

Dear Sir/Madam,

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

Comments were submitted at 24/07/2026 9:24 AM from Mr Andy and 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:	Mr Andy and 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:	Part 2 of this objection Emergency Service Obstruction: The narrow, single-track nature of the access lane leading to the barns means that any delivery trucks, utility vans, or casually parked vehicles will completely block the route. In an emergency scenario, fire engines or ambulances may face severe, life-threatening delays trying to gain access. Inadequate Infrastructure: Access down this road is already severely limited for larger local vehicles. Adding the vehicular demands of 10 further households will permanently compromise safety and access layout. 7. Inadequate Sewage and Utility Capacity We already experience severe surface water and extensive flooding across this area in the winter months. The existing utility and sewerage infrastructure is entirely inadequate, causing periodic failures and backups under current loads. In 2024, there was major pumping of backed-up sewerage, with roads blocked for weeks. It cannot handle the additional domestic load of 10 new connections without causing systemic failures to the local network.

8. Severe Impact on Residential Amenity at 13 Old Farm Court

As the existing barns back directly onto our back garden and house in very close proximity, the proposed layout will fundamentally degrade our living conditions: Loss of Privacy, Light, and Air: The replacement of simple, low-profile agricultural barns with multi-story residential dwellings will dramatically alter the immediate landscape. Due to the tight footprint of the site, these homes will introduce significant overlooking issues, resulting in an immediate and severe loss of privacy for our property. Furthermore, the height and physical massing of these dwellings will block natural light and restrict the open air that our household currently relies upon.

Proximity and Visual Impact of the Proposed Play Space: The site layout plans indicate that the new proposed play space will be situated in direct, opposing proximity to our personal residence. Positioning a public play area immediately adjacent to our boundary introduces an unacceptable concentration of noise, social disturbance, and lack of privacy. Placing this amenity right on our boundary line severely devalues the quiet enjoyment of our home.

Conclusion

For the reasons of severe flood risk, dangerous land-displacement engineering, environmental degradation, infrastructure failure, and direct conflict with Policies 13, 14, 36, and 37 of the Local Plan, we strongly urge the planning committee to refuse this application.

We urgently request that the Planning Committee and Case Officer uphold the policies of the Adur Local Plan and refuse this application.

Yours sincerely,
Mr. Andy & Mrs. Ann Marie Naylor
Residents of 13 Old Farm Court
