
FW: Application K/3/26/PD - Potato Barn, Kingston Lane

From Hebe Smith <Hebe.Smith@arun.gov.uk>

Date Thu 30/04/2026 10:54

To Planning.Responses <Planning.Responses@arun.gov.uk>

 2 attachments (5 MB)

26-0096-MCE-XX-XX-RP-C-0001-S2-P01-FRA-COMBINED.pdf; Action Sheet v6 K-3 v2.docx;

[REDACTED]

Hebe Smith (she/her)

Senior Planning Officer, Planning Department

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E: hebe.smith@arun.gov.uk

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From: Neal Thompso [REDACTED]

Sent: 29 April 2026 10:03

To: Hebe Smith <Hebe.Smith@arun.gov.uk>

Cc: Kevin Shoplan [REDACTED]

Subject: RE: Application K/3/26/PD - Potato Barn, Kingston Lane

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Thanks for this feedback Hebe

Firstly, please find attached FRA. We're keen to have this on file prior to your determination.

In terms of Q.3(1)a, the land south of the ditch is immediately beside and around the building on an established agricultural unit as required by the regulations. There will be no encroachment to the field to the south given the existing boundary fence and tree line. During operation, the ditch was regularly maintained on both sides of the ditch by the farmer to retain a free flow of water and to prevent flood risk into the barn. It is our intention to clear the ditch follow a long period of it not being maintained and will be kept open within the amenity areas for residents, providing a betterment to the area.

With regard to Q.3(1)b, and without prejudice to the above, it would be very beneficial if you could mark on a plan your interpretation of the curtilage to provide clarity moving forward. To have this as common ground, in the event of a refusal, will allow us to resubmit a revised prior approval as quickly as possible.

We really appreciate your dialogue.

Kind regards

Neal Thompson BSc (Hons) MSc MRTPI
ROBINSON ESCOTT PLANNING LLP
Downe House, 303 High Street, Orpington, Kent, BR6 0NN
[REDACTED]

From: Hebe Smith <Hebe.Smith@arun.gov.uk>

Sent: 28 April 2026 10:12

To: Neal Thompson [REDACTED] >

Subject: RE: Application K/3/26/PD - Potato Barn, Kingston Lane

Good morning,

Thank you for the rationale and plans provided. I've taken a look at this, and I am not convinced that the proposal complies with Q.3(1)a, in that I'm not sure how land on the opposite side of the ditch could have been used in close association with the building.

In addition, I'm not sure how the decision of which areas to include within the hatched areas on the site plan provided has been taken. Some areas have been omitted which appear to be clearly associated with the barn, both currently and on the proposed layout following the conversion. Were these to be included, the area would be greater than that covered by the building, in conflict with Q.3(1)b.

It also appears, on the basis of the hatched plan, that development (hard surfacing) associated with the barn conversion would be taking place outside of the curtilage of the barn. Were you intending for these works to form part of a separate application, or be undertaken under other permitted development rights?

Kind regards,

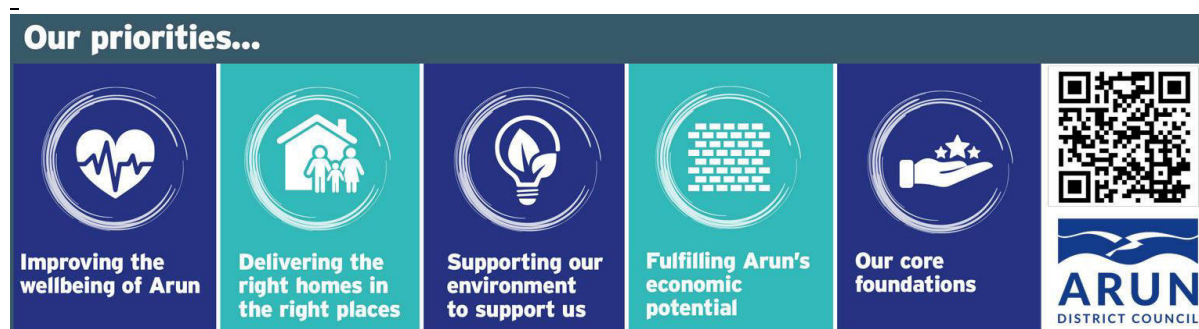
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From: Neal Thompso [REDACTED]
Sent: 24 April 2026 16:39
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Cc: Kevin Shoplan [REDACTED]; Stephen Bickford-Sawkings [REDACTED]
Subject: RE: Application K/3/26/PD - Potato Barn, Kingston Lane

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Dear Hebe

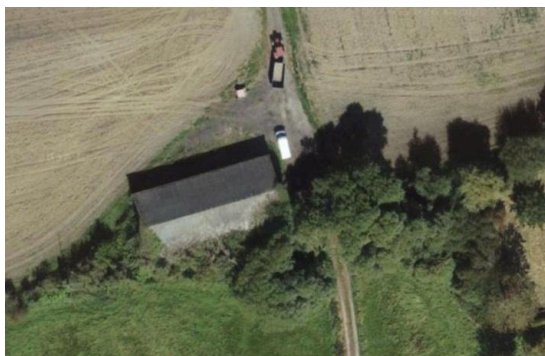
Many thanks for your dialogue both on the phone and via email this week. As advised, we have given great consideration to the curtilage clauses under Part Q3 as part of the preparation of this revised prior approval. Part of this revised scheme was to address comments on gardens etc which were raised under the original application, so we're keen to emphasise our thought process on this issue.

I attach a drawing which shows, in blue, our interpretation of the agricultural curtilage, which responds to Q3(1)(a). The drawing also includes the footprint of the existing building and a hatched red area of curtilage for Q3(1)(b).

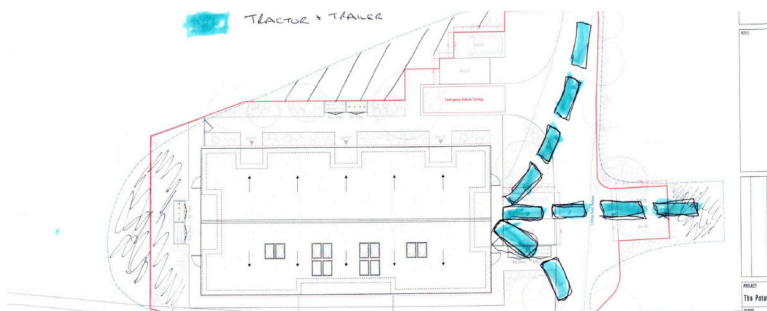
Assessment against Q3(1)(a)

The piece of land, whether enclosed or unenclosed, immediately beside or around the building on an established agricultural unit or former agricultural building (as the case may be), closely associated with and serving the purposes of that building.

The blue line curtilage is informed by a site survey and historic aerial photographs. The area to the north of the building (which encompasses emergency vehicle turning and unit 1 parking) is clearly outlined on the below image as being used for agricultural purposes.



In addition, the blue area to the east of the building (comprising Unit 2 parking) would have been needed for tracking turning with a trailer in and out of the building, as shown below.



The area to the south of the building is land which is immediately surrounding the building and forming one enclosure which aligns with the southern tree line and boundary fence to the field to the south – as shown in the attached photo. The ditch is not the defined enclosure in this case.



Based on the above evidence and attached plan, the curtilage shown on the blue line is land which immediately beside and around the building on a former agricultural building and is closely associated with and has served the purposes of that building in the past. On this basis Q3(1)(a) is met.

Assessment against Q3(1)(b).

An area of land immediately beside or around the building on an established agricultural unit or former agricultural building (as the case may be) no larger than the land area occupied by that building.

Without prejudice, the red hatched area on the attached plan shows that the curtilage will be less in footprint than the building. This demonstrates that the area of land around the building is no larger than the land area occupied by that building and on this basis accords with clause Q3(1)(b).

I would be grateful if you are able to illustrate your interpretation of the curtilage if you disagree with our above and attached analysis.

As advised I will send over the FRA when ready.

I would also like to confirm that without prejudice to our above position, which is the proposal accords with Class Q, that we will not be withdrawing the application.

Kind regards

Neal Thompson BSc (Hons) MSc MRTPI
ROBINSON ESCOTT PLANNING LLP
Downe House, 303 High Street, Orpington, Kent, BR6 0NN
01689 836334

From: Hebe Smith <Hebe.Smith@arun.gov.uk>

Sent: 23 April 2026 11:26

To: Neal Thompson [REDACTED]

Subject: Application K/3/26/PD - Potato Barn, Kingston Lane

Good morning,

I have taken a further look at the plans as discussed, and I have some concerns about the size of the curtilage proposed with the conversion. I don't believe that all of the land shown as the curtilage of the property, including the proposed gardens which are located on the other side of the drainage ditch, forms part of the curtilage of the existing building. Q.3 (1)(a) states that all land within the curtilage must be "closely associated with and serving the purposes of that building". The area of land where widening of the road and additional parking is proposed to the east of the existing road also does not appear to be linked to the building. Even assessing the curtilage purely in terms of area, and excluding the access road, the area of the curtilage is larger than the area occupied by the building by some way, and so does not comply with Q.3 (1)(b).

On this basis, the conversion of the building and the curtilage as shown would not be permitted development. Unfortunately, the location plan cannot be amended under this application and I would be objecting to the application for this reason. If you would prefer to withdraw the application, please let me know.

Kind regards,

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626

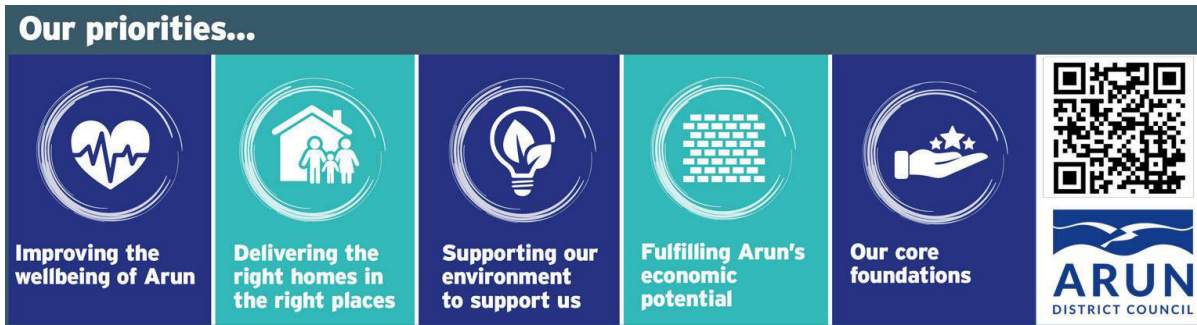
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