

3rd oct 18 approx.

Hi Doug , this is Will Friend . I wanted to give you a few of my thoughts about the joint development proposal. I do not want ANYONE to know that I have spoken directly to you - so please be discrete. You are uniquely placed to put together a scheme that could resolve this bitter and debilitating dispute of 32 years, but Peter will not back down on any points that he thinks have come from me ! - so you will need to put together a Scheme that is mutually acceptable but also stands the best chance of being approved without objections from neighbours , highways and planning. As you are now jointly instructed I expect everything I say to be treated in the strictest confidence. It should be understood that the scheme should be a mutual scheme on each side of the road such that each half can be implemented independently of the other I.e I have no wish to sell off part of my site at present and do not want to be obligated to do so. My preference would be to develop my side as retained holiday cottages , or rented cottages or family annex as and when my finances allow. Your master plan should not conflict with my own agreed with planners in 2013 - to develop and improve my existing farm, garden and business centre site as a community hub rather than pursuing the housing allocation - for 102 houses indicated in the 2010 housing land availability assessment. You should now support and endorse these developments that do not conflict with Peter's own development plans and are entirely served directly off George Hill Road . Your scheme must reconcile your two clients' development proposals. You should know that the dispute of 32 years has been about the unsuitability of the blue land (side access to East Northdown Cottage) to support the development of any secondary dwellings or developments at East Northdown House . It is not in my gift to grant such a right ,even if I wanted to , as East Northdown Cottage is protected by the terms over the easement . My suggestion to resolve this issue would be for peter to give up this access completely , serving Mockett Cottage, the triple garage and secondary uses or apartments etc at ENH only via the new access route and wall off the boundary to 6ft . At a stroke this would resolve the cause of the dispute of 32 years . It would give Mockett and East Northdown Cottage the privacy they are seeking - this solution was not an option in 1982 as the orchard was owned separately. A major step forward has already been made in recognising that the road as it stands cannot in planning terms serve the extra developments that Peter seeks - no reduction in traffic by me will alter this . A second 'leap' now needs to be made - that for the reasons above this dispute simply cannot be resolved by legal actions alone to the satisfaction of either party . I am around all week , then away for most of the next 6 weeks leading up to the hearing date . So it would be good to meet for a chat and look at the plans in the next few days if possible on a strictly confidential- subject contract basis and then for you persuade Peter that in your view both a planning scheme is achievable and a settlement deal can be struck that would give him everything he wants and end the dispute in a way that simply could not be achieved by any other means .- speak soon Will

Sent as a text message from my iPhone