

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:	Mrs Sarah Rumsey
Email:	
Address:	27 St Elmo Road Worthing West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	To Whom It May Concern, Planning Department,

I am writing to formally object to the planning application for the proposed construction of 10 new dwellings at New Salts Farm. As a local resident, I have serious concerns that this development is inappropriate for the site and conflicts with a number of important planning considerations.

1. Flood Risk and Drainage

The proposed development is located within an area known to be at risk of flooding, situated between the railway line and the A259. Replacing existing agricultural land and farm buildings with housing, roads and hardstanding will substantially increase the amount of impermeable surface. This is likely to reduce natural drainage, increase surface water runoff and heighten the risk of flooding both on the site itself and for neighbouring properties.

2. Loss of the Strategic Green Gap

The site forms part of the important open land separating Lancing from Shoreham Airport. The replacement of agricultural buildings with a residential housing development would result in further urbanisation of this rural area, eroding the Strategic Green Gap and undermining planning policies intended to preserve the distinct identity and separation of neighbouring communities.

3. Highway Safety and Traffic

The A259 Brighton Road already experiences significant congestion, particularly during peak commuting times. The addition of a new access serving 10 homes will inevitably generate extra vehicle movements, increasing pressure on an already busy road network and creating further safety concerns. As a resident of Wenceling Cottages, I already find it extremely difficult to exit onto the A259 during busy periods, and this proposal would only make the situation worse.

4. Impact on Wildlife and the Local Environment

Given the site's close proximity to the salt marshes and surrounding coastal habitats, the land contributes to the wider ecological network supporting local wildlife. The demolition, construction works and long-term residential activity, including increased lighting and noise, are likely to have an adverse effect on local biodiversity and the habitats of protected species.

5. Biodiversity

The existing agricultural buildings may provide roosting and nesting opportunities for bats, birds and other protected wildlife. It is essential that comprehensive ecological surveys have been undertaken and that any necessary mitigation measures are secured before any development is considered. In addition, the application should clearly demonstrate how the mandatory Biodiversity Net Gain requirements will be achieved.

For the reasons set out above, I respectfully urge Adur District Council to refuse planning permission for this application.

I would be grateful if you could keep me informed of any future updates relating to this application, including committee meeting dates and the final decision.

Yours faithfully,
Sarah
