

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 28 March 2018 08:34
To: Planning Scanning
Subject: FW: Planning Consultation on LY/28/17/PL Crossbush Farm Shop Site

From: Anita Gardner
Sent: 26 March 2018 17:43
To: Planning.Responses
Subject: FW: Planning Consultation on LY/28/17/PL Crossbush Farm Shop Site

Please treat as additional information from applicant

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

[REDACTED]
Sent: 26 March 2018 17:40
To: 'Ian Hayward'
Cc: Anita Gardner [REDACTED] 'Chris Rendle'; 'Alice Rendle'
Subject: RE: Planning Consultation on LY/28/17/PL Crossbush Farm Shop Site

Hello Ian, You read my mind, I was drafting this email to you when I received yours! Please see below for our responses, using the same headings.

TRIP GENERATION:

As promised, I set out below, some further information to enable you to carry out the TRICS assessment.

We only intend to open up the front area of the building to begin with (the original retail space). The area previously used as a café area, on the north facing side will only be available to book as an informal meeting space to start with, although we do intend to include this area as part of the public space in the longer term. It is worth noting that this area was not actually identified as a Café on the original 2011 application and was set up subsequently under Permitted Development, therefore we don't feel that there will be a huge intensification of use on the site with the proposed change of use, compared with its previous use.

The area parallel to the existing café area, on the south side of the building, will be accessible by staff only and will not be included in the public areas at any point.

Approximate Measurements for the Proposed Public Areas:

Main Area: Formerly the Farm Shop retail space:

(please note that I have not included the floor space that will be occupied by the physical bar, as that will not be accessed by the public)

Distance from front doors up to proposed bar : 7m

Width of floor space, north facing wall to south facing wall : 12m

Former Café Area:

Usable Floor Space: (potential seating area) Measured from Glass Patio Doors to centre of the floor space: 2.5m

Distance from Kitchen Wall to partition with Farm Shop Retail space, front of the building: 7.5m

MOVEMENTS VIA CALCETO LANE PROHIBITED

I am arranging with the architect to amend our submitted drawing to include the angled (45degree) fencing that will be installed to prevent vehicular use of Calceto Lane, and also to have the red edge extended to incorporate the amendment into this application. As soon as this is available, I will forward on to both yourself and Anita.

ACCESS WORKS

Thank you for your confirmation that these improvement works have been completed and the relevant licence agreement obtained.

PARKING

I am additionally arranging for the architect to incorporate the informal overflow parking area into our drawing, including it within the red edge, together with the Calceto Lane Closure fencing as mentioned above.

I hope the above is suitable for your needs but please do not hesitate to let me know if you need anything more. I will submit the amended drawing to both you and Anita as soon as it is available.

With thanks for your help, once again.

Very best wishes,

Samantha

Samantha Walker
Director
[REDACTED]

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

www.arundelbrewery.co.uk
Twitter: @arundelbrewery
Instagram: arundelbrewery

From: Ian Hayward [REDACTED]
Sent: 26 March 2018 14:49

[REDACTED] 'Chris Rendle'

Subject: RE: Planning Consultation on LY/28/17/PL Crossbush Farm Shop Site

Afternoon Samantha,

I hope all is well.

I just wanted to make you aware that I will be on leave from 27th March – 3rd April. I am conscious that after our phone conversation a week or so ago there were still some outstanding issues before I will be able to provide additional comments to Anita at Arun DC.

Trip Generation:

You were going to provide me with a more definitive idea of the proposed and exiting (permitted) floor space use class in sqm. I will then be able to undertake a Trip Rate Information Computer System (TRICS) assessment to satisfy ourselves that no material intensification of use was going to occur. Any net increase in trip rate is critical as it may require the submission of more detailed technical documents such as a Transport Assessment or Road Safety Audit. As things stand we simply do not know if this will be the case.

Movements via Calceto Lane Prohibited

The prohibition of vehicular movements to/from the site via Calceto Lane onto Lyminster Road was a key consideration in allowing the previous change of use application at the site (LY/14/11). I note in your comments below you accept that these closure works will be included as part of this application. We would need to see that annotated and demonstrated on a site plan and it included within the red edge as was the case with LY/14/11.

Access Works

I managed to stop past the site last week and was able to see the access widening improvement works had been undertaken and the appropriate licence agreement was obtained to implement the works. I would be satisfied that this process can run its course and it would not be necessary for this application also secure these improvement works.

Parking

Our previously quoted parking standards are 'maximum standards' and the sites accessibility by means other than the private motor car are a consideration when assessing parking demand of a development. Essentially these are a worst case scenario, and as such I would not have any issue with an informal overflow car parking provision being used to make up any shortfall in parking demand. We would need to see this area indicated within the red edge so it can be secured via planning condition.

Clearly we would not want to encourage parking on the verge/footway areas along Lyminster Road and as such it is important to ensure an appropriate quantity of parking demand can be accommodated on site.

The inclusion of cycle parking facilities would be encourage, more details on the quantity of parking required can be provided when I have a definitive answer of the floor spaces involved.

If you can provide additional information demonstrating the above I would then be in apposition to provide Anita with a new consultation response for determining the application.

Kind Regards

Ian Hayward

Ian Hayward | Senior Technician | Monitoring and Records | Planning Services | Economy, Planning and Place Directorate

West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH



Sent: 09 March 2018 10:45

To: Ian Hayward

Cc: 'Anita Gardner'; [REDACTED] 'Chris Rendle'; 'Alice Rendle'

Subject: Planning Consultation on LY/28/17/PL Crossbush Farm Shop Site

Dear Mr Hayward,

I have been forwarded your report relating to our Change of Use application, by Anita Gardner. I wonder if I might ask some questions and also apologise in advance for my lack of understanding and knowledge; I know what I am doing when it comes to running a brewery shop and brewing & serving beer but this is the first time I have had to do anything like this! If you think it is appropriate, would it be possible to discuss these further over the phone?

TRIP GENERATION

I could really do with some help in this area and appreciate your advice as to how we can provide the information you need. We believe that a good number of visits to the venue would be short term, grabbing a coffee and croissant to go for example and due to the venue's nature, neither a fully fledged bar nor a fully fledged café, it doesn't fit neatly into a particular use? We anticipate that visits to the site would be evenly spread out throughout the day.

ACCESS

Firstly, I am able to confirm that all the required highways works from planning application LY/14/11 are in the process of being completed as I type this. Both the widening of the entrance and the closure of the access at Calceto Lane will now fully comply with the conditions of LY/14/11. I will obtain permission to use a copy of the drawing showing this proposed work so that it can be added to our application.

CAR PARKING

We would like to make the following comments to hopefully justify the suitability of the existing car parking arrangements.

We do not anticipate the need for an increase in the existing car parking provision, as it proved more than adequate for the previous trading use. Unlike the previous traders, we will also be arranging for staff to park separately to the rear/south side of the building (with the use of appropriate signage) as that will become the primary staff entrance and exit point to the building. Therefore all the existing parking area to the front of the property will be available for visitor/customer use entirely, again this will be indicated by appropriate signage.

We would not wish to see an enormous extension to the parking area. We have been having discussions with the landowner about the possibility of opening up the large, grassed area adjoining the existing car parking, as an informal overflow car park to be used when necessary, which we hope would allay any concerns over a perceived lack of parking. Your thoughts on this would be very helpful. We also feel sure that any lack of parking would be a detriment to the business certainly, but would not become a safety issue in terms of the highway as there is absolutely nowhere on the main highway itself to park, therefore potential customers would simply drive away if unable to park.

We also understand that a good number of our visitors will be cycling to the venue or walking up from Arundel. We have allocated space to the south side of the building for bicycle racks to encourage cycling visitors. We also plan to offer incentive schemes to cyclists to encourage their visits even further.

I understand there is a formula for working out parking requirements for cafe style establishments and bar establishments but would there be any flexibility based on the above information, to amend the parking requirement as we would not be a fully fledged bar nor a fully fledged café. The level of car parking provision is something that we would be closely monitoring from the onset of trading.

Thank you in advance for your guidance and help.

Very best wishes,

Samantha Walker

Samantha Walker
Director

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

www.arundelbrewery.co.uk

Twitter: @arundelbrewery

Instagram: arundelbrewery

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.