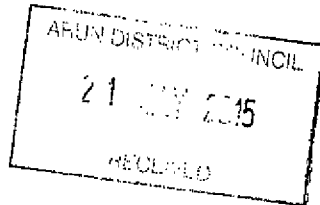


M/52/15/HH

ARG
SCANNED
22 MAY 2015

Karl Roberts
Assistant Director of Planning and Economic Generation
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF



18th May 2015

Dear Karl

~~M/115/14/PL~~ 102 Ancton Way Elmer Sands

Elmer Sands Limited (ESL) is the company that manages the Elmer Sands Estate, maintaining the roads, drains and common areas that serve some 380 dwellings and representing the interests of the Estate residents. I have annexed a list of road names for information.

It is noted that the application for 102 Ancton Way states that surface water will be disposed of via the main sewer, it is assumed that this has been questioned and revised by your planning authority as routing surface water into the main sewer is not to acceptable on the Elmer Sands Estate. It is noted that an appropriate response was given by Southern Water when asked about a proposal M/11/14 (90 Ancton Way). This general position of separation of surface water from the main sewer for Elmer Sands Estate is set out in the Elmer Sands, Bognor Regis, Surface Water Management Plan Report (Public Document) page 66 of the Atkins Report.

It is also noted that the application for 3 Manor Way M/52/15/HH is to build to the front of the property. Providing there will be no issue with lack of space for parking we have no objection to this application.

This may be an opportune occasion to remind you of the general views of ESL.

The Elmer Sands Estate is primarily made up of a unique mixture of single storey and small chalet bungalows, which were originally built in the 1930s as holiday homes. It is vital that the size of replacement properties or extensions and implications for surface water drainage, foul drainage and parking are taken seriously by Planning Officers.

Whilst ESL does not wish to discourage appropriate redevelopment, the Directors would ask that careful attention is paid to the following points in respect of all planning applications received in connection with the Elmer Sands Estate:

- **Surface Water Drainage** Developments should not put further strain on the Estate's surface water drainage system, which is already stretched to serve the existing properties. ESL commissioned a survey from a local

company of civil and structural engineers, confirming that the system cannot cope with the increased demands resulting from the larger developments. There remains a list of recommended improvements in the Elmer Sands SWMP to improve the dispersal of surface water from the Elmer Sands Estate and reduce possible future flooding.

- **Foul Water Drainage** Developments should not put further strain on the Estate's foul drainage system, which when under pressure is proven to adversely affect the whole system in the Parish of Middleton-on-Sea and beyond. Southern Water has carried out certain work to the pumping station and sewer system but this is based upon a continued separation of surface water ingress which can overwhelm the sewer system during heavy rain.
- **Parking** The Estate's original dwelling plots made provision for one to two cars at most. Therefore, space for parking is a significant problem for the Elmer Sands Estate. The unique grass verges between property boundaries and the Estate roads form a crucial part of the Estate's surface water drainage system. It is therefore essential that parking be contained within individual property boundaries to avoid costly damage to the verges and roadways.

With many thanks for your time and consideration. If you would be willing to meet with our Chairman to clarify the position here, then we would be very pleased to organise a meeting at your convenience.

Yours faithfully



On Behalf of Elmer Sands Limited

ANNEX

Elmer Sands Roads

Alleyne Way
Ancton Way
Arundel Way
Elm Drive
Elmer Close
Elmer Court
Farm Close
Manor Way
Norfolk Way
Sea Way
Stable Field
The Hard
The Layne