

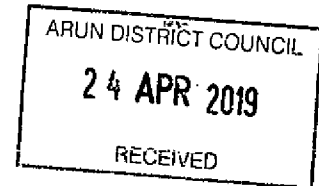
ELMER BEACH RESIDENTS ASSOCIATION LTD.

(A company limited by guarantee – Company No 870625)

C/O "Seychelles"
3 West Drive
Elmer Beach Estate
PO22 7TS

23rd April 2019

Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Sir,

Reference Planning Application No. M/25/19/PL
27 Central Drive, Elmer Beach, Middleton on Sea, PO22 7TT

I am writing on behalf of Elmer Beach Residents Association Ltd, (EBRA), which body is responsible for the access roads and twittens on the Elmer Beach Estate of which 27 Central Drive forms part.

Whilst EBRA does not have any specific objection to the proposed demolition of the existing building and construction of a new building at 27 Central Drive it does, however, have a number of comments it wishes to make about the planning application and would ask that its views are taken into account in determining the planning application and, as necessary, are incorporated into such approval:

1. The normal primary vehicle access route to the property is via a narrow twitten from Central Drive. This twitten is not designed for the passage of heavy lorries, plant or builders' equipment. Contrary to what is written in the planning application it is not possible to turn vehicles in the twitten. Access into the site is difficult, requiring a sharp right-handed turn leading into an even narrower entrance point. EBRA wishes to agree with the property owner a method of access to the site, most likely via an existing access road at the extreme eastern end of the estate then across the top of the shingle beach. This routing should be subject, if necessary, to any approval from the Environment Agency and/or ADC. EBRA is anxious that damage to the roads on the estate does not occur and that inconvenience and disruption to neighbouring properties is minimised. EBRA wishes to obtain a written undertaking from the property owner about the access and timing of vehicles to the site during the demolition and building works and also the positioning of any skips.

2. Parking of vehicles on the estate roads is not permitted and accordingly EBRA wishes to draw attention of the property owner to this and ask that arrangements are made for the parking of contractors' vehicles and those of their employees outside the estate or are contained entirely within the boundary of the building site.
3. EBRA wishes to be assured that the drainage arrangements of the enlarged new building are adequate for dealing with sewerage, foul water and surface water and that there will be no additional or adverse impact on the existing drainage arrangements to the estate generally and specifically to adjoining properties.

I should be grateful if you would acknowledge receipt of this letter.



Mrs F A Lindsay
Chairman

cc. Middleton on Sea Parish Council