

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/07/2026 7:28 PM from Miss Alexandra Ayling.

Application Summary

Address: Land And Barns New Salts Farm New Salts Farm Road Lancing West Sussex

Proposal: New development comprising the erection of 10 no. dwellings following the demolition of existing agricultural barns

Case Officer: Giles Holbrook

[Click for further information](#)

Customer Details

Name: Miss Alexandra Ayling

Email:

Address: 32 Howard Road Sompting West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment

Comments: To whom it may concern,

To the Planning Department,

I am writing to formally object to the planning application referenced above for the construction of 10 new homes at New Salts Farm. As a local resident, I believe this development is unsuitable for the site based on several key material planning considerations outlined below.

1. Flood Risk and Drainage

The application site sits within a high-risk flood zone between the railway line and the A259. Replacing permeable agricultural land and low-impact barns with 10 residential homes, roads, and driveways will significantly increase impermeable surface area. This poses a major threat to surface water management and risks exacerbating flooding issues for both the immediate site and surrounding properties.

2. Erosion of the Strategic Green Gap

This specific pocket of land serves as an essential open landscape gap between Lancing and Shoreham Airport. Replacing traditional agricultural barns with a modern residential estate represents significant urban encroachment. This development will permanently destroy the rural character of the area, conflicting with local planning policies designed to protect distinct community boundaries.

3. Highway Safety and Traffic Congestion

The A259 Brighton Road already suffers from severe traffic congestion and delays during peak hours. Introducing a new residential access point to serve 10 households will increase vehicle movements, exacerbate existing bottlenecks, and create additional conflict points that compromise highway safety. I can barely get out of Wenceling Cottages in the morning as it is.

4. Ecological Impact

The proximity of the site to local salt marshes and coastal ecosystems means it plays a role in supporting regional wildlife. The intense disruption of demolition and construction, followed by permanent residential light and noise pollution, will negatively impact local biodiversity and wildlife habitats.

5. Loss of biodiversity

Existing agricultural barns frequently provide habitat for bats, nesting birds and other protected species. Have comprehensive ecological surveys been undertaken and appropriate mitigation secured? Biodiversity Net Gain requirements should also be fully demonstrated.

For these reasons, I urge Adur District Council to refuse planning permission for this application.

Please keep me informed of any updates, committee meeting dates, or final decisions regarding this case.

Kind regards