

[REDACTED]

From: [REDACTED]
Sent: 09 March 2018 10:45
To: [REDACTED]
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

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Director

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