

Dear Sir/Madam,

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

Comments were submitted at 31/07/2026 7:41 AM from D Sparkes.

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:	D Sparkes
Email:	
Address:	Stockmans Barn Church Farm Walk Upper Beeding

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	Due to material planning considerations I wish to object to the proposed development at New Salts Farm Barns.

The objections summarised by the council's Planning Officer in response to the developer's Pre-Application Submission are still relevant. The proposed benefits in this current application do not outweigh the significant harms as these are fundamental and cannot be overcome.

The site lies outside of the existing built up boundary.

The site lies within the countryside and Local Green Gap between Shoreham and Lancing.

The site lies within a Flood Risk area identified as Zone 3.

The developer draws on the concept of the "tilted balance" as laid out in the NPPF to support their revised application. However, the tilted balance requires refusal where adverse impacts significantly and demonstrably outweigh the benefits, and where policies protecting areas of particular importance (including areas at risk of flooding) provide a clear reason for refusing.

I would argue that for this particular site, this is the case.

On June 24th 2026, West Sussex published their Local Nature Recovery Strategy in line with the Environment Act 2021. The aim of the strategy, as defined on its homepage, "is to identify the important places for nature that are left, and encourage and target opportunities to restore or create it, where this can have the most benefit for wildlife and people".

The strategy's Local Habitat Map identifies Areas of Particular Importance for Biodiversity (APIB) such as existing Sites of Special Scientific Interest and Local Wildlife Sites, as well as Areas that Could become of Importance for Biodiversity (ACIB). The proposed site lies within an area designated as the latter.

This is significant as it reflects the recent recognition that this site has been identified as one where the opportunity to restore nature can have the most benefit for wildlife and people. This makes sense. When viewed on the interactive Local Habitat Map, the contrast between this recognised ACIB and the built up urban area to the west and east of the site is stark.

Adur and Worthing District Council are to be commended for buying the adjacent 70 acre site at New Salts Farm. The intention for this land to act as a green buffer and ecologically restored site, coordinating restoration activities by pledging the land to initiatives such as the Weald to Waves project and the Adur River Recovery project, is in keeping with the broader aims of the Local Nature Recovery Strategy . It would therefore make no sense for

the council to approve the proposed application, thereby allowing building on greenbelt agricultural land immediately adjacent, land which also lies within the Weald to Waves Corridor, and which has also been earmarked as land where measures to increase its biodiversity can be most significant and beneficial for all.

The UK is one of the most nature-depleted countries in the world. We have lost nearly half of our wildlife since the 1970s. Protected species such as barn owls and bats have been recorded living in the New Salts Farm Barns. It is vital that efforts to establish and maintain wildlife corridors are supported.

In addition to the above, I would also like to object on the grounds of Highway Access. New Salts Farm Road is a narrow road with no pavement. It is already overused as a cut through to the A27. The additional traffic incurred by building a further ten family homes will only add to the congestion, creating further hazards for pedestrians.

Finally, the detrimental impact of the increased light and noise inevitably incurred by such a development would be felt not only by the existing residents of Old Farm Court but by the wildlife present in the barns and surrounding area.

In conclusion, I urge the Council to act in accordance with the aims of the LNRS for West Sussex by refusing this application.

Kind regards