

Ronnie McGregor

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 November 2018 12:17
To: Planning Scanning
Subject: FW: FG/129/18/PL 44 Ferringham Lane
Attachments: Pre Commence Ltter.docx

From: Stuart Corbey
Sent: 23 November 2018 11:25
To: Planning.Responses
Subject: FW: FG/129/18/PL 44 Ferringham Lane

Please save to file as officer correspondence.

From: Stuart Corbey
Sent: 23 November 2018 10:20
To: 'Sarif Easmon-Dura'
Subject: RE: FG/129/18/PL 44 Ferringham Lane

Good morning Sarif,

The group head of planning has raised the following questions, which require clarification.....

How will the pedestrian priority system work?

How will it give priority to pedestrians?

What happens if a car can't enter the site because a pedestrian is leaving the site?

I look forward to your response to help with the committee report presentation.

In addition please see our attached pre commencement condition letter.

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: Sarif Easmon-Dura [<mailto:eamondura@rocketmail.com>]
Sent: 22 November 2018 15:30
To: Stuart Corbey
Cc: Simone Cornell
Subject: Re: FG/129/18/PL 44 Ferringham Lane

Dear Stuart,

Many thanks for your email and our telephone conversation of today.

We are with the view that working with your department our traffic consultants will ensure safety for all.

We have all the data as requested but we need at least a day to present it. So the latest by tomorrow, you should receive this information.

Regards,
Sarif Easmon-Dura

On Thursday, November 22, 2018, 1:46:30 PM GMT, Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Dear Sarif,

Before taking the application to committee we require a **detailed access plan** – highlighting the achievable access widths as indicated in your supporting statement. The plan should also include the position of the pedestrian priority equipment in situ.

In addition an agreement to an extension of time to determining the application up until 14th December 2018 would be appreciated.

A request for your written agreement to a pre commencement condition for details of the pedestrian priority equipment shall follow this email.

I trust this information would be forthcoming as this stage.

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: Sarif Easmon-Dura [<mailto:earsondura@rocketmail.com>]
Sent: 16 November 2018 15:32

To: Stuart Corbey
Cc: Simone Cornell; Steven Salvidge; Juan Baeza
Subject: Re: FG/129/18/PL 44 Ferringham Lane

Dear Stuart,

Thanks for your email of yesterday (15/11/2018)

SAFE ACCESS FOR ALL

Without any doubt safety is of paramount importance.

The consulting team and the applicant have placed safety as the utmost priority.

Prior to one of my recent emails, we contacted both of our traffic consultants on this matter, both confirmed that the proposed traffic control system is adaptable to safely incorporate a Pedestrian Demand Unit. That which I refer to as Pedestrian Priority.

Please find attached the proposal from Automate Systems dated 13th November 2018. The proposal is an adaptation of the already approved system as a synchronise unit. These are all safe, tried, tested system and in operation all over the UK.

I sincerely hope that the inclusion of the Pedestrian Demand Unit will meet to your approval.

I would fully appreciate, if there are any comments, you reach us soon to ensure our application is included on the committee meeting set for 23rd November 2018.

Regards,

Sarif Easmon-Dura

On Thursday, November 15, 2018, 12:38:31 PM GMT, Simone Cornell <simonecornell@icloud.com> wrote:

Begin forwarded message:

From: Stuart Corbey <Stuart.Corbey@arun.gov.uk>
Date: 15 November 2018 at 12:29:12 GMT
To: 'Sarif Easmon-Dura' <eamondura@rocketmail.com>, 'Simone Cornell' <simonecornell@icloud.com>
Subject: FW: FG/129/18/PL 44 Ferringham Lane

Sarif/Simon,

Following the Head of service review, I am currently seeking further guidance from our Highways specialist team as to what level of information we would require to demonstrate the pedestrian priority function within the traffic light scheme as proposed.

The decision is therefore not to refuse the application on safety grounds but for you to prepare information to support the provision of safe access for all users. The close of the next committee agenda for December is Friday 23rd November which is unfortunately fast approaching but I'd be happy to try and test your further justification once you are able to submit it to me as soon as possible.

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: Stuart Corbey
Sent: 14 November 2018 16:51
To: 'Simone Cornell'; 'Sarif Easmon-Dura'
Subject: FG/129/18/PL 44 Ferringham Lane

Simon/Sarif,

Thank you for your emails.

The application has now passed to the Head of Service for their view, having prepared my report. The decision will be reached by them once I have had the opportunity to discuss it with them further.

At this time Arun District council are taking the view that the access width is not adequate under Highways Safety grounds.

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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<http://www.arun.gov.uk>

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Tel: (01903) 737500

Mr S Easmon-Dura
18 Russell Green Close
Purley
Surrey
CR8 2HR

web: www.arun.gov.uk
email: stuart.corbey@arun.gov.uk

23 November 2018

Your Ref: .

Our Ref: FG/129/18/PL

Please ask for:
Stuart Corbey
Development Management
Direct Line: (01903) 737784

Dear Sarif,

**Town and Country Planning (Pre-commencement Conditions) Regulations 2018 -
Notice regarding intention to impose pre-commencement conditions**

A pre-commencement condition is defined in section 100ZA(8) as a condition imposed on a grant of planning permission (other than a grant of outline planning permission within the meaning of section 92 of the 1990 Act) which must be complied with (a) before any building or operation comprised in the development is begun, or (b) where the development consists of a material change of use of any buildings or other land, before the change of use is begun.

The LPA are considering imposing the following pre-commencement condition on the application mentioned above.

Condition 4:

Prior to the commencement of development details of the proposed pedestrian priority system to control access in and out of the site shall be submitted to and agreed in writing by the local planning authority with the agreed details retained thereafter. This should include the:

- design and technical specification of the pedestrian priority system.
- a strategy for continued maintenance and operation of the pedestrian priority system.

Reason: In the interests of road safety in accordance with policy T SP1 of the Arun Local Plan.

The above detail is necessary to ensure the safe access to the site and to aid the development into perpetuity.

From 1 October 2018 section 100ZA(5) provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the

circumstances set out in the [Town and Country Planning \(Pre-commencement Conditions\) Regulations 2018](#)).

In order to progress your application you are asked to confirm in writing your acceptance of the proposed condition by 7th December 2018. If you provide a substantive response before the (insert date) we may be able to issue a decision prior to that date.

Your other options are:-

- provide comments (within the time limit) on the proposed pre-commencement condition, in which case that condition cannot be imposed
- choose not respond (i.e. remain silent). If there is no response by the date given in the notice the local planning authority may grant planning permission subject to the terms of the pre-commencement condition specified in the notice
- indicate (within the time limit) that you do not agree to the terms of the proposed pre-commencement condition, in which case the local planning authority may then either:
 - i. grant planning permission without the pre-commencement condition,
 - ii. seek written agreement to an alternative pre-commencement condition, or
 - iii. refuse to grant permission (if it considers that the disputed pre-commencement condition is necessary to make the development acceptable in planning terms).

Please contact me to discuss the matter if there is anything in the letter that you require clarification on.

If you wish to discuss the contents of this letter, or if there is anything you do not understand, please contact me.

Yours Stuart Corbey

Stuart Corbey
Senior Planning Officer

Development Management
Arun District Council



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Maltravers Road
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