*Dear Chair,*

*Draft Policy for West Wittering NIeghbourhood Plan – Short term let – Air BnB*

*As you know the Steering Group of the WWPC NP is collecting evidence regarding the use of private dwellings in residential areas for large scale short term lets ( party houses/AirBNB). The number of such properties in the Village is increasing each season and unfortunately, in some cases, these lets are permitting activities that are having an adverse impact on the immediate neighbours and on the amenity of the wider area. We understand that some houses are now being purchased to be used exclusively for AirBnB/short term letting.*

*You have already provided information regarding these detrimental impacts and the steps you are considering regarding the use of restrictive covenants. The NP Steering Group is aware of case law where the Courts have confirmed that use of dwellings for short term let is a business use, which as well as being in breach of private covenants may also require a change of use for planning purposes, which is a public issue.*

*We are aware that complaints have been made in the past to Chichester District Council about the nuisance and the change in the character of the use of these properties, however, the Steering Group is not aware of the extent of the complaints and the resulting enforcement action.*

*The NP system exists to address planning issues which are specifically of local concern. This matter has generated considerable concern from local residents and the Steering Group will do what it can to put in place a suitable planning policy to address the issue. For this to be successful it requires as much evidence as possible from the residents as well as some local case studies which show how this change of use is affecting real people in their homes who should be entitled to quiet enjoyment.*

*We realize that some residents have been unkeen to complain about upsetting behaviour from short-term let guests and that there have been instances of late night gatherings in gardens and swimming pools as well as issues with parking. This is particularly the case where large numbers of guests are permitted. Without evidence collected by residents relating to this problem it is highly unlikely that the Inspector who will examine the NP before it is finally made will allow such a policy to stand.*

*We would also be pleased to hear from you as to whether you feel that a policy which addresses the detrimental impacts of extensive short term letting would help your Residents Association in controlling this problem on your estates. Any assistance by way of comments from you as to the effects of short term letting on your area would also be helpful.*

*Please could you let the Steering Group know your views and whether you and your residents support the Steering Group in promoting a draft policy regarding the issues of short term letting.*

*Your response by 16th April would be appreciated*

*Many thanks*

*WWPC NP Steering Group*