

Deborah Lynn

From: [REDACTED]
Sent: 03 February 2026 10:19
To: Deborah Lynn
Subject: Re: Planning application DM/25/3010 - Duckyls Farm Centre, Selsfield Road, West Hoathly
Attachments: The Barn Duckyls Farm title_plan_WSX52260_GOV.UK.pdf

Hey Deborah

I passed your email on to my CEO David McGuire and his response is below and attached.

I hope this helps answer the questions in your email, but do feel free to contact me with anything further.

Kind regards
[REDACTED]

Dear Debbie,

Thank you for your email and for outlining the comments received in relation to the above planning application. We appreciate the opportunity to clarify the matters raised.

With regard to the previously approved permission under DM/23/2491 to partly demolish and rebuild the farm building, it is correct that we do intend to implement this scheme. However, there are two significant challenges at present — cost and timing. The estimated cost exceeds £250,000, and it will take time to raise the necessary funds, in addition to several months to complete the works once commenced.

In the meantime, our managers are currently using rooms within the main house, private accommodation as offices. This is far from ideal, both practically and in terms of personal privacy and dignity, and is not in line with CQC recommendations. For this reason, we sought a temporary, lower-cost and quick solution that could be installed within a couple of days. We were therefore surprised that full planning permission was required, particularly as a building previously existed on this footprint and the proposed structure would significantly enhance the appearance of the site compared to its current derelict condition

It is also important to note that this timber building is intended as a temporary solution. It can be relocated elsewhere in the future and has an expected lifespan of approximately 8–10 years.

Regarding the neighbour's comments about there having been no building on the site since 1971, this information is inaccurate. The same neighbour had previously stated that there had never been a building there at all. We have attached a site plan dated July 1981 which clearly shows the building (2) in place at that time. In addition, several of our residents and members of staff — including individuals with learning disabilities who have lived on the site for many years (about 20) but they were not even born in 1971 — remember the building being there. While we cannot confirm the exact date of its removal, it is believed to have been sometime in the early 2000s.

For these reasons, it was not our intention to mislead the proposal description, as there was indeed a former building on the site within relatively recent history.

We trust the above clarifies the situation, but please do not hesitate to contact us should you require any further information.

Kind regards,



From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Sent: Thursday, January 29, 2026 10:56 AM



Subject: Planning application DM/25/3010 - Duckyls Farm Centre, Selsfield Road, West Hoathly

You don't often get email from deborah.lynn@midsussex.gov.uk. [Learn why this is important](#)
Dear Mr McGuire

I write with regards to the above planning application for the proposed installation of a single-storey timber building on the footprint of a former outbuilding.

Please be advised that I have received comments from a neighbour querying the need for the building when planning permission has previously been granted under DM/23/2491 to partly demolish and rebuild a farm building to form offices and a multipurpose space. Please can you advise whether you intend to implement the previous permission and clarify why this additional building is required.

In addition, the neighbour has advised that there has been no building on the proposed site since 1971. If this is the case, I would recommend that the description of the proposal is amended to the proposed installation of a single storey timber building. I would also be grateful if the proposed block plan could be amended so that it no longer refers to a replacement building, as this does appear to be misleading.

I hope that the above assists but please get back to me should you have any queries.

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning

Planning Officer

Development Management

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