



Dear Sir/Madam,

I wish to comment and raise objection to your development plans for North Fambridge as detailed in your Draft local Development plan.

I have various areas of concern and have detailed some of these below;-

Localised flood risk;-

As a resident of North Fambridge I can confirm that the area suffers from very poor ground drainage and a high water table level. This has become more evident as local residents extend their properties, especially if roof area is increased. The ability to allow rain water to disperse is practically impossible via a localised soak away system in resident's gardens, as this leaves the ground further saturated (due to the initial high water table level). A noticeable change can be seen from the addition of a simple garage extension. An additional 75 houses plus a possible 60 from developments awaiting planning approval or subject to intended appeal applications would have a detrimental effect not only locally to the development but the surrounding areas. Local properties do suffer from seasonal damp due to this poor water drainage issue.

Environmental Issues;-

North Fambridge is lucky to have a wildlife trust reserve in the form of Blue House Farm. This is an Essex wildlife trust site that is slowly being developed and has been since 1998. Many birds stay on this site in the winter months and all kinds of wildlife are encouraged to make their homes here. This kind of site is actively encouraged within the area; a new site now under development at Wallasea Island has had national news coverage during its development. Any development close to this (Blue house Farm) site must impact on the continued success of a wildlife development project.

Main Drainage;-

Drainage within North Fambridge has been an issue for many years. The current main drainage system operates at maximum capacity for the existing development,

evident by regular blockages (12 blockages reported in 2012), causing inconvenience for existing residents. To add demand on this system would only compound the issue, making blockages more common than they already are only increasing the potential health issue. This issue has been discussed many times and is always a topic for discussion with any development plan.

Affordable housing within this area;-

The development details plans of 40% affordable housing. I guess this will be aimed at younger, first time buyers possibly looking to take advantage of the new schemes on offer from the government with possible 5% deposit. Knowing a few younger people within the village this is not the kind of place that these people want to live! There is nothing to attract younger people to North Fambridge. Local Cinema, Shops, Gym facilities and restaurants/pubs and clubs (with the exception of the 14th century Ferry Boat Inn) are all a good car journey away. Access to these is almost impossible by train as either the trains do not run to these locations (Maldon, Chelmsford) or finish at a time that make return travel impossible. If the train service was improved or these facilities were within easier road access there is still the cost of the travel itself. Travel to any location be it a place of work or retail sites are all an added cost of rural village living.

The fact that North Fambridge has little to offer younger people has an impact on crime. Although not a high crime area (but not crime free) younger people can at times be seen 'wandering' up and down Fambridge Road. This is more evident within the school holiday periods. Increased population must impact on this issue. Surely a development that would increase crime must be given serious consideration to its suitability.

Road network issues;-

Any increased development within North Fambridge and the surrounding areas will bring increased traffic to the local roads. The surrounding road network is already extremely busy and constantly a source of accidents. The entry point into North Fambridge is particularly dangerous and improvements to this junction (although requested by villagers) is documented as not being possible despite the point of previous accidents. The proposal will not only bring extra road traffic into the village at this dangerous junction due to the increased number of residents but also service traffic for these new properties e.g. oil Lorries (there being no gas supply in North Fambridge) along with other commercial traffic that provides services for residential properties. On top of this, you will have the works traffic required during development.

I have detailed some of my concerns above, but the topics of local schooling, local medical facilities and the general concern of the continued development of our local rural areas and villages must also be noted.

Please consider the above in your continued review of this proposal.

[Redacted]

11 October 2013

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