



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

1st June 2021

Michael Smith
22 Downview Road
Yapton
Arundel
BN18 0HJ

Case Officer: Mr N Crowther
Telephone: 01903737500 Ex 37839
Email: neil.crowther@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: CM/16/21/PL
Site Address: Bairds Farm Shop, Garden Centre Crookthorn Lane Climbing BN17 5SN
Description of works: Convert existing on site storage to picnic area with fast food Cafe. This application may affect the setting of a Listed Building. This application is in CIL Zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 31st May 2021 which has been recorded as an objection with the comments as follows:

OWPC36932

I have chosen to object to this application on the following points:

Access into the site and out onto the busy A259 will add to congestion at peak times. There is very little parking facilities on the site and I fear the drive through congestion will spill out onto the A259 causing further traffic delays, because the area is too small to facilitate a drive thru.

Dangerous design, with reference to the drawing (PL2), vehicles exiting the drive thru coffee collection point will have to cross the path of incoming vehicles. This is not logical approach to the standard design of clockwise drive thru outlets and will likely cause accidents as larger parked vehicles such as vans and trucks will restrict the view of smaller cars leaving the drive thru.

Environmentally damaging, encouraging people to drive in their vehicles to purchase a cup of coffee is not environmentally friendly. Single use cups and plastics are not good for the environment. You often see discarded litter by the side of the road from other drive thru establishments.

If planning permission is granted for this establishment all cups and food packaging should be branded, if littering does occur within the local area, which I am 100% sure it will, it can be monitored and fines imposed on the proprietor.

We should be encouraging sustainable planning and design, where the impact on the environment is minimised, I don't think this planning applications meets any of these criteria.

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/planning-decision-process>.

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/weekly-lists>

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.