



Ferring Parish Council
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Your Ref: OWPC20485
Our Ref: FG/159/18/PL
Please ask for:
Mrs A Gardner

9th November 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 comments made on 8th November 2018 which has been recorded as **'an objection'** with the comments as follows:

PLEASE BE ADVISED THAT THIS IS A TWO PAGE DOCUMENT (PAGE 2 OF 2)

The LHA does have statutory duties in connection with Public Rights of Way, irrespective of the land owner.

(v) The LHA have failed to assess the likely impact of the proposed new development in terms of predicted increased traffic volumes in this restricted access driveway.

(vi) The LHA have failed to assess the potential impact on the public footpath along this access route.

(vii) The access driveway/footpath width combined is approx. 3.5 to 3.6 metres and in the region of 170 feet long. For its entire length it is edged by high walls providing no area of safe retreat in the event of conflict for space with vehicles. There is no delineation (either physical or in terms of ground markings) between the vehicular space and the Public Footpath

The access driveway (road) is not dissimilar to the access at another nearby site, 44 Ferringham Lane (which is on one of the two main routes from the village centre to the site) but in this case it is significantly longer. There, a condition stipulating a minimum safe width of 4 metres was imposed by ADC as the LPA and that has been upheld by the Secretary of State on appeal by a potential developer. That is for access to 4 'bungalows' where the traffic and pedestrian movements would be far fewer than at this busy seafront site.

(viii) It would be inconsistent to have a minimum 4 metre width condition on safety grounds imposed on access to 4 bungalows if similar conditions are not expected on a site of a substantial redevelopment such as the one in this application.

(ix) The splay of the entrance /exit should also be assessed as it does not conform with line of sight conditions imposed on other sites. Visibility to the right for traffic emerging from the site's access driveway onto the Private Street is severely restricted.

(x) The junction of the driveway access onto the private street is also the location of a bus stop.

(xi) The ground surface conditions of the uncontrolled car park area are in poor condition, deeply rutted and potholed gravel and compacted soil. There are no defined parking bays and parking is subsequently haphazard and on a free-for-all basis. Access across this area

is required for delivery vehicles servicing the café, vehicles servicing the public toilets, refuse collection and by the Environment Agency to access the Ferring Rife (river) weed-screen for cleaning / maintenance as well as being the only vehicular access at this point to the beach for emergency vehicles. There are multiple owners of the land forming the car park.

(xii) The WSCC LHA are responsible for ensuring safe and reasonable public access to Private Streets. They also have statutory duties over the public right of way (footpath no 3089). Proper assessments and considerations have not been given to the conditions referred to above.

(xiii) To summarise, there are inaccurate/misleading applicant traffic statements, no WSCC impact assessment of the access routes or impact on the public footpath which shares restricted space with (and is not defined or separated from) the vehicle access, seeming inconsistencies in definition of the highway type, potential inconsistency in the permissible safe access width to the site and inadequate splay and line of sight for vehicles entering or emerging from the access driveway.

Ferring Parish Council urges ADC to ensure that full and proper assessments are conducted and considered in relation to the potential impact on the safe accessibility of the roadways and footpath, on residents, visitors and public / essential services before any such redevelopment on the site can be determined.

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