

Further written representation

Week 3 Hearing Sessions – Matter 6c
Clause 73 a through to g

Housing

When the developer(s) apply for planning permission, will planning be granted for starter homes or large four/five bedroom houses? The Plan uses wording such as 'could include accommodation for frail elderly, those with disabilities or support needs' is it likely that a developer would want to build such accommodation? Any developments for ten or less houses do not need to provide affordable housing.

Planning should include bungalows to allow older people to downsize, thus freeing up larger housing.

Also as South Woodham Ferrers residents reach old age it should be written into the plan that facilities for the elderly should also be provided.

Commercial Units

What type of businesses will they be? How much increased traffic will there be? Will there be enough local people to fill the vacancies with the right experience? In my opinion a large proportion of the residents on the new development will be commuters, either to London (by train or driving) or local to Basildon, Chelmsford and surrounding areas.

Site for Travelling Showpersons'

This will increase traffic through South Woodham Ferrers. Also the movement of very large fairground rides.

Infrastructure

Highways

The main road that leads to the A127, A13 and the M25 is the A132, between the Rettendon Turnpike and South Woodham Ferrers. The road cannot cope with the level of traffic that currently uses that road.

Highways have done some pre-patching (mid November 2018) and will top dress the road but, in a telephone conversation with highways (16 November 2018) it would appear there is a report that states that the road is suffering from subsidence. I have searched through all of the highways websites this includes minutes and panel documentation and cannot find any reports or any information relating to the road condition or repair.

This road will not cope with additional traffic. (See photo taken beginning November 2018 prior to pre-patching)

The bridge on Ferrers road which would appear to have the same problem has not long been repaired and is once again in a state of disrepair.

Regarding the B1012, having spoken to highways there appears to be no plan in regard to traffic lights or any form of crossing, as far as I can ascertain nothing is guaranteed in 'the plan' to be in place for any new developments. Also noted in the plan is a possible pedestrian bridge option which will be of no use to disabled residents.

This is very busy road, the use of traffic lights will significantly add to the congestion not only through South Woodham Ferrers but, for all of the surrounding towns and villages.

Where in the plan does it guarantee that disabled, elderly, children and young mums with prams will be able to cross this road safely?

The Plan allows for 1,900sqm of food retail floorspace. Planning application 14/00830/NMAT/4 reference 18/00830/FUL allows for the building of a retail foodstore, filling station, health facility, car parking and new roundabout access. This has been approved by planning however, it is to be noted that there is no mention of a safe crossing to these facilities.

It should also be noted that the traffic survey was completed outside of rush hour.

South Woodham Ferrers Town Centre

The new health facility being built on the north side of the B1012 will reduce footfall into the town as will the new supermarket. I understand that the new supermarket is to be a Sainsbury. A merger has been recently announced between Sainsbury and Asda. Whilst Sainsbury have commented that where there is a Sainsbury and Asda they will both be kept open. If in the future the Asda were to close, South Woodham Ferrers would be left a ghost town, with no facilities left in the centre.

Railways

Whilst the City council have stated that The Great Eastern Mainline has an investment programme. Having looked at the web site they are committed to new rolling stock and upgrading certain stations. However, as far as I can ascertain there is nothing within their plan to upgrade the Southminster to Wickford branch line (single track) nor could I see any plan to upgrade the Wickford to Liverpool Street station line.

Bus Service.

This is always under scrutiny with regard to amending/cuttings services.

Fire Service/ambulance service/police service.

None of these services will cope with additional development.

NHS

The new health centre (Health Hub) is still under discussion with a public meeting to be held sometime during December or January. (South Woodham Focus issue 878 16 November 2018)
In my opinion the local doctors will struggle to cope with the increase of 1,000 to 4,000 new patients.

Flood Risk

What will be the impact of concreting over a large swathe of South Woodham Ferrers?

It is already at risk of flooding.

I would draw your attention to the Met Office report 31 July 2018 that states 'The most recent decade (2008-2017)saw 8% more annual average UK rainfall than in 1961-90' South Woodham Ferrers is built on clay, using so much land that is currently green field will not allow for the excess water to be soaked up naturally.

It is to be noted that the reports provided by AMEC Foster Wheeler contain a lot of what's, if's and maybe's and is very light on actual facts.

It should also be noted that most of the support of the plan is coming from major building companies who have a vested interest in the plan being passed.

By way of explanation:

I am an ordinary South Woodham Ferrers resident. I have no problem with affordable housing being built in the town. I do however, object to a large majority of 4/5 homes being built. There are a lot of reports quoted in the plan that I either don't have access to, or just don't understand. I do however; understand the need to provide the right type of housing. Flood reports that actually make sense, Sensible infrastructure reports (not fairy tales of what might happen regarding roads and public transport) and above all the right for South Woodham Ferrers residents to be safe when moving to and from the new development.

