



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

11 October 2013

Re Maldon District Council Local Development Plan Consultation

Dear Sirs

I write to raise my concerns over various aspects of the objections to the proposed Maldon District Council Local Development and in particular to that part of the plan relating to further development in North Fambridge.

The main purpose of the plan is to provide additional housing with 40% predominantly to be under the category of affordable housing which is commendable but to be affordable it must also include the associated infrastructure necessary for everyday living of which North Fambridge has very little.

Currently this village is a sparsely populated and restricted in development due to the inadequate sewer system and high flood risk as large areas are within the flood zone. Any further development would not only impact on these shortcomings but also on many other issues such as lack of schools, dangerous highways, poor/non existent local medical services, poor transport and limited employment in the area.

I would like to take this opportunity to expand on some of these points below.

Overburdened Sewage System

Anglian water admit that the sewer system in North Fambridge cannot handle the current demands for foul water and requires assistance from specialised services on a regular basis. How will the current overburdened sewer system accommodate any new development. I point out that Maldon District council have also acknowledged this in previous documents when referencing North Fambridge where they have published and quote "*Sewerage capacity: Major constraint New development would not be able to be accommodated within the existing Environment Agency flow consents, therefore a new flow consent would be required. Upgrades are required to increase capacity of the foul sewage network. Upgrading the network would be problematic due to the distance of Latchingdon treatment works*".

It is my understanding that flow rates cannot be increased because the rising main to Latchingdon from North Fambridge is already nearing maximum flow and it would therefore be necessary to increase or add another rising main from North Fambridge to Latchingdon at extremely high cost. The problem with the current rising main will always continue irrespective of the pumping capacity of the pumping stations. You cannot force more sewerage down an already nearing maximum capacity rising main.

Transport

Public transport links from North Fambridge are very poor with a virtually nonexistent bus service and extremely expensive rail service which only serves towns on the rail link from Burnham to Wickford and from there to London Liverpool Street or Southend. The cost of this rail transport is expensive and if you work in London adds another £3500 per annum to your annual living costs. In addition if using rail services for travelling to and from work outside of the restricted North Fambridge rail operating hours it is necessary to travel by car or Taxi to Wickford in order to connect with the main London-Southend railway network. For the majority of people the only method of transport for work, shopping or leisure is by car via the B1012.

Highways

With the already increased traffic flow through the village of North Fambridge the single access road in and out of the village is unsuitable for further increased traffic flow. Should a serious accident occur on this road there is no alternative access for emergency services other than by air ambulance and definitely no access for residents by road until such a situation has been dealt with by the police. Furthermore the exit from North Fambridge onto the B1012 is a dangerous junction and even more so when entering the village by turning right when travelling along the B1012 in an easterly direction. As you are aware there have been 3 recent fatalities on the B1012 at North Fambridge and I have personally been held in several traffic jams of recent months where the B1012 has been closed for accident recovery. Please check with the police who have been in attendance in the 4 accidents I have come across in the last few months.

Employment

Employment opportunities within North Fambridge are virtually nonexistent and those in employment and not travelling to London use the car. The result of which is the local roads which feed the road network to Chelmsford or Basildon which are two more major areas of employment or road routes for those working outside of London have become highly congested with long traffic jams once you reach South Woodham Ferrers. This has been even more accentuated over recent years with the increased housing development towards Burnham-on-Crouch reinforcing the argument that in order to go to work the train or public transport is totally inadequate.

Flood Risk

Because large areas of North Fambridge are within the flood plain villagers are already experiencing difficulty and high costs when trying to purchase home insurance due to the increased risk of flooding.

Medical Facilities

Doctors surgeries in Burnham and Maldon are already oversubscribed and with the recent closure of a doctors surgery in South Woodham Ferrers this has impacted on the capacity within their surgeries. The local A & E hospital at Broomfield is 22 miles from North Fambridge which can only be accessed by road.

Lack of amenities.

There are no local shops in North Fambridge and requires residents to travel by road to South Woodham Ferrers or Maldon for everyday shopping.

I hope my comments are taken into consideration when reviewing the draft plan

Yours sincerely

[Redacted signature block]