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

11th October, 2013

Attention: The Chief Planning Officer

Dear Sir,

Re: Draft Local Development Plan 2014-2019 second consultation

I am writing in objection to the above proposal and the negative impact this plan will have on North Fambridge and the surrounding environment. The siting of additional housing within Fambridge has failed to take into consideration a vast number of issues that would make North Fambridge an unsuitable and unsustainable location. In particular,

Transport and Access

The train line from Southminster is a branch line only, with limited through trains to Liverpool Street during peak hours. The train service is frequently overcrowded by South Woodham Ferrers, with standing room only. Whilst the service is a 12 car service in most instances during the peak hours, the last 4 coaches are only unlocked at Wickford due to the platforms along the branch line (except Southminster and South Woodham Ferrers) only being able to accommodate 8 coaches. Extension of platforms to accommodate 12 coaches would be at the expense of Network Rail, who so far have no plans to invest in either the branch line or generally in the Great Eastern Main line (see the *Network Rail, London and South East Route Utilisation Strategy July 2011* document available on their web page). Additional commuters will increase the overcrowding as well as force more people to travel to alternate stations, such as Wickford, by road.

The B1012 is already a dangerous road with several recent accidents, including a fatality in the last month, and the turning into North Fambridge is recognised as an accident reduction zone. Any additional housing would increase the road usage and accident potential, with the need for more frequent road maintenance and repair, and a higher carbon footprint. With no direct access to the main A12 route traffic jams will also increase.

The nearest local Accident and Emergency facilities are at least 25 minutes away by car or Ambulance, at Broomfield hospital. Additional congestion and traffic will increase journey times and potentially put lives at risk.

Environment

North Fambridge is sited on the river Crouch, which is a tidal river, and at certain times prone to flooding. Sea walls and defences are no longer maintained and the risk of surface water flooding would increase despite the SUDS (Sustainable Drainage Systems) approach being used.

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ENCL. 70

The building of 75 new dwellings, and the loss of agricultural land, will have an impact on local wildlife. Additionally, there are extensive Sites of Special Scientific Interest (SSSI sites), an Essex Wildlife trust reserve and a Ramsar site within North Fambridge. There is no mention in the draft Local Development Plan to the significance of these areas, or the impact on these areas.

There is already a lack of amenities within North Fambridge for local residents. This will only be increased by additional dwellings.

There is no reference to the Village Plan or Village Design statement in the draft Local Development Plan.

Employment and Local Services

There is little opportunity for employment in North Fambridge. The majority of the current residents, in and around the area, have to commute to work. Additional housing will mean more people having to commute out of the village to their work place. There is no provision in the draft Local Development plan for an expansion of local employment opportunities.

There are no school facilities in North Fambridge and the current catchment school for the primary/ junior age group is Purleigh, which is already oversubscribed. The proposed catchment school is Latchingdon which is a faith school and may not be acceptable to residents. Secondary age group children would have to be bussed seven miles to Ormiston River Academy School in Burnham. Burnham is also allocated and additional 450 houses and it is doubtful if the school would be able to cope with this and 75 houses at North Fambridge.

The Local Development Plan admits that GP services in the Maldon District area are already oversubscribed. Despite this, it also states that in relation to North Fambridge "there appears to be existing capacity to accommodate the demand for medical provision". There is a once a week GP surgery available in the village that would certainly not be able to cope with an additional 75 dwellings.

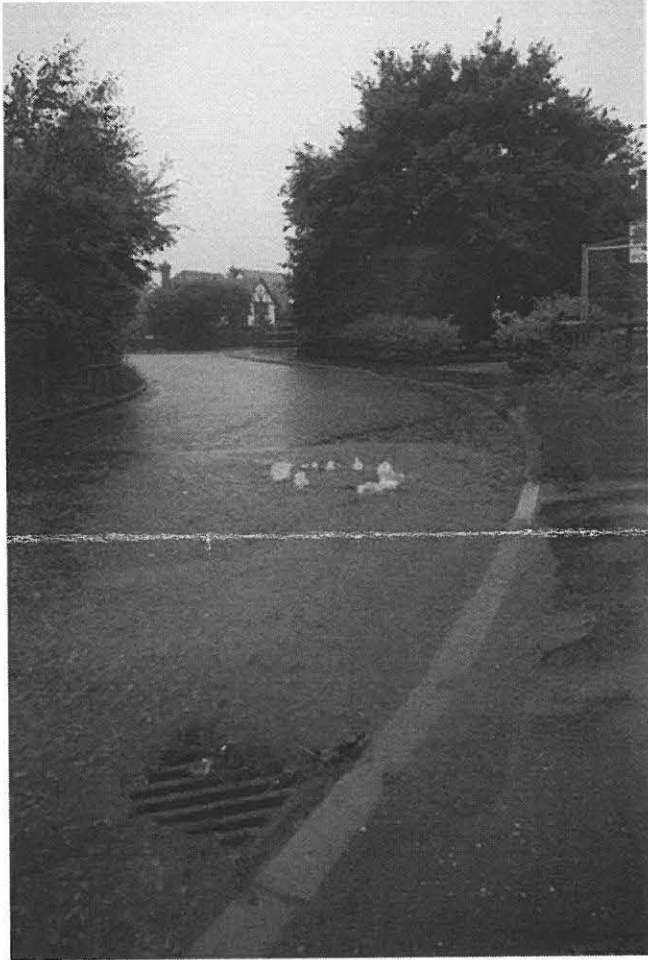
The current Sewerage and Surface water system in North Fambridge is already inadequate and any additional housing will increase pressure on an already overloaded system making it "not fit for purpose". This is a well-known problem and issue that has been on-going since 1974 without any resolution for existing residents. Flooding and/ or backing up occur on a frequent basis causing a health hazard and damage to local property. Additional housing will lead to more areas being concreted over and the ability of surface water to be absorbed will be decreased and add to the already existing problems (please see pictures of recent flooding events at the end of this letter).

There are no local shops or facilities within the village, major stores are located at either South Woodham Ferrers (Asda) or Maldon (Tesco). Travel by car is the main means of transport which again will lead to more usage of the local roads.

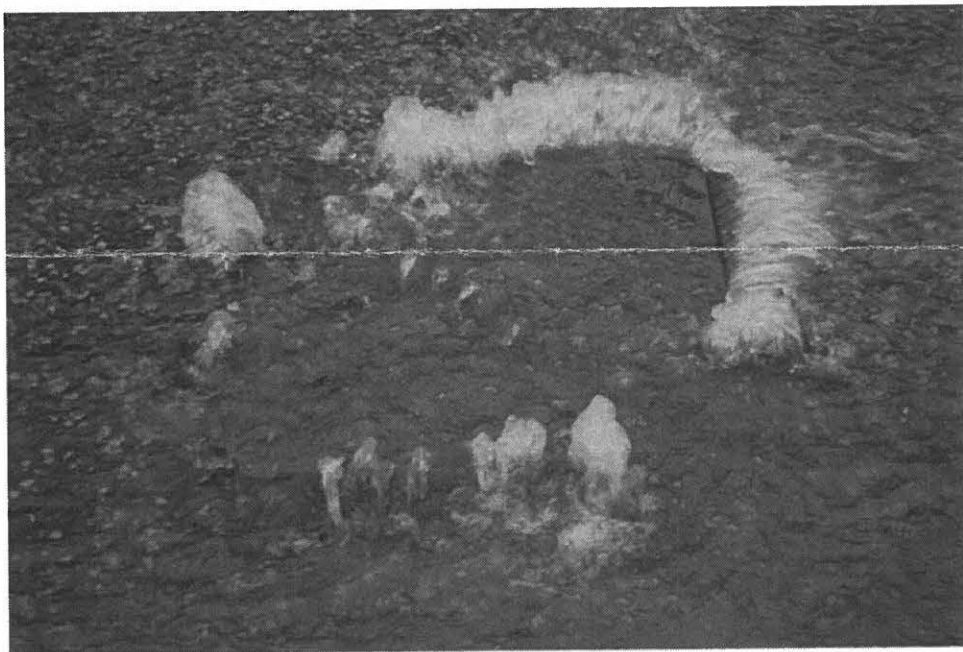
Yours sincerely,



Miss 



Entrance to Rectory Road, North Fambridge



Picture shows water coming up from drains below at entrance to Rectory Road