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14th April 2022

Mr R Marston-Taylor
4 St. Osmund Road
Ferring
West Sussex
BN12 5LA

Case Officer: Obafemi Okusipe
Telephone: 01903737645
Email: obafemi.okusipe@arun.gov.uk

Dear Sir/Madam,

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

Application No: FG/43/22/PL
Site Address: Ferring Country Centre Rife Way Ferring BN12 5JZ
Description of works: Construction of new single storey timber framed building to provide a Fitness Studio for adults with learning disabilities and day centre visitors. This application is a Departure from the Development Plan and is in CIL Zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 14th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46646

Mr R Marston-Taylor
4 St. Osmund Road
Ferring
BN12 5LA

13th April 2022

Subject: Planning Reference FG/43/22/PL, Ferring Country Centre

Dear Sir/Madam

I write to you today to object to the further development at the Ferring Country Centre. The basis of the objection is as follows and all points below are linked:-

1) The use as described "to provide a Fitness Studio for Adults with Learning Disabilities and "day centre visitors". It is disappointing to see the Country Centre using their core "special needs" users to obtain permission to build a fitness studio, stated primarily for their use. In reality it would be the wider public who would be targeted to use this facility on a commercial basis. As a former member of Mencap, a Parent of a Daughter with Special Needs, I find it distasteful for the Centre to use their core users as a means to further grow their commercial ambition. Those of us who have direct experience of Learning Disability, know that it is

difficult to get these special people to exercise. Yes, they can be encouraged and some will try, but generally they will moan and create as it becomes hard and difficult, ultimately they just won't want to participate.

2) If approval was given, the use of the studio should be limited to the learning disability users only. The impact of additional use by day centre visitors can be explained as follows:- Existing Fitness classes locally are 45-60 minutes duration, averaging 10-15 users per session. Simple maths would indicate that use by "Day Visitors" between 9-5pm Monday-Friday, averaging 12 users per class, would be an additional 90+ visitors daily. This would increase daily vehicle movements to and from the Country Centre by approx 200. If extended to evenings & weekends the increase in traffic along Rife Way and service road would see an increase in vehicle movements to and from the Centre in the region of 1800-2000 a week. There is already frustration with local residents with the current traffic flow due to the growth of the Country Centre's activities. Rife Way has roadside parking, mostly reduced to a single lane throughout its length due to parked cars. In addition, there are further rumblings from local people walking their dogs and pushing their buggies via the service road to the Rife and beyond who are feeling less safe with the current volume & speed of traffic. The current 5mph is rarely observed.

3) There is now an imbalance between the core provision of providing services for adults with learning disabilities and the non-core services of public offerings. The focus and direction of travel points towards attracting the general public for commercial growth. This is further confirmed by the Country Centre looking to extend their use for bookable functions, by seeking a premises licence for alcohol and music until the early hours of the morning. With this planning application the footfall at the centre will further increase the growth and commercialisation and lead them away from their core activity. We are now seeing a business enterprise that will on occasions operate from around 8am thru to 01.00 in the morning, 7 days a week!

I therefore object to this planning application and would respectfully ask that it is declined on the basis that the main use of the Studio is not intended for the adults with Learning Disabilities. Also, the cumulative additional vehicle movements would be a significant additional burden upon the access routes to the Centre if Day Visitors are allowed use of the Fitness Studio. I also agree and support the comments made by the Ferring Conservation Group.

Yours faithfully

Mr R Marston-Taylor

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>