



From: Stuart Corbey
Sent: 14 November 2018 17:09
To: Planning.Responses
Subject: FW: FG/129/18/PL 44 Ferringham Lane

Agent correspondence please save to file

From: [REDACTED]
Sent: 14 November 2018 12:42
To: Stuart Corbey
Cc: Juan Baeza; Simone Cornell; Donald Hanciles; Steven Salvidge
Subject: Re: FG/129/18/PL 44 Ferringham Lane

Dear Mr Corbey,

From your email of 13/11/2018:-

We were expecting a new change of direction from West Sussex County Council Highways. The attached response is that which the planning officer before you (Mrs Anita Gardner) received, and it is the second response from Highways saying the same thing. No concerns.

We have read this response over and over - again and again and found nothing to remotely suggest that they have any concerns or for that matter reasons for refusal.

We are at a loss as to why you are now upholding a non technical or non policy/ies approach.

It is clear that the Highways in their response, did not:-

- 1, recommend any modification or insist on 4m access width.
- 2, request for more information.
- 3, have any objections
- 4, recommend refusal.

But instead advice. That which is factual and policy/ies driven.

Kindly refer to the Highways response last two paragraphs.

'The Local Planning Authority should consider the context of the site as an internal access arrangements and not a free flowing environment'.

Here, not only that the access is serving 5 dwellings, it is off a private road and above all it is a Close with no through traffic.

A traffic lights system is introduce and has been approved. Speed is restricted with proposed signage and the predominant end users will be the occupants.

I sincerely hope that you consider this application on merits based on what Mrs Anita Gardner advised us to do, a technical lead from Mr Ian Hayward of Highways and your initial recommendation for approval.

Regards,
Sarif Easmon-Dura

On Tuesday, November 13, 2018, 12:09:31 PM GMT, Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Dear Sarif and Simone,

Please find the Highways comments as requested as attached.

In light of your email comments dated 7th November, I shall raise these questions with Ian Hayward at Highways for further clarification before we formally determine the current application.

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: [REDACTED]
Sent: 12 November 2018 17:22
To: Stuart Corbey
Cc: Simone Cornell; Steven Salvidge; Donald Hanciles
Subject: Re: FG/129/18/PL 44 Ferringham Lane

Dear Stuart,

Could you kindly send us the response or report from West Sussex County Council Highways dept. with their change of direction from no concern initially at the planning approval stage to what ever their preferred width of the access is.

Regards,

Sarif Easmon-Dura

On Thursday, November 8, 2018, 4:40:05 PM GMT, [REDACTED]

Dear Stuart,

We are in deliberation.

We couldn't find any obvious width in The Manual for Streets.

Could you kindly tell us what is the minimum width of the access you want?

(As nothing had been mentioned to date)

Regards,

Sarif Easmon-Dura

On Thursday, November 8, 2018, 10:36:28 AM GMT, S [REDACTED]

----- Forwarded Message -----

From: Stuart Corbey <Stuart.Corbey@arun.gov.uk>

To: [REDACTED]

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: Wednesday, November 7, 2018, 5:39:17 PM GMT

Subject: RE: FG/129/18/PL 44 Ferringham Lane

Sarif,

Thank you for your email dated 5th November 2018 and your answer phone message. After discussing your email with my Team Leader – Juan Baeza I would like to respond.

I can appreciate you and your clients concerns in regard to the progression of this application. As a Senior Officer here it is my duty to keep you informed on an application and give a view on the likelihood it would be given permission based on my assessment of the proposal.

In this instance, because of the objection by the Parish Council, and the Officers initial view was to support the application it would have needed to go to Committee for a decision on 14th November 2018. However, on closer inspection a fundamental Highways Objections altered our view and we have no choice but to refuse under this guidance and follow the scheme of delegation. A traffic light system with pedestrian priority button is not considered a mechanism to overcome the situation therefore it is difficult to see how the objection can be overcome.

Each Committee items has an official sign off procedure and whilst my recommendation was to approve that was not agreed by officers further up the chain and therefore the reason to refuse is recommended.

For full highways comments:

http://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=FG/129/18/PL

Unfortunately the applicant cannot request that a case is taken to committee, therefore this option is not available to you or your client.

I shall work towards determining the application in line with the extension of time date, unless you wish to withdraw.

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: S [REDACTED]
Sent: 05 November 2018 12:49
To: Stuart Corbey
Cc: Simone Cornell
Subject: Re: FG/129/18/PL 44 Ferringham Lane

Dear Mr Corbey,

We are extremely disappointed with your last email not supporting the application which is in contrary to another email after requesting an extension of time.

In requesting an extension of time up to the 16th November 2018 and our subsequent approval, was on the need for the application to go to the scheduled committee meeting on the 14th November 2018.

The basis of our agreement for an extension of time was on two folds:-

- 1, You were to make a recommendation for approval.
- 2, The application is to be presented to the committee on the 14th November 2018.

With your change of direction, we would like the application to go to the above committee as agreed.

We therefore would like to exercise our rights to present our case to the committee on the 14th November 2018.

I would also kindly ask for the report received from Highways relaying any concerns on safety.

If safety at the existing access is the only concern, which has been in use for over 50 years, it can be address easily.

I have been in contact with our traffic consultant, the proposed traffic lights system can be adapted to

have a pedestrian priority push bottom system in the extreme case of a car, a disabled person and a toddler using the access at the same time. Similar to that of a pedestrian crossing on a public high street.

Regards,

Sarif Easmon-Dura

On Wednesday, October 24, 2018, 11:50:55 AM GMT+1, [REDACTED]

----- Forwarded Message -----

From: Stuart Corbey <Stuart.Corbey@arun.gov.uk>

To: [REDACTED]

Sent: Tuesday, October 23, 2018, 6:34:54 PM GMT+1

Subject: FG/129/18/PL 44 Ferringham Lane

Good evening Sarif,

Having discussed the application with my Team Leader we have no choice but to refuse this application. On the basis of the WSCC highways advise:

'The access will operate as a shared space for both pedestrians and vehicles. The Local Planning Authority would be advised that at a minimum width of 3.53 metres the access would only be suitable for passing of a vehicle and a single pedestrian. It would not be wide enough for the passing of a vehicle and wheelchair user, or pedestrian accompanying a small child (Manual for Streets Fig 6.8 & 7.1). At its maximum width of 3.74 metres the access would only be suitable for passing of a vehicle and a single pedestrian or wheelchair user. It would not be wide enough for the passing of a vehicle and pedestrian accompanying a small child (Manual for Streets Fig 6.8 & 7.1).'

This means that at sections where the access route is at its minimum 3.53m it would not be able to accommodate a vehicle and a wheelchair user and where it is at its maximum 3.74m it would not be able to accommodate a vehicle and a wheelchair user or pedestrian accompanying a small child. This makes it unsafe and contrary to policy T SP1 of the Arun Local Plan.

I can only apologise for the initial advise given to you and would like to allow you the opportunity to accept a refusal or request a withdrawal of the current application.

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: [REDACTED]
Sent: 17 October 2018 15:49
To: Stuart Corbey
Cc: Simone Cornell
Subject: Re: 44 Ferringham Lane

Dear Stuart,

Please see the attached letter ref: 628 LW03 to Mrs A Gardner dated 28th June 2018

In sum, see page 4 paragraph 4.

Regards,

Sarif Easmon-Dura

On Wednesday, October 17, 2018, 3:31:21 PM GMT+1, Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Sarif,

I have had now the opportunity to discuss this application in full with Anita Gardener following our initial conversation and from your recent email. The application has been advertised as a variation to condition, and in my

professional opinion I would like to see what you and your client would like the varied width to be? The application form description and statement does not give a clear alternative minimum width....

I look forward to your response.

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: [REDACTED]
Sent: 12 October 2018 15:35
To: Stuart Corbey
Cc: Simone Cornell
Subject: 44 Ferringham Lane

Dear Mr Corbey,

Re: Condition 4, 4m access.

Is this application likely to go to committee?, although we rather it is not owing that objectors had not put forward any Policies, Standards, Codes, Guides or Covenants that this application may or have gone against.

The reason for this email - I am planning to take some time off work at the end of this month and would like to prepare a case prior to or at least ask our Planning Consultant to represent us at the committee meeting.

Regards,

Sarif Easmon-Dura

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	07/08/2018
LOCATION:	44, Ferringham Lane, Ferring, Worthing, BN12 5LU
SUBJECT:	FG/129/18/PL Application for variation of condition imposed on planning reference FG/115/17/PL relating to condition no. 4 - access width.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The application site is accessed via Ferringham Lane, which is of private concern. Consequently the comments provided by the Local Highways Authority are for Advice only.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application FG/115/17/PL for the erection of 4 x bungalows. The application was granted consent by the Local Planning Authority. This application seeks removal of condition 4 imposed under the aforementioned consent.

4

No development shall not commence until the 4 metre wide vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: in the interests of road safety and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto Ferringham Lane which could compromise highway safety in accordance with the NPPF.

The application details that the access width is 4.0 metres wide as per the Land Registry plan and OS Mapping. However on site the applicant states the access way is between 3.53 and 3.74 metres in width.

I note the condition requesting the access measure 4.0 metres in length was originally included as part of the Planning Inspectors Appeal Decision of a previous application at the site, FG/69/16/OUT.

With regard to access widths, using guidance within Manual for Streets, I can advise that a typical single carriageway should measure 2.75 metres. A width of 4.1 metres would be considered adequate to allow two private motor cars to pass at slow speed.

Vehicular access movements at the site onto Ferringham Lane will be controlled by a traffic light system. This system has been secured via planning condition. This system limits the access to a single flow of traffic. As such the access does not need to be wide enough to allow the opposing vehicles to pass.

Building regulation fire access require an access to measure 3.7 m carriageway (kerb to kerb) for operating space at the scene of a fire. Simply to reach a fire, the access route could be reduced to 2.75 m over short distances, provided the pump appliance can get to within 45m of dwelling entrances.

Manual for Streets advises that widths between 2.75 m and 3.25 m should be avoided in most cases, since they could result in drivers trying to squeeze past cyclists.

The access will operate as a shared space for both pedestrians and vehicles. The Local Planning Authority would be advised that at a minimum width of 3.53 metres the access would only be suitable for passing of a vehicle and a single pedestrian. It would not be wide enough for the passing of a vehicle and wheelchair user, or pedestrian accompanying a small child (Manual for Streets Fig 6.8 & 7.1).

At its maximum width of 3.74 metres the access would only be suitable for passing of a vehicle and a single pedestrian or wheelchair user. It would not be wide enough for the passing of a vehicle and pedestrian accompanying a small child (Manual for Streets Fig 6.8 & 7.1).

At 4.0 metres the access width would have been wide enough to facilitate the passing of a vehicle and pedestrian, wheelchair user or pedestrian accompanying a small child (Manual for Streets Fig 6.8 & 7.1).

When considering the above the Local Planning Authority should consider the context of the site as internal access arrangements and not a 'free flowing' traffic environment. The figures above are based on the minimum carriageway width of 2.75 metres and not the width of a typical family vehicle, which would be 2.0 metres.

The previously submitted refuse vehicles tracking plans showed some flexibility in the manoeuvring for large vehicles.

Ian Hayward
West Sussex County Council – Planning Services