

Dear Sir/Madam,

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

Comments were submitted at 14/07/2026 3:43 PM from Ms Jennifer Blake.

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 Jennifer Blake
Email:	
Address:	6 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:	The Strategic Green Gap The NPPF defines brown field land as 'previously developed land' and excludes agricultural buildings. The proposed area for development is currently part of a working farm housing cattle, sheep, and hay bales in the barns, and uses surrounding acreage for grazing sheep and hay making. It would seem that this area should not be defined as a brown field site. My understanding is that this area is already listed as having been rejected for major development and lies within the green belt. If permission is granted for a small housing estate to be built on this very important strategic gap between Shoreham and Lancing this constitutes 'urban creep' and sets a precedent for

further development across the gap.

How does this development fit with Adur Council's 5 year Housing Strategy 2025 - 2030 and the joint Fair, Green & Local Corporate Strategy 2025 - 2028? Also, how does this fit with the council's 'Vision for nature' - a landscape scale approach to restore the natural environment which includes commitment to 5 major nature corridors - one of which lies adjacent to the Lancing/Shoreham green gap within which this proposed development sits?

It is my understanding that Adur Council purchased the 70 acres surrounding New Salts Farm Barns to protect the natural environment. If allowed, this new development will fracture the

ecological pathways used by wildlife between the downs and the sea.

How does it fit with Adur's Local Plan which includes environmental protections, and the development of affordable housing? Considering the very large amount of homes that have been built in Shoreham recently (and apparently hundreds of them are still vacant) I don't feel it can be stated that Shoreham needs this development of ten 3 and 4 bedroom houses with 27 car parking spaces.

Protecting the biodiversity

The current 'ageing barns' are a welcome and fitting sight behind our converted barns. They are not considered 'tired and visually dominant' in an undesirable way. The area is already very calm and we are able to observe nesting barn owls and bats that take refuge in the barns. As well, over the 40 years of my residency here, I have seen badgers, pheasants, ducks, a variety of bees, dragonflies, field mice, toads, hedgehogs, and a wide variety of bird species including birds of prey. We enjoy starling murmurations every year as they congregate on the barn roofs. The area is a haven for wildlife species, generations of which have no doubt been using it for centuries. If disrupted during demolition of the current site, these species will not return to the new housing estate despite the token inclusion of bee bricks, bat boxes and nesting boxes designed to mitigate the loss of biodiversity. Those strategies just don't work. No doubt the families of foxes will return to raid the refuse bins as it has been their 'patch' for many a year. Of further concern is the planned pond which may well attract mosquitos if it becomes stagnant due to lack of management.

Flood Risk

The area is classified as a flood zone 3. Residents who have lived up this road for many years are used to seeing surface water across the land, and historically it has always been deemed unsuitable for the development of homes.

Increased traffic via New Salts Farm Road

This road already suffers congestion at times as people cut through to the bypass road from the coast. It is only a narrow road with no pavement and can't realistically accommodate the traffic to and from a new housing estate in a safe and clean way.

Loss of privacy

One of the proposed gardens butts right up to my post and rail fence hence there is no meaningful separation distance and no landscape buffer. For many of us there will be a loss of privacy due to being overlooked. I have for some time

known that a development may be proposed on this land and I imagined one house or two at the most. A development of 10 houses on this small area will be cramped and leaves no room for acceptable buffering which implies that current residents are not being considered.

Potential contamination risk to neighbours - Table 8-2

As a resident whose garden backs directly onto the proposed development I am particularly concerned about the stated possible risks of contamination to neighbours during the development:

Moderate risk to neighbours from asbestos fibres - direct contact, ingestion and inhalation.

Moderate risk from ground gases being released and inhaled.

Moderate/low risk to neighbours of exposure pathway to soil contamination.

Conclusion

In conclusion I see absolutely no benefits to the residents of New Salts Farm Road or Shoreham community as a whole for this planning application to be approved. All I can imagine

is yet one more precious area of farmland and biodiversity being destroyed (in the name of profit) and much dirt, contamination, disruption, and noise for the residents and wildlife during

the extensive period of development that it will take to try and mitigate all the risks associated with developing this site.
