

Christie Burns

From: Wendy Hopkins
Sent: 19 March 2024 10:20
To: Christie Burns
Cc: Nick Hayhurst
Subject: RE: 4/23/2119/0F1 - DUNNINGWELL, THE GREEN - UNAUTHORISED WORKS EO ACCESS
Attachments: Dunningwell Hall Guest policy.pdf

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Good morning Christie

I write to address the matter of amenity and how the proposal will safeguard residential amenities in accordance with relevant local and national planning policy.

Dunningwell Hall lies at considerable distance from neighbouring properties which are Dunningwell Farm to the southeast and a small group of dwellinghouses/hamlet located to the east. From building to building the intervening distances measure 134 metres and 210 metres respectively. Numerous trees lie between these buildings which limits intervisibility and acts to absorb any sounds from typical residential activities such as vehicle movements or children playing in the garden.

I attach a copy of the Dunningwell Guest policy provided by the applicant which will be issued to the person booking the property at the point of booking and a copy will be provided in the welcome pack on arrival at the property. First Resorts (the applicant) management team and staff are located at Brockwood Hall which lies within close proximity to the northwest of Dunningwell Hall so are close at hand should any guest issues arise. Guests will have direct contact details should they need to contact the team at Brockwood Hall. In addition, the property will be routinely checked by staff to ensure guests are comfortable.

In regard to vehicle movements, I reiterate that the LLHA raise no objection to this application and the TRICS (Trip Rate Information Computer System) database, which is based on up-to-date multi-modal transport survey data for developments in the United Kingdom for transport planning purposes and specifically to quantify the trip generation of new developments, shows holiday accommodation to generate less trips than a dwellinghouse. Therefore it is reasonable to conclude based on this reliable evidence source that the number of vehicle movements from the proposal will be less than those associated with the existing dwellinghouse.

For the above reasons and in light of the attached Guest Policy, the proposed use is considered to suitably safeguard the residential amenities currently enjoyed at neighbouring properties.

Best regards

Wendy

Wendy Hopkins | MRTPI
Company Director



Planning ■ Design ■ Development