

Twineham Parish Council has the following comments on application DM/24/3050, Land Adjacent to Loxley (Riverside) Bolney Chapel Road Twineham Haywards Heath West Sussex RH17 5NN

1. The footprint of the proposed development has increased considerably with the addition of a new partly buried wing to the north of the consented new house, to include sauna, changing rooms, gym, office and recording studio.

The council believes this is over development of the site given the restrictions of the flood zone and neighbouring properties, including the nearby listed building.

2. The addition of a recording studio in the new wing is also a concern, as it is proposed to have a sliding glass door to the outside. Recording studios are generally designed to be acoustically isolated so as prevent noise going out or coming in ruining any recordings. Therefore, they are generally sealed with most light and ventilation coming via artificial air conditioning and electric lights. There would obviously be an impact on neighbouring amenity if this isn't the case.

3. The additional "shed" to the north of the buildings is not shown on any drawings, except plan layout, so there is no idea as to what it will look like or be built of, therefore proper drawings need to be provided before an informed decision could be made.

4. The whole site is currently being re shaped in terms of ground levels. One of the drawings does indicate that the whole house site, as previously consented, is now proposed to be 0.86m higher than before. (Originally 13.56m FFL v 14.39FFL).

The cross sections drawings are therefore potentially misleading showing "existing ground level" and the house built approximately on this, where in fact the "new ground level" maybe considerably higher than this.

Therefore, the cross-section drawings need to be revised to show the "existing ground level" and the "new ground level" for comparison, as this will raise the whole site up increasing the visual impact on the street scene and neighbouring properties. The low profile of the original design was highlighted as a mitigation to the neighbouring listed building.

The changes in ground levels currently being undertaken in the flood zone of the river Adur will change the surrounding flood impact on neighbouring properties. This will also be a concern for the Environment Agency. (see attached photo)

Until the above points are addressed Twineham Parish Council objects to the application

Hookers Bridge, looking east, adjoining Riverside

