

Dear Sir/Madam,

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

Comments were submitted at 26/07/2026 9:38 PM from Mrs Lynda Harding.

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 Lynda Harding
Email:	
Address:	59 Gatekeepers Drive Lancing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	Objection to the Proposed Development at New Salts Farm

I wish to object to the proposed development at New Salts Farm for the following planning reasons:

Flood Risk: The site has been identified as being within a flood plain. Developing this land has the potential to increase flood risk both on the site itself and to surrounding properties and land.

Impact on Wildlife: The site supports important wildlife, including barn owls and bats. Development could result in the loss or disturbance of valuable habitats and protected species.

Overdevelopment and Lack of Infrastructure: Shoreham is already experiencing significant levels of development. Local infrastructure, including GP surgeries, schools and other public services, is already under considerable pressure. This proposal would place further strain on these overstretched facilities without providing the necessary supporting infrastructure.

Lack of Affordable Housing: The application does not include any affordable housing provision. This appears to be contrary to planning policy requirements and fails to meet the area's identified housing needs.

Access and Highway Safety: The existing access road already experiences high levels of traffic and is unsuitable for additional vehicle movements. It is particularly unsafe for pedestrians, especially children, as there are no footpaths. Given that the proposal is for family homes, there is likely to be a significant increase in traffic, creating an unacceptable risk to pedestrian safety. The proposed development is also likely to require approximately 15-20 parking spaces, together with garages, further increasing vehicle movements.

Noise and Light Pollution: The development would introduce additional noise and artificial lighting into what is currently a relatively quiet area, adversely affecting the amenity of existing residents and local wildlife.

Loss of Privacy: The proposed dwellings would overlook neighbouring properties, resulting in an unacceptable loss of privacy for existing residents.

Drainage and Sewer Capacity: The local sewer network is already operating at or beyond capacity. There have been previous sewer leaks in the area, demonstrating that the existing infrastructure is under significant pressure. Additional development is likely to worsen these issues.

Loss of the Green Gap and Precedent for Further Development: Approval of this proposal would erode the important green gap and could set a precedent for further development, leading to the gradual urbanisation of this valued open land.

For these reasons, I respectfully request that the application is refused. The proposal would have significant adverse impacts on flood risk, highway safety, local infrastructure, wildlife, residential amenity and the character of the green gap, while failing to provide the affordable housing expected under planning policy.
