

STATEMENT OF COMMUNITY INVOLVEMENT

**New development comprising the erection of 10 no. dwellings
following the demolition of existing agricultural barns**

**Site Address: Barns at New Salts Farm, New Salts Farm Road,
Shoreham-by-Sea, West Sussex, BN43 5FE**

June 2026



INTRODUCTION

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 40 when it states that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”*

The NPPF goes on to highlight at Paragraph 41 that *“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-*

application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

Paragraph 42 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”*

This consultation has been undertaken with regard to the Council's Statement of Community Involvement (April 2024) which emphasises the important role early engagement can play in the development of high quality development proposals. It confirms that *“Adur and Worthing Councils will expect to see evidence that developers have engaged in community consultation prior to submitting their applications if the development falls into the ‘major’ category... The public consultation process should be proportionate to the scale and impact of the scheme.”*

The proposals have evolved through a process of engagement with a number of stakeholders including the local community and the District Council. Below, we provide a summary of the public consultation process that has informed the application proposals.

PUBLIC CONSULTATION

The Applicant initially engaged with the District Council Planning Officers via a pre-application planning enquiry submission, the written response to which was received on 1st March 2025. Subsequently the Applicant engaged with a number of specialist consultants. Further pre-application discussions have taken place with West Sussex County Council highways, the Local Lead Flood Authority, and the Environment Agency.

Following all of this input from the Applicant's consultants and external stakeholders, the Proposed Development was redesigned and further refined over a number of months. This process has taken considerable work, and it is considered that the final design now satisfactorily addresses all of the issues that have been raised during the pre-application discussions.

It was on this basis that the Applicant then engaged with the local community. Given the location of the site relative to existing housing, it was decided that the most relevant persons to notify of the proposed development are the existing residents of New Salts Farm Road.

On 7th May 2026, the Applicant distributed 30 letters to existing residents, including all owner/occupiers of properties in adjacent Old Farm Court and Brooklands. The letter provided a summary of the development proposals and the reasons for the scheme, and was accompanied by a computer generated visual illustration of the proposed development (see above), and the draft site layout plan. An email address was provided for any comments, and the letter stipulated that responses should be received within 10 days (i.e. by 17th May 2026).

A total of 11 responses were received from local residents. A summary of the comments received are below, together with our response to each point that has been raised:

Loss of greenspace: Existing green areas of the site are unmanaged and of limited ecological value. As existing, large parts of the site are covered by barns and associated hardstanding areas.

Loss of biodiversity: The planning application is supported by reports that confirm the results of a range of ecological surveys that have been undertaken, and which provide recommendations for enhancements. In addition, the proposals will provide biodiversity net gain. The Biodiversity Assessment that supports the Planning Application confirms that *“The baseline value of the site is 1.41 area units. Post-development the proposed value of the site is currently predicted to be 2.33 area units, equating to a change of 69.23% in habitat units.”*

Modern design is out of character with semi-rural area: The built character of the area is mixed. The design approach seeks to integrate the new buildings within their edge of settlement surroundings. The Design & Access Statement advises that 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.

The existing barns, although in disrepair, are visually in keeping with the local area: We consider that the proposed building design represents a significant visual improvement when compared with the existing barns on the site.

The site is currently part of a working farm and is used continuously: The agricultural use of the barns has historically been linked to the neighbouring land. However there is no prospect of the barns continuing to be used for agricultural purposes given that the surrounding land is now owned by the Council and is not used for agricultural purposes other than a granted short term licence limited to seasonal grazing of sheep only. Therefore the barns will soon become redundant as the tenant farmer has advised that they are no longer commercially viable as ancillary storage to their primary farm, and alternative uses will be considered. We consider that housing provides the optimal use given local housing needs, whilst balancing the opportunity to enhance the character of the area and reducing impacts on residents' amenities.

10 houses will not help local housing needs: Adur District Council has a significant unmet housing need, and this proposal will provide much needed family housing with

gardens, unlike the large flatted developments on the A259 to the east of Shoreham town centre.

Lack of infrastructure to support further housing: The proposed development is expected to provide financial contributions to improve local infrastructure.

Concerns relating to drainage. Previous plans for housing were rejected in part due to the flood plain. Existing foul sewage system gets blocked: The Applicant's technical consultants have undertaken extensive work, including engagement with WSCC Local Lead Flood Authority, and the Environment Agency. A detailed Flood Risk Assessment and SuDS Strategy has been prepared in support of the Planning Application, and this explains how surface water and foul water is to be dealt with, whilst also explaining why flood risk is suitably mitigated.

Harm to existing residents: The proposals have been carefully prepared in order to ensure that the amenities of existing residents are not significantly impacted. The layout ensures good separation between new and existing buildings, with the design providing flat, green roofs that assist in reducing the perception of scale and massing. Window to window separation distances all accord with the required standards.

New Salts Farm Road is unsuitable for increased traffic, and related highway safety concerns: These matters have been discussed with the Highway Authority as a pre-application enquiry. Motion Transport have acted on the recommendations set out within the pre-application response, and following further survey and design work, the Application is supported by a Transport Statement, which confirms that *"the proposed development is considered acceptable in highways and transportation terms and meets with local and national policy criteria. The assessment work undertaken has shown that there would be no demonstratable harm arising from the proposed scheme and it would not cause any severe impacts. Therefore, there are no highways and transportation related reasons why the proposals should be resisted."*

Concerns relating to the construction process – noise, privacy and damage to property: We would expect these matters to be dealt with via Construction Management Plan, which would normally be secured by an appropriately worded planning condition.

Concerns with respect to contamination: In support of the Planning Application a Phase 1 Contaminated Land Assessment has been prepared by Hilson Moran. This recommends further ground investigation is undertaken and a remediation strategy could be required. This is considered to be fairly standard, and can be dealt with via a suitably worded planning condition.

How would communal areas be maintained? It is anticipated that a management company would be formed, who would be responsible for managing the communal parts of the development site once the new housing is occupied.

The site boundary shown on the site plan includes land in separate ownership:

The boundaries of the site have been reviewed and amended accordingly to ensure that the land shown within the red line is within the Applicant's control.

It is understood that the surrounding land has been purchased by Adur District Council with the intention of creating a nature reserve:

The Application Site is outside of the land owned by the District Council. The proposals do not affect this neighbouring land.

Disruption of views from neighbouring properties: It is understood that the planning system does not afford persons with a right to a view.

Lack of buffer to neighbouring properties gardens, and concerns relating to security of neighbours, particularly from publicly accessible areas:

The layout shows four houses backing onto adjacent existing houses, with publicly accessible areas to the north and south of these that will provide soft landscaping to the site boundaries. Landscaping details are expected to be confirmed at the condition discharge stage. The proposed layout has been informed by Secure by Design principles. The accompanying Design & Access Statement, which has been prepared by the scheme's architects, confirms that *"Sensitive boundaries of the site have been softened with generous landscape treatment. This helps to blur the line from the site edge, the wider open fields and private rear garden space."*

Reduce the value of adjacent properties: The value of properties is not a material planning consideration.

CONCLUSIONS

The Applicant and their consultant team have undertaken a considerable number of technical surveys and assessments which have been used to inform the scheme under consideration. The application is supported by technical evidence that demonstrates the acceptability of the proposal in terms of, highways, visual impact, arboricultural, drainage and flooding.

The consultation exercise has provided a number of constructive comments which have been taken on board and influenced the final design of the illustrative layout.

All feedback responses have been taken into consideration and have been addressed in further detail in the Planning Statement and relevant technical reports, and this Statement of Community Involvement should be read alongside those documents. The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.