

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

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Customer Details

Name:	Mrs EMMA STAPLEY
Email:	
Address:	36 Seaside Avenue Lancing West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to formally object to the planning application for the proposed construction of 10 dwellings at New Salts Farm. As a local resident, I have significant concerns about the suitability of this development and believe it is contrary to sound planning principles for the reasons set out below.

1. Flood Risk and Drainage

The site lies within an area susceptible to flooding, positioned between the railway line and the A259. Replacing permeable agricultural land and existing farm buildings with housing, access roads and driveways will substantially increase hard surfaces, reducing the land's natural ability to absorb rainfall. This is likely to increase surface water runoff and could worsen flooding both within the site and in the surrounding area. The application should clearly demonstrate that flood risk will not be increased elsewhere, in accordance with national and local planning policy.

2. Loss of the Strategic Green Gap

The site forms part of an important open area that separates Lancing from Shoreham Airport and contributes to the rural character of the locality. Introducing a residential estate in place of agricultural buildings would represent an unnecessary expansion of urban development into open countryside. This would erode the strategic green gap, undermine the area's rural setting and conflict with planning policies that seek to maintain the separation and identity of neighbouring settlements.

3. Highway Safety and Traffic

Traffic congestion along the A259 Brighton Road is already a significant problem, particularly during peak hours. An additional access serving 10 dwellings will inevitably generate more vehicle movements, placing further pressure on an already busy road and increasing the potential for delays and highway safety issues. As a resident of Wenceling Cottages, I already find it extremely difficult to join the A259 in the mornings, and I am concerned that this development will make the situation considerably worse.

4. Ecological Impact

The site's proximity to the salt marshes and surrounding coastal habitats means it forms part of a wider ecological network that supports a variety of wildlife. Demolition and construction activities, together with the long-term impacts of residential occupation, including increased lighting, noise and human activity, are likely to disturb wildlife and reduce the ecological value of the area.

5. Biodiversity

Agricultural buildings frequently provide habitat for protected species such as bats and nesting birds. It is therefore essential that comprehensive ecological surveys have been undertaken and that any protected species are appropriately safeguarded. The application should also provide clear evidence that it complies with the statutory Biodiversity Net Gain requirements and delivers meaningful ecological enhancement.

6. Landscape Character and Visual Impact

The proposed development would introduce a suburban form of housing into what is currently a rural farmstead. The scale, layout and domestic appearance of the development would be visually intrusive and out of keeping with the character of the surrounding landscape. The existing farm buildings have an agricultural purpose, whereas permanent residential development would fundamentally alter the appearance and character of the site.

7. Noise and Residential Amenity

The site is located between the A259 and the railway line, with Shoreham Airport also nearby. It is questionable whether the site provides an appropriate environment for new housing without significant mitigation. Any future pressure from residents for additional noise mitigation could also create conflicts with existing infrastructure and neighbouring land uses.

8. Precedent for Further Development

Approving this application could create an undesirable precedent for further residential development within the Strategic Green Gap. Incremental development of this nature would gradually erode the openness of the area and undermine the long-term planning objective of maintaining separation between settlements.

9. Sustainability of the Location

Although the site is close to existing roads, residents are likely to be heavily dependent on private cars due to the limited accessibility of local services on foot. This would increase traffic and is contrary to the objective of promoting sustainable patterns of development.

In my view, the adverse impacts of this proposal significantly outweigh any limited benefits that the development may provide. The proposal would result in the loss of part of the Strategic Green Gap, increase flood risk concerns, worsen traffic congestion, harm biodiversity and erode the rural character of this important gateway into Lancing. It therefore fails to represent sustainable development and should be refused.

Kind regards