

Dear Sir/Madam,

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

Comments were submitted at 27/07/2026 8:01 PM from Mr Paul Holden.

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 Paul Holden
Email:	
Address:	14 Old Farm Court New Salts Farm Road Lancing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Objection to Planning Application AWDM/0810/26 - New Salts Farm Barns Summary We object to this application and respectfully request that planning permission be refused. Although the applicant has reduced building heights and added landscaping since the pre-application submission, the proposal remains fundamentally unchanged. The Council previously concluded that residential development on this site was unacceptable in principle, and those concerns have not been addressed. The proposal conflicts with the Adur Local Plan and the National Planning Policy Framework. While the Council currently has a reduced housing land supply, the limited benefit of ten open-market dwellings does not outweigh the significant

harm that would result.

Having read through the 235 page Boyer Local Plan Examination it appears that they are highly critical of the Council's process and equate criticism with proof that the Local Plan is unsound. In planning examinations, that is a significant leap. In other words, the submission is stronger at identifying potential weaknesses in the Council's evidence than it is at proving that those weaknesses invalidate the Council's strategic planning judgment.

There are many objections already put forward by others concerning the likely impact on wildlife & landscaping so, although we strongly agree with these, we haven't included these in our principal objections which are set out below:

1. Development in the Countryside and Local Green Gap

The site lies outside the Built-Up Area Boundary within the designated Local Green Gap between Lancing and Shoreham. Residential development would erode the separation between settlements and conflict with Policies 13 and 14 of the Adur Local Plan.

The Council's own pre-application advice concluded that this form of development would be unacceptable in principle. The current application does not overcome those objections.

2. Inconsistency with the Council's Own Strategy

In 2020 the Council purchased the adjoining New Salts Farm specifically to prevent housing development, protect biodiversity and preserve the Green Gap. Approving housing immediately adjacent to land acquired for those purposes would be inconsistent with that decision and undermine the Council's long-term planning objectives.

3. Flood Risk

The entire site lies within Flood Zone 3.

The applicant has not demonstrated that lower-risk alternative sites are unavailable, meaning the Sequential Test has not been properly satisfied. The Exception Test is also unconvincing, relying on raised floor levels, flood resilience measures and evacuation procedures rather than avoiding development in a high-risk location.

4. Drainage

The drainage strategy depends upon long-term maintenance but provides insufficient certainty regarding responsibility, enforcement and future management.

Without a legally secured maintenance regime and evidence that neighbouring properties will not experience increased flood risk, the proposal cannot be considered acceptable.

In 2022 we had the burst water pipes along the A259 that caused significant disruption over several months, including the erection of an overflow water tank on the proposed development site, with water tanks coming in and out at all hours, for which we have the photographic evidence. This demonstrates the fragility of the current sewerage system in the area before the inclusion of these homes and begs the question 'what if it were to happen again', what would be the impact if there are new residential houses on this site?

5. Landscape Harm

The development would replace agricultural buildings with a permanent residential estate, introducing suburban development into a sensitive rural landscape.

This would harm the Local Green Gap, views from the South Downs National Park, the approach from the A259 and the setting of Shoreham Airport.

The Council should place greater weight on its own Landscape Character Assessment than on the applicant's assessment.

Kind regards