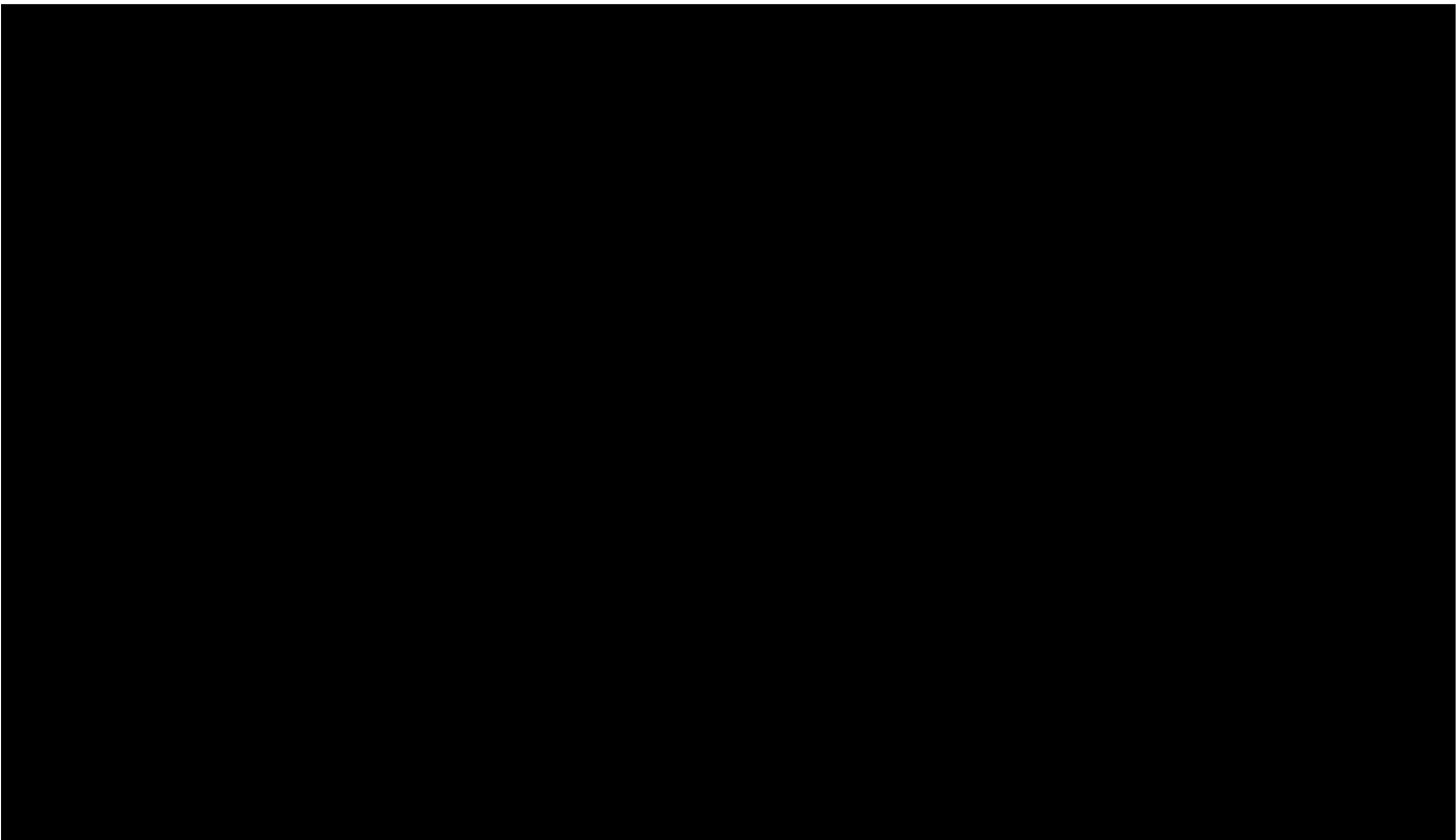




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**From:** J M Roberts [REDACTED]  
**Sent:** 11 November 2014 10:21  
**To:** Anita Gardner  
**Subject:** Fwd: Engagement with local residents regarding 69 Broadmark Lane, Rustington

Hi Anita,

Further to our telephone conversation, please find below email from my client as discussed.

Regards

James Roberts

Begin forwarded message:

**From:** Peter Leach [REDACTED]  
**Subject:** Engagement with local residents regarding 69 Broadmark Lane, Rustington  
**Date:** 10 November 2014 10:43:47 GMT  
[REDACTED]

James,

As you know I have spent a considerable amount of time engaging with the neighbouring properties to ensure they are fully appraised of the proposed development. I thought it would be useful to summarise this so we can make the planning department aware and share with them the measures I have taken to alleviate any concerns and highlight the positive feedback I have received. There is also the existing tenants to consider and I have also engaged with them to ensure they are appraised of the planning application and the potential implications should it be approved.

**Documentation & Consultation**

On the 7<sup>th</sup> – 9<sup>th</sup> October I provided full colour packs of all application documents to the surrounding area. This included all drawings, elevations, planning statements and the Design and Access Statement.

As part of this process I have personally visited each of the surrounding properties to the North and South of 69 Broadmark Lane and each property opposite that has any view of the potential development site. In addition I have visited 8 + properties in Amberley road that back onto the site and those that may be impacted in Sutton Avenue.

As part of this process I have discussed and explained the detail of the proposed development and in some cases visited the homes of a number of properties several times to ensure they are supportive of the proposed development. I remain available to discuss any aspect of the project with the residents and have provided full contact details.

I am pleased to say that without exception all of the neighbours are either “Neutral” or in “favour” of the development especially those directly neighbouring it in Ravens Croft (South of 69 Broadmark Lane), 67 Broadmark Lane and those opposite.

### **67 Broadmark Lane**

I have had extensive dialogue with 67 Broadmark Lane who were against the original development in 2008. As part of this process I have been in direct liaison with Mrs xxxx and her son. You will see that I have taken on board a number of comments and agreed to a number of measures to ensure their concerns have been addressed and are supportive of the development. This correspondence should be shared with the planning department, which they have agreed to.

### **Summary of neighbour concerns**

In the interests of being transparent I have documented the initial concerns of the neighbours, which have all now been discussed and resolved.

#### ***Solar Panels***

- |                 |   |                                                                                                          |
|-----------------|---|----------------------------------------------------------------------------------------------------------|
| <b>Concern</b>  | - | The original development proposed a series of solar panels be located on the South side of the property. |
| <b>Response</b> | - | The revised planning application will not have solar panels.                                             |
| <b>Outcome</b>  | - | Positive response from the residents                                                                     |

#### ***Noise from Main Entrance***

- |                 |   |                                                                                                                                                                            |
|-----------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Concern</b>  | - | Concern from 67 Broadmark Lane regarding noise from Main entrance which may affect the sleeping facilities.                                                                |
| <b>Response</b> | - | Agreed to hard landscape the path leading to the main entrance (which is currently shingle / stones) and deploy soft closing hinges and catches to the main entrance door. |
| <b>Outcome</b>  | - | 67 Broadmark is happy with the proposed solution.                                                                                                                          |

#### ***Noise, Dust and Vibration***

- |                |   |                                                                                                   |
|----------------|---|---------------------------------------------------------------------------------------------------|
| <b>Concern</b> | - | Concern from 67 Broadmark Lane regarding the demolition and construction of proposed development. |
|----------------|---|---------------------------------------------------------------------------------------------------|

**Response** - Provided method statements for both phases of the development

**Outcome** - Awaiting response but this should alleviate any concerns.

### **Roof Garden**

**Concern** - A number of neighbours were concerned the roof garden in Flat 6 would overlook the neighbouring properties.

**Response** - The depth of the roof structure has been amended so it is 1.95 metres. In addition the consultation process has enabled me to explain that the roof structure will completely surround the room so there will be no overlooking issues.

**Outcome** - All neighbours that I have discussed the concerns with are now comfortable with the proposed plans.

### **Parking**

**Concern** - The existing property has 9 tenants and there is insufficient parking facilities resulting in the residents parking outside the neighbouring properties. Will this continue with the new proposed development

**Response** - The proposed development will be reduced to 6 units, each with off-road parking to ensure the vehicles cannot be seen from the roadside, which will also improve the street scene.

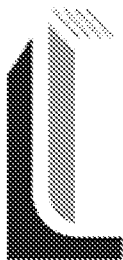
**Outcome** - All neighbours I have discussed the concerns with are now comfortable with the proposed plans.

### **Existing tenants**

As part of the consultation process I have also appraised the existing tenants of the planning application and the potential impact should the development be approved. I have agreed to keep them informed as the application is processed and agreed to give them as much time as possible to re-locate should the need arise. Understandably some of them are concerned but understand that the building is in such a bad state of repair that it has a limited life span in its current form.

I believe the above accurately summarises the outcome of the consultation process I have undertaken and demonstrates that the proposed development will have a positive impact on the surrounding area and neighbours.

Kind Regards



**Peter Leach**  
Director  
Leach Investments

A Martlet House Unit E1, Yeoman Gate, Yeoman Way, Worthing, West Sussex, BN13 3QZ