



RESIDENTS' RESPONSIBILITIES

Community Guide

INTRODUCTION

Since the formation of the wider Sea Lane Estate and Middleton Village, residents have expressed a wish for the area to retain its unique setting whilst at the same time reflecting a modern and changing environment.

The Association and its members have suggested the idea of developing an agreed general "set of rules" or responsibilities that everyone can abide by and respect. Some of these rules are embedded within legal covenants and some are standards or conventions that have developed organically over the years but reflect residents wishes and the original aspirations of Capt. Coldicott and the initial developers of the village.

They are as follows:

SAFETY

- It is illegal to dump rubbish on land that is not yours, in particular on the beach, Greensward and Village Green.
- 20 mile an hour speed limit - Residents and their visitors and contractors are requested to adhere to the 20 mile per hour speed limit on the Estate roads. This is paramount for the safety of other road users, pedestrians and cyclists, young and old. It will also help to prolong the life of the road surfaces.
- Bonfires and fireworks are a hazard to thatched properties and potentially offensive to neighbours, as well as being a cause of distress to domestic animals. Residents are therefore urged not to light bonfires or fireworks. See Arun District Council (Environmental Protection Act 1990) Bylaws and the MOSA Policy "Inappropriate Residents Actions" for further advise.

- Allowing dogs to foul and not clearing up is an offence enforceable by Arun District Council.
- Residents should take care to ensure that hedges and bushes do not encroach onto verges and that verges are not cut back from the edge of the road.
- Skips left in the road overnight should carry adequate lights. The householder hiring a skip is responsible for arranging for any damage caused to be made good.

VERGES AND PEDESTRIAN/VEHICULAR ACCESS

- The verges of the Association's roads belong to the Association. The cost of having the verges cut and trimmed would be prohibitive, so residents are requested to cut, trim and maintain the verges contiguous to their properties. This also assists in the draining of surface water falling onto the Estate. This does not relieve the Association from the general responsibility for their unobstructed maintenance.
- The maintenance of the existing vehicular and/or pedestrian accesses, which cross the verges, is the responsibility of the owners of the property they serve.
- Pedestrian and vehicular accesses, granted by the Association, should not be allowed to be used in such a way that they could become public rights of way.
- Vehicles or skips should not be parked on the verges.

CHANGES TO VERGES AND VEHICULAR ACCESS

- The roads and verges within the estate (with the exception of Sea Lane) are the property of, or managed by, MOSA. In order to help protect the character of the estate, permission will not normally be given to remove portions of verges for the purpose of widening an existing entrance. However, MOSA does acknowledge that, with the advent of larger vehicles and the position of some houses, this may not be necessarily safe or practical and early discussions with the road representatives are essential.
- In respect of any request to create an extra entrance to properties, it is MOSA's belief that this would not necessarily maintain the street scene in keeping with the Village Design Statement (2000) guidelines and therefore would not normally be supported.
- Requests for driveway widths above 3.5m would not normally be agreed

- In addition, "Deeds of Grant" are required by residents from MOSA for 'rights of way' across the verges and further information is contained in the legal and covenants section on the website.
- For reference, MOSA maintains a photographic record of all the present configurations. As already stated, please contact your Road Representative in the first instance, when considering making any alteration.
- See Driveway Widening Policy for more detail

PARKING ON PRIVATE ROADS

- The private roads are for the use of property owners and residents, their friends, visitors and commercial operators working on the estate.
- The Association, wishing to preserve the estate's character, prohibits street parking on its private roads and Residents should therefore, wherever possible, provide off road parking for their visitors' vehicles, either on their own property or, by arrangement, on a neighbour's driveway.

LAND DRAINS AND ROAD WATER "RUN-OFF"

- Although the Association has assumed responsibility for land drains, residents with major land drains on their properties still have some basic statutory duties e.g. not to cause an obstruction to the drains through building work or tree planting.
- In addition, residents whose properties front onto Sea Lane, which is a publicly maintainable highway, have a common law responsibility to ensure that the ditches separating their respective properties from the road are not obstructed.
- If you are unsure if this applies to you, please check your deeds. For further information please refer to the Land Drainage Act (1991) and Arun District Councils' Bye-laws (2004).

GENERAL

- The Association's roads do not have street lighting. Residents with security or external lights should ensure that the fittings are in keeping with the Area and that the lighting is discrete. (See Lighting Guidelines document available on the Website).

- Local covenants preclude the use of domestic dwellings for commercial purposes and residents should not use their property as a workshop or carry out a business in it. However, the Association acknowledges that in a changing work environment the term 'commercial purposes' has a wide definition, especially in the area of Information Technology, and any MOSA objections should be confined to concerns arising from any nuisance, to other residents, caused from the running of that business from a domestic dwelling.
- Apart from construction site safety and security notices, the erection of trade boards and Estate Agent notices are not permitted within the estate, with the exception of a trade board for location purposes.
- Residents should ensure that hedges and trees do not overhang their neighbours property or the Twittens and that the height is restricted to avoid annoyance
- A "House on Wheels" (as described in the covenant; e.g. a caravan) should not be kept on the property and alternative arrangements should be made by the owners to relocate it to an alternative location or provide landscape 'mitigation' to the satisfaction of MOSA and its members/residents.
- The building exterior should be predominantly cream or white.
- Residents are requested to ensure that they or any users of their property do not cause noise (e.g. loud music or dogs barking), which, causes a nuisance to neighbours.

Other MOSA Policies to be considered

- Driveway Widening
- Unauthorised Development
- Non-Payment of Fees
- Buildings in Disrepair or Neglect
- Inappropriate Residents' Actions

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