

Ray Hagger
9 Cosens Way
Felpham
PO22 8FG

Your Ref: OWPC17556
Our Ref: LY/28/17/PL 07-12-2017
Please ask for:
Mrs A Gardner

12th March 2018

Dear Sir/Madam

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

Change of use of existing building from farm shop & cafe to a brewery tap room (bar),
fresh coffee bar & cafe & retail space

Crossbush Farm Shop Lyminster Road Lyminster

Thank you for your internet representation made on 9th March 2018 which has been recorded as '**support**' with the comments as follows:

An observation re Highways Comments

The nearest comparison to The Brewery Project is The Beer Hall at The Hawkeshead Brewery at Stavely in Cumbria (Lake District). This is situated in a rural village and of similar size etc. Having visited I doubt they have as many as 18 spaces (probably half that) although at weekends there may be extra spaces available at a couple of neighboring Units. Being situated on a Farm will overflow parking be available on the rare occasion may be needed? Why would The Brewery Project attract that more many vehicles than the previous Farm Shop and Cafe. I think Highways concerns are exaggerated as serving alcohol many people will travel by Taxi or Public Transport. I suspect generally 18 spaces will be ample although if there is a special event on provision of overflow parking may be required but I suspect the exception rather than the rule.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning