

New Salts Farm Barns

Design & Access Statement

New Salts Farm Road
Shoreham-by-Sea
BN43

June 2026

Introduction

NSF Barns Ltd have appointed Meynell Gunton Architects to prepare Architectural Documentation in support of the sought development of the site shown adjacent, known as New Salts Farm Barns. The intention of this document is to provide the Adur District Council Planning Department with design justification and strategy for the 10no new build homes proposed.

Note, numerous references to documentation prepared by the wider consultant team are made within this document.



Project details

Project Name: 2250 - New Salts Farm Barns

Site Location: New Salts Farm Barns, New Salts Farm Road, Shoreham-by-Sea, BN43

Client: NSF Barns Ltd

Current Stage: Design & Access Statement

Issue: 07/07/2026

Revisions: D

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Existing Site

Summary

The site comprises three agricultural barn buildings, some of which are partially open-sided. Access to the barns is gained via an informal, loose-surfaced track that runs around the rear of existing residential properties. As a result, the site is largely concealed from public view. Although the western boundary adjoins open fields, views into the site are limited or distant.

Long-distance views of the site are possible from the north, south, and west; however, these views are generally filtered by distance, intervening landform, vegetation, or built features, which restrict direct visual exposure. Given the importance of distance in how the site is perceived, the roof form of the buildings are key considerations in relation to their impact on the wider landscape.

The barn structures are partially open-sided and have an approximate height of 6–7 metres. While the barns have a large mass and footprint, their visual presence is reduced by viewing distance and surrounding context, meaning they do not appear overly dominant in the landscape from public vantage points.

The site boundary is shown indicatively. It is understood that the client benefits from a right of access from New Salts Farm Road to the site, with the access route shown indicatively by a dashed line.

The existing site has 1,202 m² of built footprint.

The existing site (solid red line) is 5,750 m² / 0.575 Hectares



Site Photos



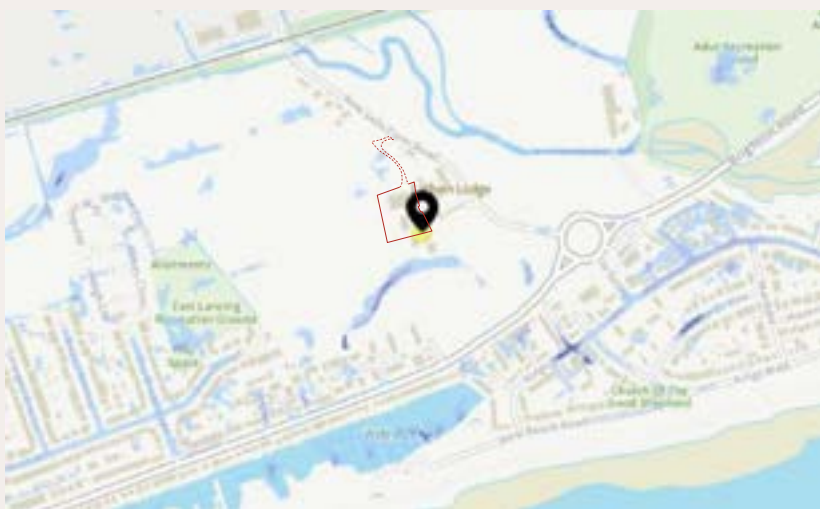
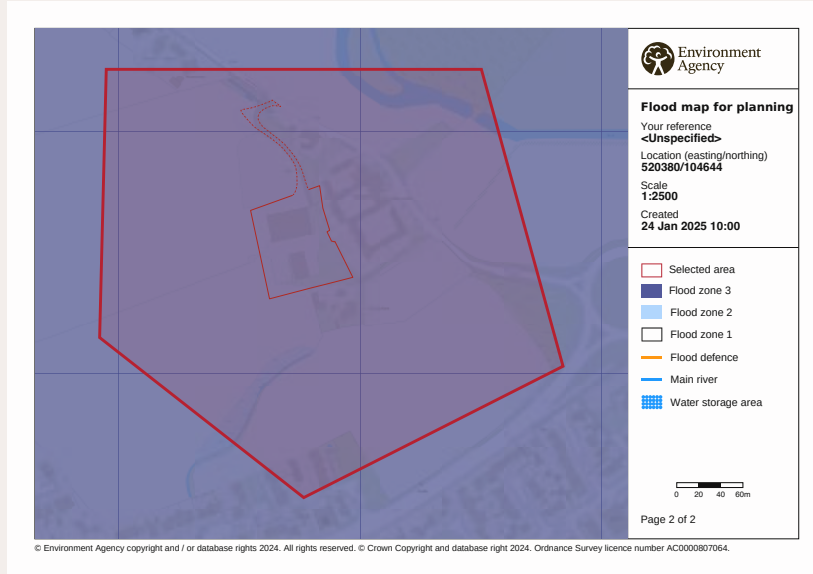
Overview of Key Site Constraints

Flooding

The site is in Flood Zone 3, an area of high probability flooding.

Further research undertaken within the Flood Risk Assessment indicates the key flood datum for the defended scenario is 5.94m AOD - this sets out the levels of sleeping accommodation for each dwelling.

A detailed flood risk assessment is submitted in support of this



full planning application. The proposals set out in this report adhere to the key AOD levels which aligns with EA advice.

Surface Water

The adjacent image shows the site to be at Low Risk of surface water flooding. Currently, surface water collects in the south-east corner of the site,

Contaminated Land

None known at time of writing (subject to site investigation).

Trees

No Arboricultural data is available for the trees on site. There are very few trees of any value on the site with most of them being along the eastern boundary. No amendments are sought to these trees as they provide a positive buffer between sites. Within any proposal, new trees and vegetation is key to further enhancing the buffer and creating a high-quality place to live.

Heritage Assets

Shoreham Airport (Grade II*) appears to be the closest site of a listed building although the application site is comfortably far enough away to cause any issue to the heritage setting.

Conservation Area / Special Areas

None known at time of writing (subject to site investigation).

Built Up Area Boundary

The application site is located outside the defined development boundary.

Levels

The levels on the site are predominantly flat and are generally higher along the eastern boundary with the rear fencing of the neighbouring dwellings/buildings.

The neighbouring buildings all have higher ground levels, in some areas 2m+ higher. Given the flood levels required, this will play an important part of the overall SUDs drainage and design strategy.

Constraints & Opportunities

Summary

The site currently feels open due to open fields on three sides but also has a feeling of being concealed due to it being behind other buildings and away from the road.

Existing buildings/dwellings will be respected and proposals seek to allow visual permeability so they can retain enjoyment of the distant views west. However, they currently look onto very large and visually oppressive barns structures which at points, entirely block their views.

As such, a landscape-led approach to new residential development will be a positive to the local context.

A landscape buffer along the north and west boundaries will blur the edge of the site and create a successful transition

Central area to be of High-Quality landscaping - providing a community-focussed space and also breaking up built form

Buildings to the west to be smaller volumes to enable breaks and views through.



Existing access point from New Salts Farm Road retained and amended to ensure a safe radius.

Proposed massing is broken to allow distant views across the site and beyond for those existing dwellings to the east.

Outlook from existing dwellings to the west could potentially cause overlooking issues - ensure rear-to-rear key distances are met.

Outlook is limited for dwellings in this location due to existing trees and dense vegetation.

Existing trees and dense vegetation in south east corner of site. Levels are raised here.

Surface water naturally collects in the south east corner - ideal for SUDs water basin.

Existing buildings and boundary provides a poor outlook, provide additional soft landscaping to create pleasant outlook for both.

Survey + Key Site Data

Survey

A topographic survey of the site was carried out by Fosse Surveys early December 2024. The red line is shown along fixed boundaries on the detailed survey. This is in line with the title plan provided by the client.

Likewise, the existing access road is shown from the survey.

Key Site Data

Area of Site (solid red line): 5,750 m² / 0.575 Hectares

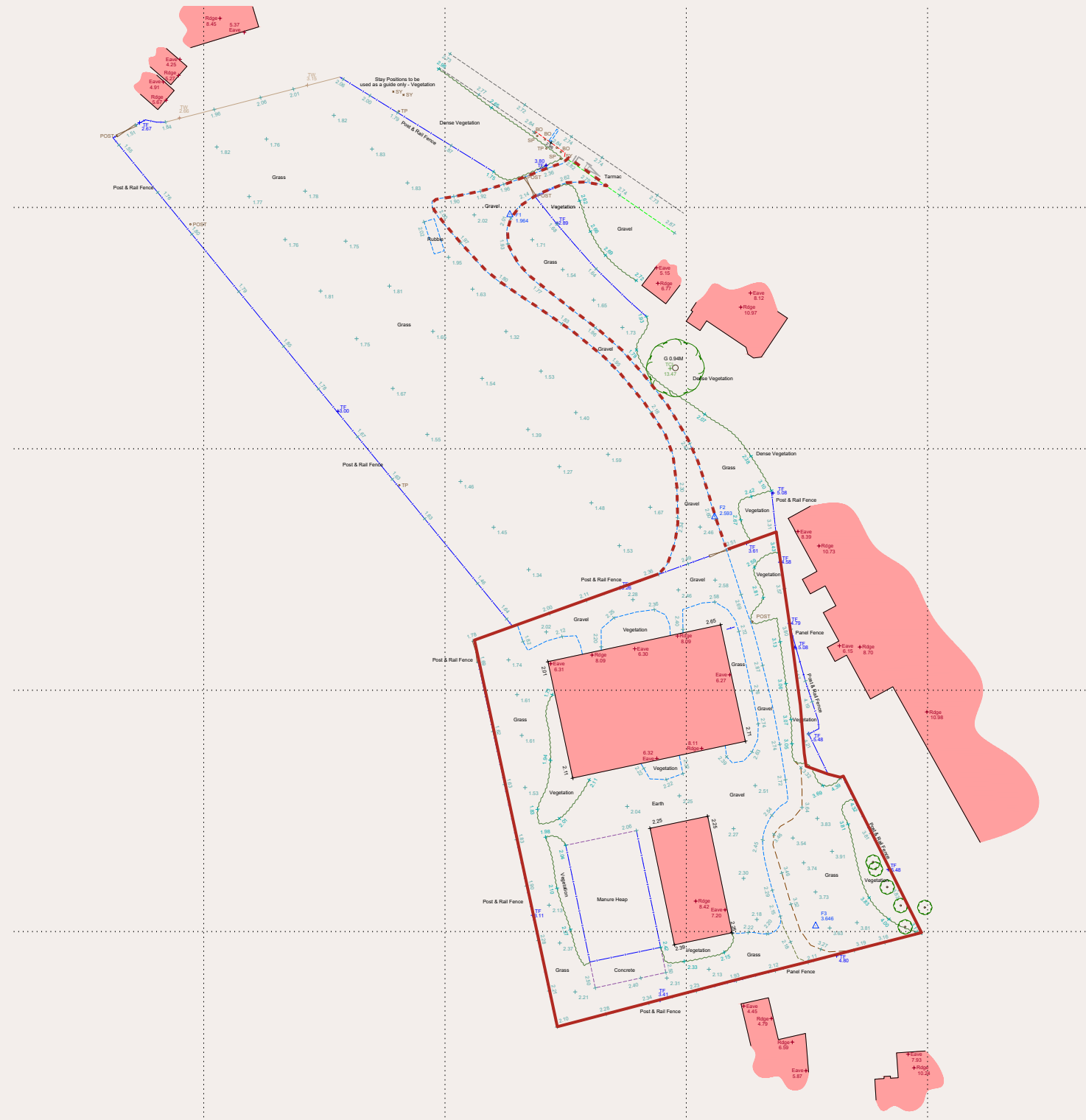
Area of Built Footprint: 1,202 m²

Volume of Total Built Mass: 6,348m³ (4,675m³ + 1,673m³)

Height of Built Mass: 6.2m (ridge levels)

Distances from neighbouring buildings to east: range of 22m - 53m

Distances from neighbouring buildings to south: 16m



Surrounding Context / Character

Materials & Style

The surrounding context has a varied character, style and appearance. Buildings are mainly two-storey with some taller exceptions. The Grade II* Listed Airport is near but is not viewed in the same context as the application site given its distance and other buildings / obstructions restricting this.

Several nearby buildings have relatively bland unarticulated facades. A mixture of materials are utilised such as render, flint, brick, tile, cladding board. The nearby Old Farm Court appears to provide the most interesting and articulated materiality with its flint work, brick quoins and barn-style glazing.

The adjacent photos provide an insight into the local context.

1. View of Brooklands, New Salts Farm Road
2. View of a typical housing stock, A259 Brighton Road
3. Example of wide-open fields, looking North-East from New Salts Farm Road. Note Shoreham Airport, Lancing College in the distance with numerous warehouse style buildings.
4. Grade II* Listed Shoreham Airport
5. View of Blandford Cottage, New Salts Farm Road
6. Old Farm Court, New Salts Farm Road.



Initial Pre-App Scheme

Summary

Adjacent is an overview of the scheme presented at Pre-App stage. It is an informal cluster of 10no detached dwellings arranged around a central landscape-led community amenity space. This was informed by the historic farm yard buildings to the immediate east of the site.

Dwellings were gently stepped to create interest which reflects the built footprint of the adjacent farm buildings. This presents an opportunity for high-quality detailing in materials such as flint, brick, timber, tiles.

The buildings were designed to ensure a small footprint which in turn gave as much area as possible to landscape. As such, the dwellings were three-storey with the top floor being 'room in the roof' style. Naturally, these became taller buildings due to the ridge heights required and were higher than the existing barns and also the adjacent arm buildings.



Pre-App Site Plan



Pre-App Sketch Aerial View

Pre-App Summary

A submission was made for pre-application advice early 2025. A meeting with ADC planning officers was held on the 15th April with written feedback issued on 1st May.

Refer also to the Planning Statement for further detail.

Overview of ADC feedback:

- + The Council's pre-application response was negative and concludes that the proposed redevelopment for 10 dwellings would be unacceptable in principle and very likely refused. The site lies outside the built-up area, within the countryside and a designated Local Green Gap between Lancing and Shoreham.

- + Residential development is not considered an essential countryside use, would extend an isolated linear group of buildings, and would contribute to settlement coalescence, conflicting with Local Plan policies. Although the Council cannot demonstrate a five-year housing land supply, officers consider this does not outweigh the policy harm in this location.
- + Concerns were raised in relation to landscape and visual impact, design and residential amenity. The site forms part of a sensitive open landscape that provides an important visual break between settlements and contributes to long-distance views, including the setting of the Grade II* Shoreham Airport terminal. The proposed dwellings would be taller, more visually dominant and more regimented than the existing barns, and out of keeping with surrounding

development. The Council also identifies unacceptable impacts on neighbouring residents at Old Farm Court due to reduced separation distances and loss of outlook.

- + Flood risk is identified as a major constraint. The site lies within Flood Zone 3 and is at increased risk with climate change. The Council considers it unlikely that the Sequential Test and Exceptions Test could be satisfactorily passed, particularly given the availability of lower-risk alternative sites and the limited public benefits of a 10-unit scheme.
- + Overall, officers conclude that the cumulative harms, particularly in policy, landscape and flood risk terms, would significantly and demonstrably outweigh any housing benefits.

Summary of Pre-App Comments & Response

Response Summary

Following pre-app stage, the feedback from ADC has been reviewed in detail and a series of amendments have been made to the scheme. The following is a summary focussing on design-related items.

Overview of Design Response:

- +

Heights of buildings have been significantly reduced and are now extremely close to the height of the tallest existing Barn on site (700mm higher).

+

The proposed roof heights are now 1.9m lower than the highest roof level of Old Court Farm to the immediate east.

+

The relationship with neighbouring properties is significantly improved through reduced heights, increased separation distances, and carefully designed landscape buffers.

+

A SUD’s drainage approach is proposed to ensure a compliant Flood Risk Compliant scheme can be delivered. In doing so, all sleeping spaces are at first floor level at a min. Datum of 5.94m AOD.

+

A Flood Risk Assessment has been produced and demonstrates that the Sequential and Exceptions test has been passed. Also, the Environmental Agency have been consulted and have no objections to the proposals outlined in the FRA..

+

Materials proposed have been carefully selected to ensure they reflect the local vernacular although in a contemporary manner. Flint and brickwork create a robust base at ground floor with timber cladding to upper levels to soften the visual appearance. Substantial variation is proposed between dwellings via building shape, cladding type, colour and tone - creating a strong sense of fluid design aesthetic and avoiding regimented built form.
- +

A landscape-led design approach forms the “golden thread” of the scheme, structuring a cohesive layout where buildings, views, and open space work together to create a calm, high-quality residential environment.

+

A varied architectural language, expressed through differences in form, materials, and cladding helps break down uniformity and responds directly to concerns about regimented development.

+

The massing strategy prioritises visual permeability, enabling long-distance views and ensuring the development is read as a collection of modest, well-spaced buildings rather than a dominant single block.

+

Sedum roofs introduce a ‘fifth elevation’, delivering a softer, more natural roof-scape that enhances views from higher ground and reinforces the landscape-led concept.

+

Architectural detailing draws on local materials such as flint and brick, complemented by timber cladding, to create a contemporary rural character rooted in agrarian context.

+

A high-quality public realm, including generous green verges, native planting, and a nature walk, ensures the scheme contributes positively to the wider landscape setting.

+

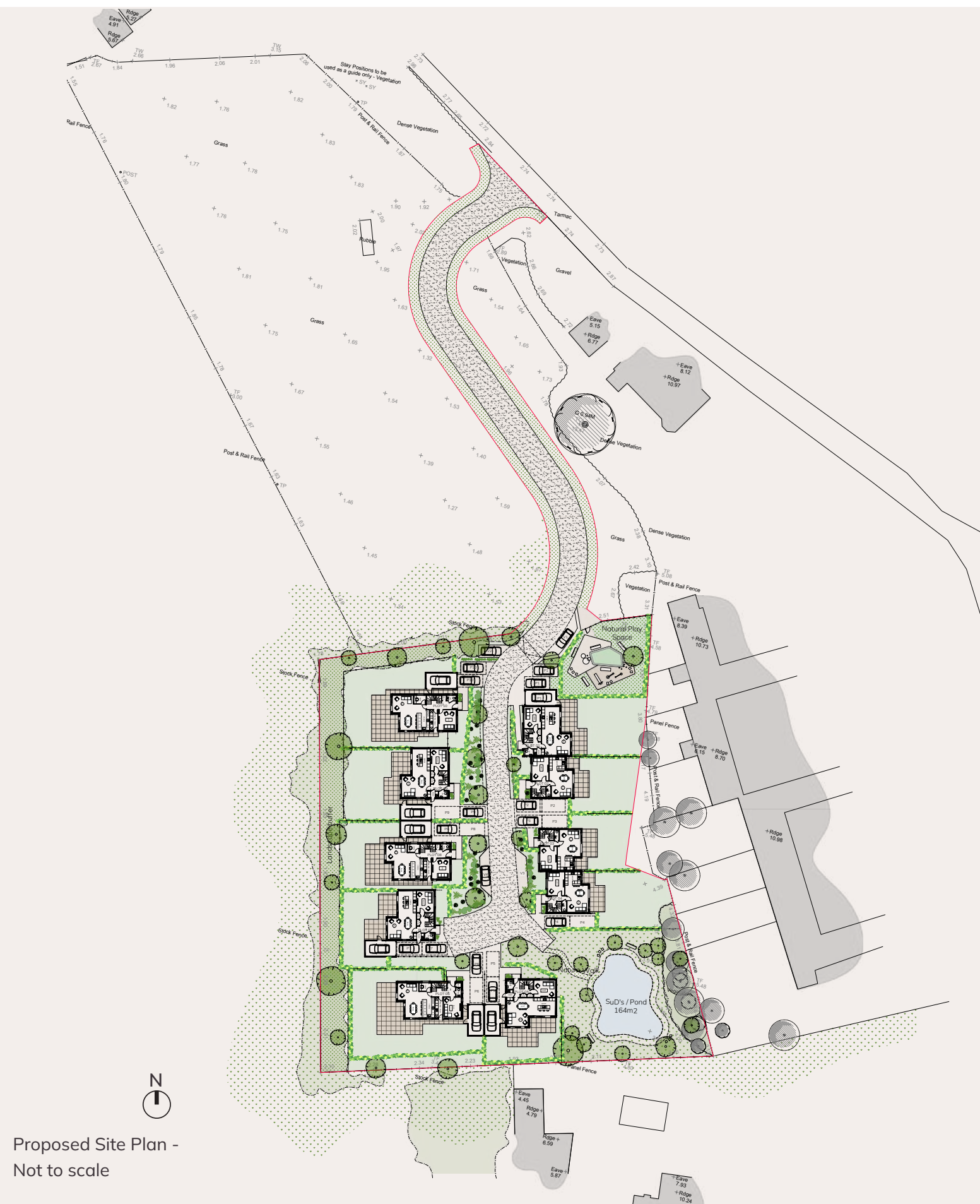
The overall composition is carefully balanced to minimise visual impact and enable the development to sit comfortably within its surroundings.

Proposed Site Plan

Overview

The adjacent drawing is the proposed site plan.

- + 10no dwellings proposed
- + There are 7no 4-bed dwellings and 3no 3-bed dwellings.
- + 4no dwellings are semi-detached, along the eastern side, the remaining 6no dwellings are detached.
- + 7no dwellings have private garages along with parking spaces for a further 2no vehicles.
- + Cycle storage is sought to be within the garages, whilst those units without garages have cycle storage as a independent units within the rear amenity space.
- + 4no visitor bays are provided.
- + A generous landscape buffer is proposed along the north and western site boundaries. This will create a soft transition from the open fields to the edges of private amenity space.
- + Open space is proposed at the north east corner of the site - providing a valuable location for new residents to meet.
- + Central, over-sized soft landscaped verges run through the heart of the site providing a green finger of high quality landscaping - this will be visible from key vantage points in the wider context and will help break up any perceived mass from the development.
- + A SUDs basin is located in the south-east corner of the site. A key feature within the drainage strategy which can be utilised for other uses during dry seasons such as the proposed Nature Walk with seating to encourage community use.
- + The plots along the western boundary all have first floor external amenity off of the master bedroom, taking advantage of far-reaching views.



Proposed Site Plan -
Not to scale

Proposed Visual

Overview

The accompanying CGI image has been prepared to support the planning submission drawings and reports.

The image is intended to provide a realistic representation of the completed scheme within its wider context, illustrating how the development will sit comfortably within the existing landscape.

From a number of viewpoints in the surrounding area, the site will be visible from elevated positions. For this reason, particular care has been taken to demonstrate how effectively the proposal integrates with its surroundings. This is achieved through the use of green sedum roofs and a palette of timber cladding with varied tones and finishes, which together help the development blend naturally into the landscape.



Materials / Appearance

Appearance - Materials

The proposed materials have been selected to complement the surrounding context of nearby dwellings/buildings whilst maintaining a high-quality appearance and detailing.

The ground floor across all units is proposed red/brown multi brickwork or flint which is prevalent in the surrounding area.

The first floor will feature a durable timber effect cladding finish as a gesture to the existing barns and wider agrarian links. This will also complement the green nature of the site and the surrounding trees. The colour, tone and orientation detailing varies from house to house. Whilst there are fewer examples of timber in the wider area, it is still very much part of the local vernacular and with the first floor being more visible from outside the site boundary, it is believed that timber as a visual impact will have much lower impact on the public setting and wider landscape.

A sedum/green roof is proposed to further enhance the relationship to the wider landscape. Due to the low-lying nature of the site, the roof becomes the fifth elevation and a conscious effort has been made to help the scheme sit within its green context.

Additional variety is achieved through panels of an alternating material to help break-up expanses of brickwork for example.



Sedum / Green Roof



Timber Effect Cladding - light / weathered



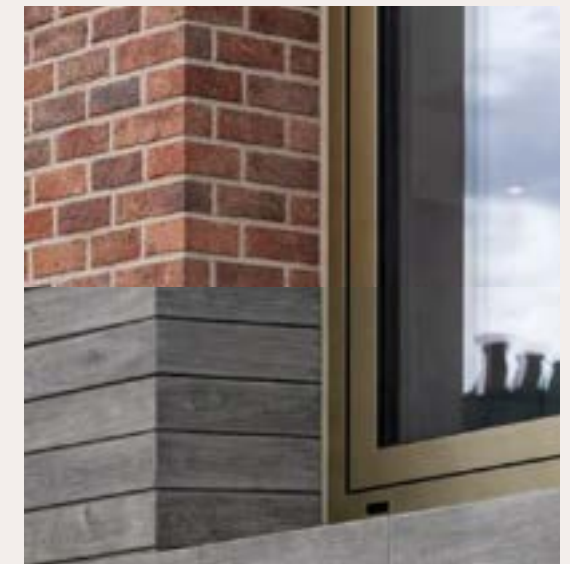
Timber Effect Cladding - dark



Flint Wall



Brick Wall



Bronze Coloured Fenestration within brick or timber cladding

Materials / Appearance

Plot 1 & 2

Units along the eastern side of the site are semi-detached. The building footprint of each dwelling steps in reaction to the angle of the site boundary, the irregular local building footprints and also to create variation within the site.

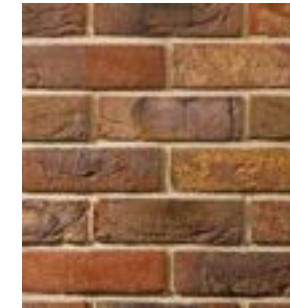
Rustic brickwork with timber cladding is proposed. The timber is weathered, creating a natural 'silver' tone of varying shades. Horizontal panels between windows provide relief. Windows, doors and the entrance canopy will be 'bronzed' aluminium to ensure frames are not 'overly heavy' in the facade.



Bronzed finish to metal work



Horizontal & Vertical Timber Cladding - light / weathered



Sedum / Green Roof



04-Front Elevation 1:100
Proposed Elevations



05-Side Elevation 1:100
Proposed Elevations

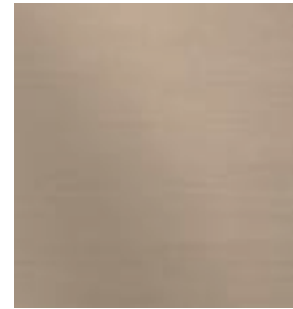


Materials / Appearance

Plot 3 & 4

Also located along the eastern side of the site, these two units are semi-detached. The building footprint of each dwelling steps in reaction to the angle of the site boundary, much like Plots 1 & 2.

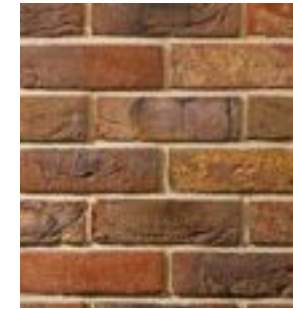
All materials same as Plot 1 & 2.



Bronzed finish to metal work



Horizontal & Vertical Timber Cladding - light / weathered



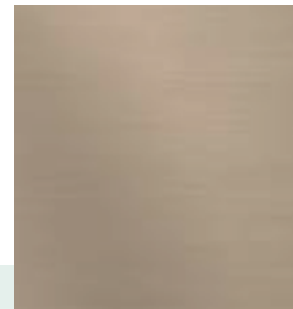
Sedum / Green Roof



Materials / Appearance

Plot 5

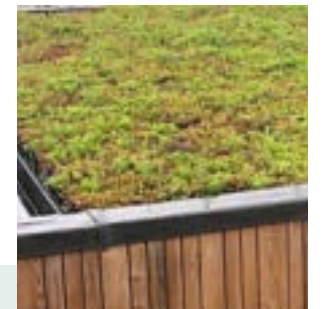
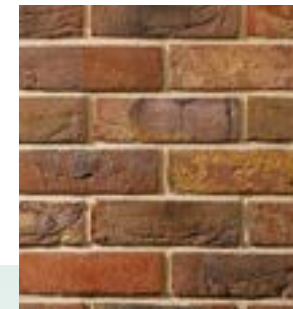
This dwelling shares the same palette as Plots 1-4.



Bronzed finish to metal work



Horizontal & Vertical Timber Cladding - light / weathered

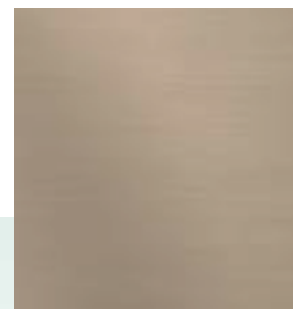


Sedum / Green Roof



Plot 6

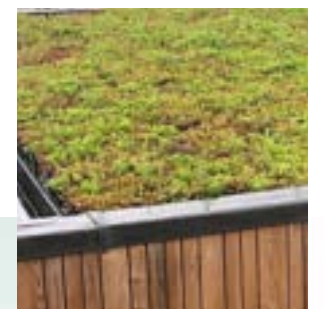
Materials begin to differ which marks the start of a different house-type. Blackened timber (horizontal and vertical) with flint to ground floor walls. Fenestration and roof details remain consistent.



Bronzed finish to metal work

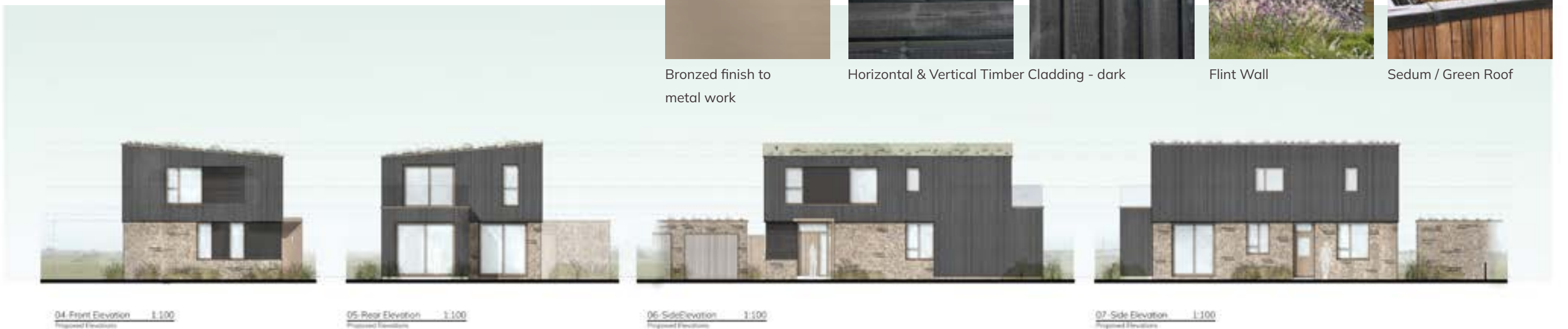


Horizontal & Vertical Timber Cladding - dark



Flint Wall

Sedum / Green Roof



Materials / Appearance

Plot 7

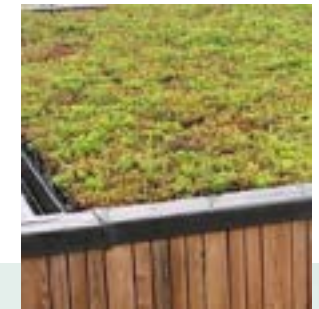
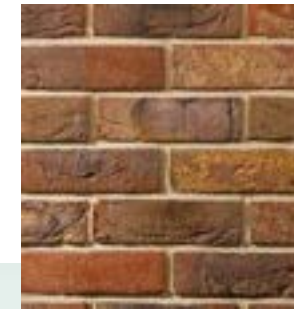
This dwelling shares the same palette as Plots 1-4 & 5.



Bronzed finish to metal work



Horizontal & Vertical Timber Cladding - light / weathered



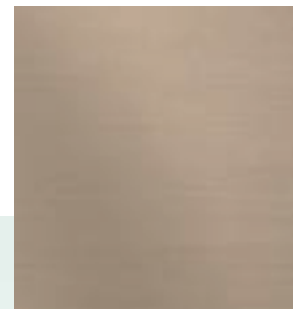
Sedum / Green Roof



Plot 8

This dwelling shares the same palette as Plots 6.

Note there is a variation to the front door entrance which differs from Plot 6.



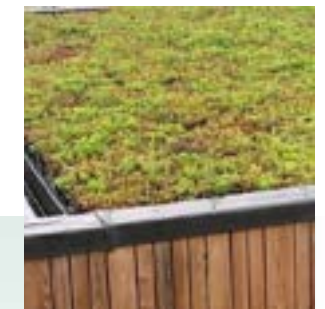
Bronzed finish to metal work



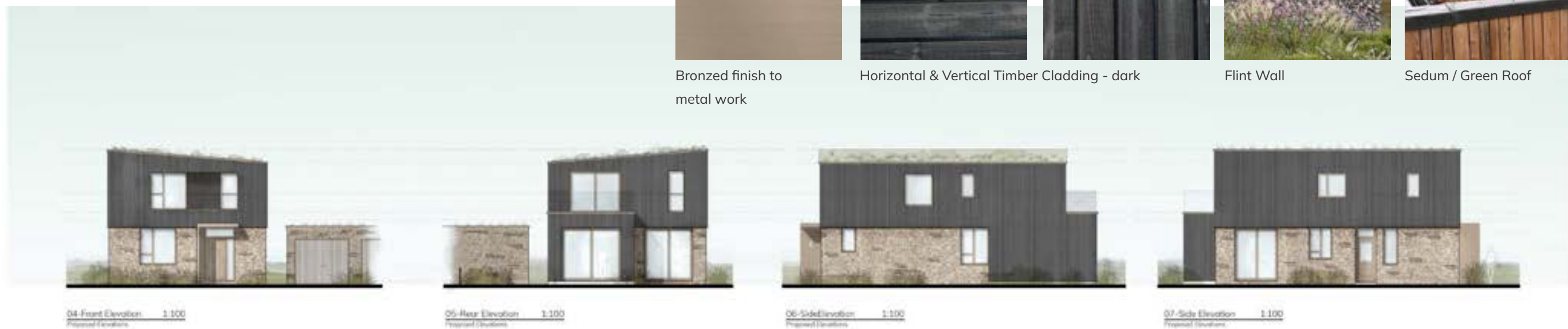
Horizontal & Vertical Timber Cladding - dark



Flint Wall



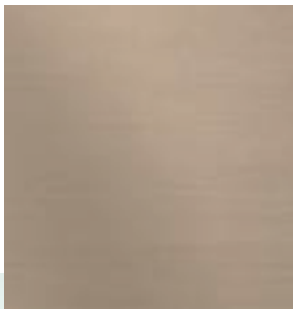
Sedum / Green Roof



Materials / Appearance

Plot 9

This dwelling shares the same palette as Plots 1 - 4, 5 & 7.



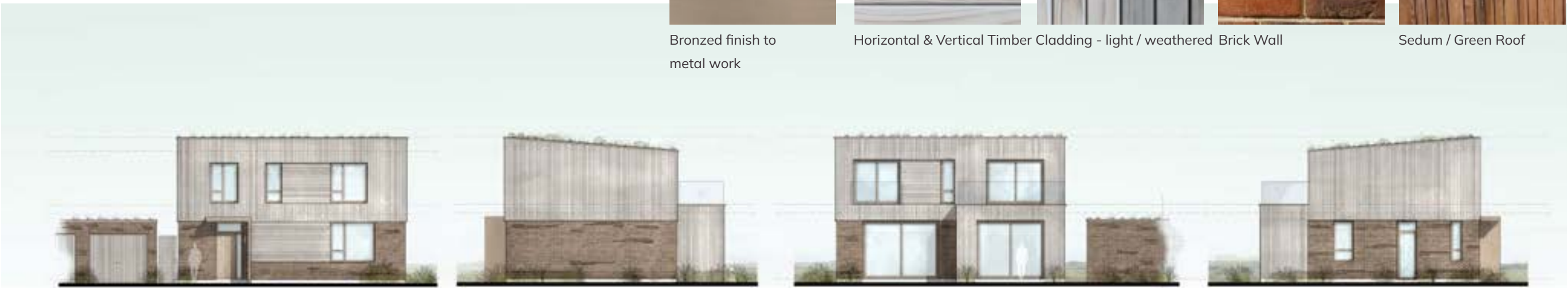
Bronzed finish to metal work



Horizontal & Vertical Timber Cladding - light / weathered



Sedum / Green Roof



04-Front Elevation 1:100
Proposed Elevations

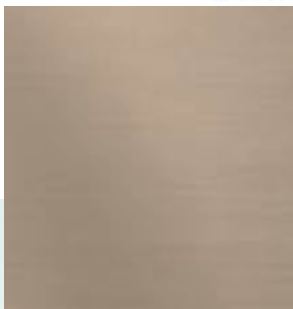
05-Rear Elevation 1:100
Proposed Elevations

06-Side Elevation 1:100
Proposed Elevations

07-Side Elevation 1:100
Proposed Elevations

Plot 10

This dwelling shares the same palette as Plot 8 (and plot 6 in principle).



Bronzed finish to metal work

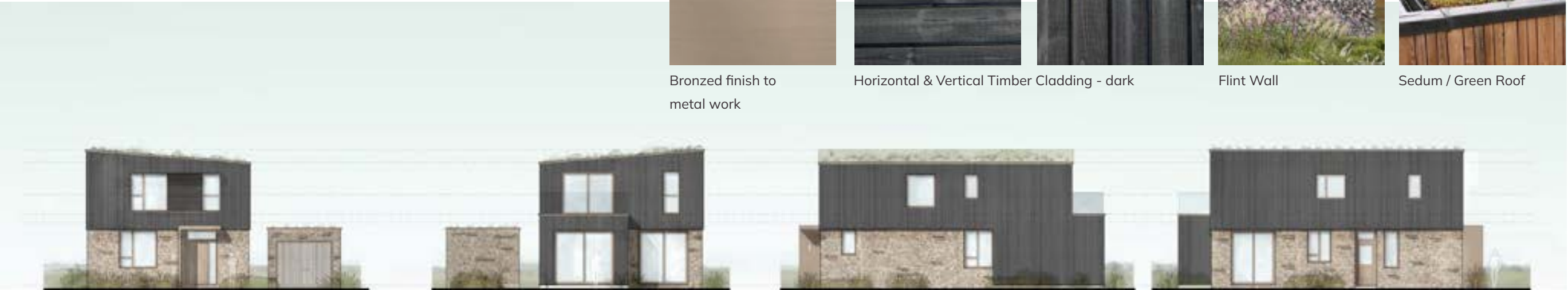


Horizontal & Vertical Timber Cladding - dark



Flint Wall

Sedum / Green Roof



04-Front Elevation 1:100
Proposed Elevations

05-Rear Elevation 1:100
Proposed Elevations

06-Side Elevation 1:100
Proposed Elevations

07-Side Elevation 1:100
Proposed Elevations