

ELMER SANDS NEWS

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So another year has almost passed, that went quickly!

Sorry this newsletter is a bit later than normal; I held it back because I wanted to include the latest information about Elmer Sands Beach Defences which follows.

Elmer Sands Beach Defence Improvements

The Environment Agency (EA) had allocated funding to complete this project before March 2016, primarily extending the rock island in front of the boat yard. The EA were contributing £475,000 and ESL £25,000. However we found out recently that the EA had changed their plans.

Whilst the same money is apparently still available and works are still expected to be delivered before March 2016 the EA are now considering a different solution which currently does not include modifying the rock islands.

ESL and a few residents met with the EA on 13th November when they explained that a new plan will be prepared during December which we should get to see early in the New Year.

The Environment Agency has apologised and promises to get things moving as soon as possible.

Meanwhile, if you see anything of concern in the coming months, please contact The Secretary. (See back page)

Further information on their new strategy is available on the internet at: <https://www.gov.uk/government/publications/arun-to-pagham-flood-risk-strategy>

Jubilee Garden Rejuvenation

Creating a coastal garden isn't as hard as it sounds - all you need is hardy plants, good shelter and in the case of the Jubilee Garden loads of volunteers. Those of you who were involved in the making of it will remember all the hard work and dedication that resulted in its opening to celebrate the Queen's Golden Jubilee in 2002.

Routine maintenance is low, however, after all those

years the garden was in need of a bit of TLC.

With this in mind a number of us set to, with extra care being taken not to disturb the wonderful selection of plants, insects, butterflies, moths, birds and lizards that have taken up residence. A noteworthy success was the sighting of rare Toadflax Brocade Moth caterpillars.

Some shingle and dead shrubs have been replaced. In addition a new memorial tree will shortly be planted. All this will ensure the gardens existence for many more years to come.

Admiring it the other day I had a thought – we are regularly told that from bees to birds, from bats to butterflies, nature needs our help, how about if we put up bird and bug houses for all our new guests and maybe encourage more?

Little things that we do can have a big impact. It would be especially nice if we could get the children involved.

So.... if any of you would like to donate a bird house or a bug hotel or simply some of your time please contact me through The Secretary.
Linda Smith

Homeowners a reminder

There is a formal process to follow for:

- **Property Development/ extensions**
- **Driveway/Access Extensions**
- **Tree Planting on Verges**
- **Skips or deliveries of materials on verges**

For more information contact the Estate Office 01243 584900

Further Projects to reduce the probability of flooding in Elmer Sands

1. SWMP Plan £240,000 (Surface Water Management)

West Sussex County Council (WSSCC) has engaged consultants (CH2M Hill) to propose how best to spend this funding to deliver optimum improvements, to reduce the chance of surface water flooding. This arises during periods of heavy rain when the surface water cannot be cleared quickly from the Estate. ESL has met with both parties to highlight the significant concerns and to focus their considerations. CH2M Hill is to report back in the next few months so that clear proposals can be delivered early in 2016.

2. Ditch - Ancton Way / Kingsmead Road £16,680

It was reported in the Middleton News that there were no funds made available by WSSCC Operation Watershed for projects submitted by the Elmer & Middleton Strategic Action Group or the Middleton Council. However we are pleased to report that ESL were in fact successful in their application for £13,000 towards the ditch work carried out at the western end of the estate between Ancton Way and Kingsmead Road. This work was to re-establish the historic flow of surface water from the ditch at the rear of The Layne out to the farm land ditches north of our estate. However further work is being investigated by WSSCC and Arun District Council (ADC) to clear the ditch at the rear of Sunnymead Close where the ditch still does not operate as it should.

3. South West Sussex Internal Drainage District (SWSIDD) - Abolition

The EA undertake maintenance of the ditch to the east of the estate between The Hard and the fields (Elmer Ditch also known as Ryebank Rife) under the provisions of the SWSIDD however there are proposals to abolish this body. The EA also maintained the ditch running

between Sea Way and Elmer Close (Elmer Sands Estate Ditch). The EA have recently posted letters to properties backing onto these ditches advising that they may be affected by this abolition.

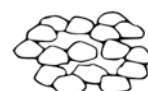
ESL has obtained confirmation from the EA that as they classify the Elmer Ditch (Ryebank Ditch) as a main river they will continue to maintain it. ESL is investigating who will have responsibility for maintenance of the Elmer Sands Estate Ditch if the SWSIDD is abolished.

If you would like further information on any of these projects please contact the ESL Company Secretary.

**IMPORTANT:
CHECK THAT YOUR
WATER BUTTS ARE
EMPTY NOW!**

Please ensure capacity is available to take up any sudden heavy rain.

Please note: **Elmer Sands Emergency Contingency Plan** can be downloaded from our website.



Loose Stones - Please would homeowners sweep up stones which spill over from their driveways to the roadway. Thank you.



Parking – as always, a reminder to everyone that there are rules and restrictions to observe which can be found on the website or from the Estate Office. Elmer Sands operates a parking management system (EPM) which includes penalty ticketing for non compliance. Please help to keep the roads and verges clear, attractive and safe.



Dogs – ESL makes every effort to keep the situation under control. We have several bins located through the Estate which are emptied daily by the local authority. Owners are allowed to dispose of dog waste in normal bins providing it is bagged, so there is no excuse not to pick up your dog waste from the beach, roads and verges and take it home with you if there is no dog bin close by. Please help to keep our Estate clean and healthy.



Winter Verge Damage – The verges will be softer and wetter during the winter so please take care not to park on them and/or damage them because this compromises the surface water drainage soak away system and looks unsightly. It is the responsibility of the homeowner/occupier to

repair any damage caused by activity at a property.

New Residents – A warm welcome to everyone who has moved to Elmer Sands this year. We hope you are settling in well and enjoying living in this lovely environment. If you are interested in getting involved on a voluntary basis, for example helping with small maintenance tasks, distributing leaflets or even organising social events for the community we would like to hear from you. We try to publish as much information as possible on the Company website and the notice boards but please contact the Estate Office if you have any questions at all.



Tree planting and fencing in the Woods North of Elmer Sands.

We have just received this from our neighbour James Baird who can be contacted on 07966434323 or jlbaire@tiscali.co.uk

The notice below explains what he is doing and will be displayed along the footpath of the woods.

Polite Notice

As part of our careful woodland management, we are undertaking some new tree planting.

Most of the trees here were planted at the same time in the 1930's and have all reached the same state of maturity at the same time, this has made

them vulnerable to storm, vandalism and disease damage.

We will shortly be planting the next generation of trees around the perimeter of the woodland, in order to sustain it for our future generations.

We have experienced problems in recent years with some people cutting down smaller trees and removing them, this jeopardizes the long term health of this woodland; we will be installing some fencing to protect the newly planted young trees whilst they establish.

The fencing will not interfere with the permissive use of our Private Woodland; we welcome responsible walkers and dog owners to enjoy these woodlands.

If you witness anti-social behaviour such as people filling in ditches, creating earth mounds, damaging tree bark or lighting fires, please either report it to the Police or to me; it would be greatly appreciated for all of us who enjoy care for these woods.

'Des'
Derek David Grant

09.09.1934 - 04.04.2015

The family of Des Grant, a resident of Elmer Sands for many years, have donated a tree to the Estate in his memory. This will be planted in the Jubilee Garden on Thursday 10th December at 10.30. They would like to invite anyone who knew him to come along.



2015 has not been the best year for the Boat Club as the weather was not really on our side. There were some lovely sunny week days, but not so many lovely weekends when most of us want to spend time messing about with boats and on the beach. But hopefully next year will be better.

We have quite a few new members and we have at least managed a few good BBQ evenings. But we would like more people to join us. You don't have to have a boat, just an interest in boating, fishing or just the social side. We are a very friendly bunch who all just love living in this very special place.

Graham Allen is keen to arrange some fishing competitions, and if anyone is interested please email him

direct on clayshots@sky.com
For anyone interested in joining the club, please contact Commodore Adi Howe, Adihowe@gmail.com, phone number 01243 573778 or secretary Margaret Jones on magsg2u@gmail.com or phone number 01243 587550

Predictions: Are they always correct?

- 1) We don't like their sound and guitar music is on the way out. *Decca Record Co. about The Beatles 1962*
- 2) I think there is a world market for maybe five computers. *Thomas Watson Chairman of IBM 1943*
- 3) This 'telephone' has too many shortcomings to be seriously considered as a means of communication. *Western Union, 1876*



Welcome to



Elmer Sands

**HAVE YOU RECENTLY
MOVED TO ELMER
SANDS?**

Please make sure you have contacted the Estate Office and registered yourselves as new owner/s of the property

CONTACT DETAILS
secretary@elmersands.co.uk
www.elmersands.co.uk

Please ask for your copy of the 'Welcome Booklet' which explains how this private estate is managed
Registered Office
23 Arundel Way, Elmer Sands,
PO22 6JH
Tel: 01243 584900

All forms of residential and commercial property issues dealt with including RICS Home Buyer reports, Building Surveys, Valuations for probate, taxation and divorce, Landlord and tenant matters, portfolio management, strategic property advice

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