

I must say from the outset my contact regarding this matter is not to object to the planning application in principal . I only reference a drainage issue that already exists so that it can be addressed in the planning stage to avoid it becoming exacerbated .

In 2016 the road was relayed throughout Warren sands estate from a rough concrete , pot hole filled surface to the neat tarmacadam now in place. This along with a change In the camber of the road , removal of kerblines both sides of the road , the addition of no additional drainage was completed by Warren sands management company at an enforced cost to the residents without the completion of a survey.

You will note from the pictures attached before and after the road repair illustrating the later absence of the features described.

You will see the flow of water that emanates from the proposed site to fall against the boundary walls of No.19 and the flats at No.21 and the resulting pool of water . These pictures are taken after heavy rain fall and the film of water running from the proposed site is clearly visible.

You will note there has already been considerable development of the site's at 48 , 50 and 52 . There is no road drainage beyond No 48 .

This pooling after heavy rainfall is annoying but when it coincides with the beach overspill I described that runs from eastoke corner into the estate to its lowest point at No.21 it is not acceptable. The resulting heavy flooding in the garages at No.21 (the flats ) is shown.

It should be said this volume of flooding is only prevalent when there is a tidal surge and the council allow the overspill outside the estate at Eastoke Corner to enter and flow the lenth of the estate rather than allowing the over spill to flow along Rails Lane. This of course is the preferred option for the council and environment agency as Warren sands is a private estate therefore they have no responsibility. If the over spill is allowed down Rails lane the council is responsible to clean it up.

An event that has occurred on several occasions (30 yrs ) since I've lived here but we have been spared recently due to reasonable weather.

I have raised my concerns regarding rainwater pooling with Warren sands management company . In 2017 following complaints they placed an additional drain along the old kerb line outside my property which did help initially. We agreed we would monitor this going forward but in the last couple of years we have generally been fortunate with the weather so I am unable to show the tidal flow I described from beyond the estate gate at eastoke corner clearly here , although this has been raised with the council several times in the past as far back as 2014.The current council deployment of sand bags on the council side of the gate in an attempt to prevent water from the Seafront and Rails lane entering the estate demonstrates this.

The absence of comment from (Redacted) be explained as follows. My neighbour at (redacted) who shared my concerns previously was elderly is unfortunately very recently deceased and Warren sands refuse to enter into correspondence with her son. The majority of owners within the flats are absentee and may not be aware or as concerned with the issue . A position the management company I am sure are quite happy with.

My concern is at present my property seems to remain free of these flooding issue's that seem limited to No.21 and No.19 , however the further considerable displacement of the water table with

the much larger construction proposed will clearly result in more water running from No.50 and may could well increase my risk of flooding.

There is no road drainage beyond the gully outside my home and No.48 opposite resulting in considerable pooling as it stands. I do appreciate some responsibility must fall on Warren sands management company for failing to add additional drainage at the time of the road reinstatement beyond my property but do feel they must have engaged with the council at the time before engaging on such a huge project prior to works commencing.

I cannot provide any details regarding those consultations as they remain quite secretive with any detail , indeed it did take me several months to obtain confirmation that works were commenced without obtaining a drainage survey.

I write in the belief that these drainage issue's should be addressed if consent for further development is forthcoming.

Should you wish to discuss this further please do not hesitate to contact me .