

Hi Debbie

Very nice to meet you this afternoon and have the opportunity to go over our concerns regarding the location of the proposed barn next door.

I trust it will have helped you to visualise how things will look from our side of the fence.

So, to recap our thoughts:

- The question of our boathouse being part of the redevelopment (and thus demolished) needs to be addressed prior to the granting of PP. As you saw, it opens onto our land, the boundary fence runs behind it. It dates from at least the 1930s and is very evidently part of our property. As mentioned, I did wonder if, as we know it was requisitioned during WWII for ammunition storage, title temporarily passed to the MOD and was never properly re-documented after the war.

- we have no general issue with Duckyls Farm expanding the excellent community work they do, and recognise that ancillary buildings are often necessary. But with 100 (largely unused) acres at their disposal, perhaps a more sensitive site could be found for this large barn. We have very good neighbourly relations with them, as we did with their predecessor, and would wish that to continue.

- the exact siting of the barn (and it is only the barn we have issue with, not the adjacent buildings) has quite a high impact on that part of our garden it would overlook. At 6m tall and 45m long, it will tower above our hedge, blocking light to established plantings and very much alter the character and the feel in that part of our garden. It will also block what you will agree is a spectacular view of Gravetye Manor and its surrounding estate. If it could be re-sited 50m or so back along their track towards Duckyls Farm, that would make all the difference. Alternatively, a lower structure (such as the polytunnel), would not be so impactful.

- The gardens here at Duckyls are widely known (twice featured in Country Life) and admired, having been originally laid out at the same time and with similar planting as other noted estates in the near vicinity (Wakehurst, Nymans, Standen, Gravetye etc.). There may be a case for considering them of particular historic significance and thus protected.

- Incidentally, we wonder if due consideration has been given to the view from the other public footpaths that cross the Gravetye Estate at height. The barn will be very visible from these.

I hope we have made clear our views in a rational and reasonable manner, and that this will be of use to the Planning Committee in their deliberations. I am available to discuss further if needed.