

The Steyning Society

Objection to DC/21/2233 Land north of Glebe Farm and Kings Barn Lane, Steyning

Context

This is a speculative planning application with no foundation or relationship to the needs of Steyning or its community. We consider that it should be refused on the basis of prematurity, scale, design and lack of community consultation.

Prematurity and Scale

The Steyning Society **objects** to this planning application as it is premature. We consider that in respect of NNPF para. 49 *“the development proposed is so substantialthat to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to (the) emerging plan”*

The site is **not** allocated in the Horsham District Council’s District Planning Framework 2015 and according to the most recent SHLAA is contrary to Policies 1 to 4 and 26.

We consider that the site is very open and sits within an area which forms part of the landscape setting of the existing built form of Steyning, with wide open views across the Adur valley north and to the South Downs National Park. The visual impact resulting from development would urbanise the eastern edge of Steyning extending development into the wider open countryside. It would also lead to the loss of existing recreational land. It abuts an area of significant flood risk and would require significant mitigation to protect any proposal from the risk of flooding in the future or the effects of climate change. There are likely to be impacts on biodiversity given the designation of some of this land for biodiversity importance.

We believe that this could prejudice the outcome of the Council’s emerging Local Plan and the Steyning’s Neighbourhood Plan.

We support the Parish Council’s objections in their submission, particularly about over development in Steyning - housing needs assessments are for around 165 homes over the next 15 years - at 265 the number proposed by this application is greatly in excess of stated needs.

In the recent SHLAA (2018) the land was recorded as un-developable, we do not understand how this assessment has changed so quickly.

There is no consideration of the impact of development on the capacity of the local schools and health services.

Design

As this is an outline application, no detailed designs have been submitted. It therefore fails to show how it implements the key features of the National Design Guide. In addition, In terms of landscape, we endorse the concerns of the South Downs National Park Authority and the likely impact on the setting of the National Park. There is a failure to show a landscape led approach or how the proposals will enhance the Park or minimise the impact.

Water Neutrality and Flooding

Horsham DC acknowledges that the District is situated in an area of serious water stress. This is now a material consideration and applications must demonstrate that they are “water neutral” or do not result in a significant effect. This means that the application cannot be determined without this matter being resolved.

Many local residents have commented on the potential for flooding in the area and the impact of such development on the northern chalk stream. We have seen no evidence that this issue will be satisfactorily resolved and are concerned that local flooding will be further exacerbated by the proposals.

Highways

We are concerned that the existing 60 mph speed limit on the A283 needs to be adjusted to a lower limit to take account of the new roundabout and its access to the site. We can find no mention of this.

We also need reassurance that emergency access onto Kings Barn Lane will not be used by vehicles from the site. It is essential that it remains only accessible by walkers and cyclists except for emergency vehicles.

Lithium Battery Energy Storage

There is no assessment of the implications and dangers posed by the site of Lithium Battery Storage System which is situated in Kings Barn Lane and is adjacent to the proposed development.

Consultation

The Steyning Society as the local civic society was not consulted by the applicants and there was no attempt to use local notice boards nor local media such as Your Steyning and the Parish Magazine to inform the wider community about the proposals.

The applicants admit that they failed to meet with the Parish Council.

We are very concerned that the on-line consultation took place between 23 July and 4 August, during the summer holidays when many residents are away. Frankly this is not good enough.

There should have been a public exhibition in the Steyning Centre so that all residents of the town were aware of the proposals and properly consulted.

We note that 75.6% of those that responded objected to the proposals for Glebe Farm. We are sure many more would have made their views known if they had been aware of the application.

We can find no mention of consultations with the school or local medical practice.

A wider and more comprehensive consultation should have been undertaken and this would have provided a proper community response.

This concern is reiterated by the Parish Council -

“There has been very little public consultation carried out with residents, Schools and the medical centre concerning this development proposal and the resulting significant increase in the town population.”

For the reasons as set out in this note The Steyning Society objects to planning application DC/21/2233 - Land north of Glebe Farm and Kings Barn Lane

- **Prematurity and scale**
- **Design**
- **Highways**
- **Lack of and inadequate consultations**
- **Battery storage danger**