

New House Farm (Bodiam) Ltd

Bodiam
Robertsbridge
East Sussex
TN32 5EQ

15 June 2026

Dear Councillors and neighbours,

THE REC DISCUSSION

The company is happy to stand by the £4,000 per annum sponsorship offer to address the Rec concerns, but it seems to us that we need an approach which unites rather than divides the village. We need a way forward which addresses all the points made by the Council and those raised by worried villagers.

We know that the previous owners of New House and the historic councillors lumbered the village with an oversized, poorly sited, flood prone, field for recreation. Let us acknowledge that mistake and start again.

There is agreement I think that:

- We want a place youngsters and adults can play sport and stay off their screens.
- The current Rec floods badly all winter. It is part of the flood plain planning by the Environmental Agency to make it flood.
- In summer it cracks and is dangerous for cricket and other activity.
- It is too big and too costly to maintain out of a small Parish Council budget.
- The access to the site is the real issue, not kids having fun. Access is over public footpaths and private land. It is impossible to organise traffic access and parking without upsetting villagers.
- Many residents feel inconvenienced and worried about emergency access under current arrangements.
- Many parishioners and visitors value a dog walking space near The Castle Pub, a place for school sports day and family outings. They want to use it when they want to, not as dictated by sports clubs.

It is clear that:

- We need a flat, all year-round usable space for organised games including Hawkhurst FC. It should be accessed off a public adopted highway.
- It should impact as few local residents as possible.
- It should accommodate two football pitches and potentially a cricket square. It needs water, parking spaces and toilets.
- We must address villagers access and parking worries.

What is the answer?

As a basis for further discussions and detailed planning we suggest:

New House will provide land without cost, up to 4 acres, enough for two full sized football pitches and 2 junior pitches near The Curlew on the north side of the road from the village. It already has road access, is flat and is year-round dry. The field is shown as Area A on the map below. New House will finance toilet facilities and a Klargester plant on the field as a gift to the village.

This is highlighted Area A for the proposed playing field



New House will take back at no cost the excess flood threatened parts of the recreation ground leaving the Parish Area B highlighted below in white for school sports, fun days, dogs, picnics and family fun.

This is highlighted Area B to remain for Parish use



I hope this sketch proposal which can be amended by discussion can be made to tick the box for everybody.

With your support, I will put it to the Parish Council on Monday night alongside the sponsorship idea. I hope it will be seen as the basis of a solution which can command general support and we can move forward in harmony to have further discussions on the detail.

Yours ever,

A handwritten signature in blue ink, appearing to read 'John'.

JD Lovering
Director