



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

10<sup>th</sup> October 2013

Ref: Draft Local Development Plan 2014-2029

Dear Sirs

I write objecting to the Draft Local Development Plan 2014-2029 second consultation proposing 75 houses be built in North Fambridge over a period of five years.

My objections are based on the following;

**Sewerage**

This proposal, should it go ahead, would place an unacceptable burden on the already inadequate sewer system (deemed by Anglian Water in the 1980s as 'not fit for purpose'). During 2012 and the current year, the pumping station has proved unable to cope with properties already in the village, having on numerous occasions required emergency call outs to attend pumping and repair. The addition of these dwellings would be totally unfeasible and simply add problems to a system that is already unable to cope.

**Road Safety**

The addition of these dwellings would add immensely to the pressure of our local roads, in some places (particularly the junction into the village with the B1012) the roads are extremely dangerous. Accidents, especially serious ones, are at too high a level already and any change which causes an increase in accidents would be extremely irresponsible.

Consideration should also be taken to the fact the village is accessed by only one road. There is the risk that any incident causing a blockage of this access could prove fatal to another emergency simultaneously happening further along. An increase of this size in dwellings dramatically contributes to the possibility of this scenario becoming a reality.

Considering the lack of employment opportunities in North Fambridge, a substantial increase in the local population would naturally add to the road use, these roads are very narrow and were not designed or built with volume traffic in mind. Adding more vehicles would multiply road danger.

**Flood Zone**

The proposed draft would reduce natural drainage and increase the risk of surface water flooding the area. Much of the village is within the flood zone (causing a problem with insurance) and the additional housing would put existing properties at further risk unnecessarily.

**Transport**

Commuters who need to get to London from North Fambridge do not have an adequate service. The single track rail line is extremely limited (and very costly) and does not run late services, a commuting bus service to the nearest connection with two way track (Wickford, or Chelmsford) is non-existent. Any Shift or Zero Hour workers would find the only method of transport to work from North Fambridge is a car (see previous statement on road safety).

**Amenities**

North Fambridge does not have sufficient amenities for such a development. For example there are no parks, cycle paths, sports and recreation facilities or medical services in the village.

**Schooling**

There are currently no places available at Cold Norton and Purleigh primary schools, in fact nowhere local that can possibly accommodate additional young families.

**Natural Environment**

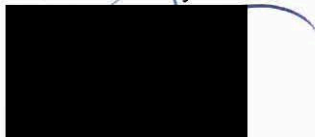
North Fambridge has a Wildlife Trust reserve and extensive SSSI sites, the addition of these proposed dwellings and the loss of agricultural land would severely impact wildlife and the local environment. The draft Local Development Plan does not mention specifically the environmental significance of those areas in North Fambridge.

**Creation of Precedent**

There has been no precedent set for a development of this scale in the area. Should this draft plan be approved, it would create a poor precedent for the integrity and character of the area.

I trust you will take my objections, and those of the community, into account when making decisions on the matter.

Yours faithfully

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