

27th April 2018

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/69/16/OUT
(APP/C3810/W/17/3166634) relating to condition 6-proposed traffic light system.

Paddock House 44 Ferringham Lane Ferromg

Thank you for your internet representation made on 26th April 2018 which has been recorded as '**an objection**' with the comments as follows:

FG/ 43/ 18 /DOC

The developers agents have applied to commence work without meeting the Government Inspectorate Appeal conditions 5 & 6, which I have been assured by both the ADC and Ferring Parish Council are NOT negotiable.

The applicant seeks to commence work on a shared surface driveway and the installation of traffic lights without supplying evidence of compliance with planning approval appeal conditions.

Is the proposal to proceed with development without meeting the conditions and to use the existing entrance access as it stands? If so this would surely be in breach of the planning regulations imposed.

The plans submitted are incomplete. Neither show the measurements required by the inspectorate, nor the configuration of the mandatory splay, or a detailed illustration of the positioning of any light system at the entrance. Furthermore the requirement of a regular maintenance schedule for the light system is also not included.

Note: County Highways have already pointed out several times the impracticality of ensuring a continuous working light system that remains in operation for the lifetime of the development.

In Application No. FG/196/15/OUT (17.02.16) the agents Reeves Transport only "suggested" the splay arrangement by means of borrowed plan from Globe Estates (southern) Ltd. of a site in Ferring St.

This was submitted within the application sent to the Government Inspectorate as part of the appeal paperwork, it was therefore approved conditionally on these grounds. A specific splay diagram for this site has never been produced ?

Similarly Reeves Transport can still only allude to a 4m width driveway at this time on the basis of an ongoing "boundary" dispute with the adjacent property.

However in their communication to County Highways WSCC back in August 2015 when asking for advice or concerns, the same agent confirms the access isn't brilliant, the driveway width is about three metres wide, has no passing bays and it is highly unlikely that the access could be widened.

Note: Various officials have since measured the current access width to date, a maximum of 3.65m recorded, not one has measured 4m.?

Installation of either a light system or shared surface at this stage would surely constitute commencement of development and therefore be in breach of the Government

*E Hutchings
42 Ferringham Lane*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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