

Steven Wilkinson
Angmering on Sea Estate

BN16

Your Ref: OWPC19374
Our Ref: EP/96/18/DOC 26-06-2018
Please ask for:
Mrs A Gardner

23rd July 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for approval of details reserved by condition imposed under planning permission EP/59/17/PL (Appeal no. APP/C3810/W/17/3183667) relating to condition No. 9 (Surface Water drainage works) & 10 (Sustainable drainage scheme)
Tudor Lodge 125A Sea Road East Preston

Thank you for your internet representation made on 23rd July 2018 which has been recorded as '**no objection**' with the comments as follows:

I am writing on behalf of the Angmering on Sea Estate Residents' Association with regards to 'Rocco Homes' application to connect to 'our' sewerage system via a manhole outside 6 Palm Court Cottages - a property within the Angmering on Sea Estate.

The new surface water drainage system will, according to the diagram at Appendix D of the construction engineer's technical note, connect to the existing sewer under Palm Court via an inspection chamber adjacent to the eastern side of the proposed detention basin. This new on-site inspection chamber will be the single point of connection to the existing off-site sewerage system via a chamber outside 6 Palm Court Cottages. The method of connection is unspecified. Surely this should be specified to ensure that it meets specified regulations.

Whilst the Association acknowledges that a covenant exists in the Land Registry deeds granting the owners of Tudor Lodge rights of passage along Palm Court they do not have authority to excavate the privately owned land in Palm Court to connect to the sewer.

The Association does not wish to be obstructive but wants to ensure that in granting this application ADC ensures that conditions are put in place to ensure that:

- The existing sewer under Palm Court is capable of taking the increased flow from the new development;*
- The Estate's residents and land are protected from a less than suitable sewer connection; and*
- That the sub-surface soil and surface of Palm Court are correctly reinstated.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning