

From: **Ewa Ginter**

Date: Thu, 30 Jul 2026 at 14:52

Subject: Ref AWDM/0810/26

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

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Dear Sirs

I wish to register my objection to the planning application for the proposed construction of 10 dwellings at New Salts Farm.

Having reviewed the application, I have a number of concerns which I believe are material planning considerations and demonstrate that the proposal is unsuitable for this location.

Flood Risk and Drainage

The site lies within an area that has a well-established history of flood risk, positioned between the railway line and the A259. Replacing agricultural land and existing farm buildings with houses, roads and other hard surfaces will inevitably reduce the site's natural ability to absorb rainfall. This could increase surface water runoff and place additional pressure on local drainage systems, creating a greater risk of flooding both within the development and for surrounding properties.

Impact on the Green Gap

The application would result in the loss of an important section of open countryside that helps maintain the separation between Lancing and Shoreham Airport. This land makes a valuable contribution to the area's rural setting, and replacing it with a residential estate would significantly alter its character. The proposal appears inconsistent with planning policies that seek to protect the strategic green gap and prevent the gradual coalescence of neighbouring communities.

Traffic and Highway Concerns

The A259 is already heavily used and regularly experiences congestion, particularly during weekday peak hours. Introducing a development of this size will generate additional vehicle movements, increasing pressure on an already busy road network. The proposed access arrangements also raise concerns about highway safety. Residents in the area already

encounter difficulties joining the A259 at busy times, and further traffic is likely to exacerbate these existing issues.

Effects on Wildlife and the Natural Environment

Given the site's close proximity to the nearby salt marshes and other coastal habitats, there is understandable concern about the environmental effects of the development.

Construction activity would inevitably disturb local wildlife, while the permanent introduction of housing, external lighting, vehicle movements and increased human activity could have a lasting impact on the ecological value of the surrounding area.

Biodiversity

The existing agricultural buildings and surrounding land may provide habitat for protected species, including bats and nesting birds. It is therefore important that thorough ecological surveys are completed before any planning permission is granted. The application should also clearly demonstrate how it will achieve the required Biodiversity Net Gain and ensure that any loss of habitat is fully compensated.

For these reasons, I believe the proposal is contrary to sound planning principles and respectfully ask Adur District Council to refuse planning permission.

I would also appreciate being kept informed of the progress of this application, including any committee dates and the Council's final determination.

Yours sincerely

Ewa Ginter