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Dear Mr Davis

Your Ref: AL/26/14

Change of use from 5 no. tourist units to 5 no. residential units (C3 Dwelling) : Easter Cottage, Norton Dairy, Cart Barn, East Barn & The Old Stables, Old Dairy Lane, Norton, Aldingbourne, West Sussex. PO20 3AF

I have just seen the consultation response from Tourism and I must say I am somewhat stunned by it.

Their response states that they have not got any evidence and can only use anecdotal evidence. Considering 5 families well beings, and futures are involved in this application, anecdotal is not really good enough.

King & Chasemore were not the only Estate Agency that have been consulted by the 5 clients. However, they were actually consulted by one of the properties not for tourism purposes, but to sell it. If they had read everything properly, they would have know that.

Reputedly, one of the Countries top Agencies for self-contained Tourist rentals, is Amberley House Cottage Holidays, and Arun's in-house consultation response appears to rate them also. Having said this, it is a great injustice, that they then completely misquote the submitted letter from Amberley House Cottage Holidays within their consultation response. The reason for this misquote seems to be to misrepresent the actual meaning of the letter and to malign the submitted planning application. For clarity I will write what was actually said by Amberley House Cottage Holidays in bold lettering, whilst deleting the bold lettering, and putting quotation marks around the only part of the letter the consultation response actually used:-

Now that you have confirmed that the barn immediately behind the cottage has been sold and will have a change of use to an industrial estate and business park I regret that it will not be possible for us to offer the property as self catering accommodation in future.

The holiday let market is quite specific in terms of the importance of offering the best customer experience through both the quality of accommodation offered and the right setting and overall location of the property. Had the barn behind remained disused as part of an old farm setting or converted into additional holiday accommodation, then "the cottage would have remained viable as a successful holiday let".

I regret that this change of use will completely compromise your position in presenting the cottage into the leisure and tourism industry. I would expect that other holiday letting agencies would offer the same opinion.

Indeed, what Amberley House Cottage Holidays are referring to, is the fact that Arun District Council have granted the B1 use on the barn directly behind the 5 no. tourist units, thereby making the tourist accommodation untenable.

To add insult to injury Arun DC have recently granted planning permission for additional parking to the business park behind the application site, with 14 no. directly abutting the rear garden fencing of Easter Cottage and Norton Dairy, together with a large capacity refuse bin.

The same owner of the business park has also purchased the tennis courts, thereby removing this facility from the tourist units.

When Amberley House Cottage Holidays was contacted very recently to inform them of the car parking, the large refuse bin, and the loss of the tennis courts at the site, and asked if their view as stated earlier still stood, their answer was a wholehearted yes it did. Indeed their email to myself as the Planning Agent for the application stated:-

'I would confirm that given the recent changes as you have described them to me, the property remains completely unsuitable as a holiday let destination and we would not be in a position to resume marketing. I would expect any leading holiday letting agency to reach the same conclusion.'

It is clear that the 5 no. units will never be a tourist choice for a holiday destination, and indeed within the submitted Supporting Statement, this situation has been highlighted. The owners have been trying to sell the properties, but without having any financial accounts to show that the units are a thriving tourist business, (because in fact quite the opposite is true), there are no prospective purchasers. When a few perspective purchasers thought they might be interested, they contacted Arun DC but were advised of the use behind the units and of the conditions on the approval etc. and that there are problems etc. on the site. The prospective purchasers mounted a hasty retreat and removed themselves from any potential purchase.

In short, as stated within the submitted Supporting Statement, it is considered that the actions of Arun DC have greatly assisted in the blighting of the tourist use of the 5 no. properties.

It is hoped that the particular circumstances of this group, together with the fact that the tourist use is blighted, by the several planning permissions on the land directly to the rear of the units, are taken into consideration, and the planning application for the change of use to C3 residential is approved.