

Dear Sir/Madam,

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

Comments were submitted at 23/07/2026 10:15 AM from Ms Emma Uwins.

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:	Ms Emma Uwins
Email:	
Address:	6 Orient Road Lancing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment - Trees and Landscaping
Comments:	Planning Department Adur District Council Adur Civic Centre Ham Road Shoreham-by-Sea West Sussex BN43 6PR

Re: Formal Objection to Planning Application AWDM/0810/26 Proposed Development: Erection of 10 Dwellings Following Demolition of Existing Agricultural Barns at Land and Barns, New Salts Farm, New Salts Farm Road, Lancing, West Sussex

Dear Sir/Madam,

I am writing to formally object to the above planning application on material planning grounds. I believe this proposed development is inappropriate for the site and conflicts with local and national planning policies.

Flood Risk and Drainage Concerns
The construction of 10 homes will substantially reduce natural drainage capacity, increasing surface water runoff and placing additional strain on local drainage

infrastructure. Agricultural land provides essential flood mitigation by absorbing rainfall and allowing gradual percolation. The loss of this permeable surface will exacerbate flooding risks for neighboring properties, particularly given the increasing frequency of extreme weather events due to climate change. This is contrary to sustainable development principles outlined in the National Planning Policy Framework.

I request that a comprehensive Flood Risk Assessment be undertaken and made available for public scrutiny before any decision is made.

Loss of Green Space and Environmental Impact

This development would result in permanent loss of valuable agricultural land that supports important wildlife habitats and local biodiversity. Green spaces provide crucial natural flood mitigation, air quality improvement, and carbon sequestration—all vital for addressing climate change and protecting public health.

I urge the Council to consider whether this site is protected under local planning policies safeguarding green spaces and agricultural land. Any protected species or important vegetation must be properly surveyed and assessed, with the ecological value given appropriate weight in the planning decision.

Infrastructure Capacity

The proposed development would place additional strain on already stretched water supply and sewerage systems. There is no evidence that existing infrastructure has capacity to accommodate 10 additional dwellings without detriment to current residents. Adequate infrastructure assessments must be completed before granting permission.

Character, Amenity, and Overdevelopment

The proposed development would detrimentally impact the character of the local area. The site currently provides visual amenity and open views that contribute to the rural character of New Salts Farm Road. The construction of 10 homes represents overdevelopment that would fundamentally alter this character, transforming agricultural land into dense residential development.

The development would adversely affect neighboring properties through overlooking, loss of privacy, and potential overshadowing. The scale and density are inappropriate for this location and would set an undesirable precedent for further inappropriate development of agricultural land.

Conclusion

I respectfully urge Adur District Council to refuse planning application AWDM/0810/26. The proposal conflicts with local and national planning policies, poses significant flood and drainage risks, would result in unacceptable loss of valuable green space and ecological habitat, places unsustainable pressure on infrastructure, and would harm the character and amenity of the area.

I would be grateful if you could acknowledge receipt of this objection and keep me informed of the application's progress.

Yours faithfull
Emma Uwins
