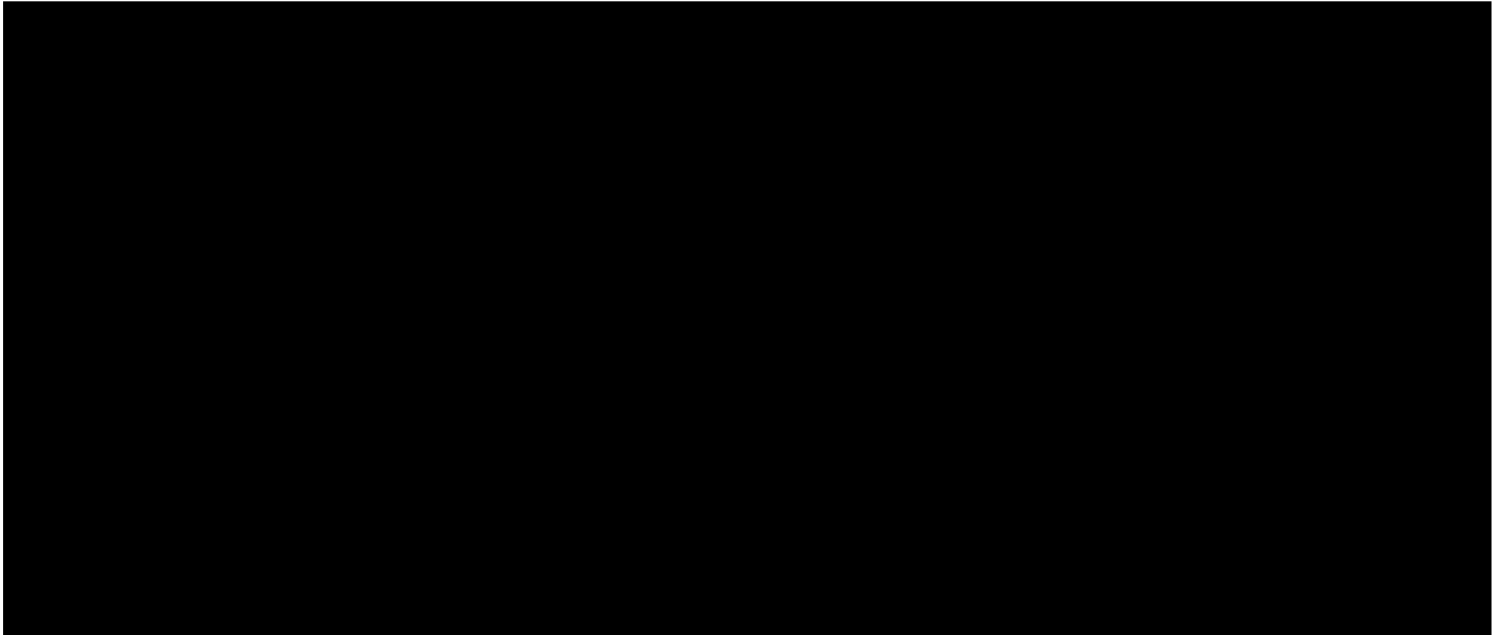




From: [REDACTED]
Sent: 01 February 2018 15:46
To: Planning
Subject: Ref: LY/28/17/PL Change of Use at Crossbush Farm Shop

Dear Sirs,

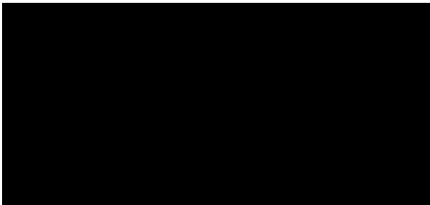
Please find attached a letter we would like to be registered against our above referenced planning application and to appear alongside the letters of support and objection received thus far.

With many thanks,

Samantha Walker

Samantha Walker
Director

Arundel Brewery Ltd
Unit C7
Ford Airfield Estate
Arundel
West Sussex
BN18 0HY



For The Attention of Anita Gardner, Planning Officer.

To whom it may concern,

We have been reading all the correspondence received regarding our change of use planning application at the above site. We are very touched by the level of support and enthusiasm we have seen submitted from both regular and new customers to both our businesses so far. We are however, taking special note of the objections that have been received and we would like to try and allay some of the concerns that have been raised.

It is our intention to be a family friendly, welcoming venue for the local community and commuters alike. Both our businesses have spent many years developing a loyal following based on our devotion to providing carefully produced, high quality products together with excellent customer service.

We understand the concerns as to the type of establishment The Brewhouse Project will be and we would ask that careful study be made of both the brewery's Arundel shop and also the Edgcumbes Roastery and Café on Ford Lane. Both venues, we feel should give comfort to those who feel the venue might become a magnet for inebriated, anti-social behaviour. Groups of youths who may frequent the burger venue nearby are not and never have been our target market. We are not and have no intention, ever, to be a pile it high, sell it cheap establishment and whilst wishing to be an open to all, welcoming, family friendly and community venue, those looking for "cheap" mass produced, low quality product will be sorely disappointed. Indeed, we are looking to provide a premium and high quality alternative to the offerings situated on the other side of the road currently.

We wish to model ourselves on the Brewery Tap Rooms found in the US, where Beer and Coffee Lovers can come together and appreciate a high quality, locally made product, it is not about getting drunk as quickly and as cheaply as possible.

We honestly feel that there is a demand for this type of venue, one where Mums or Dads can come with their youngsters for a freshly roasted and brewed coffee in the morning, those working from home for the day can call in and do an hours work on their laptop and have a sandwich, and craft beer lovers can call in at lunchtime, or on their way home from work, for a third of a pint or half pint of a limited edition, speciality beer.

We do not intend to be open all hours of the night (we have very demanding businesses to run and we need our sleep!) we envisage being open only until 9pm in the evenings and at this point, will not be open on Mondays, to give ourselves and our staff a much needed day off. We will, of course be hoping to host low key events at certain times where we would wish to be open for longer in the evening, but these will not be happening every week and will be of high quality and, at all times we will be mindful of our neighbours and will encourage our customers to behave in a considerate manner.

The reason for us wishing open this concept on this particular site, is we know there is a strong demand for this type of venue in the local area due to the high number of "tied" pubs who are restricted in their ability to take locally produced products. Also, both our businesses have a strong, loyal and local customer base which will enable the farmer/landowner finally to have a viable

business on this site, on which two farm shop businesses have already failed due to a lack of support.

We are also hoping that the land surrounding the building will be able to provide us with ingredients for our beers in the longer term and we are already in discussion with the landowner to make this a reality thus making this project a sustainable longer term use for him and enabling us to remain true to the original intended use of the building.

We do hope that this letter has been able to address concerns about our plans but we would also like to say, we are very happy to discuss concerns with anyone who would like to contact us directly.

With our very best wishes,

Stuart & Samantha Walker, Arundel Brewery [REDACTED]

Chris & Alice Edgcumbe-Rendle, Edgcumbes Coffee Roasters & Tea Blender [REDACTED]