

A.P. Wadey

26 Wenceling Cottages

Brighton Road

Lancing

West Sussex

BN15 8LE

16 July 2026

Re: Proposed Residential Development of 10 Properties at New Salts Farm Barns

Dear Sir/Madam,

I am writing in response to your consultation letter regarding the proposed development of 10 residential properties at New Salts Farm Barns.

I wish to raise a strong objection to the proposal on ecological and wildlife grounds.

While I appreciate the need for new housing, I believe this proposal would result in the loss of an established and valuable wildlife habitat that has developed over many years. The existing barns and farm buildings are far more than disused agricultural structures; they provide essential shelter and breeding sites for protected species.

For several years I have regularly observed a breeding pair of barn owls using the barns. During the breeding season I have watched the adults hunting at dusk before returning to the buildings carrying rodents to feed their young. I have video evidence showing this behaviour and would be happy to make this available if required. From my observations, these buildings are an active nesting site.

The barns also support significant bat activity. I regularly observe bats emerging from the buildings at dusk and believe they contain established bat roosts. I have seen pipistrelle bats and brown long-eared bats and believe several different bat species use the site. I have also observed a bat which I believe may be a greater mouse-eared bat, although I appreciate this would require confirmation by a licensed bat ecologist.

In addition to the barn owls and bats, I have regularly observed grass snakes, slow worms, frogs and toads within and around the site. These observations demonstrate that the site supports a

rich and diverse range of wildlife.

Your consultation letter refers to landscaping, biodiversity enhancements and replacement planting. However, while these measures are welcome, they cannot replace the ecological value of long-established barns that have become home to protected species over many years. Once these buildings are demolished, the habitats they provide cannot simply be recreated.

The proposal to construct 10 new dwellings, together with roads, driveways, gardens, external lighting and increased human activity, raises significant concerns about disturbance to wildlife, habitat fragmentation and the long-term survival of species that currently depend upon this site.

I note that the consultation letter makes no reference to ecological surveys for protected species. Before any planning application is determined, I would expect comprehensive ecological assessments to be undertaken, including:

- A Preliminary Ecological Appraisal.
- Comprehensive bat surveys carried out by licensed bat ecologists at the appropriate time of year.
- A barn owl survey.
- Reptile and amphibian surveys.
- A Biodiversity Net Gain assessment.
- Full details of any proposed mitigation, compensation and long-term habitat management.

I respectfully request that any planning application is supported by these surveys and that they are made publicly available so that residents can fully understand the ecological implications of the proposed development.

I also ask that my observations, together with my photographs and video evidence, are taken into account as part of the planning process.

The wildlife using these barns has established itself over many years and forms part of the natural heritage of the area. I believe every effort should be made to protect these species and their habitats before any decision is taken on the proposed development.

Thank you for considering my comments. I look forward to seeing the ecological evidence that supports any future planning application.

Yours faithfully,

A.P. Wadey