

# WE NEED TO ACT NOW TO STOP THE GLEBE FARM HOUSING DEVELOPMENT

**The National Planning Policy Framework (NPPF)** has a social objective to support strong, vibrant and healthy communities and suggests development should be focused on locations that “offer a genuine choice of transport modes”.

**The Horsham District Planning Framework (HDPF)** in its Policy 40 for Sustainable Transport states that: “**There is commitment to developing an integrated community connected by a sustainable**

**transport system”** and goes on to say: “**that development will be supported if it: Includes opportunities for sustainable transport which reduce the need for major infrastructure; Is located in areas where there are, or, will be a choice in the modes of transport available; minimises the distance people need to travel and minimises conflicts between traffic, cyclists and pedestrians and minimises a potentially significant impact of the development on the wider area.**”



**GLEBE FARM WITH 265 HOMES PLANNED  
DOES NOT MEET THESE OBJECTIVES!**

## **WHY?**

- No pedestrian access across the A283
- Too far away from the High Street hub of the town
- Not on a public transport route
- Not in sustainable walking distance from the High Street
- Reliance on use of cars to access amenities
- High risk of increased congestion on already narrow and congested access roads

**This development is contrary to the NPPF paragraph 108 (b-e) and to the Horsham District Planning Framework (HDPF) policy 40.**

The UK charity Sustrans that encourages walking and cycling suggests that when journeys are short enough, most people walk 800m, or approximately half a mile, which is generally considered a standard walkable distance as it typically takes approximately 10 minutes to walk.



**Access to High Street from Glebe Farm pedestrian entrance at Roman Road is half mile and 3/4 mile from Canons Way.**

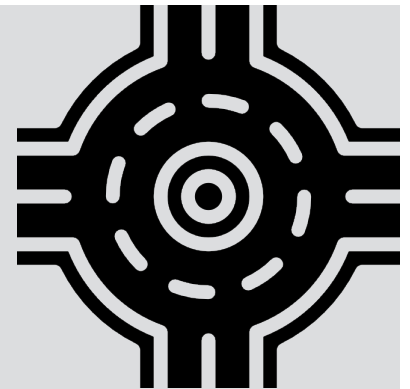
Please note that this has been measured from the exit points to the High Street and doesn't take into account the distance from front door to exit.



**It is estimated that there will be between 500 -750 traffic movements per day from the Glebe Farm development!**

## Roundabout or no roundabout?

Although the outline planning permission shows a roundabout on the A283 to gain access to the site, **WSCC have advised the Parish Council previously that a roundabout or lights would not be acceptable on the A283 which is a clearway.**



### **IF no roundabout how would the site be accessed?**

#### **OPTION 1**

Is it likely that right turn access would be allowed across the busy and dangerous A283?

#### **OPTION 2**

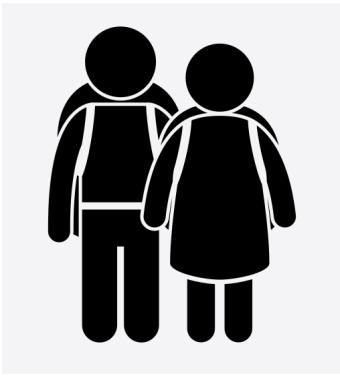
Will the developers take the less costly option and try to use Goring Road as the main access road to the site?

#### **Possible/probable access points into and out of the proposed development include:**

Through Canons Way and then via Shooting Fields, Tanyard Lane, Church Lane Clays Hill, Goring Road

By demolishing the farm buildings on the Kings Barn Lane side of the road bridge and **using Goring Road as the main access point** there would be a dangerous right turn, on a blind corner, onto the bridge and then a left turn into the site, making Goring Road a very busy thoroughfare and creating a very dangerous busy crossing at the bridge junction.

There will be no suitable vehicular access to the town through Canons Way which would mean **using Tanyard Lane or Church Lane** – both narrow and already congested at times, so access would be either down the A283 and come in via Clays Hill or, down the Horsham Road.



**Over the next 5 years Steyning Grammar School Academy intend closing their schools in Upper Beeding and Storrington and amalgamating them in Steyning.**

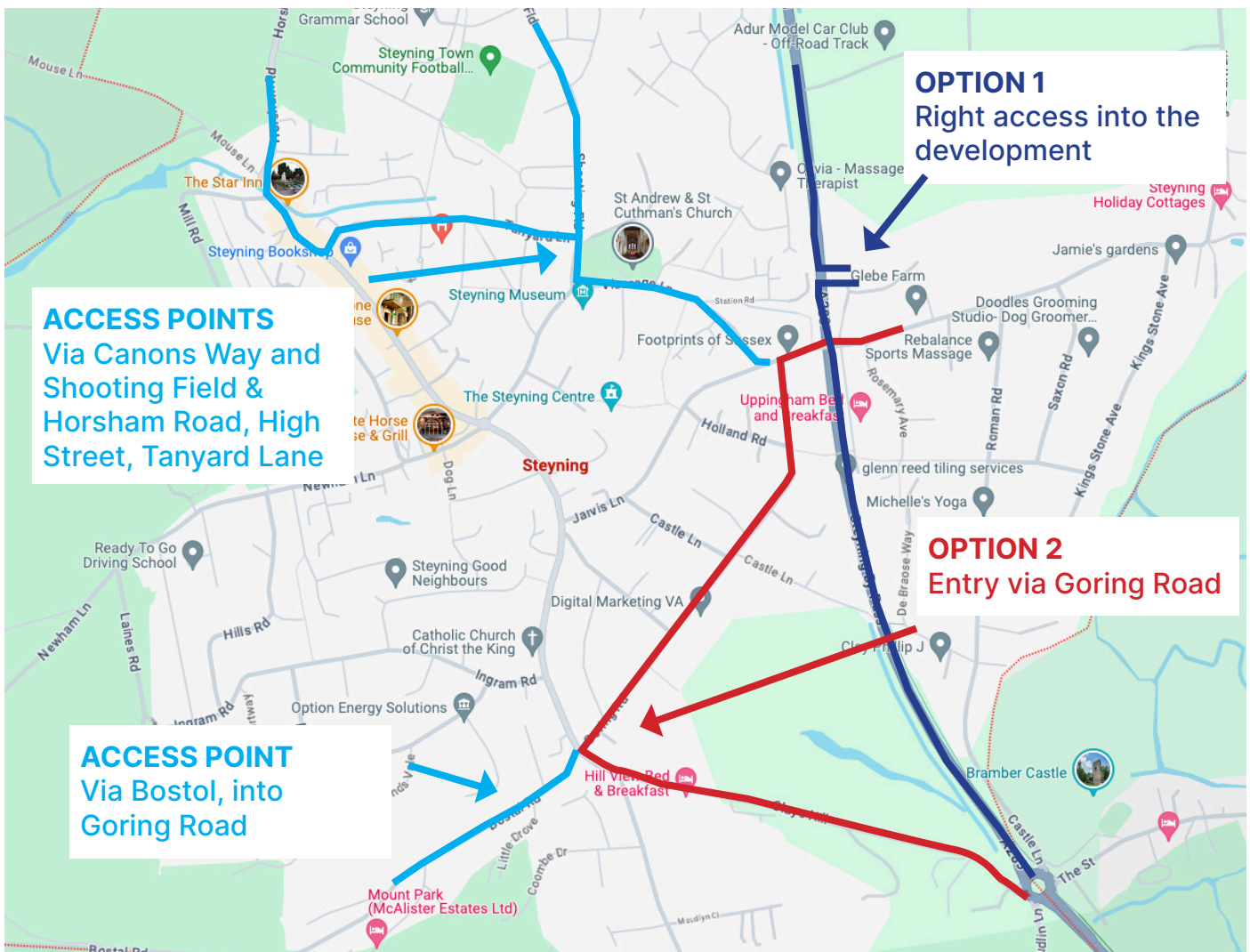
**250 more pupils could take the Steyning Grammar School's total up to 2,400!**

With approximately 200+ children on the Glebe Farm Development there could be **450+ more children** at the primary and secondary schools in 5 years' time!

Many of these children will be bussed in from out of Steyning or driven to school every school day adding to the congestion around Shooting Fields and adjacent roads. **There is no plan for pedestrian access to the site across the A283!**

The most direct and shortest route to the town and its amenities, for pedestrians from the development, will be **across the A283**

And yet there is **no planned crossing point in the outline plans**. For safety, pedestrians would have to walk up to the exit point proposed on Kings Barn Lane opposite Roman Road, and then walk down the lane, over the bridge and either down Church Lane or Fletchers Croft to the High Street, **OR TAKE THE CAR!**




# Act now to stop the Glebe Farm development

Your action could positively influence the decision – over 50 letters of support for the development have been received from people who live in Horsham! – **so you as a Steyning resident can make a difference by going to:**  
**[www.glebefarmobjection.co.uk](http://www.glebefarmobjection.co.uk)**

**Download the letter and send it to Horsham District Council** by email or post without delay quoting **Planning no. DC/21/2233**

 **Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)

 **Post:** Head of Planning, Horsham District Council, Parkside, Chart Way, Horsham RH12 1RL

---

## Join our mailing list

Get the latest updates  
on the Development



## Make a donation

Please make a  
donation today.



### How to scan a QR code with your smartphone or tablet:

1. Point your camera at the QR code.
2. When your camera scans the QR code, you'll see an icon or web address on your screen near the code.
3. You'll go to the associated website via your phone's web browser, which should launch automatically.

**[www.glebefarmobjection.co.uk](http://www.glebefarmobjection.co.uk)**