

Dear Sir/Madam,

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

Comments were submitted at 29/07/2026 1:15 PM from Miss Cat Deheer.

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 Cat Deheer
Email:	
Address:	11 Orchard Close Shoreham-by-sea West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	Attn: Giles Holbrook and the Planning Department

I am writing to formally object to the planning application referenced above for the

construction of 10 new homes at New Salts Farm. As a member of the local public I believe this development is unsuitable for the site based on several key material planning considerations outlined below.

1. Flood Risk and Drainage

The application site sits within a high-risk flood zone between the railway line and the A259. Replacing permeable agricultural land and low-impact barns with 10 residential homes, roads, and driveways will significantly increase impermeable surface area. This poses a major threat to surface water management and risks exacerbating flooding issues for both the immediate site and surrounding properties.

2. Erosion of the Strategic Green Gap

This specific pocket of land serves as an essential open landscape gap between Lancing and Shoreham Airport. Replacing traditional agricultural barns with a modern residential estate represents significant urban encroachment. This development will permanently destroy the rural character of the area, conflicting with local planning policies designed to protect distinct community boundaries.

3. Highway Safety and Traffic Congestion

The A259 Brighton Road already suffers from severe traffic congestion and delays during peak hours. Introducing a new residential access point to serve 10 households will increase vehicle movements, exacerbate existing bottlenecks, and create additional conflict points that compromise highway safety.

4. Ecological Impact

The proximity of the site to local salt marshes and coastal ecosystems means it plays a role in supporting regional wildlife. The intense disruption of demolition and construction, followed by permanent residential light and noise pollution, will negatively impact local biodiversity and wildlife habitats.

Existing agricultural barns frequently provide habitat for bats, nesting birds and other protected species. Residents in this area regularly share photos of nesting barn owls which are a protected species in the UK with legal protection under Schedule 1 of the Wildlife & Countryside Act 1981.

5. Overdevelopment

On top of all of this, we have SO much overdevelopment in this area. There are so many empty houses and flats up for sale, two houses alone on my small road (Orchard Close)... We do not need any more as there is not the infrastructure or need to support this extra development.

I notice that many of the people who are supporting this application are not even local!!
Friends and employees of the developers perhaps?..

For these reasons, I urge Adur District Council to refuse planning permission for this application.

Thank you, please keep me updated, you have my email address.

Kind regards
Cat Deheer

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