

Need to re-visit
this is for policy

13/08/13
Briwood
CPX

1381

Head of Planning Services

Maldon district Council

Princes Road

Maldon CM9 5LD

RECEIVED
18 SEP 2013

Briwood Consultants Ltd
17 Sheepcotes Lane
Southminster
Essex
CM0 7AF
Tel: 01621 772481
E-mail: bm.cottam@hotmail.co.uk



Ref:

Date:

16th Sep 2013

Dear Mr Lawrence

Development Potential Southminster

I have now have had extensive discussions with Anglian Water Services, who state quite clearly that, if your authority were to grant a planning consent, then it would be their responsibility to provide sewage treatment capacity. Your selection of appropriate sites should not therefore major on lack of sewage capacity, which you do in fact state as the reason for rejecting what was previously highlighted as a strategic area.

We therefor contend, as part of representations in respect of the Draft Local Development Plan, that our proposals should not have been rejected, and I now provide additional information in Draft form, so that you can more thoroughly look again at West Of Southminster.

Arguments for "Consent".

1. Southminster was identified as a potential growth location ,In recent studies and consultations. This was set- aside only on the grounds that Sewage treatment capacity would be difficult to achieve.
2. Southminster Parish Council, after extensive Public consultation and an opinion poll, concluded that development should be located West of the village ,and not East.
3. The Modification draft Local Plan First Review Sept 1993 contained a land area both North and South of **Scotts Hill**, with a link from the **Four road** roundabout (constructed to the approved design of County Highways) Northwards to link with Steeple Road. Thus removing traffic from the difficult junction of Steeple Road to Queens Street, and providing a BY-pass effect. The same highway Provision is intended in these proposals.
4. Capacity of sewage disposal is stated as an obstacle to further development in Southminster. That is matter for Anglian Water Authority to resolve. We would be prepared to enter into planning agreements as to timing the provision of the By-pass road, and other matters, as our associate company Southminster Land Co, achieved in the completion of the previous " north western" scheme.
5. Southminster has shorter road connections to West ,East and North , than Burnham on Crouch is thus more central, and could relieve Burnham of approx. 100 houses, and thus dilute the strong opposition to the mass impact of housing on Burnham.

Potential benefits

1. A by-pass effect for all traffic North- South to the West of the village, relieving Steeple road of traffic and creating a Private Street.
2. Improvements to surface water flow , reduced risk of flooding to houses fronting Scotts Hill, by the diversion and re-routing of the restricted Asheldham Brook, away from their rear gardens. It is noteworthy that though major flooding has occurred recently elsewhere, no flooding has arisen in the area of our proposals.
3. Provision of land for approx. 33 affordable houses, which added to the By-pass other benefits , gives a "social Gain" of some 38%.
4. The availability (if chosen) of land of .2hec for a Medical Centre, or the substitution of further affordable housing.

Draft Outline land areas and No. of dwellings See Plan Enclosed

1.	Approx total land area 6 hectares	Approx Area	Dwellings
2.	Tree planting and screening	1.32	-
3.	By-pass Road construction	.64	-
4.	Possible Medical Centre	.19	
5.	Affordable housing @ 42 per h.	.806	33
6.	Gen Housing "Mix" av Density 20 per h	<u>3.04</u>	<u>60</u>
		<u>6.00</u>	<u>93</u>

We contend that this area of land , should be included in SHLAA, for there is a solution to the lack of sewage capacity problem. The acceptance of this site would provide an added cushion in the provision of necessary housing numbers, or some relief for the overprovision in Burnham.

We shall continue to press our case for the inclusion of this site for housing development.

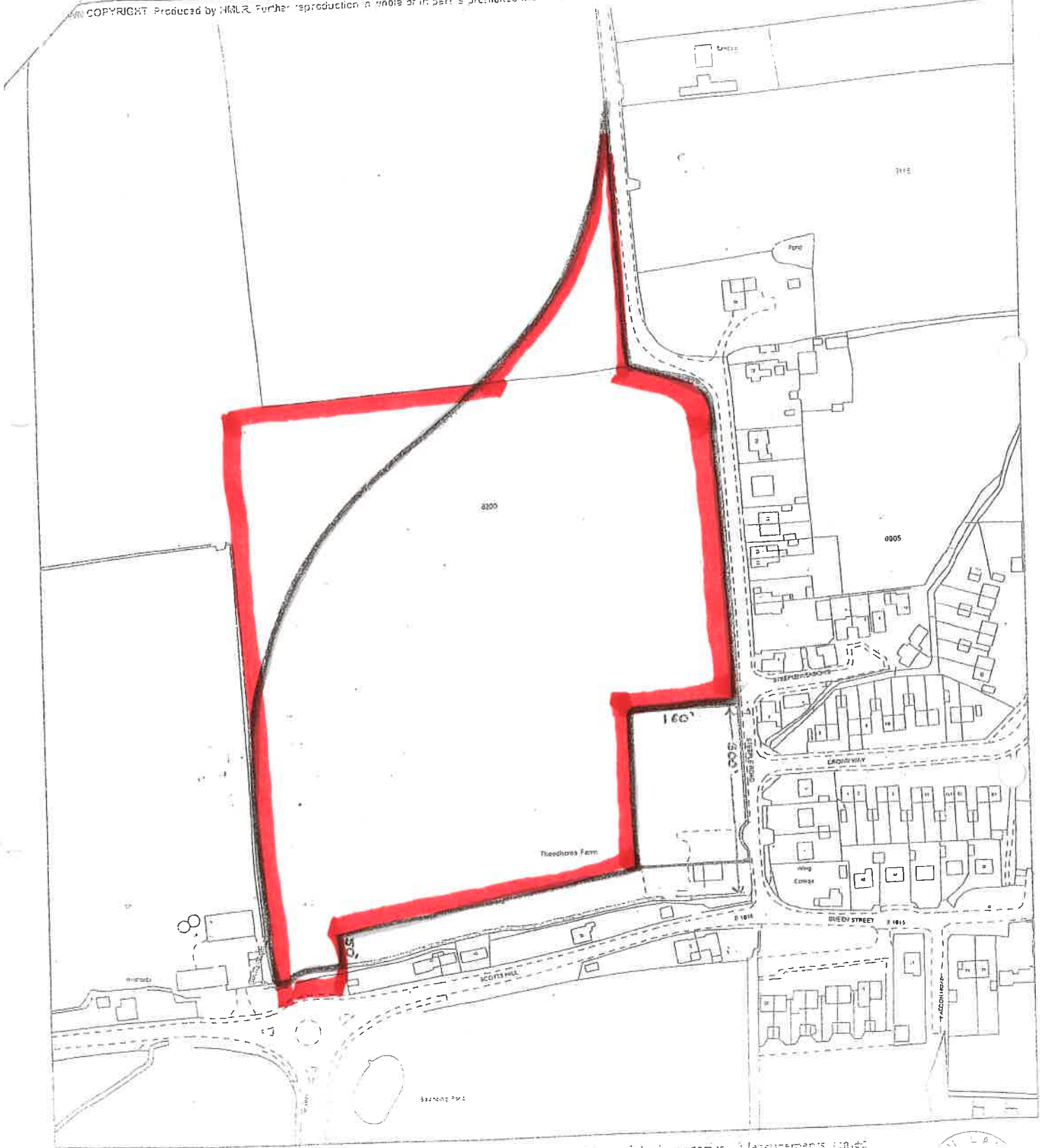
Yours Sincerely,

For Briwood Consultants Ltd.

SURVEY MAP REFERENCE:

TL2400SE

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Measurement of the boundaries. Measurements in feet.

1:2500