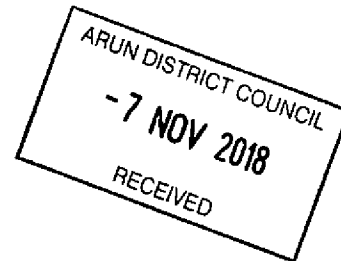


NODS VALE
3 FLORIDA CLOSE
FERRING-BY-SEA
WEST SUSSEX BN12 5PF

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



5 November 2018

Dear Sirs

PLANNING APPLICATION REF. FG/159/18 *PL*
BLUEBIRD CAFE, FERRING

I am writing to object most strongly to the above application on behalf of our family, who have owned the above property in Ferring for over fifty years. I believe that the proposed development will cause harm to this peaceful residential village and its inhabitants.

The Bluebird cafe (previously the Lemon Tree) has been extended substantially over the years with a commensurate increase in visitor numbers and traffic. There is already insufficient parking space at the cafe which has resulted in an overspill of parked vehicles on to the surrounding narrow roads on a regular basis, especially during the summer months. This causes hazardous conditions for pedestrians and motorists alike and serious nuisance to residents. The proposed development will only serve to exacerbate this situation.

The local bus, which provides a lifeline to those without cars, especially the elderly and school children, is often impeded on its route by vehicles parked inconsiderately along South Drive and West Drive when the car park is full. At present, if there was a fire or other emergency at the cafe or surrounding area at such a time, it is very probable that emergency vehicles would be unable to reach the scene. Undoubtedly, the proposed development would attract even more traffic, which would exacerbate what is already a potentially dangerous situation.

The "wide verges" referred to in the Transport Statement form part of residents' gardens and are not designed for pedestrian use. When cars are parked alongside the verges, people have to walk in the road, creating a hazard to themselves and motorists.

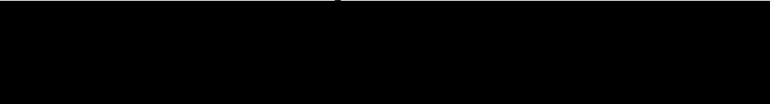
The narrow access for vehicles to the car park and cafe is also a pedestrian footpath. Wheelchair users and families with children and buggies are especially at risk here, as there is scarcely room for pedestrians to pass through this entrance at the same time as a car. In the summer there is often a queue of cars waiting to enter or exit the car park via this sole vehicular access point, which limits pedestrian visibility.

The foregoing describes the situation as it is at present. There is no doubt that the proposed development would attract more vehicles. As the roads in Ferring are unadopted and maintained by annual contributions from the residents, it is they who will have to bear the cost of repairing damage to the roads caused by increased traffic.

For the reasons stated above I am of the opinion that the proposed development is totally unsuitable. It would bring too high a density of traffic and noise to the area and it would cause unacceptable harm to residents, local bus services and emergency services, as well as impacting negatively on the tranquillity and rural character of this peaceful village. I note that a large percentage of the letters in favour of this application have been written from addresses outside Ferring and I think the views of Ferring residents should be given priority.

I look forward to receiving confirmation that the application has been refused.

Yours faithfully


J Kennedy