

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5QZ

Your Ref: OWPC20181
Our Ref: FG/159/18/PL 19-08-2018
Please ask for:
Mrs A Gardner

12th October 2018

Dear Sir/Madam

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

Two-storey extension to the existing Cafe in order to provide increased internal seating, multi-purpose space, with improved service & food preparation area, disabled access & bike storage.

The Bluebird Cafe South Drive Ferring

Thank you for your internet representation made on 11th October 2018 which has been recorded as '**an objection**' with the comments as follows:

Ferring Conservation Group objects to application FG/159/18, for a large extension to the Bluebird Cafe on the beach at Ferring. The site is outside the Built-Up Area, at the southern end of the Rife Meadows SNCI and on the foreshore. There is no presumption in favour of development: rather, any development has to meet the criteria set out in Policy C SP1 of the Local Plan. It is not clear that the proposed development meets any of the criteria.

The proposed scheme would be an overdevelopment of a quiet beachside cafe into a substantial entertainment facility which would be out of character with the foreshore and coastal walk between Ferring and Kingston Gorse.

There is also already a substantial problem with parking and traffic in the narrow unadopted roads that lead to the beach. There is an informal parking area to the east of the Cafe but the applicant does not own this land or have any control over it. The parking area is used just as much by the beach-hut owners and people coming to the beach itself, and the coastal walk, as by patrons of the Cafe. The surface is cratered and frequently flooded and many visitors prefer to park in nearby residential roads. In the Summer, cars are often parked the whole length of West Drive, South Drive and Ocean Drive, making it difficult for other traffic (and especially the No. 8 bus) to pass.

The applicant's Traffic Study estimates that the addition of 100 seats inside and outside the cafe, and the staff to serve them, would add only 18 cars to the parking demand. This would seem to be a gross underestimate but even if it were correct no provision has been made for them. They would simply add to the on-street parking and congestion. The 40 m-long driveway into the beach area is not wide enough for two vehicles to pass and this leads to queuing in West Drive and South Drive. It also makes it difficult to use the public footpath 3089 over the driveway.

The Traffic Study dismisses concerns about road safety in the feeder roads by saying there is a 20 mph speed limit there. This is quite untrue: there is a 30 mph limit, made by a Traffic Regulation Order some three years ago. It also says that pedestrians can use the wide grass verges in these roads. But there are none - the house gardens come right to the edge of the carriageway. It also says the No.8 and 8A bus service is '1-2 an hour'. This is only the case Monday to Saturday and between 07.30 and 17.00 and only from Worthing. The great majority of customers arrive by car - many of them from far beyond Ferring or Worthing. It has over 500 reviews on Trip Advisor (the cafe advertises itself as 'dog-friendly'). A doubling of capacity in and outside the Cafe is likely to double all the problems of parking, congestion and pedestrian safety referred to above. We ask you to refuse this application. - Ed Miller (Secretary. Ferring Conservation Group)

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 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