



25/10/13

4-10-2013.

REF. LOCAL DEVELOPMENT PLAN PREFERRED OPTIONS CONSULTATION

The Chief Planning Officer

I am writing this letter in response to the Local Development Plan Preferred Options Consultation which is proposing a build of 75 new homes in North Fambridge.

To say I was shocked is an understatement. This Development would be a considerable increase in size for a small village, which in my view would be completely unsustainable and to illustrate my point here are what I believe are the most important factors.

ROADS

The B1012 (also known as the lower burnham road) is the only road in and out of the village. The traffic density on this road has risen dramatically over the last 20 years and is so busy that it seems rush hour tends to last all day. Also because of this over crowding the road has become dangerous and is recognised as an "accident reduction zone", and any large scale increase in traffic would turn this into a car park.

RAILWAY

Although we have a train service this is of limited benefit as the trains only run on a single track which limits their frequency and only run what can be called a day service. As I work in Chelmsford on shift work this service is useless, and it is also extremely expensive

HOUSING DENSITY

The "plans" density would mean many houses crowded into a small area which would be totally out of keeping with the surrounding area and a blot on the landscape.

SCHOOLS

There are no plans for new schools in the area so where would the children go to school?

SEWERAGE

We have problems coping with the present levels of sewerage, how would we cope with a doubling of effluent?

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FLOOD RISK

There is an increased level of flood risk in the village , so much so that Insurance Companys have started to increase premiums by over 100%

DRAINAGE

At present the village just about copes with run off and drainage but if you concrete over large swathes of the countryside this will become a serious issue.

BROADBAND

As every one knows in the village the Broadband speeds are totally inadequate due to the long cable run from Latchingdon. These speeds are unlikely to change in the foreseeable future as BT have no plans for any major investment.

In conclusion ,I cannot see any reason for M.D.C. thinking that 75 houses in North Fambridge is a good idea.

