

Comments for Planning Application AWDM/0810/26

Reps and Consults



planning@adur-worthing.gov.uk

24 Jul 2026, 09:10 (5 days ago)

to me

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/07/2026 9:10 AM from Mrs Ann Marie Naylor.

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:	Mrs Ann Marie Naylor
Email:	
Address:	13 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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Application Reference: AWDM/0810/26 Site: Land and Barns, New Salts Farm, New Salts Farm Road, Lancing Proposal: New development comprising the erection of 10 dwellings following the

demolition of existing agricultural barns. Part 1

Mr. Andy & Mrs. Ann Marie Naylor
13 Old Farm Court
New Salts Farm Road
Shoreham-by-Sea
West Sussex
BN43 5FE

Date: 21st July 2026

To: The Planning Case Officer

Dear Planning Case Officer,

RE: Planning Application AWDM/0810/26 - Strong Objection

This is to formally register our strongest possible objection to the planning application reference AWDM/0810/26 for the proposed erection of 10 dwellings on New Salts Farm Road. As residents living at 13 Old Farm Court, our property shares a direct boundary with the application site. We will be directly, disproportionately, and severely impacted by this development.

While we acknowledge the wider strategic need for housing, this specific site is entirely unviable and directly contradicts key policies outlined in the adopted Adur Local Plan. We request that this application be refused on the following material planning grounds:

1. Severe Flood Risk, Inadequate Drainage, and Precedent (Policies 36 & 37)

The application site is plagued by severe drainage issues and sits on a highly sensitive floodplain. The geographical area has an irrefutable history of severe flooding, most notably the catastrophic event of 1953; this is the same land. While tidal defences have improved since then, the escalating threat of climate change, rising sea levels, and increased frequency of extreme weather events directly compromise the natural drainage capacity of the New Salts Farm barn site. The applicant's current drainage strategy is fundamentally inadequate and places both new, existing homes and wildlife at unacceptable risk.

Furthermore, this specific parcel of land has a proven, officially documented history of structural unviability. When a major developer (Hyde New Homes) previously attempted to advance a scheme for 450 homes on the wider New Salts Farm sector, the allocation was explicitly rejected by both the Local Plan Inspector and the Council due to insurmountable concerns regarding flood risk management. While the current application seeks a lower density of 10 dwellings, a mere reduction in numbers does not alter the physical topography, complex geology, or inherent hydrological vulnerabilities of the land.

Critically, according to the Council's own Level 2 Strategic Flood Risk Assessment (SFRA), the critical access route via New Salts Farm Road registers a severe hazard rating of "Danger to most" during a design flood event. This hazard poses an unacceptable safety risk to future residents, emergency services, and current neighbours alike, directly violating Policies 36 and 37.

2. Failure of Engineering Mitigation: Unproven and Dangerous Land-Raising Works

The developer's proposal to artificially raise the land levels to mitigate onsite flooding does not remove the hazard; rather, it introduces a highly volatile,

unproven experiment to the area. This engineering method has not been successfully tried or tested in this immediate locality.

Raising land levels on a functional floodplain simply displaces floodwater rather than managing it. Because the water cannot soak into the elevated ground, it will inevitably accelerate surface water runoff, pushing the flood risk directly onto adjacent, long-standing properties nearby, including our own. We have lived here over 36 years and have lived experience of drainage problems on the site. The Council must not permit an experimental engineering intervention that places existing residents at catastrophic risk.

3. Strategic Conflict with Local Green Gap Protection (Policies 13 & 14)

The application directly violates Policy 13 (Countryside) and Policy 14 (Local Green Gap) of the Adur Local Plan. This open landscape provides an essential ecological buffer and prevents the coalescence of Shoreham and Lancing.

Demolishing agricultural structures to plant a modern residential housing development constitutes a permanent urbanisation of a protected rural setting. It permanently destroys the visual amenity and the open, agricultural character of New Salts Farm Road.

4. Strategic Rejection under the SHLAA

This land has previously been evaluated and strategically rejected for residential zoning under the Council's own Strategic Housing Land Availability Assessment (SHLAA) due to its overwhelming physical and environmental constraints. The underlying constraints that led to its exclusion from the SHLAA have not changed. Approving a high-density development here bypasses the democratic plan-led process and sets a dangerous precedent for overriding designated green spaces.

5. Direct Conflict with Council Conservation and Environmental Initiatives

The Council has actively backed and funded large-scale environmental initiatives across New Salts Farm to restore local saltmarshes, improve biodiversity, and support natural carbon capture. Introducing domestic noise, light pollution, vehicular movements, and physical footprint of 10 houses heavily compromises the integrity of these conservation efforts. The project fails to align with the strategic environmental vision for this immediate landscape. There will be loss of wildlife together with known Barn Owl, Pheasant, Bats, and much more living in the current barns.

6. Substandard Access, Highway Safety, and Emergency Obstruction

New Salts Farm Road is partly an unadopted road with completely inadequate infrastructure to handle an increase in residential traffic:

Pedestrian Danger: The lane features zero public footpaths, pavements, or visibility splays. Forcing additional residential traffic onto this lane creates a severe, direct hazard for pedestrians and traffic along the road.
