

Dear Sir/Madam,

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

Comments were submitted at 20/07/2026 8:05 AM from Mr STEPHEN YOUNG.

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 STEPHEN YOUNG
Email:	
Address:	5 Old Farm Court New Salts Farm Road Lancing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	Executive summary Application AWDM/0810/26 - erection of 10 dwellings following demolition of agricultural barns at Land and Barns, New Salts Farm, New Salts Farm Road, Lancing / Shoreham-by-Sea. We OBJECT and ask the Council to REFUSE permission. This is, in substance, the same 10-dwelling scheme the Council advised at pre-application stage (PREAPP/0046/25) would be "unacceptable in principle and very likely refused". Reduced roof heights and added landscaping do not cure the fundamental objections the Council itself identified. Even applying the National Planning Policy Framework (NPPF) paragraph 11(d) "tilted balance" (on which the applicant relies, given the Council's ~3.2-year housing land supply), the harms significantly and demonstrably outweigh the limited benefits of ten open-market houses. The main grounds, cross-referenced to the body of this objection, are: - Principle - countryside & Local Green Gap (§1): housing outside the built-up

area, in the countryside and the Lancing-Shoreham Local Green Gap, causing coalescence, contrary to Policies 13 & 14.

- The Council's own adjacent land purchase (§2): in 2020 the Council bought the adjacent New Salts Farm to protect it from housing (on flood-risk and green-gap grounds); approving houses immediately beside it would be inconsistent with that decision.
- Flood risk - Flood Zone 3 (§3): the Sequential Test is not properly passed - the applicant's own FRA concedes 7 lower-risk sites but discounts them all by defining "the development" around its preferred house type; the Exception Test is not met.
- Surface-water drainage (§4): no enforceable long-term maintenance regime or modelled exceedance-flow routes to protect neighbouring land.
- Landscape & visual harm (§5, §5A): harm to a sensitive gap, South Downs National Park (SDNP) and A259 views and the Grade II* listed airport setting - reinforced by the Council's own Adur Landscape Character Assessment (LCA 10; A259 View 15).
- Design & consistency (§6, §6A): a suburban, flat-roofed estate out of keeping with the historic farm setting; and inconsistent with the "in keeping" controls applied to a neighbour's minor extension at 3 Old Farm Court.
- Neighbour amenity (§7): overlooking, loss of privacy and outlook at Old Farm Court from two-storey dwellings, windows and balconies.
- Ecology & Biodiversity Net Gain (BNG) (§8): an application form that under-declares the nearby Adur Estuary Site of Special Scientific Interest (SSSI), and an overstated, insufficiently secured "69% net gain" with unreconciled figures.
- Housing benefit (§9) & land status (§10): ten large open-market homes (no affordable housing; just below the 11-unit threshold); the site is active agricultural land - not "previously developed" / brownfield.
- Highways & access (§11, §11A): traffic and construction loaded onto a narrow, footway-less private road - despite the applicant's own consultants previously advising that residential development here be accessed from the A259.
- Procedure (§12): no neighbours in Lancing or across the A259 appear to have been notified.

Our personal perspective as immediate neighbours - loss of privacy, security (there is no buffer, only a low farm fence), outlook, the historic farm setting, and increased light and noise - is set out in full after this summary.

For detail about our objection, please refer to our emailed (due to error on this system) and register posted objection.

Also we would kindly request that you ask the applicant for the original feedback during their consultation, as their document reduces this to bullet points and loses detail and context.
