

[REDACTED]

Mr. David Coleman,
Strategic Planning Policy Manager,
Maldon District Council,
Princes Road,
Maldon,
ESSEX, CM9 5DL.

[REDACTED]

9th October, 2013

Dear Mr. Coleman,

MALDON DISTRICT DRAFT LOCAL DEVELOPMENT PLAN CONSULTATION

I wish to express my concern at the proposed plan to build 4,410 homes in the Maldon district over the next 15 years, an increase of 1,410 from the number originally proposed.

The Public Consultation Questionnaire asks us to comment on areas in Maldon District, which do not directly have a bearing on our personal location. Most of the questions do not relate to North Fambridge and I suspect that each village will wish to push development in the direction of others. I do not feel qualified to say whether Maldon, Heybridge and Burnham-on-Crouch should be allocated the proposed 3,280 new homes but fear that it is too many. I appreciate that some new development is inevitable but I am surprised that North Fambridge has been singled out to take 75 in years 0-5 of the 15 year plan, solely because it has a rail station, when Althorne appears to have been left out of the equation, when it is more elevated, has a better infrastructure and amenities and also benefits from a rail station on the same branch line. There is no consistency.

It is well known that North Fambridge has a problem with drainage and sewage, and **this should be addressed before any new building is undertaken.**

The Council will require nationally recognised tests and assessments to be undertaken to ensure that new development is located in areas with the lowest probability of flooding, which implies that this should be diverted away from North Fambridge. Inadequate research appears to have been carried out into what effect the development would have on drainage and the increased risk of flooding, when building so close to the flood plain. As recommended in national planning policy and in conjunction with guidance produced by the Environment Agency and relevant flood authority, **the Council must seek to avoid inappropriate development in areas of flood risk and divert vulnerable developments away from areas of high flood risk.**

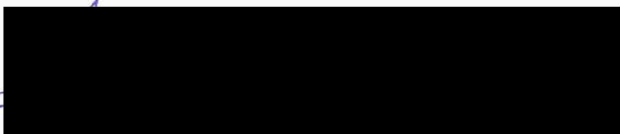
Certain guidelines should be laid down to ensure that North Fambridge will benefit from this expansion, and we fear that it may not. We desperately need the Council's reassurance that any development will be closely monitored and that we will be allowed some input on design, in order to safeguard the rural character of the village. Our Parish Plan and Village Design Statement identified a need for small retirement bungalows, which would allow existing residents to downsize and allow the present homes to become occupied by families. This would allow us to retain the rural character of our village, while allowing an influx of mixed age groups. Contrary to popular belief, North Fambridge does not have a requirement for affordable or social housing and properties have always been expensive. We do, however, require more two/three bedroom properties as opposed to the larger houses for which it has been the Council's practice to grant planning permission over the past 20 years, which has given rise to the present disparity in house sizes.

North Fambridge only has one road in and out of the village which is not wide enough to allow two large industrial vehicles to pass each other. In the event of a civil emergency of any kind (including flooding), our exit from the village is very limited. For this reason, any proposed development should take place north of the railway bridge.

We are not ideally situated to provide employment and as the railway would be the only means of public transport, most of these new home owners would need to take to the already congested B1010/1012 to find jobs in surrounding areas. This would obviously increase rather than decrease our carbon footprint. It would make more economic sense to build houses where the jobs are or are easier to get to. Any unemployed individuals moving here would have no recreational facilities available to them and no practical means of accessing them elsewhere, which would create social problems.

I am not opposed to building of any kind, but nothing in your consultation document or conversations with your planning team has done anything to allay my fears that development of the scale proposed in the Draft Development Plan will cause unnecessary damage to this and surrounding villages and the lives of everyone currently living there. I believe the Council should revert to Government to question whether building on this scale in areas so close to flood plains, coast and rivers is really necessary, when it clearly brings their own directive into question.

Yours sincerely,



 (Miss)