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4<sup>th</sup> October 2013

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



Dear Sir,

**Re Local Development Plan Preferred Options Consultation**

I have read the latest information you have provided and also visited your 'Road Show'.

Having reviewed everything very carefully, I cannot see how reducing the number of houses you propose to build from 300 to 75, actually makes any real difference.

I therefore enclose a copy of my letter to you dated 13<sup>th</sup> August 2012 on the same issue.

All that has changed in Fambridge since then, is that our one bus per week 'service' has become a one bus per fortnight 'service'.

All the other shortcomings of Fambridge that I mentioned in my enclosure remain as previously.

My strong opposition to your proposals therefore continues to remain.

As I am sure you are aware, our elected member of the Council does not speak on our behalf, in spite of pretty much 100% opposition to your scheme from our residents.

**This means you are only voice.**

**I again urge you to not fail this little community**

Yours Faithfully,

[REDACTED]

2524



Telephone 01621 743013

13th August 2012

The Chief Planning Officer,  
Local Development Plan Preferred Options Consultation,  
Maldon District Council,  
Princes Road,  
MALDON,  
EssexCM9 5DL

copy

Dear Sir;

**re Local Development Plan Preferred Options Consultation**

I am writing to protest most strongly about the proposed development of 300 new homes in North Fambridge.

I do acknowledge the need for more houses in this country, but like most people, I do not want them in my own backyard.

Nevertheless, I do maintain that your proposals for North Fambridge are ill conceived and only thought through from a distance, rather than from a position of actually living here.

I further acknowledge that you are busy people, but I urge you to read my letter carefully. After all, it takes a lot longer for me to write it than for you to read it, so please give it due care & attention.

An estate agent would describe North Fambridge as an 'idyllic English village'. Having lived here for over 20 years, I consider a more apt description would be 'God forsaken' or 'the back of beyond'.

Can we consider some things that most people would expect from 21<sup>st</sup> century living and how North Fambridge fares in that direction?

Railway Line	one train per hour – last train far too early.
Buses	1 per week.
Shops	5 miles away.
Hospital (A & E)	20 miles away
Doctors Surgery	5 miles away.
Dentists Surgery	5 miles away.
Primary School	5 miles away.
Comprehensive School	5 miles away.
Electricity	Yes, but overhead lines prone to breakage.
Telephone	Yes, but overhead lines prone to breakage.
Broadband	Yes but only 0.80 Mb speed. <u>(1/25<sup>th</sup> of Government recommend)</u>
Mobile Phone Connection	Poor/ virtually non-existent
Mains Gas	None
Access to Major Roads	12 miles away.
Sewerage	Yes, but fails in moderate rain.
Water Table Level	Yes, about 30 feet away from where the homes will be. (see attached)

To an outsider that sounds more like a 3<sup>rd</sup> world village than one which is only 45 miles away from one of the largest cities in the world?

Your proposal for these 300 homes would effectively DOUBLE the size of North Fambridge, but outside of that, can you honestly see this increase actually changing any of the above deficiencies one iota?

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We would simply go from 'a very very small village' to 'a very small village'.

Specifically:-

Would 300 more homes cause the Railway Company to upgrade the line? No way

Would 300 more homes cause the Bus Company to increase four buses per month to 20 per day? Again, No way.

Would Tesco or ASDA rush to build a Superstore here? Don't be silly.

Will the NHS build us a nice new hospital? In our dreams.

Will any of the local Doctors have another crack at opening a surgery here, when there is a history of failure in this area? Doubtful, & would Residents CHANGE their Doctor if there was? I wouldn't, in case the surgery failed.

Dentists – ditto Doctors above.

Will the LEA build a couple of schools? Of course not, just put on another 10 school buses every day.

Will BT bring in Broadband? An attempt on this by us last year failed. Wouldn't be holding my breath.

Will British Gas extend their nice big pipe that runs parallel to the railway? They haven't so far, and 300 more users (maximum) is no big incentive.

Will anybody do anything about upgrading the local roads? You know this more than I do, but again I won't be holding my breath.

Will Anglian Water do something about our sewerage? They keep saying they are, but words come easy & action continues to be non existent.

Will insurers give house insurance in view of the close proximity of the water table? This is something I do know about, having spent my entire working life in the insurance industry. The answer is 'No' as you cannot get subsidence cover in the CM3 postcode area. In fact, things will get worse next year, when the Government withdraws their 'Subsidence Premium Subsidy'.

Basically, what I am trying to get over to you is that whether it be the existing level of houses or 300 more, IT WILL NOT DRAG FAMBRIDGE INTO THE 21<sup>ST</sup> CENTURY. It will just double the number of people that are being shortchanged by all the Companies I mention above.

Three final points. I understand that three of the 'plus marks' for North Fambridge are :-

**1) The Railway Line.**

This ran out of steam (literally & metaphorically) in the 1960's. The Beeching Report wanted to close the Line, but because one train per week carried low level radio active material from Bradwell Power Station to be disposed of elsewhere, it got a stay of execution. The Power Station has now closed.

This is a single line track that is only used between 7.00am & 8.00am in the morning and 6.00pm & 7.00pm in the evening. Outside of that, there is a one (ghost) train per hour. It is only really used for London commuters, & given the number of potential travellers living in the Dengie west of Burnham, a mere 31 cars were in the car park today. (You should disregard Althorne Station as this is rarely used because it is too remote from housing and cars are in danger of theft or vandalism. Fambridge gets them all)

For the sake of this letter, I suggest 31 cars + travellers brought in by their spouse by car + Fambridge (walk to the Station) residents equates to about 100 commuters daily.

Shouldn't the car park be bursting at the seams if this railway line was such an asset?

I can't see out Parish Council having to put money aside for crush barriers or crowd control.

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What the above does show is that the railway is grossly under used. Your 300 new homes would probably only mean a (max) 50 extra commuters. In short, the railway is unfit for the modern age and it's passing would be mourned by no more than a few die-hards.

## 2) Easy Access to the A12

I wasn't sure I had heard this correctly the first time round. Nobody living here thinks of the A12 as being either near, or useful.

I put this question to an estate agent who sells property in this area. His response was "if I advertised a house in North Fambridge as having easy access to the A12, my manger would probably offer me easy access to my P45".

## 3) Readiness of local Farmers to sell their land.

This is hardly a surprise and surely applies wherever? What can I say? How about "snouts in the trough Guys, the gravy train is on the way"?

One final point, I would ask you to not only read all the letters you receive from North Fambridge, but also to compare this number as a percentage of homes in this area against the percentage of letters per homes you receive from other affected areas where there are far more people.

As an overview I would suggest that Chelmsford got it right with South Woodham Ferrers. Plonking just 300 houses here in Fambridge will just not work and you will not do justice to your ratepayers or voters.

Perhaps I could remind you that there are insufficient Voters in Fambridge to enable us to return one of our Residents onto your Council. We are mixed in with (the larger area) of Cold Norton. I understand that our Councillor has voted in favour of the Fambridge development, but as he lives in Cold Norton that may be the reason? Begs the question could Cold Norton have also under consideration as an alternative to Fambridge?

You are therefore are our only Council voice.

I urge you to not fail this little community.

Yours Faithfully

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PS My wife & I have written this letter together, so we will both send you a copy.