



Maldon District Local Plan Examination
Additional Written Statement by Anglian Water
to address the Inspectors Matters, Issues & Questions

Matter 7: Rural Housing (including North Fambridge) and Settlement Boundaries

Question 5: Is the infrastructure in North Fambridge capable of accommodating 75 dwellings? In particular, are the foul drainage and highway capacities acceptable and viable?

A Joint Position Statement (EBO63) (Anglian Water, the Environment Agency & Essex County Council) on development in North Fambridge dated January 2014 identified the foul drainage infrastructure requirements needed to serve the proposed growth.

Foul Sewerage system

The foul network requirements are set out in the Joint Position Statement (EBO03) statement.

Surface water

Assessment in the area has confirmed that capacity issues due to surface water being incorrectly drained into the foul only system lead to flooding during heavy rain. A number of solutions to mitigate the risk of flooding to existing properties have been identified.

It should be noted that these solutions are not to provide additional capacity for growth. New development would be expected to utilise a Sustainable Drainage (SuDS) system and under no circumstances should surface water be allowed to connect into the foul sewerage system.

Question 6: Do the concerns about development capacity in Southminster on page 38 of SD05 need to be resolved in this Plan or in the Rural Allocation Plan? Please explain why and how.

As stated in SD05, the Joint Position Statement (EB064) (Anglian Water and the Environment Agency) provided updated evidence on capacity in Southminster. Further information on this update is set out in EB064. The latest data confirms that there is capacity for approximately an additional 320 dwellings.

Southminster is served by a predominantly combined sewerage system with potential constraints throughout the catchment. The constraints are dependent upon the location and/or the size of the proposed development and can be resolved at the detailed design stage. We encourage developers to submit an enquiry to us to understand the extent of any constraints and to identify specific solutions prior to submitting a planning application.

Should the growth proposed in Southminster be within the threshold outlined above, Anglian Water has no comment to make regarding the appropriateness of this being outlined in the Plan under examination or the Rural Allocation Plan.