

Glebe Farm - Proposed Development



Reason for the Meeting

- We are a small group of concerned Steyning residents who got together to inform the wider community about the proposed Glebe Farm Development
- It has not gone away. It is going to the HDC Planning Committee very soon
- We are not constituted and have no intention of doing so. We have organised tonight for the sole purpose of facilitating the sharing of ideas and information as to how best to challenge this proposed development
- And at the end of this evening, we hope everyone has a clear plan of action and how to go about it

Where we are now

- Outline planning was submitted in September 2021 by Richborough Estates
- It has been on hold until now because of Water Neutrality
- We understand that the Water Neutrality issue has now been resolved – our HDC Councillors can give us more information on this
- The planning sought is for 265 houses, no social housing and minimal “affordable housing”
- Note government definition of affordable is 80% of local market value

HDC's House Building Target

- 3.13 The Council's total Plan requirement, as per the NPPF, for 2023-2040 is **15,487 (911 x17) dwellings**. There is no shortfall to be added to this total, and the first five years will have to include a buffer of 10%
- 5.8 HDC is therefore proposing a stepped trajectory through its Local Plan Strategic Policy 37 "Housing Provision". For the first five years, there is a target of **436 dwellings, plus a 10% buffer of 44 dwellings, creating an annual target of 480 dwellings**. Between years 6 and 17, and once the majority of strategic sites have started building on site, that target will jump to **901 dwellings per year**. That will give a total delivery figure of 13,212 dwellings between 2023 and 2040 (or 85% of the standard method total of 911 dwellings per annum)
- Source: HDC document Housing Trajectory 2024

What this means in simple terms is that should planning be granted to Glebe Farm then over 50% of the annual quota for **ALL** of Horsham District would be met by one **Green Field** site in Steyning.

Additional Information/Reasons to object

- Steyning currently has a sizeable Brown Field site situated very conveniently for the High Street, which is much more suitable for the kind of development that Steyning requires
- The “ditch” to the North of the site is NOT a ditch. It is one of the two precious chalk streams running through Steyning; and were the site at Glebe Farm to be developed there is a significant risk that during the building process the chalk stream and Black Sewer habitat will be destroyed forever.
- The proposed Substantial Urban Drainage System (SUDS) will not be sufficient to cope with the rainfall and will worsen the flooding that regularly occurs in Kings Barn Lane following heavy rainfall.

- The proposed SUDS system relies on discharging into one of the two precious chalk streams running through Steyning and consequently polluting the Black Sewer (Stream) which is important for trout and sea trout spawning and is monitored under the Governments Water Frame Work Directive to ensure it meets good ecological status.
- The proposed SUDS system will collect and concentrate all water runoff from gardens, pavements and road surfaces, which will undoubtedly contain garden weed killers, insecticides and detergents from car washing, and anything else that might carelessly be tipped into soil/drains.

Reasons to Object

HDC's planning portal list these

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy
- Light and Noise
- Trees and Landscaping

The list is not exhaustive so feel free to add any other reasons to object.

What to do and how

- Write to all the HDC councillors who sit on the Planning (South) committee (see this link for contact details: www.glebefarmobjection.co.uk)
- Sign the petition at this link - <https://www.andrewgriffith.uk/kings-barn-lane-development-have-your-say>
- Write to the chair of Steyning Parish Council – Joanna.Norcross@steyningpc.gov.uk
- Ultimately it is the volume of objections that will count, so tell your friends and neighbours to object now!
- All the information in this powerpoint and more can be accessed here: www.glebefarmobjection.co.uk

Support

As you can imagine, we have incurred some costs already

- Printing of 3000 Flyers
- Hire of the Steyning Centre

We have set up a Gofundme page to assist with these costs. Please make a contribution if you can.

[Fundraiser by Debra Cornfoot : Preserve Steyning: Stop Glebe Farm Development \(gofundme.com\)](#)