

Dear Sir/Madam,

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

Comments were submitted at 27/07/2026 1:32 PM from Ms Jane Silsby.

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:	Ms Jane Silsby
Email:	
Address:	1 Brooklands 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 - Other - Overdevelopment
Comments:	I am writing to object to this application - under the headings: - Development on a Greenfield site & Design - Traffic and Highway Safety - Flood Risk, Waste Water & Sewage - Wildlife displacement My family have lived for over 40 years in a flat in 'Brooklands' (the building originally being New Salts Farmhouse from the 1700s until the 1920s). Looking westwards from the property - over the single-storey Old Farm Court buildings and the barns (the latter being in continuous use for farming purposes) - the view is appreciatively 'greenfield'. - Development on a Greenfield Site & Design:

The land in question is clearly not a 'brownfield' site - as it has been termed in the submitted plans - and the proposed development is contrary to the Adur Local Plan's Strategic Green Gap policy. It is understood that the Council purchased the adjacent farmland to robustly support this policy. Prior to this, in 2004 and 2006 respectively, it is noted that the Council refused planning permission for 1 house in New Salts Farm Road to be replaced with 2, and for a garage/workshop to be replaced with a single dwelling - both on grounds of the sites lying within the strategic gap and being an 'intrusion into the countryside and out of keeping with, and detrimental to, the rural character and appearance of the locality'. This latest proposed development would bring about considerably more erosion to the character of the area. In addition to this being a loss for the wider locality, it would impact very negatively on those living within the immediate neighbourhood (not least the wildlife inhabiting the land itself),

It is also understood that concerns were raised by the Council at the pre-planning application stage in relation to the visual contribution this open land makes to the setting of the Grade 11* Shoreham Airport terminal. Further, whilst the plans pay no regard to the contribution Brooklands' house (originally New Salts Farmhouse) makes to the overall appearance of the area, the Council notes that it is a prominent local landmark - in both near and long distant views - and says that the proposed development should be considered from the viewpoints of the A259 to the south and the railway line to the north. (In fact, when the Planning Inspectorate had reason to pay a site visit to Brooklands in the 1990s - and deemed it to be a building of significance in the location - it said not to forget the viewpoint from the air!) The very special existing appearance of this expansive area of open land - with its significant buildings - needs to be preserved.

The planned development is promoted as being a cohesive 'extension' of the existing Brooklands/Old Farm Court development, whereas I visualise it as an incongruous 'tag-on' ('a monstrous carbuncle!') - and of a design more akin to a suburban development. The 'overall composition' does not, as the developer suggests, 'enable the development to sit comfortably within its surroundings', and nor would it be 'greener or more welcoming' than the rural scene currently enjoyed or 'create a more attractive and coherent edge to the housing along New Salts Farm Road'. I see no 'meaningful benefits' for the existing residents (human or wildlife).

- Traffic and Highway Safety:

New Salts Farm Road has become increasingly busy and hazardous to use as a pedestrian, there being no pavements and 'blind-bends'. Heavy goods vehicles bringing building materials to site would pose additional safety hazards, as would any additional traffic associated with the proposed 10 new properties.

- Wildlife Displacement:

The existing habitat supports a substantial diversity of wildlife. This habitat would be destroyed and the claims that this loss would be compensated for in the planned scheme are highly questionable. It is apparent that many of the neighbouring residents, and those in the wider locality, value the rural character of this area and its inhabitant wildlife - and it is respectfully requested that the Council give due consideration to the site's ecology.

- Flood Risk, Waste Water & Sewage:

It is understood that the site lies within Flood Zone 3 and that there are long-term drainage and surface water risks associated with this land. (It has incidentally been noted that the plan is to divert the existing flow of the mains sewer to the east of its current position to run under a strip of land registered under Brooklands' freehold title. There has, to date, been no communication from the developer to the freeholder in this regard.)

Kind regards