



3rd October 2013

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Chief Planning Officer
Local Development Plan Preferred Options Consultation
Maldon District Council
Princes Road
MALDON
Essex
CM9 5DL

DRAFT LOCAL DEVELOPMENT PLAN (LDP)

Dear Sir,

I am writing to express my concerns, reservations and objections to the above Draft Local Development Plan. I have received a questionnaire on the subject from Maldon District Council but was somewhat concerned about the way that the answer options available did not allow me to express my real opinions.

My concerns are as follows:

Sewerage:

There are on-going concerns and limitations with the existing sewerage system in the village. There are already issues in the village with sewerage backing up and I understand that the Latchingdon Pumping Station is at capacity. Surely more development cannot take place until these situations have been rectified and the sewerage system has adequate capacity for any planned dwellings?

SSSI Sites:

Has full consideration been given to the impact on the SSSI and Ramsar sites in the village? I've been unable to fully ascertain if the full environmental impact to the village and surrounding area has been assessed.

Employment:

I fail to understand where the proposed residents of the new dwellings are expected to find employment. There are very limited jobs in the village and transport out of the village is limited to road traffic or using the existing train services. The rail network cannot accommodate any extra trains due to the fact it is a single line network. Cost of travel to London for employment for likely occupants of affordable housing must be prohibitive and the very limited bus transport from the village does not support employment opportunities.

Highways:

The road into the village and the immediate road network is very dangerous and not able to handle more capacity safely. The latest fatality was only last month at the entrance to the village. Upgrades to the road and been discussed many times and have been actively campaigned for but we were finally told that no improvement is possible. What happens with any new development? Will the infrastructure upgrades be included in any development? There are also concerns with the extra traffic that will be generated from developments in Burnham and other areas within this LDP that will mean extra traffic to North Fambridge (including those using the railway station from Maldon / Heybridge).

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Schools:

The current school in the catchment area (Purleigh) is already oversubscribed. If Latchingdon is to be the next proposed school then this could be an issue for many parents as it is a Faith School.

Flood Risk:

Much of North Fambridge is already in a flood zone and the only exit road from the village goes through the flood zone. Any substantial extra development will exacerbate this already difficult situation. How is it proposed to handle this? An additional 75 houses will also adversely affect the risk of surface water flooding, even if the SUDS approach is used.

GP Services:

Local GP services are already oversubscribed. The 75 houses proposed for North Fambridge are not enough to warrant a new surgery but will put further strain on the existing facilities in neighbouring centres.

Village Plan & Village Design Statement:

No reference to these can be found in the LDP. I thought the whole purpose of the many hours of work that went into producing these documents was to have them considered in any future planning for the village?

Amenities:

There are very limited amenities within the village to accommodate extra residents. What is proposed for this within the LDP?

Housing:

Will the new housing be in keeping with the rest of the village? The LDP mentions a density of 30-50 per hectare. This would mean terraced housing and/or flats. These would not be in keeping with the village as it exists today.

Please can you fully take into account the issues I have raised above in any next step with the LDP.

Yours Faithfully

