

Swallows
The Street
Bolney
West Sussex
RH17 5PG

Reference :- DM/26/1961

Land at Foxhole Farm, Foxhole Lane, Bolney, West Sussex

To Joanne Fisher (Case Officer)

I make the following comments on this application:

We are concerned about the history of flooding to the area of the existing field directly behind Swallows, Mallards and Rutherford House. The new plan shows a small detention basin adjacent to the rear gardens of these three houses. Considering the serious flooding that regularly occurs after torrential rain, witnessed personally by us over the past 30 years, the basin shown appears small in comparison to the vast pool of rain water which regularly occurs.

The plan shows newly planted trees directly behind our house (Swallows), although this might just be an indicative plan so not accurate. Can there be a stipulation as to what size/type of trees are planted? Whilst a small tree screen is beneficial, if they are too tall, they will seriously block light levels into the rear gardens of the existing houses in this area.

There is a concern that the perimeter path immediately behind will become a 'racetrack' for the numerous kids on illegal electric bikes who regularly cause problems within our village. Could consideration be given to the surface of this path so as to slow any cyclists? Also, maybe the odd offset barrier rails which are easily walked through but which are awkward for cyclists?

Nobody has assessed the effect of the immediate development on the existing properties adjacent the North East corner of the Foxhole site. The developer's own landscape consultants say so in their terms. Their landscape visual assessment states that "there is likely to be some negative impact to residents living along the eastern boundary of the site" but that "the visual impact on these properties has not been assessed". So the harm to the houses in our vicinity is admitted and unmeasured. Sections showing the new houses against the existing ones were drawn at the outline stage (they name Swallows, Little Foxhole, No 14 and Walnut and Well), but that drawing says the heights shown on it are only indicative and subject to detailed design

at Reserved Matters stage. No updated section has been provided so proper assessment and cross-sections are required.

Could some form of covenant/restriction, to prevent future loft conversions, be added to the new properties overlooking the existing houses which are adjacent the North East corner of the Foxhole site?

There has been some discussion amongst my neighbours about asking for the spine road to be re-positioned further West than what's currently shown. I feel it's important to not confuse any comments on the new road layout. I would point out that I'm happy with the general position of the lesser estate road in the north/east corner of the site which runs adjacent and parallel with our rear garden fence at Swallows, The Street, Bolney. (However, I would obviously welcome a slightly increased 'buffer', so if the whole built development to the Northern phase could be shifted West by a few metres, it would be beneficial.)

I have read conflicting comments regarding the allotments which were proposed to the area of the existing horse sand school. If these are not going ahead, perhaps a couple of tennis courts could be added. It may be possible for the existing village hall (Rawson Hall) to hold keys and manage bookings?

Kind Regards,

