

Priory Manor
Priory Lane
Tortington
Arundel
BN18 0BG

Mrs Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

17th October 2014

Dear Mrs Gardner

Ref: AB/107/14/PL, Brooklands, Priory Lane, Tortington. BN18 0BG

We would like to object most vehemently to the above planning application based on the following observations:

You will be aware from your own records that since the current owners took over Brooklands in February 2007, ourselves and the adjoining neighbours have had to continuously contact you with regards to their use of the property causing a constant nuisance in our small community.

- There are only 14 residents in this small community; 20 Brooklands' guests clearly overpower the combined total residents. When they purchased the property it had 7 bedrooms. They have converted other rooms to create a further 3 bedrooms. This is not the original planning consent that was originally granted by yourselves
- They comment in their letter of support that there is ample parking for their guests within the curtilage of their property. If this is the case then why do their guests continuously park in the shared driveway causing obstruction? – we have photographic evidence to support this. The parking they describe is adjacent to our boundary and we are therefore affected by the constant vehicular movements, slamming of car doors and alarms going off.
- Taxis and mini buses coming and going all day and night
- Cars entering our property and using it as a turning circle. On several occasions their guests have parked their cars in our driveway and left to go into Brooklands
- Guests arriving late at night and knocking on our door as they can't get an answer from Brooklands – on one occasion at 2am
- Continuously using our rubbish and recycling bins to deposit their commercial waste in. Recently, when I asked a guest to remove the recycling he had just put in our bin, he commented that he could really understand how frustrating and upsetting it must be for us to have this happening all the time and totally empathised with our plight
- The property is not only being used for holiday lets, but often for retreats, conferences, boot camps and parties of all types and sizes
- Our bedroom is less than 20 metres from the southern side of their property where they have a communal barbeque area where their guests regularly entertain late into the evening. On two occasions the police have had to be called to deal with loud and drunken behaviour

- Frequently their guests congregate outside the entrance to our property to smoke their cigarettes and use their mobile phones
- Constant bombardment of food delivery and outside catering vehicles
- The “peaceful and private accommodation with panoramic views” they mention on their website is true until the area is overpopulated by their guests
- Our other concern is that we continuously have “strangers” in the community and whilst Brooklands’ claim that they are careful who they let it out to, how can they possibly know what these people are like when they take bookings over the phone?

Having read Brooklands’ letter of support to yourselves, we would like to comment that they have **NO** relationship with the adjoining neighbours and are constantly rude, arrogant and disrespectful to us as neighbours, even more so as they are not affected at all by the comings and goings as they no longer live on site. How can they have any idea of the effect their property has on us if they no longer live there? We have tried to address these issues with them on a number of occasions but are always met with a barrage of abuse.

We very much hope that our comments and concerns as neighbours are taken into consideration before any planning permission is granted.

Yours sincerely

Grace & Graham Fuller