

Dear Sir/Madam,

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

Comments were submitted at 22/07/2026 5:57 PM from Mr Michael Pickerill.

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 Michael Pickerill
Email:	
Address:	3 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 - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Dear Sir / Madam

We are writing to object to the proposed development at New Salts Farm Road.

We have lived in this area for a long time and one of the main reasons we value our home is because it is quiet, peaceful and feels safe. As an older couple, this matters a great deal to us. We are not against all change, but we feel this proposal would have a very significant impact on our day-to-day life and on the character of the area.

Privacy and security

One of our main concerns is privacy. The plans appear to include a nature walk very close to our garden fence. Although a nature walk may sound positive, in practice it would mean people walking close to the back of our property, where we currently have privacy and quiet enjoyment of our garden. This would make us feel overlooked and less secure in our own home.

At our age, feeling safe at home is very important. Having a public walking route so close to the boundary of our private garden would change the feeling of our home and garden from being quiet and private to being exposed and overlooked.

Pond close to our boundary.

We are also concerned about the proposed pond close to our rear boundary. This does not feel sensible in an area where flooding and surface water are already a concern. If it is not properly maintained in the long term, the pond could become stagnant, unpleasant, and possibly create further problems close to our garden.

We are worried that once the development is finished, the maintenance of these features may not be kept up to the standard promised at the planning stage. If the pond, planting, drainage or surrounding area is not maintained properly, it will be the existing neighbours who are left living with the consequences.

Design and character

The style of the proposed houses is also a concern. The buildings do not appear to be in keeping with the existing farm setting or the character of New Salts Farm Road. When we carried out a small extension to our own home, we had to take great care to make sure it was sympathetic and in keeping with the surrounding buildings.

It therefore feels very unfair and difficult to understand how a much larger development of modern houses can be considered acceptable in this same sensitive setting. If local residents are expected to preserve the farm character of the area when making small changes to their own homes, then surely a new development should be expected to do the same.

Bats

When we recently replaced all our windows a bat roost was found under our bedroom window. We were made to take great care with the replacement windows to ensure the roost was not affected. We were made aware that this is because bats are a protected species, We are aware that bats roost in the barns, also owls, so how is it that the barns can be demolished? Is this again special treatment for this development?

Quiet enjoyment of our home

This part of New Salts Farm Road still has a rural and farm-like character. The proposed development would change that character quite dramatically. It would bring more noise, more activity, more traffic, more overlooking, and a much more built-up feeling.

As older residents, the quiet environment is important to us. It is part of why we feel comfortable and settled here. We are concerned that the proposed development would take away that peace and would make our home and garden

feel less private and less secure.

Conclusion

We ask the Council to please consider the real impact this proposal would have on people already living here. Our garden and home are very important to us. We feel the development would reduce our privacy, disturb the quiet environment, increase our worries about flooding and maintenance, and introduce buildings that are not in keeping with the local character.

For these reasons, we respectfully object to the application and ask that it is refused.

Yours faithfully,
Michael Pickerill & Shirley Trevena
