

OBJECTIONS TO THE PROPOSED DEVELOPMENT OF FOXHOLE FARM

IT IS UNSUPPORTED BY POLICY BECAUSE...

- Foxhole was considered, then rejected for inclusion in the Bolney Neighbourhood Development Plan (your browser's search engine can find this), based on many balanced and comprehensive criteria.
- Policies BOLBB1 of the Neighbourhood Plan and Policy DP6 of the adopted MSDC District Plan make clear that most development should go to larger towns, development should take place inside the built-up area, and to refuse development which does not need to be there.
- Policies BOLE12 and DP12 protect the countryside's intrinsic character and beauty (truly a greenfield site on the edge of the High Weald AONB and conservation areas, compromise to dark skies, noise from potentially 4 years of construction)
- Policies BOLD1 and DP26 protects the village's separate identity and character and protects valued open spaces and landscapes. A "parallel" village of 200 houses is disproportionate to the size of Bolney and would therefore change Bolney's character
- Importantly, the proposal fails Transport Policy DP21 on sustainability - see sections below

IT IS UNSUSTAINABLE BECAUSE....

- We do not have any health services, a Post Office, or library etc in Bolney and public transport to these is poor with inadequate bus services. We must all rely on cars to meet our regular needs.
- Pedestrian and cycle transport is not viable due to the distance to main towns and train stations.
- The A272 is a fast and busy road not suitable for cyclists or pedestrians.
- Increased traffic is inevitable as the village will have to accommodate ~400 additional cars on the Foxhole Farm site, not to mention delivery vehicles and non-resident traffic
- Increased pressure on our public utilities, in particular water supply, has been a very real problem for the village in the past, during both cold periods (burst pipes) and drought (no water supply).
- Additional run-off will have to be diverted, causing problems elsewhere by increasing risk of flooding
- Pressure on existing health services such as doctors, dentists, pharmacies, and social care.
- It puts pressure on primary and secondary school places, and the current West Sussex County Council policy is unlikely to support a new school (even if the developer donates land)
- Any affordable housing offered is likely to be at the high end of the allowed range, which is still out of reach of many, especially as it is also necessary to run a car.

IT IS UNSAFE BECAUSE....

- The proposed site access on the A272 is already a dangerous, congested stretch of road where speeding is common and visibility is poor, located on a bend with crossroads, a pedestrian crossing and a fuel station nearby
- The developer's traffic study is incomplete and downplays the effect and danger of increased traffic volume from the Foxhole Farm site. It also ignores the cumulative effects of traffic from other nearby junctions (A23/A272) and other construction projects (e.g. the upcoming Rampion 2 substation at Cowfold and its connection into the power network at Bolney). It also does not address the occurrence of traffic jams, accidents/near misses and subsequent rat-running along the rural lanes which will only be made worse by adding to the complexity of road layouts and increase in volume of traffic.

IT IS DAMAGING TO OUR LANDSCAPE & BIODIVERSITY BECAUSE...

- The nearby vineyards and orchards show the land has good commercial agricultural potential that would be permanently lost. More housing on Bolney's greenfield sites should be prevented.
- Congestion and traffic jams will divert even more traffic through the narrow lanes of the AONB, further increasing the risk to wildlife and compromising the safety of amenity users of the lanes (walking, horse riding, cycling etc)

DEVELOPER PROMISES ARE UNNECESSARY OR UNVIABLE BECAUSE...

Many of the developer's proposals (allotments etc) are unnecessary in a rural location and are not tailored to Bolney. The developers are not promising to deliver any of the things they mention, and they will also not guarantee the success of any community building or commercial premises. They do not undertake to fund, run, or maintain any communal premises into the future. Additionally, any new community building will either compete with the Rawson Hall OR may be let to an organisation with no connection to Bolney.