

Dear Sir/Madam,

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

Comments were submitted at 30/07/2026 5:56 PM from Mr Paul Holden.

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 Paul Holden
Email:	
Address:	14 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: Part 2 of our objection:

6. Design and Character

The proposed development bears little relationship to the site's agricultural character. Its contemporary suburban layout, flat roofs and estate-style appearance fail to respect the historic farm setting and conflict with local design policies.

7. Impact on Neighbours

The proposed two-storey dwellings, balconies and first-floor windows would overlook neighbouring homes, reducing privacy and outlook.

Residents would also experience increased noise, lighting and general disturbance compared with the existing agricultural use.

8. Ecology

The ecological benefits are overstated in the application.

The application underplays the site's relationship with nearby designated habitats, relies upon optimistic Biodiversity Net Gain calculations and provides insufficient certainty that ecological enhancements will be maintained over the required period.

The proposal would also increase lighting and activity in an area currently used by bats, birds and other wildlife. We have personally observed the Barn Owl on a number of occasions (& have photographs), as well as Bats, Foxes, Rabbits etc.

9. Limited Housing Benefit

The proposal delivers only ten open-market homes and no on-site affordable housing. Consequently, the public benefit is modest and should not outweigh the significant environmental and policy conflicts identified above.

We understand that around seven other sites were put into the consideration, but none we're considered suitable for ten homes of this size, but why does it have to be one site, or ten homes? If a site is more appropriate with less impact, then it should be considered.

10. Greenfield Site

Despite repeated references to brownfield redevelopment, this remains an active agricultural site.

The barns continue to serve agricultural purposes and the land should properly be regarded as greenfield, meaning the proposal receives no policy advantage associated with previously developed land.

11. Highways

Access would rely on a narrow private road with no footway.

Construction traffic and additional vehicle movements would affect residents and raise

safety concerns. Notably, transport work prepared for the larger neighbouring proposal concluded that residential development in this location should be accessed directly from the A259 rather than via New Salts Farm Road.

Since the development of Monks Farm we have already seen a significant increase in the number of cars using the access road, causing some congestion and increased safety concerns, as the road has no pathways for pedestrians, this was evidenced by my wife being hit by a car whilst making her way home on the access road. The properties have clearly been designed for families & therefore we can expect a greater number of children having to navigate this road & I'm sure the planning department doesn't want that on their conscience.

In addition to safety concerns, there is a significant increase in noise & also pollution and the proposed development has parking spaces for 15 cars in addition to each property having a garage, so given they are 3 & 4 bedroom homes, we could easily be looking at 20 cars.

Finally the track from the access road to the development will need to support these vehicles as well as larger & heavier ones, so will need to be a substantial road creating significant traffic at the bottom of our garden.

12. Public Consultation

It appears that residents in nearby Lancing and properties opposite the site were not notified despite being affected by the proposal.

The Council should ensure that consultation has been carried out fully before determining the application.

Conclusion

The proposal would result in:

- Development within the countryside and Local Green Gap.
- Unacceptable flood risk concerns.
- Harm to landscape character and important views.
- Poor design that fails to respect the historic farm setting.
- Harm to neighbouring residential amenity.
- Questionable biodiversity and drainage evidence.
- Increased pressure on an unsuitable access road.
- Only limited public benefit through ten open-market dwellings.

Even applying the NPPF tilted balance, these harms significantly and demonstrably outweigh the benefits.

For these reasons, we respectfully request that Adur District Council refuse planning permission for application AWDM/0810/26.

Kind regards