

Dear Sir/Madam,

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

Comments were submitted at 30/07/2026 3:23 PM from Ms Zara Spanton.

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 Zara Spanton
Email:	
Address:	10 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:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments: Part 1

As a resident of New Salts Farm Road, I strongly object to this development.....

Flood risk

I would like to begin by referencing the wording used by Adur District Council in response to the flood risk issues identified ten years ago, following Hyde Homes' application to build on this site. At that time, the council explicitly deemed these flood risk issues as "unsolvable."

While this current development proposal is smaller, it is located on the same landmass and remains susceptible to the same risks.

It is acknowledged that this site lies in Flood Zone 3, therefore is at high risk of flooding from rivers or sea.

Having been a resident of New Salts Farm Road for a number of years, I have consistently observed considerable pooling of water on this land and dispute that this is isolated to the south east region of the plot as suggested in the flood risk assessment.

While it is acknowledged that local tidal defences have been improved in recent years, this land remains incredibly fragile and with climate change increasing the unpredictability of our weather, including increased rainfall in some months, is it not crucial that floodplains such as these are protected to ensure the safety of the wider area?

The SuDS design concept appears inadequate. I question the viability of the infiltration basin in regards to the long-term upkeep and maintenance that the entire system will require. Will the land remain privately owned, with service charges funding the upkeep? If so, this would seem at odds with the development's representation of the open spaces being accessible and for the benefit of the wider community.

Even if the proposed design mitigates the danger for the site itself, will this not increase the risk to properties and land further away? I would also like to raise this concern in relation to sewage.

Local residents are well aware of the inadequacy of our local sewage infrastructure and will recall the numerous incidents that have resulted in the coastal road being blocked with tankers, all lined up to help pump away the waste that our local system is unable to handle.

The Flood Risk Assessment's own statement states there have been 8 recorded incidents of sewer flooding in postcode area BN43 5 and that there are no adopted surface-water sewers in the vicinity of the site.

Greengap

In reference to the site, within the Adur Local Plan..

'This land is countryside and within the local green gap between Shoreham and Lancing. This land is outside of the Built Up Area Boundary and development will only be permitted where the need for a countryside location is essential; it is for quiet normal recreation or

the essential needs of agriculture, horticulture, flood management or is otherwise consistent with this plan'.

Adjoining land was purchased by the council, and acquired with a commitment to preserve it as a natural habitat.

While the developer argues that a relatively small development would not interfere with the council's plans to rewild and conserve the wider area, approving this proposal could set a dangerous precedent for future applications. In particular, I'm concerned that it would open the door for further development at a later date, on the land where the current farmhouse sits.

Two properties, further up New Salts Farm Road, had their much smaller development proposals turned down on the grounds that the area is sited within the green gap.

I hope that the council will uphold their commitment to protect this natural habitat and prevent any incremental development that undermines conservation efforts.

To quote Cllr Neil Parking at the time of purchase, 'New Salts Farm plays an integral role in the look and feel of our whole district, acting as a vital green corridor between our vibrant coastline and the surrounding South Downs'.

Biodiversity

The Ecological survey questions the viability of the current barns being used for roosting bats and owls, which is surprising given that bats and a barn owl are frequently seen in close proximity to the site. The area is also home to foxes, badgers, pheasants and a diverse insect population. While the survey acknowledges that observations were conducted over a short period, its conclusions seem at odds with local wildlife activity. Furthermore, the developer's pledge to install bird and bat boxes appears to be a token gesture, as the existing habitat will already have been destroyed by the development itself.

Finally, the calculated mathematical net gain in biodiversity neglects to account for future human influence. For example, there are no safeguards to prevent future residents from replacing designated "wildflower" grass areas with patios or other hardscaping.

Kind regards