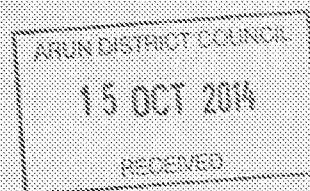


BROOKLANDS

Priory Lane, Arundel, West Sussex, BN18 0BG

Ms Anita Gardner
Planning Dept, Arun District Council
Arun Civic Centre
Maltravers Road, Littlehampton
West Sussex BN17 5LF

REF: Planning Application AB/107/14/PL



Dear Ms Gardner,

With regard to our planning application AB/107/14/PL, Councillor Paul Dendle was kind enough to visit Brooklands with regard to his responsibility on encouraging tourism to the region. We believe he was impressed with what Brooklands has to offer and the type of guests we attract to the area. He recommended that we contact you to encourage you to visit Brooklands so we could better explain the demand for our type of accommodation.

The trend is towards self-catering accommodation, rather than bed and breakfast. There is also an increase in demand for properties that can accommodate extended families. Visit England statistics show an average annual increase of over 10% for self-catering accommodation, and only 4% for bed and breakfast since 2006.

To demonstrate this demand, Brooklands has confirmed bookings for every weekend between now and July 2015. We are therefore bringing valuable tourists into the Arun district all year round, rather than just in the high seasons. We have so many lovely families who appreciate the beauty of the Arun Valley and the coastline, and who are delighted to be able to stay in a beautiful Sussex barn.

As well as supporting the local retailers, we also provide much needed work for local contract cleaners, laundry services, and local caterers for groups who want to have help with catering.

Our guests are respectful people, we offer high quality accommodation and we are very strict about the type of guests (no stag/hen parties), and we make it very clear in our Terms that we are located in a residential area. A copy of our Terms is enclosed for your information.

We would particularly like to show you the access to Brooklands and the relationship the property has with our neighbours. The driveway is part of our property boundary and leads directly to a large tarmac area at the back of the property, providing sufficient parking for all guest cars. Quite often the guests arrive by train and then taxi, so there is definitely no excessive vehicle traffic. Once arrived, guests often walk into Arundel or into the surrounding countryside. We would suggest that there is no more vehicle disturbance than if a family lived permanently at Brooklands.

It would be really appreciated if you could find time for a site visit, so you can assess first hand what we are achieving at Brooklands and in particular, the relationship Brooklands has with its neighbours.

Yours sincerely

Claire Gray

BROOKLANDS

Terms & Conditions of Self Catering Rental

Booking Confirmation

A booking is only confirmed once we have received a deposit.

If a booking is made 7 weeks or more before the holiday starts, a deposit of 25% is payable. The balance is payable not later than 6 weeks before the start date. If your holiday begins less than 6 weeks from the time of booking, the full rent is payable. If the balance payment is not received by the due date, as set out in the confirmation letter, then the guest will lose their booking and the deposit will be forfeit.

Prior to arrival a card pre-authorisation is required for a damage deposit of £100.00 per bedroom occupied.

Cancellation

In the event of cancellation less than 6 weeks before a holiday begins the whole rent is payable unless we succeed in re-letting. With more than 6 weeks notice, only the deposit will be forfeit.

Payment options

Payment can be made by cheque, debit card or bank transfer (credit card / master card has a 2% surcharge). Bank transfer details are:

Santander, Ash Lane, Rustington, West Sussex BN16 3BP

Account Name Brooklands Country Guest House

Account number 0830 0000 0000 0000 0000 0000

IBAN: GB25 0830 0000 0000 0000 0000 0000 0000 0000 0000

Guests' Obligations

The Guests agree:-

- a. to pay for any losses or damage to the property.
- b. to take good care of the property and leave it in a clean and tidy condition on departure. It takes around 12 hours to clean the property. If it takes significantly longer, we reserve the right to make a charge for extra cleaning if the property is not left in a satisfactory condition.
- c. to permit the owners and their agents reasonable access to the property
- d. not to part with possession of the property, or share it, except with members of the party listed when booking
- e. not to exceed the total number of people stipulated in the original booking confirmation, limited to a maximum of 20.

f. not to cause an annoyance or become a nuisance to occupants of neighbouring premises, this includes not playing loud music after 10.30pm.

g. Not to erect any notices or signs on the outside of the property including the gardens and buildings.

h. **not to smoke anywhere** in the property.

i. to inform the owners of Brooklands of any problems or breakages immediately.

j. pets are only allowed with prior arrangement with the owners of Brooklands, at the time of booking. There is a supplement of £15 per dog per night. Dogs are not allowed in the bedrooms or carpeted areas or to be left unsupervised in the property.

k. Large bath sheets and hand towels are provided per guest, there is a charge for any towels unaccounted for, £10 per towel.

l. to check in from 4pm, check out 10am (unless otherwise agreed prior to arrival)

Non-availability of property

The owners of the property reserve the right to cancel any event. If for any reason beyond the owners control the property is not available on the date booked (owing, for example, to fire damage) or the property becomes unsuitable for holiday letting, all rent and charges paid in advance by the guest will be refunded.

Liability

Brooklands shall not be liable for any loss, damage, expense, accident, injury or inconvenience, whether to person or property, which the applicant or any other person may suffer or sustain arising out of, or in respect of, any letting. In particular, the use of the swimming pool is at their own risk and guests are responsible for strictly following the safety procedure notices displayed in the pool room. No food or drink to be consumed and no electrical equipment to be taken into the pool house.

Breach of Contract

If there is a breach of any of these conditions by the guest or any of their party, the owners of Brooklands reserve the right to re-enter the property and end the holiday and ask the guest and their party to leave.

Complaints

We try to take every care to prepare our properties to a standard whereby our visitors will enjoy their holidays. However, it is impossible to check every item on each turnaround, so if a problem does arise please let us know immediately.

If something goes wrong or gets broken whilst you are in the property we would really appreciate it if you could let us know straight away so we can make arrangements to fix the problem.