

Dear Sir/Madam,

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

Comments were submitted at 23/07/2026 12:13 PM from Mr Tim Holter.

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:	Mr Tim Holter
Email:	
Address:	15 Victoria Road Shoreham-by-sea West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I firmly dispute the assertion in the Ecological Report accompanying this planning application that there is no likelihood of Owl presence within the Barns. Barn Owls are a wildlife protected species. This assertion is incorrect and must render other statements in the report, such as bats, as unreliable. I am a member of Shoreham District Ornithological Society Council and aware of members sightings locally. A Barn Owl appearing from the direction of the barns is a regular dusk sighting. It searches across Dogs Trust Land and eventually appears to cross the railway. It is probably the Owl which the public enjoy seeing at New Monks Country Park. In recent weeks I have seen on local social media a photo of a Barn Owl perched within one of the barns. No doubt that photographer could be traced and asked to provide the evidence. (I do have a screenshot copy). In 2021 & 2022 I led weekly breeding bird surveys of the adjacent newly acquired

AWDC New Salts Farm Fields. Birds in the barns were outside my base-line bird survey territory but I know birds were in there and foxes dens within the barn area. I also encountered the Sussex Barn Owl Group entering the barns to check any breeding evidence at a Barn Owl Box within these barns. Has it been removed? And when? "When" would have been time critical in the context of the Wildlife and Countryside Act.

A full Ecological Survey is required by an independent expert at appropriate times of the day and year and multiple interludes. For all creatures besides Owls.

Regarding Owls, if barn demolition is approved, a carefully monitored condition must be this is done outside the late winter through summer breeding and fledging period. Also, nearby alternative breeding and roosting provision will be needed with the location subject to advise. I suggest this would be the Sussex Barn Owl Group contactable via Sussex Ornithological Society. This needs to be in place prior to demolition. Not after development completed.

Other representations in this planning portal contest the priority need for housing on this "agricultural site" (not "Brown field") with which I agree.

The following is possibly a pipe dream given current legal issues affecting AWDC progress with developing their fields for nature and related enjoyed and mental benefit by the public. A green space, green gap and part of a green nature corridor. Management for nature might include rotational grazing by cattle, most likely a more effective management resource for nature at this location than blanket short sward sheep grazing. When necessary cattle could be housed in the barns as is currently the case via a lease to a local farmer. This would justify retaining the barns. Of course, they may need to be acquired by AWDC, a stumbling block in many respects. Financially their value should be agricultural and not speculative development prices. In all likelihood the owner would not sell on that basis.

Ten additional properties on agricultural land is over development within the green gap. The additional busyness and light pollution would not fit this location.
