

[REDACTED]

From: Kathryn Welch
Sent: 31 March 2026 17:06
To: Planning Scanning
Subject: FW: Y/10/26/PL Rookery Farm

Please upload. PO comments regarding multiple dwellings.

Kathryn Welch
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

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From: Kathryn Welch
Sent: 20 March 2026 14:28
To: [REDACTED]
Subject: Y/10/26/PL Rookery Farm

Dear Jessica,

Thank you for taking the time to speak with me yesterday.

Following our call, I have looked into the query regarding amendments to the red line boundary after an application has been validated. I can confirm that we do not accept changes at that stage because of the impact this has on re-advertisement of the application. Further details about this can be found within our Customer Advice Note published here: <https://www.arun.gov.uk/planning-applications-customer-advice-note/>

As discussed, it appears that the proposal has evolved beyond the original intention of simply providing 1 new dwelling. Given the extent of development to the rear, the application should be amended to include the change of use of the agricultural land behind the barn to residential use. I would also suggest that the application does not need to refer to the demolition; instead, a retrospective application for the erection of the number of new dwellings would be more appropriate.

With regard to the number of dwellings on the site, I consider it evident that; despite the interconnectivity, the building has been designed to function as up to three separate dwellings. Evidence observed on site, including the number of front doors, subdivision of the land, and the number of ASHP units, has informed this view. I have also been provided with a Building Control report which confirms that the structure was designed as three separate dwellings for the purposes of fire-spread regulations.

Because the revised proposal represents a more detailed scheme, please be aware that additional information will be required at validation. For example, further details relating to site drainage may be necessary. I would encourage you to review our validation requirements before re-submitting any application. Our validation lists can be found here: <https://www.arun.gov.uk/making-a-planning-application/>

The Building Control report also references the loss of certain trees. In light of this, and the regulations regarding degradation a pre-existing site plan and Biodiversity Net Gain (BNG) information would be required. If you feel this isn't the case, I would expect this to be fully justified in the prospective submission.

Finally, I noted during my visit that construction of a pergola has commenced at the rear of the property. Given the scale of this structure, I would recommend including it within the submitted plans.

Given the above highlighted issues and having regarding to the significant alterations which would be required to make the application acceptable, it is my view that the application should be withdrawn at this time with a view to resubmitting the application once amended.

If you have any further questions or would like to discuss the next steps, please feel free to get in touch.

Kind regards,

Kathryn Welch
Senior Planning Officer, Planning Department

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