

[REDACTED]

From: Holli Fielden
Sent: 02 April 2025 15:09
To: Data Scanning
Subject: FW: Construction of 2 dwellings to the rear of Highams Road Hockley

From: Gary Mayo [REDACTED]
Sent: Tuesday, March 11, 2025 10:53 AM
To: Cllr John Mason <CllrJohn.Mason@Rochford.gov.uk>; Stuart Huxter [REDACTED]; Emma Goodings <Emma.Goodings@brentwood.rochford.gov.uk>; planning applications <planning.applications@Rochford.gov.uk>; Cllr Danielle Belton <CllrDanielle.Belton@Rochford.gov.uk>; Cllr Michael Carter <CllrMichael.Carter@Rochford.gov.uk>; Cllr Adrian Eves <Adrian.Eves@Rochford.gov.uk>; Cllr Phil Capon <CllrPhil.Capon@Rochford.gov.uk>
Subject: Re: Construction of 2 dwellings to the rear of Highams Road Hockley

Dear all,

It has been a week since the email from councillor John Maso's response, and still no response. It has been almost two weeks since my initial inquiry. Please can someone afford me the curtesy of a reply to my questions, which in order to simplify and to save you from having to trawl through the email exchanges I have bullet pointed below:

1. Have the emergency services been consulted (both fire and rescue and the Essex Ambulance) on the blocking / obstruction of access to Hawks Land due to delivery of building materials?
2. Having raised concerns over access being blocked should the unthinkable happen by emergency services not being able to attend an incident or being delayed because of obstructionwho will the injured party be able to sue? Rochford DC, the builder, the Building materials supplier?
3. Notwithstanding the above. Can you confirm that if the current plans are agreed to build two houses being accessed from Hawks Lane, that because Hawks Lane is a narrow lane, that none of the new residents cars or their visitors can be parked in Hawks Lane.
4. Have BT Openreach been consulted on the building proposal. Their vans and trucks are frequent uses of the lane and will need clear access.
5. I am in no doubt that come Collection day, if the refuse vehicle drivers (who have to reverse down) sees that the lane is blocked, then the Hawks Lane residents will not have their bins collected that week. What provisions will Rochford DC make to ensure no backlog is incurred because of non collection? BT Openreach would have similar concerns with regular drop offs and pick ups of their large Biffa bins.
6. The builder has already fenced off the boundaries as per the first draft building plans that supposedly are yet to be agreed. His actions indicates a high degree of confidence and certainty that his plans will be approved. Please advise how the builder seemingly knows that the plans in their current form will be a fait accompli and that the residents objection process is not merely a Rochford DC box ticking exercise.
7. The residents accept that there will be some form of build in the garden of 9 Highams Rd, and have submitted their objections. A compromise and one that will be acceptable by most of the

residents is for the new build to be accessible via Highams Rd, leaving Hawks Lane unscathed. Would this not be a more sensible solution.....please can you advise your thoughts.

8. Lastly, if RDC approves the plans in their current form, do the residents have the right to appeal, via if necessary legal representation?

Would it be possible to have your someone take responsibility at RDC to reply to this email ASAP would be nice, but in any event before the deadline date?

Many thanks
Gary Mayo
4 Hawks Lane

9.

Sent from Outlook for iOS

From: Cllr John Mason
Sent: Monday, March 3, 2025 10:16:06 AM
To: Gary Mayo ; Stuart Huxter ; Emma Goodings ; planning applications ; Cllr Danielle Belton ; Cllr Michael Carter ; Cllr Adrian Eves ; Cllr Phil Capon
Subject: Re: Construction of 2 dwellings to the rear of Highams Road Hockley
Dear all,

In my view Emma Goodings, Director of Planning at RDC remains the appropriate officer for Members to contact in case of need until a Planning Case Officer is assigned.

I am copying Emma into my reply.

Thank you.

Kind regards,

Councillor John Maso

Sent from Outlook for iOS

From: Gary Mayo
Sent: Monday, March 3, 2025 10:10:34 AM
To: Stuart Huxter ; Emma Goodings ; planning applications ; Cllr John Mason ; Cllr Danielle Belton ; Cllr Michael Carter
Subject: Re: Construction of 2 dwellings to the rear of Highams Road Hockley
Dear sirs,

Ref: 24/00900/FUL

Having not had a response from Emma from any of the emails below, I can only assume that Emma is no longer the point person at the council dealing with this planning application.

Would one of you be so kind as to forward this mail to the correct person (s) dealing with this application.

In particular I wanted a response to the "note for Emma" paragraph and have the emergency services also been consulted, in particular with my concerns raised over reasonable access?

Regards
Gary Mayo

Sent from Outlook for iOS

From: Stuart Huxter
Sent: Friday, February 28, 2025 12:19:41 PM
To: Gary Mayo ; Emma Goodings
Subject: RE: Construction of 2 dwellings to the rear of Highams Road Hockley

Hello Gary.

With regards to the BT building. I am assuming that there is no sleeping risk there. If so people working there should be familiar with the actions to take in the event of a fire. That is to evacuate. Therefore a fire service attendance is likely to be for property protection only and so the urgency to get there is lessened. Unless we have information to the contrary we would attend the postal address. I'm afraid I cannot speak for the Ambulance service.

For a house fire our attendance would normally consist of 2 fire appliances. Local knowledge may mean that each appliance may approach from a different direction in order that a hinderance in one direction will not delay both appliances. Where there are obstructions we make every effort to ensure that the delay is kept to a minimum.

Kind Regards



Stuart Huxter
Fire Safety Manager (Delivery)
Protection (South East)
Essex County Fire and Rescue Service
Southend SDP, Sutton Road, Southend-on-sea. SS2 5PX



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From: Gary Mayo
Sent: 28 February 2025 10:23
To: Stuart Huxter ; Emma Goodings
Subject: Re: Construction of 2 dwellings to the rear of Highams Road Hockley

Stuart,

Once again many thanks for your prompt response.

Personally I would consider that if a fire appliance had to reverse out from Hawks Lane, then make its way to the entrance in Gladstone Rd, then to unlock the gates would be an acceptable length of time. I fully appreciate that you have the equipment to gain access through locked security gates, but do ambulances have the same ability? [REDACTED], and live with the knowledge that I am at risk of suffering a heart attack or stroke, [REDACTED].

A note for Emma. The builder has now erected boundary fences on the site based on the plans that I assumed are yet to be approved. The builder appears to believe that approval of the original plans is a fait accompli. I hope that the objections filed by the residents have been considered and has not merely been a box ticking exercise in following procedure.

Can you also confirm if the emergency services have been consulted in the approval of these plans, and if so will the residents be given a copy of their response?

Best regards

Gary Mayo

4 Hawks Lane

Sent from [Outlook for iOS](#)

From: Stuart Huxter <[REDACTED]>

Sent: Thursday, February 27, 2025 3:27:07 PM

To: Gary Mayo <[REDACTED]>; Emma Goodings

<emma.goodings@brentwood.rochford.gov.uk>

Subject: RE: Construction of 2 dwellings to the rear of Highams Road Hockley

Hello Mr Mayo.

Thank you for your email. There is no need to apologise as I appreciate your concerns. I would have similar ones myself in your position.

However, we must take a measured approach before making objections.

The Emergency Workers (Obstruction) Act 2006 does say that the person carrying out the obstruction or hindrance must have a 'reasonable excuse'. In these circumstances there may be a reasonable excuse, as long as the obstruction is limited to the minimum length of time necessary. There are likely to be a number of other instances where we would need make a similar consideration.

For more permanent obstructions where we believe fire service access could be compromised, we can raise objections during the Planning stage for these types of developments. This is under Building Regulations and/or the Essex Act 1987. But as I have said I don't believe we have been consulted as yet.

With regards to the BT building, even though the gate may be locked this would not prevent us gaining access if we felt it necessary.

I hope that I have been able to deal with your concerns.

Kind regards



Stuart Huxter
Fire Safety Manager (Delivery)

Protection

Essex County Fire and Rescue Service

South East Group SDP, 500 Rayleigh Road, Benfleet, Essex. SS7
3TR.



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From: Gary Mayo <[REDACTED]>

Sent: 27 February 2025 10:48

To: Stuart Huxter <[REDACTED]>; Emma Goodings
<emma.goodings@brentwood.rochford.gov.uk>

Subject: Re: Construction of 2 dwellings to the rear of Highams Road Hockley

Mr Hunter,

Ref: 24/00900/FUL

Many thanks for your detailed response.

I would just like to add my reply, picking up on a couple of points that you made, and will address you last point first. Yes, there is access to the BT / Openreach site via Gladstone Road, However, the entrance is gated and is permanently locked 24/7 and has been for over 15 years. Some time back in order to placate the residents in Gladstone Rd that had complained about the constant in and out of the company vans and trucks, BT agreed to not use the Gladstone Rd entrance in the interest of good customer relations. In fact the neighbouring house in Gladstone often uses the void to park their vehicles. BT / Openreach have for the past 15 or so years use Hawks Lane for their trucks and vans. If I understand your first point correctly, it would appear that you deem a temporary obstruction in gaining access beyond No 1 Hawks Lane as being an acceptable delay. Whilst I somewhat agree that the HGVs delivering building materials during construction would be a "temporary" obstruction, in reality it can not be determined just how long temporary would hinder any emergency vehicles gaining access past No 1 Hawks Lane. That is to say, there has to be a time cap in which temporary would no longer be acceptable! In any event the 2006 Act clearly states that it is considered to be an offence for emergency vehicles to be obstructed, delayed or hindered, and any HGVs / trucks / vans parked in Hawks Lane, albeit temporarily would contravene all three conditions of the 2006 Act stated above.

Deploying an emergency appliance to attend a scene is a process. All processes comprise of elements, call them tasks or steps, that normally have to be completed in an order to complete the process. These steps are put in place from experience or from years of repetition of the same process, and they can be as basic as making a cup of tea, to placing a man on the moon, they act as a recipe for success. In my experience in analysing processes an operation has failed, sometimes with disastrous and costly consequences because one or more of the steps within the procedure has either broken down, or a step that has never been a problem previously has been affected by a condition not thought of. I am highlighting a potential risk that can prove disastrous and costly, possibly with fatal consequences. Would it not be prudent to mitigate any risk to your procedural steps, rather than take the stance that a temporary delay would be acceptable. More significantly an

ambulance would also not be able to pass any vehicle obstructing in Hawks Lane. Temporary could literally mean life or death.

I apologise if the above comes across in any way as condescending, it was a longwinded attempt to explain that where a risk has been identified, then we should do all we can to mitigate failure to complete a process.

The residents accept that there will be some form of development in the garden of 9 Highams road, but for the avoidance of obstruction be it during construction or post build, would it not be more sensible to modify the plans so that access to the new build be obtained via Highams road.

I will finish with a question. You will note that I have also copied in Emma Goodings who is a director at Brentwood Borough Council and Rochford District Council. My question is for you both, that is having raised a concern over the possible consequences of Hawks Lane being obstructed by either HGVs / trucks / vans during construction, or over spill of cars parked in Hawks Lane from either the new occupants or their visitors because the new build driveways are inadequate in size for 3 bedroomed houses, who do we sue should the unthinkable happen? Would it be the HGVs / truck owners for causing obstruction, the council or the emergency services, or post build the owners of the two new builds?

Best regards

Gary Mayo

Sent from Outlook for iOS

From: Stuart Huxter <[REDACTED]>

Sent: Wednesday, February 26, 2025 12:40:49 PM

To: [REDACTED] <[REDACTED]>

Subject: Construction of 2 dwellings to the rear of Highams Road Hockley

Hello Mr Mayo.

Thank you for your enquiry.

I understand your concerns if you believe that access to Hawk Lane may be compromised.

The use of construction vehicles are considered a temporary arrangement and are not normally considered when we carry out Planning consultations for fire service access.

Looking at our records, we do not appear to have we have been involved in a formal consultation for this proposal as yet. However, looking at the drawings and plans on Rochford's Planning site it is unlikely that we would have any objections. Although we would state that suitable fire service access to the front of dwellings that face onto Hawks Lane should be considered.

For access to the BT site at the end of Hawk Lane it appears that there is an alternative route via the Gladstone Road entrance.

I hope that the above information is helpful.



Stuart Huxter

Fire Safety Manager (Delivery)

Protection

Essex County Fire and Rescue Service

South East Group SDP, 500 Rayleigh Road, Benfleet, Essex. SS7 3TR.



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From: Essex County Fire and Rescue Service <webmaster@essex-fire.gov.uk>

Sent: 25 February 2025 11:34

To: Mailbox - TFS <mailbox.tfs@essex-fire.gov.uk>; Mailbox - Webmaster <webmaster@essex-fire.gov.uk>

Subject: Webform submission from: Contact us

Submitted on 11:34am 25 Feb 2025

Submitted by: Anonymous

Submitted values are:

Name

Gary Mayo

Address

4 Hawks Lane
Hockley
SS5 4TP

Email

My question/comment is about

Business/building safety, Something else

Enquiry details

There is currently a proposed development to build two 3 bedroom houses in the garden of 9 Highams Rd. (Ref: 24/00900/FUL - Rochford DC). Current plans have the driveways of the two properties opening out onto the adjacent Hawks Lane - SS5 4TP. Hawks Lane is a narrow lane barely wide enough for two cars to pass. My concern is that if the build proposal is allowed to proceed, then construction supply vehicles will be obstructing your appliances should an emergency occur. Additionally, being 3 bedroom houses it is highly likely that because of the small driveways of the new builds, any cars either by the owners or visitors parked in Hawks Lane would also obstruct your vehicles from reaching 3, 4 and 5 Hawks Lane, and the large Openreach depot at the end of Hawks Lane, contravening the Emergency Workers Act 2006. Please can you investigate and advise your comments?

Many thanks

Gary Mayo

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