



Middleton on Sea Association

(Founded 1937)

Newsletter

May 2019

Chairman's Column

Welcome to the latest Spring MOSA Newsletter. I have only been in post for a short period of time but I already recognise that it is a great privilege for me, not only to Chair the Association, but to see at first hand the exceptional work members of the main committee and the road representatives undertake on your and my behalf. I would like to take this opportunity to thank them all.



Let me initially make a few announcements relating to the Committee itself. Firstly, my Deputy Chairman, David Szynowski, has regrettably decided to step down from that role at the next AGM. David has been an excellent deputy, not only to me, but to a number of previous Chairmen and I would like to thank him personally for the excellent contribution he has made to the Association.

However, every cloud has a silver lining and I am pleased to say, David has expressed a wish to continue with his 'coastal' responsibilities which the committee are all more than happy to support.

Secondly, the Chairman of the MOSA Planning Sub Committee, Roger Hills, has decided to step down because of increased personal commitments and, just like London Buses, a second and third member of the Planning Committee, John Bradshaw and Sue Mackenzie, are also hanging up their copies of the planning guidance and standing down to pursue other interests.

Whilst we have some 'leavers' we have also been extremely lucky to have some 'joiners', and I would like to give a warm welcome onto the main committee to Nick Hollands, who will be our new Chairman of the Planning Sub Committee. Nick has extensive experience in both the private and public planning spheres and will be a welcome addition to the planning team. He will be joined by Paul Chandler who again has extensive experience in project management in the commercial sector. The planning team will also receive further support from Roland Jervis who also has considerable commercial experience in major companies.

Communications will play a vital part in the development of MOSA and I am pleased to advise you that Marese Hollands has agreed to take on responsibility for Communications and policy development. Marese has a thorough and wide-ranging understanding of both these areas and has already developed the new MOSA web site, which I fully recommend to you, and she outlines those developments later in the Newsletter. She will, I am sure, be a valuable asset for the organisation. You may have noticed that Marese and Nick are a wife and husband duo, which I understand, continues a historic precedent for MOSA!



Turning to other pressing matters, but relating back to our planning committee, you may be

aware that there has been considerable discussion on the wider issue of planning on the estate and MOSA's response to it. These discussions involved talking to the Parish and District councils as to the application of planning rules and MOSA's ability to manage change in the Area of Special Character.

One potential initiative suggests that we apply for 'Conservation Designation' in partnership with the local Councils and Nick and the Planning committee have undertaken considerable research and will be recommending a strategy for MOSA at the AGM or a specific member's event shortly. He will develop this subject later in this Newsletter.

The MOSA Constitution has been reviewed and modernised and will now consist of two parts; the Constitution itself and, secondly, a guide to residents' responsibilities. I am sure you will find both documents useful and interesting, but these documents will need to be ratified and agreed by all members at the AGM.

One of the reasons for undertaking the Constitution revision was a development in our policy on the Estate Land Drains. You may recall in our last Newsletter, that we proposed seeking legal clarification as to the position of MOSA in respect to the ownership of the land drains. This has now been received and the Committee are in the process of developing a response to it and once again this will be outlined at the AGM. Kevin Seaman from the infrastructure committee is leading on this subject and will update you on progress later in this publication.

As you will see, there has been a considerable amount of work undertaken 'below the surface' in maintaining MOSA's position and members wishes. In the case of the land drains that is more than relevant!!

The AGM should provide a great deal more information and I recommend that you place the date in your diaries – **Wednesday 19th June 2019.**

If you wish to discuss any of these issues, please do not hesitate in contacting me through the website.

Martin Burrell

Pond and Green

We held our annual leaf-sweeping event on 15th December 2018. This was attended by 3 Trustees and 7 MOSA residents. The Trustees are very grateful to all those who attended, despite the atrocious weather that day. Whilst it would be invidious to single out anyone for special thanks, I must mention the sterling work done by Martin Burrell and Kevin Seaman in shifting 16 tonne bags of leaves in their trailer and depositing them behind the Farm Shop.

Another garden bench was installed on the Green on 23rd January 2019. This was made out of re-cycled plastic with ecological consideration in mind. It may interest you to know that by choosing this material we saved 3,360 plastic milk bottles from being sent to a landfill site. This project would not have been possible without a generous donation from Mary Noyce in memory of her late husband who enjoyed sitting by the Pond.



All of you will have seen the duck house on the Pond. This was made out of re-cycled pallet wood by Don Faircloth's son-in-law and has already been put to good use by a local female mallard, the arrival of whose chicks is eagerly awaited.

From time to time her mate has been swimming protectively around the house.

The revetment on the west bank of the Pond mentioned in our last Newsletter has now been installed as has a lower and shorter revetment on the east bank. Both revetments were constructed out of reclaimed breakwater timbers donated by Arun DC. The construction of the western revetment was timely because once we had cut back the brambles on that side of the Pond, we found that the bank had eroded badly.



You will have seen our Information Boards which have stimulated a great deal of interest by local residents and visitors alike. This project would not have been possible without generous sponsorship from Next Energy Capital (Bilsham Solar Farm) who contributed £2,500 towards the design of the Boards and West Sussex County Council who contributed a further £1,000.

We have now applied for an Operation Watershed Grant to make the Pond deeper by removing 12 to 18 inches of silt. This will enable us to store excess water which in turn should alleviate local flooding.

Our working party continues to meet on site every 4 weeks and we hope that you have enjoyed the Spring Bulbs, this year, especially those growing immediately behind the western revetment.

Lastly, we are holding a fund raising event on Saturday 18th May. Details of this event will be circulated in due course.

Michael Leete

Conservation Area Prospects

In the previous Newsletter the Committee informed residents that as a result of concerns received about the scale and nature of some new developments, that MOSA were investigating the potential for securing Conservation Area status so as to provide improved policy protection for the area. It was also anticipated that a meeting would be held with residents to further discuss the pros and cons of this approach.

In the interim, MOSA have met with Policy Planning Officers of ADC to discuss the issues and development pressures being faced. The Officers now acknowledge the need for improved policy protection for the Area of Character. However, they believe that the prospects of securing Conservation Area status is likely to take many years to determine and initially, if successful, would be likely to only benefit the Manor House, shops and village pond.



Accordingly/ the favoured approach is to update and strengthen the Supplementary Planning Guidance and particularly the description of the Area of Character, with some further consideration then being given to the prospects for Conservation Area status at some time in the future. Arun District Council officers would work closely with MOSA in updating the policy framework and will discuss the way forward with us once they have received legal advice on the procedural aspects.

As such, the proposed residents meeting to discuss Conservation Area prospects has been placed on hold, with a further update expected to be provided in the next Newsletter.

Nick Hollands

Beach Clean-up

As always the Middleton-on-Sea residents turned up trumps when sixty people arrived to help at the Annual Beach/Greensward Clean-up on a bright and sunny morning.

Although this year there did not appear to be a lot of rubbish as in previous years, bags were quickly filled and our Greensward was once more looking superb.



My thanks to all those who supported this event, not to mention those who collect rubbish regularly when they are out for a walk.

Margaret Martin

Infrastructure Update

In Briefing Note 1, which was circulated with the November Newsletter, the Chairman outlined the issues regarding the surface water drain which runs from East Close to West Close, connecting with a Southern Water main surface water drain at the rear of No 19 West Close.

As most residents will be aware, certainly those that were living on the estate during the heavy rains in 2012, the drainage of surface water from South Walk, East Close and West Close is almost entirely dependent on this drain, thus a resolution of the problems with the drains is crucial.

The formal position adopted by MOSA was that the drain was the responsibility of the residents through whose properties the drain passed, based on legal advice obtained historically, and this position was reflected in the Constitution.

Following the localised flooding on 28th May 2018, the MOSA Committee commenced a further review of the drain and carried out a full clean out and survey, in an attempt to reduce the chances of flooding whilst a more sustainable future solution was sought.



This morning always turns into a good social time and everyone enjoyed refreshments and had a good chat. We now look forward to enjoying our time on the Greensward and Beach with the hope of good weather to come.

The survey discovered, amongst other matters, that the use of the drain by the properties through which it passed, appeared to be very limited and that the bulk of water which would flow down the drain would be from the roads, via the gullies situated in the roads in the low points in East and West Close. A further topographical survey of the roads confirmed the extent to which the water flows through these gullies, as in effect there is nowhere else for it to go, apart from the turning area in West Close where there is a soakaway.

Given the practical barriers presented by the prevailing legal position and the knowledge that the vast bulk of usage of the pipe was from the roads owned by MOSA, further legal advice was sought from Counsel, as the Committee felt that as well as being illogical, the position would potentially be open to legal challenge.

In Summary, the Counsel's opinion we received concluded that, given the nature of the usage of the drain, the responsibility for the maintenance of the drain lay with MOSA and any costs should be spread across all the residents of the roads which it drains, i.e. the 68 properties on South Walk, East Close and West Close. (If any resident is interested, a copy of Counsel's opinion can be obtained from the MOSA Secretary on request.)

In the light of this, MOSA has commissioned the Surveyor who was responsible for the initial survey report to produce a specification and obtain costs for two options, outlined below.

In addition, the Committee has also decided to recommend to members a two "phase" resolution to the whole question of the estate drains problem which has been with us for a number of years. Phase 1 would address the physical element of the drains themselves; whilst Phase 2 would address water reduction/mitigation strategies.

The first option within Phase 1 is the repairs identified in the survey, including the replacement of two defective sections of pipe, the second option being the complete replacement of the pipes. The benefit of complete replacement would be lower maintenance costs and also the

elimination of potential problems caused by root ingress which the existing drain is vulnerable to.

Meetings have also been held with Southern Water, Arun District Council and West Sussex County Council, to appraise them of the situation and to see what advice and financial support might be available.

Whilst ensuring that we deal with the estate drains, it should be recognized that, whatever the efficiency of our drains, we are still dependant on the ability of the Southern Water's main drain to cope, not only with the runoff from our Estate but also the Summerly Fields Estate.

The discharge point into the sea by the western beach huts becomes 'tide locked' and does not function over high tide periods. Residents will also be aware that the incidence of extreme rainfall events is increasing, particularly outside of the winter months. Thus, any steps that can be taken to reduce the rate and volume of runoff into the Southern water drain will obviously help to reduce the chance of the MOSA drains backing up and causing flooding in East Close and West Close; this would constitute our recommended Phase 2.

Options to achieve this include the provision of soakaways under the verges and in the turning area at the top of East Close and lowering of the verges where possible to enable the verges to act as soakage and storage areas.

In terms of funding, West Sussex County Council have been running a scheme known as 'Operation Watershed' which has a limited pot of money

available for flood mitigation measures for community groups, on a first come first served basis and subject to strict criteria.

From our discussions with West Sussex County Council and Arun District Council we have established that there is no possibility of financial support for repairing or replacing the existing drain from Operation Watershed funds. However,

the measures to reduce runoff may well qualify, subject to funds being available and any scheme meeting the necessary criteria.

As a private estate we can only qualify for grant aid if we can prove a benefit to the wider community. Our main hope in this respect is that by reducing the runoff from our estate into the Southern Water system, we are reducing the chance of flooding elsewhere, particularly on the Summerley Fields estate, and also reducing the load on the foul sewerage system.

The current plan is to present the details of these phases and options to a meeting of the West Close, East Close and South Walk properties before the AGM on the 19th June. In addition, the Constitution will require changing to reflect the legal position and this will be put before all residents at the AGM.

West Close Soakaway

The old soakaway in the middle of the turning area had become blocked and ponding was occurring even during relatively light rainfall. The only option was complete replacement and this was carried out in March. A 2 cubic metre soakaway was installed at a cost of £2016.00.

Footpaths and Roads

The roads and footpaths are in generally good condition, except for the footpath from Merry End to the middle of South Walk. The plan is to resurface this in September and also install measures at each end to reduce the chance of pedestrians and cyclists inadvertently stepping into traffic.

Kevin Seaman

**19th June 2019 Meeting re Drainage
6pm - 6.45pm Middleton Sports Club for South Walk, West Close and East Close residents followed by MOSA Annual General Meeting
7pm – 8.30pm for MOSA Members.**

25th May Ramp Clearance

**15th May Sea way restricted access
24 hours**

**10th August 2019 Sandcastle Competition
on the beach 10.30am**

**24th August 2019 Boules and Barbeque
evening on the
Greensward
5.30pm.**

Website

www.mosaassociation.org I hope some, if not all of you will have had a chance by now, to look at the new website that went live in February. More importantly, I hope that you are finding it a useful tool to find out all about the estate and the work the Management Committee have and continue to do, on your behalf.

Areas you might find useful are ‘Infrastructure’ – find out all about drainage, roads and verges. ‘Planning’ – here you will find out about how the Planning Sub Committee deal with Planning Applications and general building work. ‘Residents Responsibilities’ – a guide to what we should all be mindful of, living on the estate. ‘Coastal and Greensward’ – learn about the work Arun District Council have done over the last 22 years to protect our coastline. And for the history buffs, a brief history of the estate. In the ‘News and Events’ section, available to download, are the draft ‘Constitution 2019’ and a ‘Guide to Residents Responsibilities 2019’.

Dates for you Diary

These documents will be voted on at the AGM on 19th June 2019.

These are just a few of the areas covered, so please take a few minutes to have a look.

If you have any feedback or there are items you wish to see covered in future Newsletters, please email mosasecretary@mosaassociation.org

Marese Hollands

14th May Seaway restricted access

Vehicle access will be controlled by a Security Guard for 24 hours. The reason for doing this is to support the continued 'Private Road' status of Sea Way.