

Dear Sir/Madam,

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

Comments were submitted at 30/07/2026 3:24 PM from

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

- Highway Access and Parking
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: PART 2. Continued objection...

Traffic

While the transport survey claims the New Salts Farm Road is adequate and safe, my experience as a resident strongly contradicts this.

Since returning to live on this road in 2018, having left in 2009, I have witnessed a significant increase in traffic. Although the road was resurfaced a number of years ago, it remains narrow, lacks pedestrian pavements, and only allows two-way traffic at a few passing points. Due to these safety concerns, I understand that ADC themselves previously ruled it out as an access route for the planned nature reserve and conservation site.

As a parent whose child must walk along this route to catch the school bus, I am deeply concerned about the safety risks during construction, as well as the long-term impact of additional residential vehicles on a road that is simply not equipped to handle this volume of traffic.

I also query the access route, as a number of residents believe this to be the property of ADC and not NSF Ltd.

Privacy

As a resident whose property overlooks the development site, I am understandably concerned about the proximity of this development to my own and neighboring homes. While I note that the developer has slightly decreased the height of the buildings from the initial plans, their proximity will still result in an intrusive overlook and a significant reduction in natural light for residents.

Currently, like I, many neighbors maintain low fences to respect and preserve the existing natural landscape of hedges and trees at the bottom of our gardens. To protect even a small amount of our privacy from the new development, residents would be forced to cut down these trees to erect taller fences, which directly contradicts the supposed environmental ethos of this project.

Housing Need..

I note that the developer is strongly encouraging the council to reflect on local housing needs to present this development in a favorable light.

With regard to their calculations, I would like to inquire whether they have accounted for the yet-to-be-constructed properties along the coast road heading East into Southwick? Whilst the regional need for housing is acknowledged, development on this land should only be permitted where the need is essential. Given that these properties are not affordable, it is difficult to see how this criteria is met, or how any potential benefits could outweigh the significant concerns raised.

Kind regards