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Part 2 - Regulation 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012 "Pre-Submission LDP" consultation

Please note that all comments on the Pre-Submission LDP consultation should be provided by completing Part 2 of this form. A separate completed Part 2 should be provided for each comment made within a representation.

2.1 To which part of the Maldon District Pre-Submission Local Development Plan (LDP) does this representation relate?

a. Paragraph number

b. Policy reference

c. Proposals map

d. Other section (please specify)

ALL OF IT

2.2 Do you consider the Maldon District Pre-Submission LDP to be ... (✓ as appropriate)

a. Legally compliant

YES

NO

To be legally compliant the LDP has to be prepared in accordance with the Duty to Co-operate and legal and procedural requirements. This is required by Government guidance.

b. Sound

YES

NO

To be 'sound' a Local Plan should be positively prepared, justified, effective and consistent with national policy. This is required by Government guidance.
If you do not consider the LDP to be sound, please complete section 2.3 below

2.3 Do you consider the Maldon District to be unsound because it is not ... (✓ as appropriate)

a. Positively prepared

To be positively prepared the Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements

b. Justified

To be justified the Plan must be:

- Founded on a robust and credible evidence base
- The most appropriate strategy when considered against the reasonable alternatives

c. Effective

To be effective the Plan must be:

- Deliverable;
- Flexible;
- Able to be monitored

d. Consistent with National Policy

The Plan must be consistent with Government guidance as set out within the National Planning Policy Framework

On the following pages, please explain why you think the Plan is unsound or not legally compliant, and set out any changes you feel should be made to the Plan to make the Plan sound or legally compliant.

*Please note: As there will not normally be a subsequent opportunity to make further representations based on your representation at this stage, please include all the information, evidence and supporting information necessary to support/justify your representation and the suggested change(s) to the Plan. After this stage, further submissions will only be invited at the request of the Planning Inspector, based on the matters and issues the Inspector identifies for examination.

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2.4 If you consider the Maldon District LDP to be unsound or not legally compliant please explain why in the box below. Please be as precise as possible. Please also use this space for any comments in support of the LDP.

P	S	C					/		
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2.6 Do you consider it necessary to attend and give evidence at the hearing part of the Examination-in-Public? (✓ as appropriate)

NO, I wish to communicate through written representations

YES, I wish to speak to the Inspector at the hearing sessions

Please note: The Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the hearing part of the examination

2.7 If you wish to participate at the hearing part of the Examination-in-Public, please outline why you consider this to be necessary

This is the end of Part 2 (Regulation 19 and 20) of the response form. Please complete this form for each representation you wish to make. You only need to complete Part A once. Please submit all of your response forms together.



Joint Position Statement on Development in North Fambridge

Prepared by Anglian Water Services, the Environment Agency and Essex County Council (Lead Local Flood Authority)

January 2014.

This statement has been prepared to support Maldon District Council in their decision making on development in North Fambridge

Background

Water Recycling

North Fambridge is in the catchment of the Latchingdon Water Recycling Centre (formally referred to as Wastewater Treatment Works). Latchingdon is located approximately 6km north east of North Fambridge. This Water Recycling Centre (WRC) contributes loads to the small downstream watercourse and then the Blackwater Estuary, which is part of the Essex Estuaries Special Area of Conservation and shellfishery.

A high quality water environment is an integral part of the natural environment, providing a good habitat for plants, animals and quality of life benefits for local people. Water resources and a high quality water environment underpin economic development, by providing water for households, industries, agriculture, recreation and tourism. As a minimum, our objectives are to ensure that there is no deterioration in water quality in the water environment and that the water quality thresholds set out in the Conservation Objectives for the European protected site in the estuary and those of the shellfish water continue to be met.

Latchingdon Water Recycling Centre (WRC) has been considered to be at flow capacity by both Anglian Water (AW) and the Environment Agency (EA), as presented in Maldon District Council's Scoping Water Cycle Study (Entec, March 2010). Latchingdon WRC had been identified as needing an increased dry weather flow (DWF) consent following a flow compliance review. The proposed increase was to reflect the existing flow conditions, with any subsequent 'headroom' provided solely for seasonal variations in the flow. Any further increase in the fouls treated at Latchingdon WRC is unlikely to be looked upon favourably in order to minimise nutrient loads to the Blackwater Estuary.

There is an alternative Water Recycling Centre at South Woodham Ferrers, which is located approximately 4km west of North Fambridge. The WRC lies within Chelmsford Borough Council and serves East Hanningfield, Rettendon and South Woodham Ferrers. The Chelmsford Water Cycle Study, Phase 2

Technical Report (May 2011) indicated there was sufficient capacity to serve the proposed modest growth in the Chelmsford Borough without the need for revised consent or upgrades.

Foul Network

North Fambridge is served by a foul only sewerage network including two pumping stations located at The Avenue and Franklin Road.

Surface Water

There are no public surface water sewers in the vicinity. There is on going issues relating to surface water disposal. Investigations have found that there are a significant number of surface water connections into the sewer designated for foul only flows (26 properties in Franklin Road) that on occasions of heavy rainfall are having an adverse affect on the system. Ditches that historically provided for natural run off have become blocked, inaccessible or filled in.

Current Situation

Latchingdon Water Recycling Centre

The most recent data shows that a revision to the consented DWF is necessary to accommodate further growth. Consequently, substantial process enhancements at the WRC would be needed to create capacity and to achieve the anticipated requirements of a revised consent.

South Woodham Ferrers Water Recycling Centre

The recent data indicates that South Woodham Ferrers WRC has sufficient capacity to accommodate both the growth in North Fambridge and in the Chelmsford Borough. There would be no need for a revised permit or upgrades to the works. This would therefore be the preferred and most sustainable treatment option.

Foul Network

The current network does not have the capacity to accept the further growth indicated. Options for taking additional flows from North Fambridge have been considered based on the total growth proposed, which includes the allocation in the Local Development plan of 75 units, a recent application awaiting decision of 30 units and a recently refused application for 37 houses where an appeal may be submitted.

The assessment has been based on:

- a) taking flows to Latchingdon WRC
- b) taking flows to South Woodham Ferrers WRC.

To enable option a, the network will need to be upgraded. This will require a new pumping station and approximately 6km of rising main. The anticipated capital cost is £2,573,616.

To enable option b, the network will need to be upgraded. This will require a new pumping station and a 4km of rising main. It is also expected that a storage tank maybe required. The capital cost predicted in the region of £2,088,647.

Any cost calculations provided within the report are estimated only and may be subject to change.

Surface Water

Maldon District Council, Anglian Water, North Fambridge Parish Council and Essex County Council continue to work together to resolve the existing issues. Anglian Water in partnership with Essex County Council will endeavour to carry out further work to be completed by the end of this financial year to:

- establish the effect of surface water removal from the foul system
- endeavour to establish the natural surface water flow routes in North Fambridge

A factual report will be presented to provide recommendations and guidance.

A sustainable drainage system to resolve the current issues of surface water drainage is the preferred option, however if this is found not to be feasible, the installation of a surface water sewer may be an option to consider if funding could be found. Anglian Water will advise and vet any surface water sewer design submitted to serve the existing properties in North Fambridge with a view to adoption of the sewer once it is installed.

New growth- recommendations to manage flood risk:

1. No new surface water connections to combined and foul sewers.
2. Removal of existing surface water connections from combined and foul systems. Evidence that the developments had followed the surface water management hierarchy will help to ensure infiltration is considered ahead of maintaining connection to sewers.
3. Understand exceedance of existing and proposed surface water management measures and safeguard/design flow routes reinstating natural pathways, where possible. Should the rainfall extent exceed the capabilities of the surface water systems, this will help to ensure properties are protected and urban design of public open space considers the potential flows of surface water.
4. Development should seek to reduce flood risk to the site and third parties.
5. Early engagement is key to ensuring adequate surface water management measures are included.
6. Particular consideration must be given to development in areas where there is high water table.
7. Maintaining existing surface water drainage features, such as ditches, to ensure there are opportunities for surface water to be attenuated and disposed of away from sewers.

All parties are keen to ensure the water infrastructure and flood risk is adequately considered upfront without unduly blocking development, whilst continuing to safeguard Habitats Directive sites, and meet the objectives of Joint Position Statement on Development in North Fambridge

the Water Framework Directive.

Developers will need to engage with relevant parties in order to identify and progress solutions, indeed Anglian Water and the Environment Agency actively encourage pre-application discussions. We are committed to work with all parties to progress solutions to enable development in North Fambridge.



Susan Bull
Planning Liaison Manager
Anglian Water



Jo Firth
Sustainable Places Team Leader
Environment Agency



Lucy Shepard
Lead Local Flood Authority
Essex County Council

HSH/ASH/001

31/01/14

Attention Mr David Coleman
Strategic Planning Policy Manager.
Maldon District Council Planning Policy Team.
Princes Road, Maldon,
Essex. CM9 5DL.

Dear Sir,

I am writing on behalf of myself, my Wife Angela and my five Children, Matthew, Francesca, Gabriella, Christian and Gideon. I strongly believe that I also speak for 99.99% of the occupants of our beautiful village. (North Fambridge). We have lived here for almost 14 years, and we all agree that until this issue occurred, we were all living in our own piece of Heaven. As you are probably aware I/we are very strong advocates of opposing any future Development here. Democracy is not about having someone impose their wishes upon you, or indeed an Organisation, Council or Government. That would be conceived as Tyrannical. The Residents of North Fambridge have made it painfully clear that they have no desire or inclination to have any more Development imposed upon them, and that should be the end of it. To use the want of an old phrase, they exercise their right of "Self Determination".

Obviously, no one at Maldon District Council is listening to this, even though you have made a huge issue of the fact in all your literature that you are vehemently taking into account the will of the people. If you were, then North Fambridge would be a "Non Starter".

I now refer you to your letter attached. You're Reference: 01189/Pre-Submission LDP consultation 2014. Dated 20th January 2014.

Although there are many reasons why the proposed 75 properties or indeed any other Development should not even be considered being built in our village, least of all that there is no road infrastructure which will be inviting huge amounts of extra road traffic on "B" Roads and ultimately a huge amount of accidents with serious injury and death, I am going to concentrate your mind on a single insurmountable issue which needs to be addressed right now, before a decision is "Set in stone". This is the "Surface Water Problems". I now refer you to the bundle of Documents attached, in particular "The Joint Statement by Anglian Water, The Environment Agency and Essex County Council Flood Authority". If you read the Document carefully, you will see that it strengthens our case immensely. To paraphrase the whole Document, I have simply highlighted in Green the obvious reasons why any future Development should be halted "Forth-With". What else do you require? These three separate bodies have all concluded that North Fambridge "Does not have the capacity to accept further growth" Furthermore, I bring you back to my comment "Insurmountable Problems".

You will also note that I have highlighted in green the costs involved for such a project. £2,573,616 for Latchingdon WRC, and £2,088,647 for South Woodham Ferrers WRC. What I would like to know by you, is, who is going to pay for this. Anglian Water has made it plainly clear that it is not within their Legal Brief to pay for such an undertaking (Correctly so. I have viewed the Legislation which governs this) and Maldon District Council or any other Governing body cannot even fill the potholes in our roads, let alone fund such an undertaking. So who does this leave? The proposed Developer. Do you really think that after purchasing the land, having very complexed plans drawn up by extremely highly paid Architects who indeed will have to incorporate a significant percentage of those properties as "Affordable Housing", and then spending up to £3,000,000 in groundwork's (Let's not forget all the extra irrigation ditches throughout the village to be dug), would make any profit? I may not be an expert on all forms of Planning Regulation, but I am a Businessman, and I can categorically guarantee that they will make a huge loss. To coin an overused phrase, "No Developer would touch the project with a barge pole".

You mention in your letter "Legal challenges". These are very simple and straight forward. A Legal challenge can be legitimately orchestrated against any Development in our village due to "Health and Safety Law" (In particular Health), Environmental Health issues and The Villagers basic "Human Rights". The Health and Environmental Health Issues centre around the fact that many residents are having "Raw Sewage" periodically forced back into their baths, sinks, toilets and drains within their property. Indeed, we for one have our drains regularly overflow with "Untreated Sewage" on to areas in our garden. Obviously, this is a grave health risk to all concerned. By passing more Development, without the updating of the infrastructure will simply exacerbate the problem even more. It is everyone's Human Right in this Country to live in a clean and healthy environment. The proposed Development will inflict even more pain and suffering on to beleaguered villagers, and is intolerable to their day to day lives. As I stated earlier, we live in a Democratic, ordered Society, and you simply cannot impose your will on to people who have already made it very clear that they do not want this. I therefore reiterate that a Legal challenge can be mounted on all these fronts, and I strongly suggest that you consult your Legal Advisors who will confirm what I am saying.

I have today E Mailed our Head of Parish Council to call in the "Health and Safety Executive" and the "Environmental Health Office for Housing. Chelmsford" to look into these very important issues. I am certain that once they see the attached Document I have referred to in this letter, they will be very concerned.

Please peruse these facts and answer my question about funding, because thus far, no one in your organisation has come back to me.

Thank you for your time.

Yours Sincerely.

Mr H Humphries and Family.
Mulberry House,
Fambridge Road,
North Fambridge, Essex.
CM3 6NB.

20 January 2014

Princes Road
Maldon
Essex CM9 5DL



Mr & Mrs H Humphries & Family
Mulberry House
Fambridge Road
North Fambridge
Chelmsford
Essex
CM3 6NB

Enquiries to Planning Policy Team
Email: policy@maldon.gov.uk

Dear Consultee

Maldon District Pre-Submission Local Development Plan Consultation and Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation 22 January – 7 March 2014.

As someone who has expressed interest in the Maldon District Local Development Plan 2014 - 2029 I am writing to notify you that the Council is now inviting representations on the following:

1. The 'soundness' and legal compliance of the Local Development Plan, Proposals Map and supporting documents.
2. The Community Infrastructure Levy Preliminary Draft Charging Schedule and supporting documents.

On 11 December 2013 the Council endorsed the Pre-Submission Local Development Plan (LDP) and Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule for public consultation. The LDP will provide the framework for planning the future development of the District and the CIL Preliminary Draft Charging Schedule outlines a proposed levy on development. **Consultation on the Pre-Submission LDP and CIL Preliminary Draft Charging Schedule will commence on Wednesday 22 January and close at 12 noon on Friday 7 March 2014.**

Pre-Submission LDP

This is an opportunity for you to make representations on the soundness and legal compliance of the Plan before the Council submits it to the Secretary of State (under regulations 19 and 20 of the Town and Country Planning (Local Planning)(England) Regulations 2012).

Representations made at this stage will be provided to the Planning Inspectorate for the purpose of the LDP Examination-in-Public. Representations must be for the purpose of testing the 'soundness' of the plan, whether it is legally compliant and/or compliant with national planning policy.

Representations should be made by completing the response form available on the Council's website, at the Council's offices or at the locations outlined below. It is important that the accompanying guidance included within the Statement of Procedure and Guidance Notes is adhered to. Forms can be returned to the Council by email to policy@maldon.gov.uk or post to: Planning Policy Team, Maldon District Council, Princes Road, Maldon, CM9 5DL.

Representations must be received by the Council by 12 noon on 7 March 2014.

Regrettably, late or anonymous responses cannot be considered.



CIL Preliminary Draft Charging Schedule

The Council is preparing a CIL covering the whole District and invites written representations on the Preliminary Draft Charging Schedule (under regulation 15 of the Community Infrastructure Levy Regulations 2010). The schedule sets out the proposed rates that developers would be required to pay on new development to provide for new or improved infrastructure.

Representations for the CIL Preliminary Draft Charging Schedule should be made using the response form and returned by email to policy@maldon.gov.uk or post to: Planning Policy Team, Maldon District Council, Princes Road, Maldon, CM9 5DL. **Representations must be received by the Council by 12 noon on 7 March 2014.** Responses received after this date will not be considered.

Availability for Inspection

Copies of the Pre-Submission LDP, Proposals Map, CIL Preliminary Draft Charging Schedule and supporting documents will be available online on the Council's website at www.maldon.gov.uk and at the locations listed below.

Location	Address	Opening Times
Maldon District Council	Princes Road, Maldon, Essex, CM9 5DL Tel: 01621854477	Monday - Thursday 8.30am to 5pm Friday - 8.30am to 4.30pm
One Place, Burnham-on-Crouch	1 High Street, Burnham-on-Crouch, Essex, CM0 8AG	Monday - Saturday - 10am to 4pm Sunday - Closed
One Place, Southminster	Unit 1, The Car Park, High Street, Southminster, Essex, CM0 7AY	Monday - Saturday 10am to 4pm Sunday - Closed
Local Libraries	Please check Essex County Council's website at http://www.essex.gov.uk for latest opening hours for all local libraries	
Parish/Town Councils	Please check with your local parish council/town council for their opening times.	

Drop-in Sessions

A series of drop-in sessions will be held throughout the District at the times and locations below. During these events, Council representatives will be available at the consultation events to answer your questions regarding the consultation and assist with completion of the response forms.

Date	Time	Venue
Monday 3 February	11am - 7pm	Plantation Hall, Heybridge
Friday 7 February	11am - 7pm	Burnham-on-Crouch Library
Tuesday 11 February	11am - 7pm	Maldon Library

If you require any further information please contact the Planning Policy Team by email at policy@maldon.gov.uk or by telephone on 01621 876202.

Yours faithfully



David Coleman
Strategic Planning Policy Manager

HSH/ASH/002

18/01/14

Chief Planning Officer.

Local Development Plan Preferred Options Consultation.
Maldon District Council,
Princes Road,
Maldon, Essex.
CM9 5DL.

Dear Sir /Madam,

I have today received the details from Anglian Water, which I referred to in my last correspondence. A copy is enclosed, and I will refer to it as Fig 1. You will note that this is a joint Statement from Anglian Water, The Environment Agency and The Flood Authority for Essex County Council. They are all unanimous at the fact that there are huge "Water" problems in North Fambridge which have been Historical for many, many years. This does lead to the question as to why our village was even considered for such Development. I have highlighted in green on page 2 of the "Fig 1" Document attached. This clearly states that the current Foul Network does not have the capacity to accept further growth within the village. Although these are not insurmountable problems which I referred to in my last letter, the probability of overcoming these issues are zero. If you also refer to the Capital outlay to remedy these issues you will see (Again highlighted in green), that the cost will be between £2.1 and £2.6 million. Again I must reiterate that this is not Capital outlay which is the responsibility of Anglian Water. I would also anticipate that this does not include the very extensive irrigation ditches which are also a requirement of such a project. This would again add hundreds of thousands of pounds. Who would pay such a huge amount of money? Certainly not the Council. The Councils conclusion would be the proposed Developer. You know as well as I that after a Developer purchases the land, Employs Architects to draw up plans, to include a significant amount of "Affordable Housing", and being then asked to carry out at least £3.1 million in groundwork's before even one brick is laid, is never going to happen. They would make a huge loss.

I now refer you to "Fig 2" attached. This is a Document produced by Anglian Water for a proposed 30 dwellings in our village. I refer you to page 3, and the areas I have highlighted in green. Needless to say, this supports the Document "Fig 1" in its appraisal.

My conclusion is to again request that due to this overwhelming evidence concerning what I refer to as "Insurmountable Historical Water Problems" within North Fambridge, the proposal to build 75 dwellings or indeed any more dwellings is removed from the agenda of the Local Development Plan forthwith. Please can you reply by return with your confirmation of this? Thank you for your time.

Yours Sincerely

Mr H Humphries.
Mulberry House,
Fambridge Road,
North Fambridge,
Chelmsford, Essex.
CM3 6NB.

NB: I refer you to all my recent correspondence, copy's enclosed.

HSH/ASH/001

13/01/14

Chief Planning Officer.

Local Development Plan Preferred Options Consultation.
Maldon District Council.
Princes Road,
Maldon,
Essex. CM9 5DL.

RE: PROPOSED 75 HOUSES IN OUR VILLAGE.

Dear Sir/Madam,

May I begin by saying that I speak for myself, my wife and my 5 children who have all resided in this village for over 13 years. From the level of opposition to your proposed 75 houses, I can also assume that I speak for 99.99% of our villagers.

From the tone of this letter, you have probably gathered that we are bitterly opposed to any more houses in our already overstretched village. In a Democratic world we can all simply say "No", and you go away and leave us alone. Logic now tells me that Democracy in this Country concerning this matter has not even been taken into consideration. What happened to the rights of the people in this village?

Anyway, I digress. Now I can give you the facts. I have been personally liaising with The Growth, Planning & Equivalence Team at Anglia Water in Peterborough. (See my attached letter). It is now clear that there are insurmountable problems with surface water issues in our village. It is not the responsibility of Anglian Water to invest in a new system to cope with this. The overriding problems with this issue are 1) The whole of the village is in a flood plain. 2) I am no expert, but I do know that the soil is alkaline, clay, so to speak. The water comes in the form of rain, it cannot soak away, it settles, it flows into our already overworked sewage system and a large percentage of our villagers have raw sewage sent back up their sinks, baths, toilets and external drains in their gardens. I am one such villager who has experienced this, and frequently my garden is flooded with raw sewage. 3) A new system is required to cope with this, needs to be put into place throughout the entire village before any more properties can even be considered. I am no expert in these matters, however, I am a Businessman and I am aware that the costs could run into millions of pounds. Anglian Water won't be paying for it, so my question to you, is who is going to pay.

You cannot simply pass the legislation to build 75 houses here without addressing this issue. Again, I would challenge any assumption that a Developer would pay. After paying for the land and being told he must produce 40% affordable housing and then paying for these groundwork's, there is absolutely no room for any profit. He would have to pay out millions of pounds in groundwork's before he even lays one brick.

I do have a solution. I personally would not propose any Housing Developments in our region. There is no road infrastructure, and you are proposing an

influx of probably around 10,000 more motor vehicles. That doesn't even include the heavy goods transport, including Lorries. Deaths on the roads will increase out of all proportion and all the "A" and "B" roads will be in total gridlock. God help you for payments to resurfacing the roads. You do not even have the money for their upkeep at present. However, if you insist on development going ahead, transport our proposed 75 houses to Burnham on Crouch. Seemingly, there is an action group to increase the amount of properties they have. I read this on line and in the local press. We are 100% in favour of no houses, they are seemingly not. It does therefore seem logical to give them what they want and take North Fambridge off the agenda.

I therefore conclude that no one in our Village wants this proposed Development and there are insurmountable problems with water issues to even consider it. I await your reply to these questions and issues.

Yours Sincerely

Mr H Humphries.
Mulberry House,
Fambridge Road,
North Fambridge,
Chelmsford,
Essex. CM3 6NB.

HSH/ASH/001

20/11/13

Attention Mr Stephen Langlois
Growth Planning & Equivalence Manager.
Anglian Water Services Limited.
Thorpe Wood House,
Thorpe Wood, Peterborough.
PE3 6WT.

Dear Sir,

May I begin by thanking you for your very concise letter attached? This has been very helpful. I will make no secret of the fact that my sole aim is to prevent any more Development taking place in this village because I firmly believe that due to the insurmountable "Water" issues, it is simply not practicable to build a "Housing Estate" here. May I therefore ask you to confirm and clarify a few issues from your correspondence?

Firstly, do you concede the point that due to the Water Industry Act 1991, that it will be a very costly process for a prospective Developer to requisition the foul network upgrades in North Fambridge, taking that there are huge issues with surface water problems. Seemingly, this would also result in very substantial irrigation issues which would also have to be addressed at the same time, to prevent this water simply dispersing into the already overworked sewage system? I am sure you are already aware that various roads in the village already have sewage "Backing Up" into their properties because of this. Indeed, I have experienced this myself, and it is not something that I want to continue or indeed get worse. Is it not also a fact that not only is the whole of North Fambridge set on a flood plain, the soil is clay, and water cannot be dispersed and soaked up easily?

Secondly, if Developers were told to construct a completely independent system to cope with the surface water system, would this also be a very expensive process to contend with?

Finally, do you concede that there are many unanswered questions concerning the water issues that this village has? Least of all, the costs involved, which you have made clear are to be paid for by a prospective Developer. Correct me if I am wrong, but the combination of surface water and sewage is already having a very substantial impact on the Water Recycling Centre and 75 more properties would only exacerbate the problem? Is this correct? As you have pointed out in your letter, there is no requirement for Developers to fund improvements to the, at present, already failing system.

Thank you for your time with this matter, and I await your answers to my questions.

Yours Sincerely

Mr H Humphries.
Mulberry House,
Fambridge Road,
North Fambridge,
Essex. CM3 6NB.



**Anglian Water
Services Limited**
Growth Planning & Equivalence
Thorpe Wood House
Thorpe Wood
Peterborough
PE3 6WT

Mr H Humphries,
North Fambridge Parish Council
9 St Stephens Road
Cold Norton
Chelmsford
CM3 6JE

28 October 2013

Dear Mr Humphries

Maldon Local Plan and Proposed Growth in North Fambridge

Thank you for your recent email dated 11 October expressing your concern surrounding housing growth in North Fambridge.

Existing Infrastructure

North Fambridge is served by Latchingdon Water Recycling Centre (WRC), previously referred to as 'waste water treatment works'. There is existing capacity at Latchingdon WRC that is currently sufficient to serve the proposed allocation of 75 dwellings in North Fambridge in Maldon's draft Local Development Plan. Therefore no upgrades or investment at the WRC would be needed. Anglian Water is a statutory provider of water recycling (wastewater) services and as such we are required to make the necessary provisions for growth at the existing water recycling centre.

The capacity of the foul network will be assessed when the location(s) and the number of dwellings for each development site are known. The location(s) of growth is still to be determined by Maldon District Council and will be included in a development plan document that will be produced. The starting point for assessing the network is that new development connecting into the sewerage system must not cause any detriment to our existing customers or the environment. We also work with developers through our pre planning service. Developers, through provisions of the Water Industry Act 1991, will be required to requisition the foul network upgrades needed to serve their site. With regards funding, the capital cost of the network improvements is calculated and the developer has a number of options to pay. Anglian Water is not expected to meet the cost of upgrades to provide capacity for new development in the network.

The existing sewerage network in North Fambridge is foul only and there is no provision to accept surface water flows. New development is expected to adopt a surface water drainage strategy that utilises sustainable drainage systems such as conveyance to a local water course, infiltration measures and water butts. The drainage hierarchy (Part H of the Building Regulations 2000) deems that directing surface water to a piped network should be seen as a last option when all sustainable

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Cambridgeshire. PE29 3NZ
Registered in England
No. 2366656

an AWG Company

options of disposal has been investigated and found not to be feasible. If a surface water strategy established flows were to be piped to an approved outfall, this would be a new system dedicated to surface water flows and totally independent of the foul system.

Existing issues

We are currently liaising with the Parish Council, Maldon District Council and Essex County Council (as the Lead Local Flood Authority) in regard to the existing surface water issues. As I have mentioned above, North Fambridge is served by a sewerage system that was only designed for foul flows although it has been established that there are a significant number of surface water connections into this system. These flows will also impact on the water recycling centre. We are committed to continue working with all parties to resolve this situation.

It may be possible that new development may create opportunities for improvement to the existing drainage in North Fambridge but this is far from certain and could not be relied on and would not be known until drainage strategies are formed. There is no requirement on developers to fund improvements to alleviate existing drainage issues.

I trust that the response clarifies the position.

Yours sincerely

Stephen Langlois
Growth Planning & Equivalence Manager