



22 January 2019

Dear Sir

Policy SA1 (or SA17) Highgrove Farm, Bosham

So, having recently granted approval for 50 homes in a corner of a field at Highgrove Farm, approval is now being sought for the construction of a further 250 plus a primary school in the same field. This only serves to demonstrate that the policy of maintaining a 'strategic gap' between Bosham and Fishbourne is at risk of becoming a nonsense.

I understand the structures upon the Council that needs to build new homes and share out the burden in an area hemmed in by an AONB and National Park and a requirement that land is volunteered for sale but:

a) This is flat, first rate agricultural land suitable for arable farming, of a size and shape and contiguous with other farmland that makes it commercially viable for rotation cultivation. The soil is moisture retentive, comparatively mineral rich, with a good thickness of top soil and high enough to weather short to long term risks of climate change

with reduced spring and summer rainfall, rising sea levels, topsoil depletion and exhaustion of mineable minerals used for fertilisers. As available land it fits well with the growing emphasis to switch the balance ~~between~~ away from animal husbandry;

b) the scale of the development will increase the size of the village fairly substantially and because the location is removed from easy access to shops and other amenities, given evident unwillingness of people to walk, will greatly increase local traffic and associated pollution;

c) currently, any period of significant rainfall leaves stretches of the A259 between Fishbourne and Bosham almost with surface water rendering the pavement virtually unusable by pedestrian and cycle traffic. The field absorbs most of the rain that falls on it (usually) but built on and with the associated non-porous hard surfacing there will be a greater and more frequent risk of run-off. This area is prone to drainage / sewerage problems. A development of the proposed scale is likely to worsen them;

d) aesthetically, and no doubt of least consideration, a magnificent view of the South Downs from the A259 will be lost.

Yours faithfully

[Redacted Signature]

(MISS N D RUTHERFORD)