

**Peter Davies**

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**From:** [REDACTED]  
**Sent:** 10 April 2026 23:43  
**To:** planninginfo  
**Subject:** Planning objection DM/25/3020

[REDACTED]

Planning Objection - Sewerage and Wastewater Capacity Concerns

Dear Sir or Madam,

I wish to formally object to the above planning application on the grounds that the existing sewerage and wastewater treatment infrastructure serving this area is already operating at or beyond capacity.

There is clear and growing evidence that the current sewerage network and treatment works are unable to adequately cope with existing demand, particularly during periods of rainfall. Additional housing will exacerbate this situation and risks leading to increased pollution incidents, environmental harm to local watercourses, and potential public health impacts.

The National Planning Policy Framework requires that development should not proceed where it would result in unacceptable pollution or where essential infrastructure cannot be provided in a timely and sustainable manner. In this case, no robust, enforceable evidence has been provided to demonstrate that sufficient wastewater treatment capacity exists or that necessary upgrades will be delivered and operational prior to occupation of the proposed dwellings.

General assurances that capacity issues will be addressed at an unspecified point in the future are insufficient. Without a clear, funded and time-bound infrastructure solution, the proposal fails the test of sustainable development.

I therefore request that planning permission is refused. At the very least, any consideration of approval should be deferred until:

- The water company has demonstrated, with firm evidence, that adequate treatment capacity exists, and
- Any required upgrades are fully delivered and operational prior to first occupation, secured by appropriate and enforceable planning conditions.

Yours faithfully,

[REDACTED]  
Tye Cottage Copthorne Common, Copthorne West Sussex RH10 3LA  
Application **DM/25/3020**

[REDACTED]

[REDACTED]