**Find below useful points for any objection letter that you are sending into planning.**

**Overall Justification and Connectivity Issues:**

* **No Justification for Property Numbers:** Glebe Farm's proposed large-scale development lacks justification, particularly as Horsham has exceeded its housing allocation.
* **Connectivity Concerns:** The plan disregards the limited public transport and natural movement patterns favouring Shoreham, Worthing, and Brighton over Horsham.
* **Local Services Strain:** Steyning’s services are already overstretched, and a significant population increase without adequate transport and pedestrian access is deemed illogical.

**Contradiction with Policy Requirements:**

* **Brown Field Site Priority:** Policy HA 17's Green Field development contradicts the legal requirement to prioritise Brown Field sites.
* **Impact on Rural Landscape:** Developing 265 houses on Green Field land contravenes strategies to minimise rural landscape impact.

**Sustainability and Economic Viability:**

* **Limited Employment and Transport**: Steyning lacks local employment opportunities and has poor public transport, leading to increased car usage and negating economic and social sustainability.
* **Sense of Place:** The out-of-town development at Glebe Farm is unlikely to integrate well with the existing town community.

**Carbon Emissions and Environmental Impact:**

* **Carbon Reduction Requirements:** The development does not align with Objective 2’s carbon emission reduction goals. There is no assurance of incorporating green energy solutions like heat pumps and solar panels.
* **Environmental Degradation:** Increased vehicular traffic and new builds contradict Strategic Policy 13 on landscape conservation.

**Flood Risk and Environmental Concerns:**

* **Flood Risk:** Glebe Farm's location in Flood level 1/2 areas raises concerns about increased flood risk due to climate change.
* **Biodiversity and Ecosystem Services:** The development could harm the natural environment and strain local water resources.

**Community Inclusivity and Infrastructure:**

* **Infrastructure Deficiencies:** The proposed development does not support the plan’s aims for public transport, walking, and cycling access, making it likely that residents will drive rather than use sustainable transport.
* **Local Facilities Strain:** Steyning’s schools and medical centres are already at capacity, and the new development would exacerbate this issue.

**Heritage and Character Preservation:**

* **Heritage Impact:** The development does not contribute to the heritage value of Steyning and could detract from its historic character.

**Economic Growth and Employment Opportunities:**

* **Lack of Local Employment Provisions:** The Local Plan does not address the limited employment opportunities in Steyning, making it likely that new residents will commute to other towns.

**Horsham as a Primary Focus:**

* **Poor Connectivity to Horsham:** Steyning's poor public transport links to Horsham mean the proposed development would shift focus to Brighton/Shoreham.

**Housing Needs and Proportional Development:**

* **Disproportionate Housing Numbers**: The proposal for 265 homes far exceeds the previously estimated need of 165, disproportionate to the town’s scale.
* **Inadequate Housing Mix:** The development lacks assurances of meeting the strategic mix of housing sizes and affordable housing targets.

**Water Neutrality Compliance:**

* **Lack of Water Neutrality Statement:** The proposed development does not include necessary documentation to meet water neutrality requirements.

**Conclusion**

The SPC cannot support the HDC Local Plan 2024 concerning Strategic Policy H17 for the reasons outlined. Any future development should:

* Include entry-level affordable housing and smaller properties for the elderly.
* Adhere to the previously stated target of 165 homes using infill and Brown Field sites.
* Ensure compliance with environmental, carbon-emission, and water neutrality standards.
* Support community land trusts or housing associations for affordable housing.
* Secure HDC funding for improved public transport and infrastructure.
* The views of SPC should be given due consideration in any Green Field development assessments.