



# Middleton on Sea Association

(Founded 1937)

## Newsletter

November 2019

### Chairman's Column

May I take the opportunity to welcome you all to the latest edition of the MOSA Newsletter. Within this edition you will find a number of updates from the various sections of the Association which, I hope you will find interesting and informative.

The development and work of your Association continues especially in the areas of infrastructure, planning, policy development and communications. I will not repeat the articles enclosed now but I am sure you will find them informative. However, it would be remiss of me not to specifically thank all members who attended the two seminars we held on the land drains issue and the contributions provided to the debate. In addition, I should thank Kevin Seaman and all members of the 'Drains' group for their diligence and hard work. Not the most romantic of groups but essential none the less!

Since taking over as Chair of the Association, I have been involved in a number of issues involving our members which have highlighted the areas of responsibility that residents have to their fellow owners and neighbours as well as the estate as a whole.

The role of MOSA 'Chair' seems to adopt some of the characteristics of a football referee; you are there to ensure that the rules are complied with, that all the players can enjoy the game in a great atmosphere, and nobody gets a yellow or red card. Also, it allows the players the ability to vent their frustrations!!

What I am about to do now is, I believe, known as a 'Segway', linking one discussion seamlessly into another....or at least that's the theory!!

So, donning my boots, black shorts and top with the whistle ready for blowing, and, taking advantage of the Newsletter, can I take the opportunity to remind all members of the content of the resident's responsibilities document

recently published and available on our excellent new MOSA website. Here are some of the relevant issues in a little more detail:

As you will be aware from recent discussions at the AGM and other meetings, and following on from a number of initiatives to reinforce the standards outlined in the MOSA policy document entitled "A Guide to Resident's Responsibilities". These responsibilities are published to ensure that we maintain the environment of the area in order that our members can continue to enjoy living on the wider Sea Lane Estate.

Some recent issues have been brought to the attention of the MOSA main Committee and I thought it prudent, in the first instance, to remind all residents of the need to ensure that certain actions are undertaken.

#### Maintaining Hedges and Trees

Now that the autumn is here and the birds have stopped nesting, could I please remind everyone to ensure that hedges and trees on your properties do not overhang your neighbour's property or the twittens.

#### Property Improvements

If you are thinking of changes/improvements to your property can I ask that you contact your Road Representatives and advise them of your intentions as they may be able to involve the Association's planning committee, who can offer appropriate advice to ensure that any building application or work is not delayed by MOSA.

#### Speed Limit

20 mile an hour speed limit – Residents and their visitors, and contractors are requested to adhere to the 20 mile an 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 road surfaces.

#### Dog Fouling

Allowing dogs to foul and not clearing up is an offence enforceable by Arun District Council. This is an increasing problem and it is appreciated by MOSA that reminding the residents alone to

clear up their dog fouling may not fully solve the problem as it could originate with visitors to the estate. However, we do request any information via the Road Reps as to where and when this is happening, and we can then liaise with the Local Authority to try and resolve the issue.

#### Parking of a Motorhome/Caravan

A “House on Wheels” (as described in the covenant; e.g. a caravan/motorhome) 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 Association has recently had a number of discussions with Motorhome/Caravan owners over this issue and we are grateful for the actions they have undertaken to resolve the problem.

Well, I can now blow the final whistle as that completes this short run through of the various responsibilities which I hope you have found helpful. Please remember these are your rules which the MOSA Committee applies and if you have any suggestions as to changes please do not hesitate in contacting the Road Reps or myself at [chair@mosassociation.org](mailto:chair@mosassociation.org)

I hope you enjoy the rest of the Newsletter.

*Martin Burrell*

### **Planning Matters**

Since the last Newsletter, MOSA through its Planning Advisory Committee has considered and made representations on a number of planning applications for new development and also held pre-application discussions with residents concerning potential future works.

MOSA continues to welcome the early opportunity to discuss development proposals in order that the design philosophy and ethos of the Middleton-on-Sea “Area of Character” can be retained and wherever possible, enhanced. Whilst a number of developments have been unopposed by MOSA, a few have regrettably drawn formal objections.

Further advice and guidance on our approach to planning matters is to be found in the “Planning” section of the MOSA website.

The attractive and special character of the area understandably continues to bring development pressures particularly for the subdivision of plots, demolition of properties/new builds and increased

density of development, pressures which are likely to continue over the coming years.

At the same time, the policies of the Arun District Plan have been amended and its framework of Supplementary Planning Guidance has increasingly become outdated, weakening the basis for protecting the special character of the area. As a consequence, MOSA have held discussions with the District Council on ways to secure improved policy protection for the area, including the potential for Conservation Area status.

This has subsequently indicated that with the exception of the area around the Manor House and village pond, the prospects for Conservation Area designation are limited and likely to take many years to advance. As a consequence MOSA will be seeking to secure improved Supplementary Planning Guidance for the area, building on the basis of its adopted Village Design Statement together with a detailed character assessment of the area. It is anticipated that this will then be subject to consultation before being put before Arun District Council for consideration and hopefully adopted sometime in 2020.

*Nick Hollands*

### **East Close – West Close Drainage Update**

Further to the resident’s briefings held in July and the subsequent approval for funding the project, MOSA appointed AJS Groundworks, a Middleton based contractor, to carry out the works.

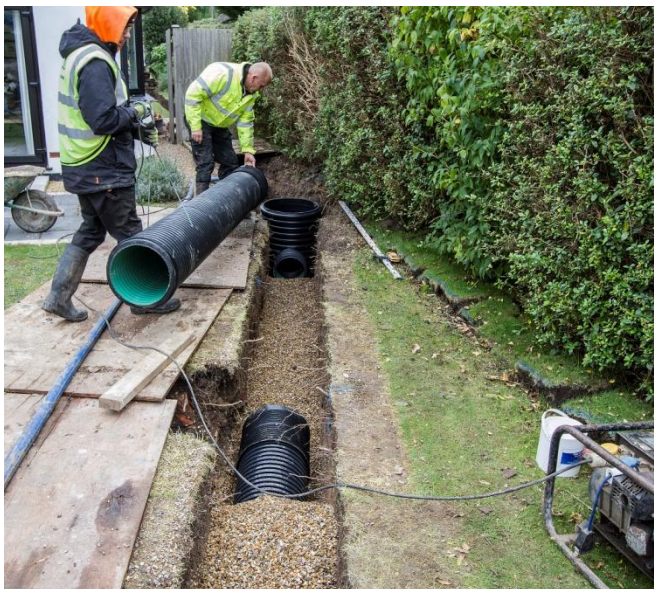
Work commenced on the 23<sup>rd</sup> September, with an estimated 10 week programme, giving a completion date of 29<sup>th</sup> November. The construction plan is to work from West to East, thus the first 4 weeks have been taken up with the connection to the Southern Water sewer, where the base of the excavation is 2.5m below ground level, the excavation through the long garden of No 19 West Close and the crossing under the road.



This section of work was likely to be the most difficult due to the need to dig under the garage and avoid utility connections whilst excavating the road crossing. Unfortunately the wet weather has meant that 4 days were washed out completely and progress slowed on other days due to water lying in the trench. This has all been successfully completed and reinstated.



Excavation is now taking place in the rear of No 1 West Close and No 9 South Walk and will be moving quickly east into No 7 South Walk and finishing in No 22 East Close. In spite of the delays due to the excessively wet weather, AJS still hope to complete by 29<sup>th</sup> November.



With regards to the so called 'phase 3' of the project, which is the review of options for reducing the amount of run-off, and therefore the flood risk, a number of residents have put their names forward to participate in the working group and they will be contacted in the near future so that this work can start.

## Roads and Footpaths

The re-laying of the long footpath between Merry End and South Walk will now take place in spring 2020 rather than this year to avoid clashing with the drainage works.

The shorter footpath which runs from the western end of Merry End has some tree root damage and this will be repaired at the same time. The roads are generally in good condition and no major works are planned.

*Kevin Seaman*

## Pond and Green

Our working party continues to meet every four or five weeks for the purpose of clearing away dead vegetation and bringing more light into the area. When we carry out these activities we are often complimented by passers-by.



However, one resident has suggested that too much cutting back might be harmful to wildlife. Our answer to that is that we always follow the recommendations in the original ecological report. For example, we have installed stumperies around the Pond, purchased the garden bench made out of re-cycled plastic referred to in our last Newsletter and installed a duck house on the Pond. We have also inserted plants grown in coir net in the water alongside the western revetment. Nevertheless, if any resident has similar concerns we shall be pleased to explain to him/her what we are doing and why.



In case our action in removing a dilapidated fence, some brambles and an unsightly quantity of ivy from our north-western boundary has been misunderstood, we have installed a brushwood fence to delineate that boundary for the time being. In due course, we will plant a hawthorn hedge along the boundary. After we have done so we anticipate that the brushwood will merge with the hedge and be indistinguishable from it.



Unfortunately, the Trustees' application for an "Operation Watershed" grant to de-silt the Pond has not progressed as far as we would like. This is because West Sussex CC thought that our analysis of the silt in the Pond did not show clearly enough that the silt was uncontaminated. In the light of this setback, Our Chairman, Nicky Mills, and Don Faircloth had an onsite meeting with Kate Giddings, the ADC Technical Officer, Environment Health, and a couple of engineers from a company called LEAP Environmental which has extensive experience in de-silting operations for ADC to discuss the matter on 25<sup>th</sup> October 2019. The engineers took away with them 4 generous samples of silt from the Pond for a fresh analysis. Apparently, we can expect to receive the results of the analysis by mid-November.

Our Chairman has been assured that the results of the test will still hold good until next autumn when we hope to commence work on clearing the silt from the Pond.

We arranged for the arboriculturist who first inspected the large Chestnut Tree in the north-west corner of our site about 9 years ago with a view to obtaining his advice as to whether or not it is dangerous. He advised that the lower levels of the tree have not suffered significant deterioration since he last inspected it but he was a bit concerned about the higher levels of the tree. We have asked our tree surgeon to carry out the work which the arboriculturist has recommended to this part of the tree and will ask him to inspect the tree again in three years time.

### **Dates for your diary**

Our annual leaf-sweeping event will take place on **7th December**. We also hope to arrange a Christmas Carol event on the Green on **13<sup>th</sup> December**. Details of this latter event will be published in due course.

*Michael Leete*

### **Boules Evening**

It was a glorious evening and a very well supported fun event. The competition was fierce and the eventual winners were Don Faircloth and Mary Mersey who won all their games. The runners-up were Ian and Caroline Martin. My thanks to Chris Martin for organising the Boules and as usual everyone had different ideas of the rules!!!





The hot dogs cooked by John Bradshaw and John Dunne were, as always, well received and my thanks to Maria Bradshaw for her help with the evening.



This has proved to be a very enjoyable occasion with residents and guests meeting up with old friends and new.

I look forward to seeing you all again next year.  
*Margaret Martin*

### **Sandcastle Competition**

With storm force gales, a few intrepid sandcastle builders took part this year. With their buckets

blowing across the beach, over breakwaters, only to be retrieved and they were off again much to the amusement of the spectators.



Those who took part were fully engrossed in their mission and the eventual winners were the Wright family for the family prize. The adult prize was shared by our MOSA Chairman Martin Burrell and Alan Delves.



Thank you to all those who came along to support this annual event and hopefully, next year will bring a better day.  
*Margaret Martin*