

MUNDON PARISH COUNCIL

PARISH CLERK
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Planning Policy Team,
Maldon District Council,
Princes Road,
Maldon, CM9 5DL.

12th October 2013

Dear Sirs,

.LOCAL DEVELOPMENT PLAN

Mundon Parish Council would like to make the following points on the LDP, mainly in regard to the large new housing development planned for the South of Maldon;

We ask for a guarantee that the increased water run-off from this, and in fact any, new development does not compound the existing problems with the already over-stretched drainage systems.

Currently, Lime Brook ditch takes most of South Maldon's water, which after joining Woodham Mortimer Brook arrives at Mundon Wash sluices (along with Mundon Wash and Purleigh Wash via Whitehouse Farm Canal). The system already often floods Mundon fields, parts of New Hall Lane and sometimes property. Extreme rain, coinciding with high tides (that do not allow the sluice valves to empty), can also cause flooding to both Mundon Road and Fambridge Road, which are obviously main road arteries to the Dengie peninsular.

Whilst we are aware that building regulations generally require some form of flood mitigation scheme, the current policy of SUDS/soak-aways etc. are highly questionable in the local clay soils, and all current evidence shows existing drainage systems downstream of new developments are under ever increasing pressure.

The Environment Agency is already overstretched and already failing in its job of protecting people, homes, businesses and infrastructure, so we would suggest any new developer should fund uprated drainage systems not just on their development, but ALL downstream systems. A pumped system to overcome the issue of 'tide-lock' is an obvious solution. If developers are not allowed (by Environment Agency bureaucracy) to do the work directly, then any monies given to the Environment Agency should be 'ring fenced' for that project rather than being swallowed up in their normal budget.

We would also like a commitment that Public Transport services would not be re-routed or re-organised in a way that would be detrimental to Mundon, or at least if they were, then the current DART type services are fully extended to Mundon residents

We also have a concern that all the extra traffic generated with new developments will put further pressure on roads/junctions, and would ask that more emphasis is put within the LDP documentation to ensure that roads and junctions are improved to cope. An example is the dangerously narrow stretch of Fambridge Road between Blind Lane and Round Bush, that

needs widening to ensure traffic does indeed use this 'approved route' rather than coming through Mundon village.

Yours sincerely

Ann Hutchinson

Parish Clerk
Mundon Parish Council