

Mr P.R. & Mrs P.E.Greenwood
Pond House
4 Little Paddocks
Ferring
Worthing, West Sussex
BN12 5NH

Your Ref: OWPC25783
Our Ref: FG/20/20/DOC 13-02-2020
Please ask for:
Mrs A Gardner

24th February 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under FG/115/17/PL relating to condition 3-visibility splays.

Paddock House 44 Ferringham Lane Ferring

Thank you for your internet representation made on 21st February 2020 which has been recorded as '**an objection**' with the comments as follows:

We wish to object to the proposal to remove the condition concerning the visibility splays on the access to the property, established as part of planning permission granted on appeal for 4 three bedroom houses on the site.

This condition was a vital integral part of that planning permission and sought to ensure the safety of vehicles, pedestrians that would use the driveway for access and also those using the main road, Ferringham Lane. It will be clear to anyone driving past the entrance to No.44 that the driveway can only be accessed with great care by a private car, and with extreme difficulty by larger vehicles such as dustcarts or delivery trucks. This can only be achieved by swerving out well into the opposing carriageway in order to achieve the turn. The absence of any pavement or street lighting exacerbates the danger to other vehicles and pedestrians. Ferringham Lane is used regularly by elderly people walking to the shops and GP surgery and is also used by children going to and from school.

To waive this condition simply because it cannot be achieved would be irresponsible in the extreme and surely set the most extraordinary precedent affecting future planning applicants that might be unable to meet their obligations towards ensuring the safety of the community.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or

breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning