

Dear Sir/Madam,

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

Comments were submitted at 27/07/2026 11:29 AM from Mr Kevin Ravera.

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 Kevin Ravera
Email:	
Address:	54 Howard Road Sompting West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Other
Comments:	Having reviewed the ecological reports submitted with the planning application, it is clear that the proposals have been designed in a way that aligns well with national and local planning policy, particularly in relation to biodiversity and the efficient use of previously developed land. From the Preliminary Ecological Appraisal, the existing ecological value of the site is clearly low. The grassland is described as "species-poor (4.8 species/m² average) with grasses accounting for over 90% of the coverage", and the scrub and ruderal habitats are common and widespread. The barns themselves have "negligible suitability for roosting bats" and no evidence of other protected species such as dormice, water voles or great crested newts was found. This confirms that the site is not a sensitive ecological receptor and that redevelopment will not result in the loss of high-value habitat. The reports also demonstrate that the development can be delivered without adverse effects on nearby designated sites. Although the site lies within the Impact Risk Zone for the Adur Estuary SSSI, the ecologists conclude that impacts

can be fully mitigated through standard pollution controls and a well-designed SUDS strategy. This is an important planning consideration given the proximity of the estuary.

What is particularly positive is the clear ecological enhancement proposed. The BNG Feasibility Assessment confirms that the scheme is capable of delivering a 69.23% net gain in habitat units, far exceeding the statutory 10% requirement. This is achieved through new wildflower grassland, mixed native scrub, flowering lawns, green roofs, and the planting of 35 new trees. These measures will significantly improve the ecological value of a site that currently comprises hardstanding, barns and low-quality grassland.

The PEA also recommends enhancements such as bird and bat boxes, hedgehog highways, and log piles, all of which are incorporated into the landscape strategy. These features directly support local biodiversity and respond to Policy 31 (Biodiversity) of the Adur Local Plan, which seeks measurable ecological improvements.

In planning terms, this is exactly the type of small scale, previously developed site where well designed housing can be delivered without harming the environment. The ecological evidence shows that the development avoids impacts on designated sites, replaces low value habitat with significantly enhanced green infrastructure, and delivers a substantial Biodiversity Net Gain.

For these reasons, and based on the clear findings of the ecological and BNG reports, I am supportive of the application.

Kind regards