

Dear Sir/Madam,

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

Comments were submitted at 31/07/2026 6:59 AM from Miss Eva Hrbackova.

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:	Miss Eva Hrbackova
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 - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise

Comments:

Dear Planning Officer,

I wish to object to the above planning application.

I support the concerns already raised by other residents regarding flood risk, loss of privacy, impact on wildlife and nature, harm to the open views from the A259, and the fact that the proposed buildings would be out of character with the existing rural setting and the historic character of Old Farm Court.

The development would also affect us personally. Old Farm Court is a small and sensitive group of homes whose character depends on its setting, open outlook and relationship with the surrounding farmland and landscape. The proposal would cause direct harm to this setting and to the amenity enjoyed by existing residents.

I would also like to draw attention to previous planning decisions affecting Old Farm Court. In January 1993, planning applications (x3) for relatively minor alterations at Old Farm Court, including fencing, were refused on grounds relating to harm to character and appearance. It is therefore difficult to understand how a much larger residential development of ten, out of character, houses on adjacent land could be considered acceptable when previous minor changes were considered harmful to the character of the area.

I also object to the applicant's description of New Salts Farm Road as a low-volume road. Hyde Homes' traffic survey dated 24 June 2016 recorded vehicle volumes of up to 1,468 vehicles per day, which directly contradicts the suggestion that traffic levels are low. This is particularly important because New Salts Farm Road is narrow, has no proper pedestrian provision, and is already used by existing residents, visitors, delivery vehicles and local traffic.

Flood risk is also a major concern. A Landmark Environmental Report dated 5 September 2012 identified the overall flood risk to properties at Old Farm Court as high. This is directly relevant because the proposed development would introduce further built development, hard standing, drainage reliance and residential use into an already sensitive flood-risk area.

The same Landmark Environmental Report also identifies potentially contaminated land directly adjacent to the barns, described as ****unknown filled ground****, such as a pit, quarry or similar filled feature. This should be fully investigated before any development is considered acceptable, particularly given the proposed residential use and the potential

for ground disturbance during construction.

For these reasons, I object to the application and ask the Council to refuse planning permission.

Kind regards