direct Evidence from My Property

Over the past several weeks, I have personally witnessed sustained and unusually high groundwater levels affecting both my property and the adjacent land at No. 74.

During February, I undertook preparatory works to my front area, which included digging channels around the perimeter. These channels rapidly and completely filled with groundwater. This was not surface water or rainfall runoff - it was groundwater rising to the surface.

This experience clearly demonstrates how high the water table currently sits across this area. Given the proximity and similar ground conditions, it is inconceivable that the application site at 74 is unaffected.

In addition, I have observed:

- Water emerging through the road surface in the slip road area
- Ongoing issues with drainage capacity during this period
- Localised flooding affecting gardens and surrounding land

These are not isolated or theoretical concerns they are current, real-world conditions.

Inadequate Drainage Proposals

It is deeply concerning that the applicant has submitted a drainage strategy that is not fully developed and appears to rely on further investigation after planning permission is granted.

In my view, this approach is fundamentally flawed.

A site that is already demonstrating clear signs of groundwater stress should not be considered for development without a **complete, evidence-based drainage solution** that has been tested against peak winter conditions.

Approving the application subject to a condition would leave neighbouring residents, including myself, exposed to significant and unacceptable risk.

Failure to Properly Assess Site Constraints

From what has been submitted, it appears that the owner/applicant has not taken the opportunity to carry out meaningful investigations during the recent period of high groundwater, when the site's constraints are most evident.

This raises serious concerns about the reliability of the supporting information and whether the true risks of the site have been properly understood.

Ecology and Site Sensitivity

Beyond drainage, I am also concerned about the environmental sensitivity of the site.

The land has long functioned as a natural habitat corridor. From my own experience living adjacent to it, I am aware of regular wildlife activity, including species that depend on this undeveloped space.

It is difficult to see how the submitted ecological information, which appears limited in scope and duration, can fully account for what is clearly an active and established habitat.

Conclusion

Based on my direct experience as the neighbouring property owner, I strongly object to this application.

The combination of:

- Proven high groundwater levels
- Incomplete and unproven drainage proposals
- Lack of thorough site investigation
- Environmental sensitivity of the land makes this development unsuitable for approval.

I respectfully ask that the application is refused.

Please confirm receipt of this objection.

Yours faithfully,
Kayleigh Barnes
Owner, 72 Old Shoreham Road