

From: **susan collins** < >

Date: Fri, 31 Jul 2026 at 09:51

Subject: letter to Adur and worthing council regarding planned development at New Salts Farm

To: <planning@adur-worthing.gov.uk>

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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 Shoreham Beach area 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. It will also have an adverse impact on traffic through from the A259 through the airport to the A27

which is barely adequate to handle the traffic it does.

For these reasons, I respectfully request that Adur District Council refuses planning permission for this proposal. I would appreciate being kept informed of any further consultation, committee meeting dates and the Council's final decision on this application.

Yours faithfully,

Susan Collins

