



Middleton Parish Council
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Your Ref:

Our Ref: M/26/10/

Please ask for:

Mrs S Leeson

20th May 2010

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Demolish existing prefabricated bungalow and build new 3 bedroom house
32 Ancton Way Elmer Sands

Thank you for your internet comments made on 20th May 2010 and recorded as follows:

The Development Control Committee objects to Planning Application M/26/10 for the reasons below, being cognisant that Elmer Sands is subject to regular major surcharges of sewage from the foul water system. Major consultations are ongoing between OFWAT, Southern Water Services, Arun District Council and Elmer Sands Ltd with surface water levels and foul water capacity issues being cited as the most likely causes. The Assistant Director of Planning Services & Housing Strategy is aware of the problems and his letter of 25th June 2009 (Ref KR/SDB) to this Parish Council is particularly apposite as is the Supreme Court Decision UKSC13 (Barratt Home v Welsh Water [2009]).

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The objections are:

The proposed application demonstrates an unacceptable increase in the load placed on the foul water drainage system as the proposed property has three bathrooms/toilets.

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Further, the footprint of the property and roof is much larger than the existing property and disposal of the rainwater is proposed via soakaways. If the committee are minded to approve the application then at a very minimum a recycling system for rainwater should be employed to minimise the effect on local surface water levels/foul water discharges.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the file please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K. Roberts', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy