

From: Anita Gardner
Sent: 08 November 2018 16:31
To: Planning.Responses
Subject: FW: FG/159/18 Bluebird Cafe/Ferring

Please treat as a rep

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 08 November 2018 16:30
To: Anita Gardner
Cc: [REDACTED]
Subject: FG/159/18 Bluebird Cafe/Ferring

Dear Mrs Gardner,

Please find attached a letter of objection from myself and my husband regarding Planning Application FG/159/18 Bluebird Café, Ferring.

We would appreciate acknowledgment of receipt of this email.

Yours sincerely,

[REDACTED]

Mrs and Mrs R Margaroli, 30 Oval Waye, Ferring, BN12 5RA

Mrs Anita Gardener/Arun District Council

8th November 2018

Dear Mrs Gardner,

We wish to register our Objection to the following Planning Application:

FG/159/18 Bluebird Café/Ferring Beach

The immediate area around the entrance to the Bluebird café has no pavements and the roads are very narrow. The applicants transport statement states *"Many of the roads in the immediate area surrounding the site do not have footways provided. However in practice these roads operate as shared space, there are also wide verges provided on either side of the roads providing good pedestrian accessibility. The lightly trafficked roads and 20mph speed limits provide safe walking and cycling environment"*. This statement has so many errors. None of the roads in the immediate have pavements! The speed limit unfortunately is 30mph NOT 20mph and it is very clear that some drivers who do not know the area do not take into consideration the fact that just around any of the many narrow, blind corners that surround the entrance to the Bluebird they may come across any of the following (who will all by necessity be in the road NOT on the verges which are part of residents private property and mostly have small upright concrete pillars on them), elderly people, walkers, dogs, cyclists, riders on horses, parents with small children and buggies, wheelchair users and of course other cars! This is potentially dangerous now, imagine how much more traffic will be brought to the area if a restaurant and function room of this size were to be given permission. There are also no streetlights in Ferring and in the winter months when it can be dark from 4pm onward, the potential for accidents will increase even further. I drive past the entrance of the Bluebird a minimum of 4 times a day, often a lot more, and I have witnessed and experienced so many near misses at the junction of the entrance with South Drive and West Drive. Cars exit from the Bluebird access road often with no regard for cars coming around the bend onto West Drive. We have neighbours who this summer had to direct an ambulance into their driveway for an elderly relative, they had to stand in the road and help the ambulance to manoeuvre into their driveway because of inconsiderate parking. Very often in the summer exiting our road (Oval Waye) onto West Drive is tricky because of cars parked on both corners of the road at the junction of West Drive and Oval Waye, making visibility of pedestrians etc nearly impossible. If ever emergency vehicles were required to get to the café, I would suggest that for example, a fire engine, would possibly not be able to get to it if the parking were to be anything like it is currently on a busy summer day. We also fear that the bus route could become threatened as already the bus sometimes has trouble getting passed parked cars in the area surrounding the Bluebird access road. Has an Emergency Services consultation been initiated?

The idea that, according to the transport statement, there is parking *"for around 100 cars"* or even *"over 100 parked cars"* is ridiculous even if the car park were in a pristine condition, this would not be possible, and certainly after any period of prolonged rain, large parts of the car park are unusable due to deep, wide puddles which people have to avoid.

The transport statement also states "*Ferring is part of the built up area of Worthing*" I think that anyone who know Ferring would agree that this statement is obviously untrue. How can we part of the built up area of Worthing when we have the Goring Greensward and woods between us. Ferring and Worthing fall under different Council areas!

The planning statement mentions that "*the overriding feel is that the local community are supportive of the proposals, and excited by the design*". Considering that at the moment there are approximately 200 letters/emails to the planning officer, of which approximately 170 are letters of objection, nearly all from local residents, once would have to argue that statement is false. Of the letters of support, the majority are from people who live further afield, even from London.

We also feel that there are many grey areas concerning the closing times of the proposed venue. For example the planning statements that "*it is proposed that the use will not be beyond 21.00pm except in exceptional circumstances*" What would constitute "*exceptional circumstances*"? We live along the river and fear that due to Ferring being such a quiet place, we will be regularly disturbed by noise from the venue, particularly when it is being used, as we are sure it will be regularly for private functions, by music, and the inevitable noise of large groups of guests arriving and departing at similar times by car and taxi. The light from the building will in what is a rare place of darkness due to no streetlights, shine like a beacon and will be very visible to us. Indeed the window etc facing away from the sea will allow people in the development to see directly into most of the gardens of the houses bordering the southern end of the Rife. We chose to move to Ferring 8 years ago from Worthing to enjoy the peace and quiet of a wonderful location, a magnet for many birds and wildlife, we regularly see Herons and Egrets and summer before last had the wonderful treat of watching water vole in the Rife. The fact that Ferring has no streetlights encourages much wildlife to the area.

We are reasonably regular visitors to the Bluebird and enjoy having this amenity near to us but we truly feel that the scale of this proposed development is completely out of character and scale for this area of private roads, the upkeep of which are funded by the residents with no contribution from the Bluebird Café. Ferring is a small village and the Ferring seafront area, aside from the Bluebird is ENTIRELY residential! Allowing this large commercial development to happen would encourage and contribute toward many many more vehicles including large delivery and extra waste collection vehicles traversing the narrow, pavement free, unlit roads of South Ferring and affecting detrimentally on a daily basis the quality of life of the residents who live nearby. Ultimately we are sorry that potentially what is a charming, appropriately sized, local café, which is well loved by residents and visitors alike and thriving, will lose its charm and possibly its local following if planning is granted. Due to the uniqueness of this location we feel that a site visit by planners should be essential to fully appreciate the relevant concerns that residents have.

Yours Sincerely,

Sharon and Richard Margaroli.