

Dear Sir/Madam,

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

Comments were submitted at 29/07/2026 4:47 PM from Mr Rob Bertrand-Shelton.

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 Rob Bertrand-Shelton
Email:	
Address:	2 Feversham Close Shoreham-by-sea West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	I also wish to formally object to the planning application for the proposed construction of 10 dwellings at New Salts Farm. As a local resident, I have significant concerns about the suitability of this development and believe it is contrary to sound planning principles for the reasons set out below.

1. Flood Risk and Drainage

The site lies within an area susceptible to flooding, positioned between the railway line and the A259. Replacing permeable agricultural land and existing farm buildings with housing, access roads and driveways will substantially increase hard surfaces, reducing the land's natural ability to absorb rainfall. This is likely to increase surface water runoff and could worsen flooding both within the site and in the surrounding area. The application should clearly demonstrate that flood risk will not be increased elsewhere, in accordance with national and local planning policy.

2. Loss of the Strategic Green Gap

The site forms part of an important open area that separates Lancing from Shoreham Airport and contributes to the rural character of the locality. Introducing a residential estate in place of agricultural buildings would represent an unnecessary expansion of urban development into open countryside. This would erode the strategic green gap, undermine the area's rural setting and conflict with planning policies that seek to maintain the separation and identity of neighbouring settlements.

3. Highway Safety and Traffic

Traffic congestion along the A259 Brighton Road is already a significant problem, particularly during peak hours. An additional access serving 10 dwellings will inevitably generate more vehicle movements, placing further pressure on an already busy road and increasing the potential for delays and highway safety issues. I am concerned that this development will make the situation considerably worse.

4. Ecological Impact

The site's proximity to the salt marshes and surrounding coastal habitats means it forms part of a wider ecological network that supports a variety of wildlife. Demolition and construction activities, together with the long-term impacts of residential occupation, including increased lighting, noise and human activity, are likely to disturb wildlife and reduce the ecological value of the area.

5. Biodiversity

Agricultural buildings frequently provide habitat for protected species such as bats and nesting birds. It is therefore essential that comprehensive ecological surveys have been undertaken and that any protected species are appropriately safeguarded. The application should also provide clear evidence that it complies with the statutory Biodiversity Net Gain requirements and delivers meaningful ecological enhancement.

For these reasons, I respectfully request that Adur District Council refuses planning permission for this proposal.

Kind regards