

Mr Robert Davis
Rochford District Council
Planning Department
3-19 South Street
Rochford
Essex
SS4 1BW

Our ref: AE/2015/119000/01-L01
Your ref: 15/00139/FUL
Date: 20 March 2015

Dear Mr Davis

**ERECT TOILET BLOCK LAND ADJACENT BEAUCHAMPS COTTAGES,
SHOPLAND ROAD, SUTTON, ESSEX,**

Thank you for consulting us on the above application, received on 18 March 2015. We have reviewed the information submitted and wish to raise a holding objection regarding foul water disposal. Please see our comments below.

Foul Water Disposal

The applicant has confirmed that they intend to address foul drainage disposal through the installation of a cesspool. A private means of foul effluent disposal is only acceptable when foul mains drainage is unavailable. According to our maps the site is more than 300m away from the main sewer network. If our maps are correct, the use of non-mains drainage, given the scale of the proposed use, would therefore appear to be appropriate in this case. That said, the method of non-mains disposal should be the most appropriate to minimise the risk to the water environment.

According to the Planning Practice Guidance, Water Supply, Waste Water and Water Quality, [Reference ID: 34-020-20140306](#), if connection to the public sewer is not feasible, a package treatment plant incorporating a combination of treatment processes should be considered. If this is also shown not to be feasible, a system incorporating septic tanks should be proposed.

In our view, environmental, amenity and public health problems can potentially arise from the inadequate operation and maintenance of cesspools, and we do not accept the promotion or proliferation of these systems as a viable long-term sewerage option in anything other than exceptional circumstances. No information has been provided as part of the planning application to indicate that exceptional

circumstances exist which would justify the installation of a cesspool at the proposed site, therefore we are raising a holding objection to this application.

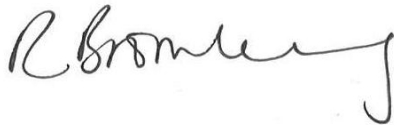
Overcoming our Objection

The applicant can overcome our objection by investigating the use of a package treatment plant or septic tank to dispose of foul water onsite. If this is found to be not possible, the applicant should submit a completed Foul Drainage Assessment form (included with this letter), and provide full justification for the use of a cesspool in preference to a more sustainable method of foul drainage disposal.

The applicant is advised to refer to our Pollution Prevention Guidance (PPG) Note 4: Treatment and disposal of sewage where no foul sewer is available.

We trust this advice is useful.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Bromley', with a stylized, cursive script.

Ms Rebecca Bromley
Sustainable Places Planning Advisor

Direct dial 01473 706081

Direct e-mail rebecca.bromley@environment-agency.gov.uk

cc Mr John Kimble

End