The site consists of arable land adjacent to Saltcote Hall and Goldhanger Road, to the east of Heybridge.

The development site is made up of two parcels of land. One arable field directly behind Saltcote Hall and another strip of arable land which extends along the west side of the Hall to meet Goldhanger Road.

The eastern field is enclosed by hedgerows on three sides and open to the south abutting the barns and paddocks at Saltcote Hall. The western parcel of land has no hedgerow boundary on the western side but is contained by a hedgerow and the wooded fringes of a small lake to the north and a narrow field with a double hedgerow along Goldhanger Road to the south.

To the west, the open arable field extends some 200m to a mature hedgerow and trees along Draper’s Chase and the urban edge of Heybridge.

To the south there are a group of properties along Goldhanger Road extending the Village east as far as Basin Road, with Saltcote Hall on the north side further out of the Village.

The Hall is set back from the road with a fairly open frontage. Behind the Hall next to the site there is an extensive stable yard and group of barns and grazing land which extends along Goldhanger Road.

The Hall has long views to the south over paddocks to the sailing club and housing development at Heybridge Basin, and also to the sea wall and the Blackwater Estuary beyond.

This view is contained by housing along Basin Road to the west and by a group of houses on Goldhanger Road and buildings at Saltcote Maltings to the east.

To the north east the site abuts the wooded fringes of May Water, part of the Chigborough Lakes wetland area, which comprises Chigborough Fisheries and the 46 acre Chigborough Lakes Nature Reserve. This is an area of flooded worked out gravel pits with a variety of habitats, open water, small ponds, marshy areas of grazed grassland, Willow Carr and Hawthorn/ Blackthorn scrub. The lake curves round to enclose a further arable field on the east side of the site.

Immediately to the north there is a small lake surrounded by willows and hawthorn, an open arable field with the main body of the wetland area beyond.
The setting of Saltcote Hall is not adversely affected by the development. Views inland from the sea wall footpath to the Hall as a local landmark will be preserved and the Hall retains its relationship and vista to the Blackwater Estuary.

The development site is well contained visually. Views are relatively localized in this flat landscape, and contained by significant hedgerow field boundaries, farm buildings, houses with well planted gardens and the wooded fringes of the Chigborough Lakes to the north and east.

Views from the surrounding footpath network are limited and exist from the south and the east and include the permissive paths round May Water. The new clubhouse will be seen as part of the existing complex of buildings and associated vegetation within the landscape.

There are no long views to site from the higher ground due to intervening vegetation associated with the lakes and the topography. However the floodlighting columns will be visible in some medium distance views. These are an existing feature of the locality at the nearby former ground.

Views from surrounding residential properties are limited by dense vegetation along Goldhanger Road and Draper’s Chase and around garden boundaries. What views there are, are generally distant and from upper floors and mostly partially screened. Properties opposite the site are single storey.
3 View from footpath at Chigborough Lakes on the edge of the site

4 From St Georges Close looking north

5 From footpath on sea wall by Blackwater Sailing Club looking north

6 View through gap in vegetation from Drapers Chase to Saltcote Hall and the site
Proposed Heybridge Swifts Football Club Site - Transport and Access

- One access is proposed off Goldhanger Road.
- The main access on Goldhanger Road will be designed to accommodate the new Stadium and allow for future growth in traffic. The option proposed for access off Goldhanger Road is a Staggered Junction with Basin Road. Right turn bays for both Basin Road and the New Stadium will be provided on Goldhanger Road as part of the junction improvement.
- A pedestrian refuge is also proposed across Goldhanger Road linking to the existing footway.
- The site master plan has been developed in accordance with relevant planning guidance and standards to:
  - Minimise vehicle speeds within the site through natural traffic calming.
  - Encourage sustainable travel through the provision of highly accessible, permeable and safe routes for pedestrians & cyclists.
- Meet appropriate parking requirements, whilst seeking to encourage sustainable travel.
- Meeting the requirements of service & emergency vehicles without detriment to pedestrian safety.
- The traffic impact likely to arise from the development can be accommodated at all junctions within the vicinity of the new Stadium and all junctions assessed are expected to continue to operate within capacity during weekday peak periods, weekend matches and weekday evening matches.
- The new stadium will replicate the impact generated by the existing stadium on a like for like basis.
- In conclusion it is considered that the forecast transport impacts arising from the new stadium will be minimal.
Public Consultation - Heybridge Swifts

Proposed Heybridge Swifts Football Club Site - Illustrative Master Plan

- Site boundary & perimeter fencing, Fencing requirements TBA following inspection of existing hedges and landscaping.
- Floodlight pylons location.
- Water tank & irrigation system housing, Details TBA by specialists.
- 1.8m high wire mesh fence to 5m x 10m equipment storage compound.
- 5m high ball catch netting system behind goal.
- Additional stand as part of future development.
- 1.5m high lattice pitch perimeter fence fitted with metal mesh.
- 1.8m high close board boundary fence all around pitch.
- Floodlight pylons location.
- Welsh pitch - regulation size 3G all weather pitch (or approved alternative).
- 22m x 10m x 2.05m high standing stand for 250 people.
- Floodlight pylons located.
- Second access / exit to pitch site and emergency vehicle from stadium area.
- Club officials parking (5 no. bays + delivery bays).
- Car parking for 100 no. vehicles.
- Refuse collection point.
- Final details to be agreed with Highway Authority.
- New access road.
- 1.8m high wire mesh fence with access gates in locations shown.
- Landscaping by consultant.
- Grasped area.
- Cycle & motorcycle parking.
- Space for players club hut (6m x 6m).
- Landscaping at front of function hall entrance.
- Additional landscaping buffer strip TBA.
- Existing hedge retained.
- Existing hedge retained where possible and obliterated by new planting, subject to separate landscape plan by others.
- Existing hedge retained.
- Junction detailed with Goldhanger Road to be agreed with Highway Authority.
- Existing hedge retained.
- Extent of diverted ditch.
- 6m ball catch netting system behind goal.
- Floodlight pylons location.
- Site boundary & perimeter fencing, Fencing requirements TBA following inspection of existing hedges and landscaping.
- Landscaping by consultant.
- Final details to be agreed with Highway Authority.

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ken philipot design

BLOOR HOMES

Andrew Martin Planning Design Development
The existing ditch would be diverted around the development. Consultation with the Environment Agency and Essex County Council has shown this would be supported; as it would enable subsoil drainage from the sports pitches to discharge into the ditch and soak away.

Diverting the ditch and re-profiling would enable it to be integrated into the landscaping strategy; and provide an opportunity to promote biodiversity and provide significant environmental enhancement.

The permeable nature of the underlying subsoil would support the use of infiltration based techniques implemented as part of a site wide sustainable drainage solution. A variety of techniques could be implemented to ensure best practice is achieved and ensure rainfall is controlled at source and runoff attenuated, before discharge directly into the ground.

Subsoil drainage from the sports pitches will discharge directly, via a positive drainage network, into the diverted ditch, replicating the natural drainage regime.

Roof run-off from the new clubhouse will be collected and conveyed by a pipe network to geo-cellular storage located beneath the car park. The car park surfacing will be permeable allowing rainfall to drain directly into the storage structure before soaking away.

The proposed access road and paved hard standings will be drained by a positive drainage system comprised of trapped gullies and catch pits which will remove silt and grit, and convey flows to an outfall swale.

It is proposed that an overflow swale will also be provided from the car park, which will drain southwards to an infiltration basin, located near Goldhanger Road.

Anglian Water has been consulted and has confirmed that a post development foul flow of 1.6 l/s can be accommodated within the public sewer network located within Goldhanger Road.

In summary, the implementation of an infiltration based SUD’s scheme, will ensure rainfall can be controlled at source and the effects of increased rates of run off mitigated by provision of attenuation facilities, which will store rainfall and allow flows to soak into the ground, mimicking the natural drainage regime. This approach should mitigate any adverse effects on downstream catchments.
Your Feedback

Thank you for attending this consultation. If you would like to share your views or make further comments on the proposals please fill out a comments form provided and hand it to a member of the project team.

Alternatively, if you would like to take a comments form away with you, please ensure that it reaches us by post by Tuesday 7th April 2015 at the following address:

Andrew Martin – Planning, Town Mill, Mill Lane, Stebbing, Dunmow, Essex, CM6 3SN.

You can also send your comments by email to:

office@am-plan.com

The exhibition material will be available to view on our website following this consultation:

www.am-plan.com/heybridgeswifts/