

[REDACTED]

From: Bill Leath [REDACTED]
Sent: 06 August 2018 13:11

[REDACTED]

Subject: FAO Jo Skinner (Micro Pub - 42 Barnham Road, Barnham)

Dear Ms Skinner

I'm writing to you on behalf of the company that manages the residential estate including Saxby Close, Barnham. The proposed change of use of 42 Barnham Road to a Micro Pub (EG/43/18/PL) has been picked up by residents who are seeking the advice of the company. We understand that residents will also be submitting their own views on the change of use of your property. I have to say they are highly likely to mostly object on the basis of the application by JDJ Inns Ltd.

Before responding to the application the Directors of WCBMCL are happy to meet with you and/or Mr Dalton/Boyle/Judge of JDJ Inns Ltd about the proposed development. We have a number of concerns being:

1. Use of the access to the rear of the property using our private road, use by deliveries, staff and customers
2. Use of Saxby Close for unauthorised loading or parking,
3. Damage to our property including to the road, pavements and signage
4. Sightline issues for residents leaving Saxby Close caused by seating and barriers on the pavement at the front of the property
5. Late night noise due to the proposed opening hours
6. Daytime noise with deliveries
7. Congestion to the service road at the rear of the property that is a current issue, especially with cars parked for the businesses that should not be
8. Waste left by customers and staff

Most residents support local businesses but there is a lot of concern as to the type of business proposed, most especially with the documents with the application stating that there is nearby parking, possibly with restrictions. Access and parking in Saxby Close and inappropriate use of the service road are already issues that cannot be compounded. To that end the management company will be objecting to the application

as it stands. There simply is not recognition of the issues with suitable resolution or mitigation that would lead to the management company to support the application.

As we have outlined above we are happy to meet and discuss any mitigation that could be forthcoming in writing to the management company that would be shared with Arun DC. If this isn't forthcoming, regretfully, we will object to the change of use of 42 Barnham Road.

Yours

The Directors

Sussex Court (Barnham) Management Company Ltd