

15 Highams Road
Hockley
Essex SS5 4DG

24 FEB 2025

SUPPORT SERVICES

11 February 2025

Rochford District Council Planning Office
Council Offices
Rochford
Essex

Dear Sir/Madam

Re: Building Application to develop the rear of 9 Highams Road – 24/00900/FUL

In recent days I have been alarmed at the destruction taking place in the garden of 9 Highams Road. Most of the beautiful trees and shrubs have been removed and I have just seen the plans to squeeze two bungalows into the garden. The plans show many trees retained but they have now been cut down. I haven't yet received any notification from you about this development but perhaps it's in the post or an oversight?

Looking at the plans, access will be from Hawks Lane which is narrow and the existing bungalows are built very close to the kerb. There doesn't look much room to manoeuvre cars into the proposed narrow drives. The lane needs to be kept clear for the existing residents and BT vans and lorries. There is also the question of sewerage. Would they be connected to the main foul drainage system and if not septic tanks or similar would need to be emptied on a regular basis, blocking the lane and causing offensive smells. See enclosed.

The bungalows will look directly and very closely into No. 2 and partially into No. 1 Hawks Lane. No. 11 Highams Road will also be hugely impacted by building two properties so close to their garden causing all parties loss of privacy from this back land development.

There has been little thought of what it would be like to live in the new properties. The main room containing kitchenette, dining area and small lounge would face North East. It would have little light and look out on a very small back garden with a fence and trees at the end, as would the main bedroom. In the plan it shows a settee in front of the patio doors, so presumably the owner would have to move the settee to get out. It tries to give the impression it would be spacious enough for two settees where clearly there would only be room for one. The dining area is tiny too. The two single bedrooms would be the only rooms which would get any sunshine at all and then only in the afternoons.

Putting two detached bungalows in a back garden that size is clearly overdevelopment. They are squashed in and the main existing bungalow will not have a back garden at all. I wonder if the developer would like to live in one of his new bungalows? I very much doubt it. I believe the main reason for trying to get this permission is to maximise profits with no regard to the impact on the people who will living there and their immediate neighbours.

We are fortunate to live in one of the nicest roads in Hockley and this development would be detrimental to the area and wellbeing of its inhabitants old and new.

Please refuse this application.

Yours faithfully



Mrs S Free

Objection due to insufficient information about how foul sewage from the development will be disposed of

Planning application form [pagestream](#)

Foul sewage disposal is stated as being 'unknown'. It is also stated as being 'unknown' if the development will be connected to the existing foul drainage system.

Foul drainage assessment (FDA) form- ROCHFORD DISTRICT COUNCIL

A FDA has been submitted, however it doesn't clarify how foul drainage will be disposed of.

All questions in section 2 relating to discharge options for foul water disposal have been checked 'No'.

The answer to question 11 'Does the system meet the requirements of the General Binding Rules for small sewage discharges?' has been checked 'Yes'. This gives the impression that a septic tank or sewage treatment plant will be installed- The General Binding Rules for small sewage discharges only apply to discharges from septic tanks and sewage treatment plants. General binding rules for small sewage discharges (SSDs) with effect from 2 October 2023 - GOV.UK

The answer to question 12 'How do you propose to maintain the system?' The response is 'Regular maintenance and review. A suitably worded condition can be included with this'.

Further information must be provided as part of the application before a planning decision is made on the proposed development.

The National Planning Practice Guidance Water supply, wastewater and water quality - GOV.UK and Building Regulations Approved Document H BR PDF AD H 2015.pdf give a hierarchy of foul drainage options that must be considered and discounted in the following order:

- 1, Connection to the public sewer
- 2, Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption)
- 3, Septic Tank
- 4, If none of the above are feasible a cesspool

The applicant hasn't provided sufficient information to discount connection to the public sewer.

The development is located in an area which is served by the public foul sewer.

- The applicant states the distance from their site to the closest connection point to the public foul sewer is less than the number of properties to be built on the site multiplied by 30

metres. Given the proximity of the foul sewer to the development, it is reasonable to expect the applicant to pursue foul sewer connection.

Package sewage treatment plants, septic tanks and cess pools all require regular emptying which will involve vacuum tanker attendance and associated noise and smells. These types of systems are known to cause problems when not maintained or installed in inappropriate locations and could impact on local residents.

The applicant needs to confirm how they intend to dispose of foul water from the development and justify why connection to the public foul sewer is not possible before any planning decision is made.