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10-10-2013

Dear Chief Planning Officer

I am writing to you in response to the recent **Maldon Council Proposal to build 75 new homes in North Fambridge** and to share mine and my wife's concerns.

Having lived in the village for the past six years our main concern would be to additional flood risk and sewage problem's the new houses being built would cause. We believe that these properties would have a detrimental impact especial on the properties below the 5 metre contour line in Franklin Road. I would imagine that one of the Planning Proposals would be that SUDS (sustainable urban drainage system) would be used on each new property being built but we don't believe that this would help matters much when it comes to trying to prevent flooding. My wife and I have put many of the SUDS system's in place on our own property a couple of years ago to little effect.

The reason SUDS will be of little effect is because the soil in North Fambridge is a heavy clay and any underground water storage system takes for ever to drain away causing it then to back up and over flow when persistent or heavy ran occurs. With the amount of new proposed buildings being planned in North Fambridge even with SUDS in place, the run off from drive ways and hard standings and overflowing SUDS would cause a great deal of additional flooding to Franklin Road as water will always find the lowest point and Franklin Road runs down hill which is why the resident at the bottom of Franklin Road always have issue with water dispersal.

**Franklin Road also has the final Pumping Station for sewage based at the bottom of the road and this serves the hole of the village by means off pumping every properties sewage away in North Fambridge to the sewage treatment plant.** This pumping station is seriously inadequate to services the hole of North Fambridge at present and is often overwhelmed with any persistent or heavy downpours. Even though most properties rain water goes into SUDS, North Fambridge Sewer System is constantly being overwhelmed by rain water getting into the system and at present **Anglian Water** can not find a solution to the problem!

The type of rain we now get has change due to global warming and long periods of rain or extremely heavy downpours are becoming a regular occurrence. This in turn causes the sewage and particularly run off rain water that has got into the sewage systems from properties in North Fambridge to then back up from the Pumping Station in Franklin Road as it is not equipped to pump the volume of water out that is required to keep the sewage system clear. With the addition of a further 75 properties to the village this will significantly increase the regularity of water backing up the sewer system and will further increase manholes and inspection chambers to burst and will also mean that basic facilities like flushing a toilet or draining a sink would become an even bigger problem as backing up to these facilities becomes a more regular feature to the properties in Franklin Road.

We believe that the new proposed houses in North Fambridge will add to this problem greatly and unless the council can rectify a problem that already exist in the form of an inadequate Pumping Station then the backing up of sewage and flooding in peoples properties in Franklin Road would become a regular occurrence due to the impact of the new dwellings. There is also a great possibility of causing the problem to go further down sewage pipe affecting even more properties. This problem could extend to Rectory Road and even the new properties being built as more water will be entering the system causing it to back up further.

So to cap the amount of properties being proposed to be built in North Fambridge would cause sufficiently more flooding due to the surrounding soil type. This in tern will cause regular Flooding and backing up of the Sewage System to residents below the 5 Meter Contour Line in Franklin Road due to run off water finding the lowest point and the inadequate Pumping Station situated at the bottom of Franklin Road. This as you can imagine will cause a great deal of stress and inconvenience to its residents as well as damage not just to properties but also the surrounding environment which are SSSI sites, Ramsar Sites and Essex Wildlife Trust Reserve.

I urge Maldon District Council to consider my wife's and I opinion before approving any new house's to be built in North Fambridge as the damage to properties and to the environment in Franklin Road will increase a great deal if the properties get built. We strongly feel that Maldon District Council should seriously look at the inadequate sewage system and correct this before any new properties are to be built in the village of North Fambridge. We feel until such time as a solution can be found with regards to the inadequate sewage system that North Fambrdige currently has that there should be no further properties being built in this area as just one property being built at present will have a impact on its current residents

Yours sincerely

  
 