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CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

21 June 2017

Dear Councillor

You are summoned to attend the **extraordinary** meeting of the;

COUNCIL

on **THURSDAY 29 JUNE 2017** at **7.30 pm.**

in the Council Chamber. Maldon District Council Offices, Princes Road, Maldon.

A copy of the agenda is attached.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'F. R. Marshall', enclosed within a large, hand-drawn oval.

Chief Executive

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**AGENDA
COUNCIL (EXTRAORDINARY)**

THURSDAY 29 JUNE 2017

1. Chairman's notices
2. Apologies for absence
3. **Disclosure of Interests**

To disclose the existence and nature of any Disclosable Pecuniary Interests, other Pecuniary Interests or Non-Pecuniary Interests relating to items of business on the agenda having regard to paragraphs 6-10 inclusive of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

4. **FUL/MAL/16/00150 - Land East of Drapers Farm, Goldhanger Road, Heybridge**
(Pages 7 - 106)

To consider the report of the Chief Executive, (copy enclosed).

5. **FUL/MAL/16/00154 - Land Adjacent Heybridge Swifts Football Club, Scraley Road, Heybridge** (Pages 107 - 150)

To consider the report of the Chief Executive, (copy enclosed).

6. **FUL/MAL/17/00396 - Land South of Wycke Hill and Limebrook Way, Maldon**
(Pages 151 - 158)

To consider the report of the Chief Executive, (copy enclosed).

Note:

1. The Council operates a facility for public speaking. This will operate only in relation to the consideration and determination of planning applications under Agenda Items Nos. 4 - 6.
2. The Committee may hear from one objector, one supporter, a Parish / Town Council representative, and the applicant / agent. Please note that the opportunity to speak is afforded only to those having previously made previous written representation.
3. Anyone wishing to speak must notify the Committee Clerk or a Planning Officer between 7pm and 7.20pm prior to the start of the meeting.
4. For further information please ring 01621 875791 or 876232 or see the Council's website – www.maldon.gov.uk/committees

* Please note the list of related Background Papers attached to this agenda.

NOTICES**Sound Recording of Meeting**

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BACKGROUND PAPERS

The Background Papers listed below have been relied upon in the preparation of this report:

1. The current planning applications under consideration and related correspondence.
2. All third party representations and consultation replies received.
3. The following Statutory Plans and Supplementary Planning Guidance, together with relevant Government legislation, Circulars, Advice, Orders, Directions and Guidance:

Development Plans

- Maldon District Replacement Local Plan 2008 – Saved Policies
- Maldon District Local Development Plan 2014-2029 - submitted to the Secretary of State for Examination in Public on 25 April 2014 (as amended).

Legislation

- The Town and Country Planning Act 1990 (as amended)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Hazardous Substances) Act 1990
- The Planning and Compensation Act 1991 and The Planning and Compulsory Purchase Act 2004 (as amended)
- The Planning Act 2008
- The Town and Country Planning (General Permitted Development) Order 1995 (as amended)
- The Town and Country Planning (Development Management Procedure) (England) Order 2010
- The Town and Country Planning (Use Classes) Order 1987 (as amended)
- The Town and Country Planning (Control of Advertisements) (England) Regs 2007
- The Town and Country Planning (Environmental Impact Assessment) Regs 2011
- Localism Act 2011
- The Neighbourhood Planning (General) Regulations 2012
- The Town and Country Planning (Local Planning) (England) Regulations 2012
- Growth and Infrastructure Act 2013

Supplementary Planning Guidance and Other Advice

- i) Government policy and guidance
 - National Planning Policy Framework (NPPF) and Technical Guidance
 - Planning Practice Guidance (PPG)
 - Planning policy for traveler sites
 - Planning practice guidance for renewable and low carbon energy
 - Relevant government circulars
- ii) Essex County Council
 - Essex Design Guide 1997
- iii) Maldon District Council
 - Submission Local Development Plan (April 2014) (as amended)
 - Five Year Housing Land Supply Statement 2014/15
 - Planning Policy Advice Note v.4 (October 2015)
 - Infrastructure Delivery Plan (All versions, including update in Council's Hearing Statement)
 - Infrastructure Phasing Plan (January 2015)
 - North Heybridge Garden Suburb Strategic Masterplan Framework - 2014

- South Maldon Garden Suburb Strategic Masterplan Framework - 2014
- Vehicle Parking Standards SPD - July 2006
- Accessibility to Buildings SPD – December 2006
- Children’s Play Spaces SPD – March 2006
- Sadd’s Wharf SPD – September 2007
- Heybridge Basin Timber Yard SPD – February 2007
- Developer Contributions Guide - 2010
- Affordable Housing Guide – June 2006
- Heybridge Basin Village Design Statement – November 2006
- Wickham Bishops Village Design Statement - 2010

Copies of all Background Papers are available for inspection at the Maldon District Council Offices, Princes Road, Maldon, Essex CM9 5DL during normal office hours



**REPORT of
CHIEF EXECUTIVE**

**to
COUNCIL (EXTRAORDINARY)
29 JUNE 2017**

Application Number	FUL/MAL/16/00150
Location	Land East of Drapers Farm, Goldhanger Road, Heybridge, Essex
Proposal	Relocation and provision of new Heybridge Swifts Football Club facilities including an all-weather pitch, practice pitch and youth team pitch. New access road, car parking, sound attenuation bund, landscaping & ancillary and associated development
Applicant	Bloor Homes Eastern
Agent	Mr Andrew Martin - Andrew Martin Planning
Target Decision Date	Time extended until - 01/07/17 by agreement
Case Officer	Mark Woodger, Principal Planner – Major Applications (Strategic Sites) TEL: 01621 875351
Parish	HEYBRIDGE EAST
Reason for Referral to the Committee / Council	Departure from the Local Plan 2005 Major Application Parish Trigger

1. RECOMMENDATION

REFUSE for the reasons as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

Land East of Drapers Farm, Goldhanger Road, Heybridge
FUL/MAL/16/00150



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 Maldon District Council 100018588 2014

www.maldon.gov.uk

Scale: 1:5,000

Organisation: Maldon District Council

Department: Department

Comments: Committee 16/00150

Date: 07/06/2017

MSA Number: 100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 Full planning permission is sought for the relocation and provision of a new site for the Heybridge Swifts Football Club.
- 3.1.2 The proposal will include an all-weather 3G (Third Generation) football pitch with football spectator stands along both sides of the pitch (east and west sides) forming the football stadium. Along the eastern side of the pitch a spectator stand is proposed to accommodate 250 people all seated and to the western side of the pitch a spectator stand is proposed to accommodate 250 people all standing. There would be open standing terrace areas for the remaining parts of the two sideline areas. The capacity of the stadium would be 1,950 with the potential to expand to 3,000. The plan shows two additional stands behind each goal (north and south sides of the pitch) that would be subject of future development. Access to the stands in the stadium would be via turnstiles to the south of the pitch. A 5m high ball catch netting system is proposed behind each goal. The main pitch would be floodlit with 8 x 15m high lighting columns each mounted with 2 x 2,000w luminaires in an arrangement with four columns on each side of the pitch (east and west).
- 3.1.3 Two pitches would be located to the east of the stadium. One would be used as a grass practice pitch towards the north eastern site boundary, and would include 5m high ball catching net systems behind each goal. The other grass pitch would be the youth team pitch and would have a 5m high ball system positioned behind the most southerly goal. Both would not be floodlit.
- 3.1.4 A new access road would be formed from a new road traffic junction with Goldhanger Road with works within the highway proposed to create a new filter lane to access the site from the east and a new filter lane is proposed for access to Heybridge Basin from the west at the road traffic junction with Basin Road. The car park would be located to the east of the access road.
- 3.1.5 In the centre of the site, between the main 3G pitch and the two grassed pitches, a clubhouse building will be sited to provide the facilities to support the football club. The building will have an overall length of 68.2 metres and a width of 13 metres across most of the length of the building. It will however widen to 14.6 metres over 15.6 metres of the length to accommodate a 'members match day bar'. It will be mainly single storey with a pitched roof and a height of 9.1 metres rising to 9.42 metres over the bar area. The northern end of the building will be two storey with an overall height to the ridge of 12 metres. The two storey element of the building will occupy 21.26 metres of the length of the building. The building will be finished in horizontal fibre cement board cladding in an ochre finish with vertical fibre cement board cladding in green. The roof will be dark grey fibre cement slate.
- 3.1.6 The ground floor will contain a small reception area, toilets, a bar and large hall described as a 'members match day bar', kitchen, boardroom, two small offices, four changing rooms, two rooms for referees, physio room and separate match day toilets at the rear of the building accessed externally. Additional changing rooms will enable male and female players to change. An indicative layout is shown for the first floor which shows one large room to provide classroom or meeting / recreation room, a

future gym / lecture room, toilets and small office. The bar and function room will also be hired out for private functions, as is the club's existing facility at this time.

- 3.1.7 The facilities are proposed to open from 18:00 to 00:00 Monday to Friday, 12:00 to 00:00 on Saturday and 12:00 to 18:00 on Sunday. The applicants have caveated this to being “dependent upon whether there is a function”. The stated “Members match day bar” would be hired out for functions as is the current facility.
- 3.1.8 In terms of vehicle parking approximately 120 parking spaces will be created with the possibility to expand the parking area, plus dedicated parking for coaches and buses. Dedicated parking will be available for people with disabilities.
- 3.1.9 The development will be screened from the closest residential dwelling to the south, Saltcote Hall, by a landscaped belt. The practice pitches and associated ball nets will stand close to the Chigborough Lakes development, used as a fishing venue in that specific location.
- 3.1.10 The provision of a 3G plastic pitch will represent a significant change over and above the facilities as present at the football club at this time. An artificial pitch is not constrained by weather conditions and the impact of use as much as a grass pitch. It will be possible to use the pitch for longer periods which will further be enhanced by the provision floodlights over the playing surface.
- 3.1.11 Increased use will cause additional wear and tear on the 3G pitch. Advice from Sport England indicates that the pitch will need replacing periodically at some considerable expense. To meet this expense and day to day running costs the facility will need to generate sufficient funds to finance itself over and above the level achieved at this time. Experience with the pitch adjacent to the Council offices at the Plume School shows how frequent such a use could be put too. Located where it is, to the north of Maldon, it is anticipated that there will be a market for teams / clubs etc. to hire out this pitch to represent a high level of use.
- 3.1.12 To assist, the developers have published a business statement to show how often the use will operate. This is also to inform Members as to the frequency and therefore the planning impact of the use.
- 3.1.13 The planning application proposes the use of the plastic pitch for the Club, its youth teams, for matches, practice and training, as well as private hire. The applicants have been asked to state the use of the pitch. This will be from 09:00 to 22:30 Monday to Friday, with the floodlights to be switched off at 22:00, and between 09:00 to 19:30 Saturdays and Sundays. In practice this means that teams, supporters and support staff will travel to and use the site between the above hours. There will be a regular turnover of users as the pitch / pitches are hired out on an hour by hour basis.
- 3.1.14 Detail as submitted show the development will create up to 15 jobs.

3.2 Conclusion

- 3.2.1 Whilst this application is submitted its own it is intrinsically linked to application FUL/MAL/00154 which is considered on this same agenda. The current football club

is located in Scraley Road and the FUL/MAL/00154 application seeks to relocate the football ground, with this site being chosen as the one for its relocation.

- 3.2.2 The applicants have indicated that this site is preferred to others they have been offered in the Heybridge area, these being primarily to the south of Goldhanger Road, and of their wish to stay within Heybridge Parish.
- 3.2.3 Nevertheless the use is some distance southwards from the existing site and not linked to the new area by footpath, cycle ways or public transport. It is concluded, on balance, that the private car would be the principal mode of transport to the site. Permissive footpaths are available but these are un lit, un surfaced and go across land in third party ownership which cannot be relied upon.
- 3.2.4 This proposal has to be considered in light of the statutory planning policies for the area and its impact on its location. One issue which the applicant has not resolved is any legal agreement, which has been requested, linking the provision of housing on the FUL/MAL/00154 site to the provision of the new football ground wherever this is to be located. This has to be assured at any location to ensure the club is delivered, without it there would be no mechanism to ensure that should the existing football site be built on, the football club has to be built elsewhere as a necessity. Without this the Club could be lost, contrary to national and local policy guidance; and resulting in a fundamental objection from the statutory consultee Sport England.
- 3.2.5 This application has to be considered on its merits, and as floodlit football club with a 3G pitch. This would need frequent upkeep and as a result be hired out way in excess of the hours of use the current Club enjoys to be able to fund this upkeep. This use would increase traffic and disturbance to the local area, create addition light and noise in the local area, essentially a dark rural farmers field away from the current settlement boundary of Heybridge, next to Salcote Hall, and Chigborough Lakes, both of which carry out businesses which are sensitive to disturbance to continue with their existing business operations.
- 3.2.6 The use would be noticeable, particularly when the footlights were in operation, over a wide area to what is considered, on balance, to be injurious to the peace and tranquility of the local area, its setting and be to the detriment of the defined landscape character of the local area. The land there is flat and views across it extensive, not only from local properties, but in the wider area, for example from the sea wall to the south. The use would create some noise which may not amount to providing a statutory nuisance, but nevertheless would be injurious to the adjacent business uses.
- 3.2.7 In conclusion, and on balance, the use and it impact is not considered acceptable in the rural location and within a defined coastal zone, and due to its impact on ecology and biodiversity of this open rural area, and on enjoyed residential amenity.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2012 including paragraphs:

- Achieving sustainable development
- The Presumption in Favour of Sustainable Development
- Core Planning Principles
- Section 1 – Building a Strong, Competitive Economy
- Section 3 – Supporting a Prosperous Rural Economy
- Section 4 – Promoting Sustainable Transport
- Section 5 – Supporting High Quality Communication Infrastructure
- Section 6 – Delivering a Wide Choice of High Quality Homes
- Section 7 – Requiring Good Design
- Section 8 – Promoting Healthy Communities
- Section 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 11 – Conserving and Enhancing the Natural Environment
- Section 12 – Conserving and Enhancing the Historic Environment
- Decision - Taking
- Annex 1 – Implementation

4.2 Maldon District Replacement Local Plan 2005 – Saved Policies:

- S1 – Development Boundaries and New Development
- S2 - Development Outside Development Boundaries
- CON5 – Pollution Prevention
- CON6 – Contamination
- CC5 – Protection of Wildlife on Development Sites
- CC6 - Landscape Protection
- CC11 – The Coastal Zone
- BE1 – Design of New Development and Landscaping
- BE8 - Lighting
- BE13 – Development in Conservation Areas
- BE16 – Extensions alterations to and additional buildings in the curtilage of Listed Buildings
- BE17 - Preservation of Sites of Nationally Important Archaeological Remains and their Settings
- BE18 - Control of Development at a Site of Local Archaeological Value
- REC2 – Provision of public playing pitches
- T2 – Transport Infrastructure in New Developments
- T6 - Improvement to Pedestrian Facilities
- T7 - Shared car parking in new development

- T8 - Vehicle Parking Standards
- PU2 – Recycling Facilities in New Developments
- PU6 - Renewable Energy

4.3 Maldon District Local Development Plan submitted to the Secretary of State for Examination-in-Public on 25 April 2014:

- 4.3.1 The Maldon District Local Development Plan (LDP) was submitted to the Secretary of State for Examination-in-Public on 25 April 2014. At the initial Inquiry into the Maldon District Local Development Plan (the Plan) it was considered unsound as the then Inspector considered the then policy as it applied to Gypsy and Traveler provision was insufficient.
- 4.3.2 The LDP was then called in for consideration by the Secretary of State, with him communicating to the Council that the Plan in general was not unsound, scheduling a re-convened Hearing into the Plan in January 2017. The Council augmented its previous submitted appeal documents as requested by the Inspector and provided evidence on matters not covered by the original hearing, these being employment, retail, tourism, housing growth, provision of travellers, transport, the natural environment, design and climate change.
- 4.3.3 The Maldon District Local Development Plan has completed the Submission Examination stage. The January 2017 Examination was in respect to matters not Examined at the first Examination, and matters that arose from the Main Modifications Consultation in September 2016.
- 4.3.4 Post-Examination Modifications were published for public consultation in March 2017 and the consultation ended on 28 April 2017. A total of 43 responses were received, which have been sent to the Inspector for his consideration in his report. His report is due to be submitted to the Secretary of State in Spring / Summer 2017 and the Council aims to have the Plan adopted in the early Autumn 2017.
- 4.3.5 There remains a risk that the Inspector considers that further Examination is needed if the responses to the Post-Examination modifications raise new matters (as a consequence of the modifications) which have not previously been examined. However, the Post-Examination modifications, when read concurrently with the Main Modification and Additional Modifications consulted on in September 2016, only relate to matters which have been considered at the Examinations in 2015 and January 2017. Therefore, it was a focused consultation and no new matters previously not examined, or matters already examined, will be considered by the Inspector.
- 4.3.6 At this time it is considered that the Plan is at an advanced stage and can be afforded significant weight.
- 4.3.7 The following policies are considered relevant to this application:
- S1 – Sustainable Development
 - S2 – Strategic Growth
 - S8 – Settlement boundaries and the Countryside
 - D1 – Design Quality and Built Environment

- D2 – Climate Change and Environmental Impact of New Development
- D3 – Conservation and Heritage Assets
- D4 – Renewable and Low Carbon Energy Generation
- D5 – Flood Risk and Coastal Management
- E3 – Community Services and Facilities
- N1 – Green Infrastructure
- N2 – Natural Environment, Geodiversity and Biodiversity
- N3 – Open Space, Sport and Leisure
- T1 – Sustainable Transport
- T2 – Accessibility
- I1 – Infrastructure and Services

4.4 Relevant Planning Guidance / Documents:

- Car Parking Standards
- National Planning Policy Guidance (NPPG)

5. MAIN CONSIDERATIONS

5.1 Site Description

- 5.1.1 The site measures 5.57 hectares (ha) in total and is currently used as open arable farm land over two fields with hedgerow field boundaries. The development would involve the removal of one of the field boundaries through the centre of the site. One field is located to the north of Saltcote Hall and the other field is located to the west of where half of the field would be occupied by the proposal. There is access to the field to the west of Saltcote Hall from south east corner of the site.
- 5.1.2 Saltcote Hall is located to the south of the site and comprises of a farmhouse and a number of outbuildings to the rear of the farmhouse which are being used for stabling. There is a paddock area to the east and a piece of land to the west of the outbuildings which is used for recreational caravanning purposes.
- 5.1.3 To north and east of the site is the Chigborough Lakes complex, comprising fishing lakes, fields and woodland areas. To the south is the Goldhanger Road with properties located on the southern side of the road leading up to the road traffic junction with Basin Road for Heybridge Basin. To the west is an arable field which borders Drapers Chase and the edge of the settlement boundary for Heybridge.
- 5.1.4 The existing football club ground is allocated for a residential development as identified through LDP policy S2(h) and is currently subject of a separate full planning application for 100 dwellings with the application reference FUL/MAL/00154/16.

5.2 Relocation of the existing football club

- 5.2.1 The Planning Statement provides a history of recent alternative considerations for relocating the football club. It identifies that the current stadium has been used as the

home ground for the football club since the early 1960's and has a 3,000 capacity but does not meet current Football Association (FA) standards. The existing club is in poor repair and lacks modern facilities.

- 5.2.2 Heybridge Swifts play in the Ryman Football League – North Division. Attendances at home matches have varied this season, the last game had an attendance of 231, the first game of the 2016 / 17 attracting 108 spectators, this being the norm for home matches. In moving to a new stadium the Club has ambitions to raise their league status.
- 5.2.3 A number of alternatives have been considered by the football club and the Planning Statement states that in 2006 the club considered a ground share with Maldon Town Football Club but this was not possible due to 'a lack of funds to aid the relocation' and due to difficulties with relocating the boys club and sharing with the boys club for Maldon Town Football Club. Another site for the relocation of the ground was considered on land to the north of Scraley Road but this land is under a long-term option for Persimmon Homes and could not provide a viable opportunity due to the valuation of the site and the incompatibility with plans to develop the site. That site was formerly identified as a 'Reserve Site' in the submitted LDP prior to its omission following the LDP Inspector's advice at the Examination in Public in January / February 2015. The 'Planning Statement' also explains that all remaining land to the north of the Heybridge village boundary is part of a long term commitment to housing as the North Heybridge Garden Suburb. The Planning Statement states that all land to the south of Goldhanger Road from the cemetery in Heybridge Basin was to be considered, initially for purchasing and for leasing but landowners decided against this and withdrew from discussions. Other sites were then considered to the east of the current ground with one further to the east along Scraley Road having to be discounted due to access restrictions, sustainability and the site being adjacent to a nature reserve. The Planning Statement advises that the application site is the only piece of land where the existing landowner is willing to sell to the Swifts and is therefore proposed for this development.
- 5.2.4 Objectors have indicated they consider the site search has been insufficient and other land may be available, however no specific details have been received.

5.3 Loss of Sports Playing Pitches

- 5.3.1 LDP policy N3 and Section 8 of the National Planning Policy Framework (NPPF) are relevant. Paragraph 74 of the NPPF advises that existing open space, sports and playing fields should not be built on. The site is defined as FB03 in the LDP and alongside policy N3 development should not increase existing deficiencies of sports facilities in the locality. Proposals that would result in the loss of sports grounds / facilities will only be considered where alternative and improving provision can be created in the most appropriate and accessible location in the locality for existing and future users. The proposed relocation of the football club to the Land East of Drapers Chase to the north of Goldhanger Road would provide a new sports ground / facilities. Therefore, if approved, there would be no loss of sports ground / facilities, which are in private ownership belonging to the football club so in terms of the existing and proposed the existing football ground site is not sports facilities that are accessible to the public. The key LDP policy N3 test for the application at Land East of Drapers

Chase to the north of Goldhanger Road is whether the new site is the ‘most appropriate and accessible location in the locality for existing and future users’.

- 5.3.2 Discussions have taken place with Sport England and their comments are reported here. On the basis that the facilities as proposed would replace and augment the facilities as available at this time they raise no objection on this development. However should the future of the club not be secured through a legal agreement requiring it to be delivered with the associated enabling development proposed by FUL/MAL/00154/16, and which the Council has requested, but not received, a fundamental objection would be raised due to the potential loss of the club.

5.4 Principle of Development

- 5.4.1 The existing Heybridge Swifts football ground was put forward as a site for residential development by the football club as part of the LDP plan preparation process as Strategic Housing Land Availability Assessment. LDP policy S2(h) allocates the existing football ground site for 100 dwellings. The existing site does not contribute to the Districts claimed five year housing land supply. At the time of allocating the LDP strategic growth sites the football club did not offer an alternative site to accommodate the football club and therefore the submitted LDP does not identify a specific alternative site for the football club. Instead when a site came forward for the new ground it would need to be assessed on its own merits in accordance with existing Replacement Local Plan (RLP) and submitted LDP policies unless material considerations indicate otherwise.
- 5.4.2 The situation with the LDP, its re-examination, and comments on its likely adoption are explained earlier in the report. The LDP contains no specific allocation for the re-location of the existing Swifts Football Club (FC).
- 5.4.3 In principle and strategically, the site is located outside of the defined development boundary for Heybridge whereby RLP policy S2 seeks to protect areas outside of defined development boundaries from new development in the interests of protecting the countryside and coastal landscapes of the District as the alternative strategic policy, RLP Policy S1, requires all new development to be located within defined development boundaries. The more up to date policy position through the submitted LDP requires sustainable development through LDP policy S1 in accordance with the requirements of paragraph 14 of the NPPF and the ‘presumption in favour of sustainable development’ test, which needs to be considered alongside the economic, social and environmental roles as identified through paragraph 7 of the NPPF. Similarly to the strategic policies of the RLP (S1 and S2) LDP policy S8 identify the requirement to support sustainable development within the settlement boundaries and to protect the countryside for its landscape, natural resource and ecological value for sites outside the defined settlement boundaries. This policy also includes a settlement hierarchy whereby Heybridge is considered as a ‘main settlement’ but this site is outside of Heybridge in area considered in strategic terms as the ‘countryside’ for the purpose of the policy implementation. For these reasons the principle of the development is considered contrary to RLP policy S2 and LDP policy S8 with LDP policy S1 being considered as part of the sustainability assessment of this application.
- 5.4.4 However, as paragraph 11 of the NPPF states ‘Planning law requires that applications for planning permission must be determined in accordance with the development plan

unless material considerations indicate otherwise'. In this instance there are other material considerations that need to be considered as the LDP has already allocated the existing football ground for residential development so the football club need to find an alternative location for the football club. The Planning Statement explains that the redevelopment of the existing ground for residential use can only proceed if permission is granted for the relocation of the football club at the site. It is therefore important that the details of phasing arrangements for both developments are recognised. It should also be noted that the existing football ground lies just outside of the Heybridge settlement boundary.

- 5.4.5 Taking all these factors into account the principle of relocating the football club is acceptable. However, this is dependent upon sustainability, location and all other material considerations being acceptable that are assessed in this report in weighing up the planning balance.

5.5 Location Assessment

- 5.5.1 RLP policy T2 and submitted LDP policy T2 refer to access requirements which are applicable to assessing the location of development. Paragraph 34 of the NPPF advises that decisions 'should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised'. Moreover, paragraph 37 of the NPPF states that 'planning policies (and hence planning decisions) should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities'. The NPPF also requires local planning authorities to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 5.5.2 For the relocation of the football club there is a limited explanation in the 'Planning Statement' of the history of the site and consideration of alternative sites and the reasons they have not come forward to accommodate. This information explains that this application site has come forward as it is the only site being offered by the existing landowner for sale to the football club.
- 5.5.3 The site's location is outside of and away from the adjacent the settlement boundary for Heybridge and is therefore in a countryside setting rather than abutting the settlement boundary. It is therefore questionable whether this site represents the most appropriate and accessible site as required by LDP policy N3. A more suitable site could, without prejudice, be adjacent to Heybridge's eastern settlement boundary in a similar arrangement to the existing football ground, which borders the eastern settlement boundary of Heybridge.
- 5.5.4 In terms of this location the western site boundary is located approximately 220m from the settlement boundary of Heybridge. In between is remaining part of the arable field up to Drapers Chase. There are properties immediately along the southern side of Goldhanger Road and further to the west along both sides of Goldhanger Road but this forms ribbon development along the roadside. With woodlands, fields, fishing lakes to the north and eastern boundary, Saltcote Hall to the eastern boundary, Goldhanger Road to the southern boundary, and the remainder of part of a field to the

west the site is located within a countryside setting, the proposal would result in an intrusive development within the rural countryside.

- 5.5.5 In terms of access, the proposal would provide a new road traffic junction providing access to the site and including off street parking for vehicles. Access from the existing settlement of Heybridge can be achieved by a variety of vehicle means including private vehicle usage, cycling and use of public transport as there are bus stops within Goldhanger Road and Basin Road which serve the existing area but services are irregular. However, the bus services do not run late into the evening for any evening football matches or for people renting the site out in the evenings.
- 5.5.6 The site can also be accessed by walking as there is a public footway along Goldhanger Road into Heybridge village centre which is approximately 1.3km from the site's southern boundary. Heybridge village centre provides a range of facilities, services and community uses.
- 5.5.7 However this footpath is on one side of the street only, and it has been explained that there is no formal link between the Swifts current and future grounds.
- 5.5.8 The issue about access is further complicated by the fact that the use is to extended into the evening, not least of which will be to access the 3G pitch, but also the bar / function facilities. This will result in additional vehicle and pedestrian movements well into the evening. Although consultees have considered this in terms of the impact of this on the highway and on noise and raise no objection, this will nevertheless alter the character of this quiet rural area with considerable significance.

5.6 Layout, Scale, and Design and Impact on Character and Appearance of the Area

- 5.6.1 LDP policies D1, D2, S4, I1, N1, N3, T1 and T2 are all relevant. RLP policies BE1 and T2, and Section 7 of the NPPF are similarly all relevant.
- 5.6.2 The proposed layout of the development would result in a new access being formed onto Goldhanger Road and this would change the character of this side of the road significantly.
- 5.6.3 The proposed layout would position the main football pitch stadium and the two training pitches towards the northern site boundary away from the access onto Goldhanger Road. Two of the pitches would have 2 x 5m high ball catching systems. The main pitch would have eight floodlights and the training pitch would be un-lit. The proposed club house building with associated changing rooms and facilities would be a long rectangular shaped building located towards the south east corner of the stadium. The vehicle parking areas would be located to the south of the stadium including car parking, coach parking with turning head and refuse / recycling collection points. Saltcote Hall to the immediate south is proposed to be screened from the development by a "woodland and landscaping buffer strip" to act as a visual / noise barrier to the development. The proposed layout causes the majority of an existing field boundary hedge and mature trees which run through the centre of the site at this time to be removed which is unfortunate as this should be retained as much as possible with the development working within the confines of the existing established landscaped areas within and along the site's boundary.

- 5.6.4 In terms of usage reducing the use of the car to get to places is an important strand of sustainable development. As a local facility for a local football club that wants to remain in Heybridge there have to be good connections for pedestrians and cyclists, and safe and attractive routes to encourage alternatives to driving by motor vehicle. As a major element of the proposal is providing training and development for youngsters, they should be able to walk and cycle safely to the facility.
- 5.6.5 The spectator stands to the football stadium on either side of the pitch would be 4.8m high and 6.5m deep. The club house building would be a long rectangular shaped building 9.4m high for the single storey sections and 12m to the two storey section with both measurements taken to the ridge of the pitched roof of the building. Due to the club house's positioning on the site it would sit within the centre of the development. However the scale, mass and design of the building does not accord with its rural setting and would be much better served with a more traditional barn like structure made from more traditional rural materials. The Senior Urban Design Officer considers that the proposed club house is larger than an 'agricultural building' in terms of form and scale, and considers that metal sheeting would be more appropriate as a material used for agricultural buildings. The materials to be used would be a mixture of vertical and horizontal fibre cement board cladding with a dark grey fibre cement slate roof form and could be controlled by planning condition.
- 5.6.6 The tallest structures on site would be the floodlights which would be 15m high columns and in total there would be eight floodlight columns on the site, around the 3G pitch. When illuminated these would be significantly visible outside of the site in this rural landscape. The applicants have provided details of light spill and lux diagrams to show how the light levels will not unacceptably illuminate neighbouring land. However this is considered not to represent the full picture.
- 5.6.7 Floodlights, no matter how restricted in terms of horizontal light spill, are visible in creating a distinctive glow, and this impact will be visible over a large area. At this time the current area is dark save for street lights on the southern side of Goldhanger Road and the impact of the lights on the existing rural area will be significant. The columns themselves would be metal poles, which are considered to appear incongruous in this flat open landscape.
- 5.6.8 The design of the spectator stands, which are typical of lower league football ground spectator stands, raise no objections. Whilst it is correct that the stand may be the subject of extension should the Club grow this would be the subject of separate planning submissions.
- 5.6.9 The proposal would urbanise an existing rural location considerably and alter its defined landscape character demonstrably given its isolated location away from the existing development boundary for Heybridge. It is concluded that the development would be significantly and demonstrably intrude into the rural landscape to its considerable detriment and contrary to adopted National and Local Planning policies. There is screening proposed but this is considered insufficient due to the extensive views of the site in this flat open landscape and the time in which this landscape would take to mature would be significant. The impact would be further exacerbated through the use of floodlight columns which would illuminate and result in a glow in the sky in an area where there is no existing external lighting. The proposed use of the site during match days and through training sessions would further add to the

change in character of the site causing noise through use of the pitch, club house, and traffic visiting the site.

5.7 Design and Landscaping

- 5.7.1 The creating of a football ground with associated infrastructure, fencing, parking courts, stands and floodlighting columns will have a significant impact on this flat coastal area permanently and dramatically affecting its character. This will also be compromised by the club house building in the centre of the site which does not resemble a more traditional barn building but is a poorly designed and planned for building which is proposed to use modern facing materials to the clear detriment of the location and the landscape in which it would sit.
- 5.7.2 Landscaping is considered through Section 11 – Conserving and Enhancing the Natural Environment of the NPPF; RLP policy BE1 and LDP policy D1.
- 5.7.3 From the layout plans the existing hedgerow and trees around the boundary would be retained but the proposal would result in the loss of a hedgerow which currently provides a field boundary and runs through the site in a north to south direction. The proposal would involve new landscape planting throughout the site as well as enhancing existing landscaped boundaries. However, generally the scheme has a cramped appearance especially along the northern and eastern boundaries, landscaping along the Goldhanger Road would be lost.
- 5.7.4 In consultation the Tree Officer identifies that the scheme will result in an additional loss of trees and other vegetation, further back into the site, in the creation of the attenuation pond designed to take surface water from the road. If planted sympathetically, the attenuation pond and surrounding ground would eventually make a visual contribution to the appearance of the roadside, albeit different in character to the existing appearance of the land. The pond and surrounding vegetation may be vulnerable to the effects of pollution, however, appropriate plants may help with maintaining a healthy balance.
- 5.7.5 There is always a risk that the changes in the way water moves through the land along the frontage of the site will affect remaining mature trees through changes in water availability. The effects of these types of change are often delayed, but any changes in the trees environment may lead to long term deterioration and eventual loss of stature, if not total loss of the tree.
- 5.7.6 There are a number of trees that will be affected by the proposal, mostly Oak. A large number of these form part of the hedgerow network around the area. There is a proposal to plant a landscaped / tree barrier to the rear of Saltcote Hall and this may eventually serve to provide a screen once the plants mature, however, it will not replace the benefits of the continuous network of vegetation that is proposed to be interrupted by the removal a substantial section of hedgerow and trees. The new landscaped belt is likely to be more effective in screening the view of the property from the site, than screening the property from the effects of the site. This will result in impact on the adjacent dwelling and the business uses which operate from it.
- 5.7.7 A detailed Soft Landscape plan and management details would be required by condition to ensure this landscaped area provides a beneficial effect.

- 5.7.8 The original Tree survey and Arboricultural Impact Assessment (AIA) that has been submitted was not considered suitable for this application. It appears to cover both this site and the existing Swifts Football Ground. It is not clear how much of the report deals with the site in question and how much of it refers to issues on the existing Swifts site. In addition to the report not being site-specific, the required information may not have been available to the author, for example the AIA identifies trees for retention and protection to the front of the site, in the position identified for the attenuation pond.
- 5.7.9 In addition, there are elements that have not been addressed in the report / plan. There is mention of what may be the creation of a substantial land drainage ditch, which in some parts may involve ditch re-profiling. The plans are not clear enough to be sure, however this could affect many of the trees that were assumed to be safe from effects of development.
- 5.7.10 On balance it is considered likely to result in the loss of many trees and hedgerows to the detriment of the site and its setting in this rural location within a Coastal Protection Zone.
- 5.7.11 With regard to landscaping, it was advised in pre-application meetings, that the Council would be looking for substantial tree planting and the information provided does not meet that requirement.
- 5.7.12 An amended and site specific arboricultural statement has been received and the Tree Officer re-consulted. The report provides the same preliminary level of information as before, but relating to the site subject of this application only. This is helpful in so far as it clarifies and separates the two sites.
- 5.7.13 The report does not address potential issues relating to the points previously raised in relation to the mention on plans of a diverted ditch which appears to be substantial although we do not appear to have detail of the construction, route and extent of the ditch. If this is likely to impact negatively on the trees and hedgerow and hence it is considered unacceptable.
- 5.7.14 The report contains no details of what appears to be an attenuation pond and hence it is unclear as to what is proposed, how it would be constructed, what the impact on the adjacent trees would be, themselves necessary for screening the development from Goldhanger Road, and how the proposed planting would be dealt with. The report shows tree protection to the front of the site, but not to trees / hedges on other boundaries. This is where the method statement would address any conflict, but this is not provided.
- 5.7.15 There are a couple of anomalies between plans supplied by the agent and those which accompany the arboricultural report. The large tree shown on some of the plans submitted, between the site and the west boundary of Saltcote Hall is not on the arb report. However, it also appears that a number of trees in the hedgerow on this boundary may not have been detailed in the report.
- 5.7.16 It is therefore concluded that the arboricultural consultant has not correctly assessed all matters relating to trees and hedgerows on and off site, and addressed issues where they may be affected by the proposed development.

5.8 Landscape and Visual Impact

- 5.8.1 LDP policies N2, D1 and RLP policies CC6 (Landscape Protection) and CC11 (Coastal Zone) are all relevant along with sections 7 and 11 of the NPPF. In terms of the 2006 Maldon Landscape Character Assessment the site falls within 'D2 – Maldon Drained Estuarine Marsh' and this provides the baseline landscape character for this area. The key characteristics identify this area as a drained coastal marsh landscape now isolated from tidal influences, hedgerows, isolated farmsteads and the urban / suburban influence of Maldon on eastern edges of the character area. This character area has a high sensitivity to change. Indeed Policy CC11 states that only uses which are associated with requiring a coastal location are permitted here unless there is an overriding need with every effort being used to identify other land. Uses cannot affect the open and rural character of the site and have minimal impact on the views into and out of the area.
- 5.8.2 The site current comprises a flat agricultural field with field boundary hedging. The new football ground would be located in an area where there is more openness and this would therefore have more impact upon the landscape. The proposed removal of the existing vegetation to the southern boundary for the formation of the access road would visually expose the site from Goldhanger Road making it more noticeable visually. Whilst it is recognised that the new football ground has been designed to be a low rise development with the two storey club house, the proposed floodlights at 15m high would be visible from outside the site and would have a significant impact along with the development upon the rural landscape in this location.
- 5.8.3 The impact of the overall development has been assessed through a Landscape and Visual Impact Assessment (LVIA) submitted with the application. This assesses the impact of the development through appraisal of the 'sensitivity' of landscape and visual receptors and the 'magnitude' of change leading to a 'significance of impact' assessment.
- 5.8.4 Although the LVIA identifies that it follows the guidelines and assessment criteria set out in the 'Guidelines for Landscape and Visual Impact Assessment', the initial approach to the LVIA, the conclusions drawn from it and the way the findings were presented were judged by the Countryside and Coast Officer not to be sufficient for a conclusion on impact to be made. Changes to the approach were requested from the applicant and the LVIA amended and added to since the original submission.
- 5.8.5 The LVIA recognises that the 'Landscape Baseline' comprises of a landform that is flat drained coastal marshland, used for arable farming with hedgerow field boundaries, there are also trees in the site. The 'Visual Baseline' explains that there are open views from the west as the site boundary cuts through half the existing field with views from Drapers Chase experiencing a level of landscaped screening. Currently views from the south are restricted but this would change through the development by providing a vehicle access and removing some of the semi-woodland / hedgerow areas along the southern site boundary. There are views of the site from the private land of Saltcote Hall. There are partial views from the south from St George's Close, the Blackwater Sailing Club and the footpath along the sea wall.
- 5.8.6 In terms of the landscape impact the LVIA judges the impact to be a 'minor adverse impact' from the 'significance of impact' assessment table with this impact being for

a short term impact relying on new and additional planting to reach a 'no impact' assessment for the medium to long term.

- 5.8.7 In terms of the visual impact a number of locations have been considered through the LVIA. The LVIA considers that the most affected views would be from the upper floors of Saltcote Hall, a private residence, north across the site would experience a 'magnitude' of change falling within the 'medium' 'significance of impact' assessment falling to 'low' after the planting for the landscape bund and within the site has developed with the residual impact to be 'moderate adverse' in the short term and 'minor adverse' in the medium to long term. The same views, in terms of the floodlighting impact, would experience a 'magnitude' of change falling within the 'medium' 'significance of impact' assessment falling to 'negligible' after the planting for the landscape bund and within the site has developed with the residual impact to be 'substantial adverse' in the short term and 'minor adverse' in the medium to long term. The LVIA as amended has considered the visual impact from other locations such as the footpath network, other residential properties, from higher ground to be limited, although the Planning Statement does confirm the floodlighting columns will be visible from longer distance views.
- 5.8.8 The Countryside and Coast Officer judges the impacts from several of the key viewpoints to be more significant than identified in the LVIA due to the effect of the floodlighting, including the unlit columns, night-time views and over optimistic tree growth rates.
- 5.8.9 In relation to views from the sea wall to Saltcote Hall, with the football development sitting behind this property, the assumption is made that the new woodland planting will screen the 15m floodlights. However, the Countryside and Coast Officer judges it is likely to be at least ten years before the fastest growing appropriate native trees (such as alder or birch) reach 10-15m in height, slower growing species such as oak will take longer still. Many understorey species (hawthorn, cherry) will struggle to get beyond 10m in height in mixed woodland conditions. It is reasonable to conclude that there is a medium term (10 - 15 year) significant impact remaining therefore, on both the setting of Saltcote Hall and users of the sea wall and estuary. These comments do not take account of any night-time impacts for which appropriate visualisation data has not been provided.
- 5.8.10 The night time time visualisations that have been submitted are taken from within the site and not from the viewpoint of a sensitive receptor so are judged by the Countryside and Coast Officer to be of limited use in visual impact assessment. They show the trees in full leaf which is not the most likely scenario for when the floodlighting will have the most impact which will be in the winter months between late October when the clocks change and mid-March. This is the time when the trees will not be in leaf or will only be in partial leaf and arguably the peak season for playing football. The applicants have said that to make maximum use of the site, increasing income needed for the upkeep of the pitch, which is considerable, the site will use its floodlights up until 10pm on weekdays. Restricting hours would seriously decrease revenue and have an impact on the continued viability of the Club to its potential severe future detriment.

- 5.8.11 In addition the site is on land that is Grade 2 and therefore classified as being of the ' Best and Most Versatile Land'. NPPF para 112 states that '...local planning authorities should seek to use areas of poorer quality land...' for development.

5.9 External Lighting

- 5.9.1 Specifically LDP policy D2, RLP policy BE8 and NPPF paragraph 125 are all applicable. The application includes details of the floodlighting identifying that floodlights would be provided along both football pitch sidelines for the 3G pitch stadium with four floodlights on each side, a total of eight. The floodlight columns would be 15m high and would provide a maximum luminance level of 2,000 luminaries. Compared to the floodlights at the existing ground the proposed floodlights are modern and aimed at focusing the light on the pitch and limiting light spillage so would be more appropriate installations when compared to the existing floodlighting at the current ground.
- 5.9.2 Environmental Health recognise that design and projected spillage calculations for the proposed floodlighting have been provided and note that light spillage off site will be significantly below the standards in the guidance documents produced by the Institution of Lighting Professionals. The proposed lighting layout shall be required as shown in the lighting assessment and maintained in that form thereafter. If necessary Environmental Health recommends a condition should be imposed to ensure that an alternative lighting arrangement would need to be agreed through condition.
- 5.9.3 The 'Planning Statement' explains that the floodlights will only be switched on when the site is being used and would be used less outside of the football season. The football club would accept a planning condition requiring the floodlights to be switched off at 10pm. Environmental Health does not object to the floodlighting but the lighting impact upon the landscape and ecology are matters separate to the Environmental Health considerations and the impact upon these two material considerations is stated in this report.
- 5.9.4 Schematic images showing the floodlights are provided, as well as lighting level lux drawings to show that the light will not effectively spill out from the site, but this is considered to tell only half of the story. Even if the lights are angled correctly they will be visible, creating a distinct glow in this current dark rural location. There are other examples of 3G pitches in the local area and these are visible from a considerable distance. Light from floodlights on poles simply does not disappear, they will be present up until 10pm and have a significant detrimental impact in the local area.

5.10 Noise

- 5.10.1 LDP policy D2, RLP policy BE1, NPPF paragraphs 120 to 125 and Planning Policy Guidance (PPG) are all applicable here.
- 5.10.2 The proposed development would introduce a number of different noise sources into this existing rural location. Similar levels of noise from the existing site would be relocated to this location. An 'Environmental Noise Report' has been submitted which identifies that the current site's noise impact occurs as a result of the following;

- match day pitch and spectator activity (including public address system);
- training pitch activity;
- bar activity;
- car parking;
- road traffic;
- mechanical services plant.

- 5.10.3 The report identifies that match day noise is within the World Health Organisation (WHO) guideline values and the training activity would be below the existing noise levels during periods when training may take place. Noise from the club house functions can be subject to a condition requiring amplified noise to be controlled and mechanical plant / services can be agreed through condition.
- 5.10.4 Noise surveys were undertaken on 27 and 28 march 2015 at three locations around the application site which including one at Saltcote Hall Farmhouse, which is the nearest neighbouring dwelling.
- 5.10.5 All the existing ground noise levels from match activity were undertaken at a match on 28 March 2015 when Heybridge Swifts played Needham Market and where the attendance was 200 people. This is higher than the typical attendance.
- 5.10.6 Noise from the proposed stadium activity would be from pitch activity, car parking, traffic and the public address system. Noise would also be generated by the club facilities, hired out as function space. The nearest properties would be Saltcote Hall 130m to the south east of the main pitch and this would be screened by a landscaped area around the south east of the site. The 'Environmental Noise Report' states that this would reduce the noise impact by 10dB. The properties along Drapers Chase are 200m away. Reference is made in the 'Environmental Noise Report' to the inclusion of 1.8m close boarded fence around the stadium. The predicated average noise level upon Saltcote Hall and Drapers Chase properties would be 52dB from stadium noise when matches are being played during a Saturday afternoon or a Tuesday evening and this would peak between 56 - 61dB when a goal is scored, so for a short time period which would meet the WHO guidelines for sleep disturbance.
- 5.10.7 Noise from the car parking facility is estimated to be lower in comparison to the football stadium noise at 37dB for Saltcote Hall and 40dB for Drapers Chase properties which would meet the WHO guidelines. Noise from traffic in terms of service vehicles on the access road would be 41dB for Saltcote Hall and 31dB for Drapers Chase which would meet the WHO guidelines. Details of the public address system would need to be agreed through conditions as the proposed system that would be used is not currently known.
- 5.10.8 Noise from the 3G pitch would be generated by training activities which would place during the day and into the evenings. Saltcote Hall would be subject to an average predicted noise level of 37dB and a maximum noise level of 47dB which would meet the WHO guidelines.
- 5.10.9 Noise from the match day bar should achieve a target of 36dB outside of Saltcote Hall and noise mechanical plant can be controlled through planning condition once the intended plant equipment details are known.

- 5.10.10 The applicant proposes to open the function room / club house until midnight Monday to Saturday (dependant on whether there is a function. Due to the location of the site and lack of connectivity by any mode of transport other than the car a use until this time will require traffic to leave the site very late at night if functions take place.
- 5.10.11 Environmental Health has reviewed the 'Environmental Noise Report' and raise a number of points which need addressing. Details of the proposed fencing and bund details need to be agreed prior to the commencement of the development along with another condition requiring details of the public address system. In terms of the club house bar finishing at 23:00 hour the objective should be not to exceed background noise levels. Saturday evening background is reported as being between 31 to 35dB at Saltcote Hall and 32 - 39 dB at Drapers chase but it is unknown how representative the noise levels were in the absence of detailed descriptions of the survey data and weather conditions during measurement on different days. There is very little information on the full assumptions given for the sound attenuation of the building and it is assumed that the 40dB attributed is based on a modern building with doors and windows closed. The report recommends that a detailed construction and acoustic performance of the building be submitted to and agreed by way of condition.
- 5.10.12 However the impact of noise should be looked at not only in relation to the measurements as provided in any submitted noise report, but in the impact in this very quiet coastal rural location where the only main source of sound at this time is from Goldhanger Road, and the impact any noise will have on amenity. This is setting a harder test. Consultation responses show the real level of concern from adjacent residences, and the potential impact any change will have on their enjoyed amenity. Allowing this development will change this quiet rural area completely and whilst not necessarily cause nuisance, will be audible. Football grounds can be noisy spaces whether spectators are involved or not, and the activities on site will be audible to some degree and be invasive on enjoyed residential amenity.
- 5.10.13 Both the adjacent Saltcote Hall and Chigborough Lakes depend on their quiet rural locations to carry out their successful business operations. Any additional light or noise source here could be injurious to each business and the Council has received confirmation from the vet associated with the Saltcote Hall business that introducing any noise would severely compromise its retention, and the owners of Chigborough Lakes consider this development, which will stand very close to an area use for night fishing, will seriously compromise it. This opinion is considered to be founded in fact.
- 5.10.14 The Council is charged with preserving and enhancing rural businesses. Whilst it is correct that jobs would be created were this development be approved, there is a real threat that existing business operations would be prejudiced as a result. The use and its associated noise and lights would alter this quiet dark rural location to the detriment of the enjoyment of this quiet rural area.

5.11 Effect upon Neighbouring Properties/Residential Amenity

- 5.11.1 LDP policy D1 along with RLP policy BE1 considers residential amenity.

- 5.11.2 This planning application has been subject of a high level of public interest with an excess of 1,000 representations received to the application with over 950 objections received including those from properties which border or are within close proximity of the site.
- 5.11.3 It is also correct to point out that the development has had support in the form of numerous letters.
- 5.11.4 As has been set out the nearest neighbouring property Saltcote Hall borders the site. There is a farmhouse, a number of farm buildings and the land is used for residential purposes, as a caravan site and for the grazing and keeping / breeding of horses. The neighbour has objected to the application. By siting the football pitches towards the north of the site, positioning the car park towards the western site boundary and by proposing a landscape area for sound / visual attenuation reasons closest to the nearest part of this neighbouring site it is recognised that the applicant has considered the impact upon this property in seeking to minimise the impact of the development. However notwithstanding this it is considered that the occupiers of Saltcote Hall would experience a significant change in land use and activity in comparison to the existing situation whereby their property currently borders quiet open and flat agricultural fields. The dwellinghouse of Saltcote Hall is located more than 30m from the boundary of the site with a usable side garden and buildings in between. The western elevation of this property has openings to habitable rooms onto this side garden. From Saltcote Hall the closest point of the car park would be 82m, the youth football pitch would be 125m to the north within existing farm buildings in between and the football stadium / club house would be 130m to the north with a landscape bund in between. All these features would help visually screen the impact of the proposal upon the residential amenities of the occupiers of Saltcote Hall. The farm buildings are not protected in the same way as a residential dwelling in planning terms but they are being used for stables for the keeping / breeding of a rare breed of horses, and they have provided evidence that additional noise would have a significant impact upon the keeping and breeding of horses to the detriment of the sites use at this time. The use of the caravan site towards the north and western part of the Saltcote Hall would be affected when the site is being used but with this area being sited closest the landscaped area it would be screened and sound attenuated. The occupiers of Saltcote Hall would be subject to a significant change and it is concluded, on balance that this would have a detrimental impact on their enjoyed amenity.
- 5.11.5 Drapers Chase includes residential properties that are 200m west of the site whose outlook towards the fields is currently screened by landscaping so the visual impact from those properties would not significantly alter.
- 5.11.6 The area to the north and east of the site is known as Chigborough Lakes comprises of a number of lakes, woodland areas and fields. The nearest residential property in this area is approximately 550m away and therefore would not be affected.
- 5.11.7 There are a number of properties located along the southern side of Goldhanger Road and these would be nearest to the proposed vehicle access and would experience an increase in traffic movements when the site is in use. The submitted Transport Assessment sets the worst case scenario at 45 car trips per hour (which equates to 90 vehicle movements. The Highways Authority has commented on this use and raised no objection from a technical point of view. Nevertheless such vehicle movements,

adjacent and to the rear of Saltcote Hall would cause disturbance to the local rural area where no vehicles visit the site at this time.

5.12 Access, Highway Network, Highway Safety and Parking

- 5.12.1 RLP policies T2, T6, T7, T8, LDP policies T1 and T2 and Section 4 of the NPPF are relevant. The Maldon Vehicle Parking Standards (VPS) forms supplementary planning guidance.
- 5.12.2 Access to the site would be provided via a new 'T' junction onto Goldhanger Road. This would include highway works widening Goldhanger Road to create a right hand turn lane for access to the site from the westbound carriageway and also a right hand turn lane to access Heybridge Basin via the 'T' junction with Basin Road on the eastbound carriageway. In between the turning lanes in the centre of the carriageway a pedestrian refuge island would be created allowing for a crossing point that would lead to a pedestrian footway along the eastern side of the proposed access road into the site. The access road would be a straight road 5.5m wide by 195m long constructed at a right angle to the highway and would include a 2m wide footway along the eastern side of the road. A 'T' junction would be created to access the road on the eastern side of the access road.
- 5.12.3 The Highways Authority has been consulted and raises no specific objections to the development as proposed. Given that the application has been with the Council for some time and it has been said that traffic has increased they comment that even with this, and the increases which are anticipated through planned housing growth, their conclusion is that this will not cause any significant volume increase on the highway network and generally outside peak hours. Re-assessment of this minor impact is not considered necessary.
- 5.12.4 Questions have been asked over the intentions for the access road north beyond its current termination point as this road appears to have been designed for future access arrangements. However this, and stated concerns that the land to the west have been reserved for potential future development are not part of this submission and all future planning proposals should be considered on their own merits.
- 5.12.5 In terms of access, access from the existing settlement of Heybridge can be achieved by a variety of vehicle means including private vehicle usage, cycling and use of public transport as there are bus stops within Goldhanger Road and Basin Road which serve the existing area but are irregular services operating every two hours. The bus services provide links to Maldon, Tollesbury, Chelmsford, Boreham and Hatfield Peveral as well as stops along the routes within the District. However, the bus services do not run late into the evening for any evening football matches or training uses which will take place until 10pm and are infrequent. The site can also be accessed by walking as there is a public footway along Goldhanger Road into Heybridge village centre which is approximately 1.3km from the site's southern boundary. Heybridge village centre provides a range of facilities, services and community uses. A Framework Travel Plan has been submitted in support of the application which seeks to reduce car journeys and promote sustainable forms of transport.

- 5.12.6 In terms impact upon the highway network, the proposed development would give rise to an increase in activity in the area from the existing situation but this level activity would represent a shift of the existing activity associated with the existing ground to this location. Activity would result from all forms of transport. The Transport Assessment submitted with the application had modelled trip generation taking into account the existing situation with the average attendance of 118 spectators, the ground at capacity and future promotion through the non-leagues and the increased attendance rate due to larger non-league football teams visiting. Goldhanger Road would experience the greatest impact in percentage terms of a 47% increase in traffic during the weekday match day peak hour and a 25% increase during the weekend match day peak hour. There would also be implications upon nearby road traffic junctions at the site access / Basin Road / Goldhanger Road junction, the Colchester Road / Goldhanger Road mini roundabout and the Colchester Road / Scraley Road priority junction. The Transport Assessment has undertaken the worst case scenarios and although there would be impact from the development the impact would be similar to the existing football club's site but shifted to this location. The Transport Assessment identifies that the impact can be accommodated within the highway network within the highway and junction capacities.
- 5.12.7 The car parking provision would be for 105 parking spaces in total, with 17 designated as "overspill" spaces. The layout plan shows that this would be formed in the form of one parking area located to east of the access road and close to the 'T' junction into the site, and be formed of a type 1 crushed granite / limestone surface. An overspill area would also be created directly to the west of this car park and the overspill car park would provide 17 car parking spaces over a grass-crete surface. A total of six further car parking spaces would be provided south of the club house building over a crushed limestone surface finish for disabled use. A total of four coach parking spaces would be provided south of the stadium over a tarmac surface finish. A further six spaces are shown north of the site access.
- 5.12.8 The car parking levels are assessed against the Maldon Vehicle Parking Standard, which has specific standards for stadia use, although this development includes more than just a stadia use. The stadia car parking standard requires one space per 15 seats and is therefore difficult to use for this development as only 250 seats would be provided within the stadium as the majority of the proposed capacity would be for standing purposes. In addition to this the club training pitches and club house uses would fall within a number of different Use Classes therefore there is no one car parking standard to be applied to this development. On this basis a comparison is made to the existing ground which in comparison terms would have a similar capacity and also includes existing training pitches. At this time the current Swifts site has a car park but spaces are not delineated in any form. It has not been shown that parking at this time causes highway disturbance and it is reasonable to conclude that the spaces as proposed are in excess of those at the current site. It is considered that the level of car parking provision is acceptable for the proposal.
- 5.12.9 There are no details regarding cycle parking which will need to be provided with this development. Similarly to the above there is no standard to be used for assessing cycle parking provision and cycle parking provision is needed with this development to promote and encourage sustainable forms of transport. The existing ground has no dedicated cycle provision. Any cycle parking should meet adopted standards for a use

of this type and amount to one per 10 square metres of built space. This can be accommodated in covered areas and assured by planning condition.

- 5.12.10 Where the location is lacking is the availability of choice to access the site. These are primarily reliant on the motor vehicle. Given the developments proximity outside the defined residential boundary of Heybridge, the poor connections in terms of footpaths, infrequency of bus services particularly into the evening when the development will be used especially by children and youths, and unattractive connections for cyclists, the development I considered contrary to paragraph 61 of the NPPF and; Policy BE1 of the Adopted Maldon District Local Plan, and Policy S1 of the Local Development Plan.

5.13 Flood Risk and Surface Water Drainage

- 5.13.1 LDP policy D5 provides local drainage considerations and encourages the use of Sustainable urban Drainage Systems (SuDS) and flood response plans, LDP policy D2 seeks to minimise pollution prevention along with section 10 of the NPPF and the guidance contained within the PPG.
- 5.13.2 The site is located within a highest risk flood zone (flood zone 3a) as identified on the Environment Agency flood maps. This means that the site is subject to a high probability of flooding and the PPG provides guidance on flood risk and vulnerability. The proposal would involve uses falling within the 'less vulnerable' use where development is 'appropriate' for this flood zone. There is no requirement to apply the Exception Test but the Sequential Test is applicable. The Environment Agency raises no objections as the proposal is a 'less vulnerable' use for Flood Zone 3.
- 5.13.3 The Sequential Test aims to allow development on land that is at no or little risk of flooding in preference to area at higher risk. Sites within flood zone 1 and those allocated in Development Plan should not be subject of sequential testing. However, as this site falls in a high risk flood zone (flood zone 3a) and is not allocated for development so it needs to be sequentially tested. The existing football ground in Scraley Road is allocated in the LDP for a residential development but the LDP does not allocate a new site for the football club to relocate to. Therefore in terms of the current and submitted future Development Plan for the area there are no available sites allocated for this development. The Planning Statement explains the recent history of attempts by the football club to locate to other sites in the area. As the football club is part of the community it needs to be retained in or around the Heybridge area. This reduces the number of potential sites in the area and it also needs to be noted that large parts of the Heybridge area within and outside of the village envelope are located in flood zone 3. Therefore the Sequential Test would need to focus on this area rather than a District wide consideration.
- 5.13.4 The applicants indicate that there are no other available sites within the Heybridge area that are available for this scale of development either allocated in the Development Plan or unallocated. The PPG advises local planning authorities to take a pragmatic approach to applying the Sequential Test taking into account particular circumstances in any given case. The other alternative sites the Club has identified have been within the same food zone.

- 5.13.5 The 'Flood Risk Assessment' (FRA) identifies that the highest part of the site is 5.1m AOD in the north east corner of the site dropping to 2.7m AOD to the west of Saltcote Hall. The site currently drains by infiltration via sandy drift deposits but also through overland flow during periods of heavy rain which discharges to the ditch running through the centre of the site and this ditch drains overland flow from Chigborough Mere, which is the lake to the north of the site, through the site into the ditch adjacent to the southern site boundary.
- 5.13.6 The FRA identifies that site would be most susceptible to tidal flooding but Heybridge Basin and the surrounding area is protected from tidal flooding by the existing sea defences which have a 1 in 200 year standard of protection. There is existing development located much closer to the sea wall than this site. The FRA has considered an overtopping and a breach analysis. If the sea defences were overtopped then the lowest part of the site could flood to a depth of 2.36m based on a 1 in 200 year event taking into account climate change. For the breach analysis half of the site is above the current 1 in 200 year breach level but if a breach were to occur the southernmost part of the site would flood up to a depth of 3m over a 15 hour period. There are many other properties that would be 'more vulnerable' and affected first. Through flood warning measures the site would be evacuated if a breach scenario were to occur. This site and its intended use is 'less vulnerable' in flood classification terms. Accurate weather and tidal systems can predict such events in advance of their occurrence. A flood evacuation plan is included in the FRA.
- 5.13.7 The site is also at risk of fluvial flooding from Sprickets Brook but the level of flooding would not be as significant as tidal flooding. The FRA explains that there would be no concerns from other types of flooding including surface water, ground water, sewer and reservoir flooding.
- 5.13.8 The FRA states that surface water discharges up to the 1 in 100 year event with an allowance for 30% climate change but through the 'Surface and Foul Water Drainage Strategy' the use of SUDS features would allow for infiltration and attenuation to replicate the existing greenfield run off rate. The surface water strategy demonstrates that around the existing building permeable paving would be used, the proposed car park would include a filter drain system and an attenuation basin would be created. The existing ditch would be realigned to run around the eastern perimeter of the site around the buildings and football pitches. The Essex County Council (ECC) Flood and Water Management team raise no objections to the application subject to conditions requiring details to be agreed including a detailed surface water scheme and the future management and maintenance of the SUDS.
- 5.13.9 There have been issues raised by consultants particularly with regard to flooding which occurs in Goldhanger Road at the junction with the Heybridge Basin road which sits in a slight dip; however it is considered that the SUDS system would mitigate against this future impact.
- 5.13.10 In addition to the proposed surface water management approach other mitigation measures are detailed in the FRA which includes provision of safe refuge at first floor level of the club house building, use of flood resilient materials and the adoption of a flood evacuation plan. The Emergency Planner considers the flood water evacuation satisfactory for the site.

5.14 Foul Drainage and Water Supply

- 5.14.1 LDP policy D5 provides local drainage considerations, LDP policy D2 seeks to minimise pollution prevention along with section 10 of the NPPF and the guidance contained within the PPG.
- 5.14.2 There is currently no foul drainage infrastructure on site and no public foul sewer in Goldhanger Road but there is a combined sewer adjacent to the southern site boundary. The 'Surface and Foul Water Drainage Strategy' explains that foul water would drain to the existing combined sewer adjacent to the southern boundary. Anglian Water state that the sewerage system has available capacity for the foul and wastewater flows.
- 5.14.3 In terms of water supply, Essex and Suffolk water has no objections to the application.

5.15 Impact upon Heritage Assets

- 5.15.1 RLP policies BE13, BE16, BE18, LDP policy D3 and Section 12 of the NPPF are all relevant considerations.
- 5.15.2 The nearest listed building is the cottage at Drapers Farmhouse approximately 235m from the site and the nearest Conservation Area is the Heybridge Conservation Area at approximately 750m from the site. The Conservation Officer advises that neither of heritage assets would be adversely affected by the proposed development.
- 5.15.3 With regard archaeology, the 'Archaeology Desk Based Assessment' identifies the potential for Neolithic, Bronze Age, Iron Age and Roman, Anglo-Saxon and early Medieval findings on site. The Conservation Officer recommends planning conditions regarding an Archaeological Assessment and an Archaeological Fieldwork Programme to be submitted, approved and implemented.

5.16 Biodiversity and Ecology

- 5.16.1 LDP policy N2, RLP policy CC5 and NPPF section 11 are all relevant considerations.
- 5.16.2 The application site is within close proximity to the Blackwater Estuary Special Protection Area (SPA), Ramsar site, Special Area of Conservation (SAC), and also at a national level is the Blackwater Estuary Site of Special Scientific Interest (SSSI). These areas are approximately 200m to the south east of the site. Natural England considers that the proposal 'is not likely to have a significant effect' on these areas.
- 5.16.3 The application includes a Phase 1 Habitat Survey and Phase 2 Ecological Survey and Assessment. These show that consideration has been given to the impact of the development upon bats, badgers, reptiles, hedgerows, breeding and wintering birds.
- 5.16.4 For bats the 'Phase 2 Ecological Survey and Assessment' shows there were three species present during activity surveys but there were no evidence of bats roosting in the study area (site). The bat activity therefore is based on foraging and commuting of bats from the woodland edge and hedgerows. The field boundaries of hedgerows and woodland offer habitat for bats and one of these hedgerows runs through the site

in a north / south direction and would be removed through the proposal. The 'Phase 2 Ecological Survey and Assessment' considered to be of 'local' value to foraging and commuting bats. In terms of mitigation the 'Phase 2 Ecological Survey and Assessment' makes a number of recommendations which are listed as follows. There are three trees in the site which have the potential for future roosting and the 'Phase 2 Ecological Survey and Assessment' advises against lighting in this area along the eastern boundary. The 'Phase 2 Ecological Survey and Assessment' recommends further surveys prior to works commencing and number of mitigation measures. The existing hedgerow between the two fields would be removed and a compensatory planting along the western boundary. Other bat mitigation includes a lighting strategy to retain the dark corridors along the north and eastern boundaries and the 'ball catch netting system' that needs to be rolled away at night. Enhancements are stated in the 'Phase 2 Ecological Survey and Assessment' for potential roosting places for bats in the grassed areas to the south of the site through the hedgerow buffer.

- 5.16.5 Concerns are raised over the impact of the development upon bats with regard to lighting in the area, and ball catch nets behind the goals which would be erected when the site is in use, and the impact this would have upon bat activity. The proposed lighting along the eastern and western boundaries raises concerns in terms of the foraging and commuting routes. There appears no room within the site to accommodate a new planted hedgerow along the western boundary as the 'Phase 2 Ecological Survey and Assessment' recommends. It would also be impossible to enforce a planning condition requiring the 'ball catch netting system' to be 'rolled away' at night.
- 5.16.6 The developers have asked to confirm whether identified bat activity, and the presence of lights close to netting, will have a detrimental impact on bat species. The lights would be operational after and during dusk, identified as the key time for bat activity, then the ball catch nets would be in situ.
- 5.16.7 For badgers the 'Phase 2 Ecological Survey and Assessment' explains that foraging fields signs were found along the north, south and east site boundary areas and this represents low to moderate level. A number of old badger setts were found mainly in the woodland areas outside the site area apart from one within the site in the existing woodland area to the south. The 'Phase 2 Ecological Survey and Assessment' considers that three setts could be partially or well used by badgers. In terms of mitigation monitoring would take place and fencing would be erected around the site which would prevent badgers entering into the site and the development would reduce the amount of foraging areas. It is stated that planting along the western boundary would retain connectivity between the north and south of the site as an ecological corridor but the plans do not show any such planting so there would be no ecological corridor along the western edge of the site. For the badger sets a 20m exclusion zone would be created and if any requirements to close the setts are required this would require a license from Natural England.
- 5.16.8 Biodiversity Action Plan (BAP) Mammals are the European hedgehog, brown hare and harvest mice but the 'Phase 2 Ecological Survey and Assessment' shows that there was no signs of activity but areas within the boundary areas of the site are suitable for hedgehogs and brown hares. The mitigation measures include retaining habitat where possible, thickening of hedgerow boundaries.

- 5.16.9 The reptile surveys undertaken through the 'Phase 2 Ecological Survey and Assessment' identified a small population of common lizards and grass snakes in the area and therefore hedgerow retention around the site would retain connectivity to the surrounding area. The 'Phase 2 Ecological Survey and Assessment' identifies enhancements through the creation of log piles and managed grass height areas which can increase reptile habitats.
- 5.16.10 The existing hedgerow which runs through the centre of the site in a north to south direction would be removed as a result of the development and it is recommended in the 'Phase 2 Ecological Survey and Assessment' that a replacement hedgerow would be planted along the western edge of the site to replace the ecological value lost but as explained above a replacement hedgerow along the western boundary is not proposed through this development.
- 5.16.11 For Birds the 'Phase 2 Ecological Survey and Assessment' recorded 42 species of bird during the survey work. From these 29 were considered to be within the breeding season and the remainder were species not considered to breed at the site but instead in the local area. From the 29 breeding birds ten have notable conservation status and are included on the Red and Amber lists of Birds of Conservation Concern, listed as England Biodiversity Species. The 'Phase 2 Ecological Survey and Assessment' considers that the loss of two fields is unlikely to lead to a loss of wintering birds. The breeding birds are associated with hedgerow and woodland habitats, and the proposal seeks to retain and enhance hedgerows where possible.
- 5.16.12 This is a matter of planning balance. Whilst the applicants and their ecologists clearly state that the development will not likely have an impact on protected species the character of the local area and the surrounding land will alter significantly, not simply by the installation of buildings, hard surfacing, lighting columns and nets. It is also correct that Essex Wildlife Trust has, in consultation, indicated that the development would have an adverse impact on declining priority species and habitats, will result in a reduction in biodiversity and habitat quality on the tranquility of the area. They are of the view that the development would compromise habitats and species of significant biodiversity value. This view is also shared by the Royal Society for the Protection of Birds (RSPB).
- 5.16.13 On balance and due to the character and nature of the development not only affecting the site but the surrounding area, the development is considered to adversely affect the ecological and biodiversity value of the local area in a way which cannot be mitigated by planning conditions. Hence the development is considered contrary to NPPF paragraphs 109, 110, 114, 117 and 118, as well as policies CC5 of the Adopted Replacement Local Plan and Policy N2 in the proposed LDP.

5.17 Refuse and Recycling

- 5.17.1 LDP policy D2, RLP policy PU2 and NPPF paragraphs 120 to 122 are all applicable. There are no details regarding the future refuse and recycling arrangements but a refuse collection point is shown on the layout plan adjacent to the 'T' junction access into the site.

5.18 Air Quality

- 5.18.1 LDP policy D2, RLP policy BE1, NPPF paragraph 124 and the PPG are all applicable. There is no information submitted regarding air quality and although the proposal is moving the football club from one location to another location this presents an opportunity for the inclusion of air quality mitigation measures such as electric vehicle charging points. Such air quality mitigation measures have been conditioned on other major planning applications in the area and are recommended by Environmental Health for this application.

5.19 Groundwork Surveys and Contamination

- 5.19.1 LDP policy D2, RLP policies BE1 and CON6, NPPF paragraphs 120 to 122 and the PPG are all applicable. The land is currently used for agricultural purposes and a 'Phase 1 Ground Condition (Land Contamination) Assessment' and a ground investigation report has been submitted in support of the application. The 'Phase 1 Ground Condition (Land Contamination) Assessment' demonstrates that this land has been used as farmland prior to Ordnance Survey mapping and is therefore unlikely to contain contaminated land. Overall the 'Phase 1 Ground Condition (Land Contamination) Assessment' identifies the 'environmental risks' to be 'very low' but recommends further ground investigation work which could be agreed through a planning condition. Environmental Health raise no objections but recommend a contaminated land condition should permission be granted

5.20 Construction Environmental Management Plan (CEMP)

- 5.20.1 LDP policy D2, RLP policies BE1, NPPF paragraphs 120 to 125 and PPG are all applicable.
- 5.20.2 A 'Site Waste Management Plan' has been submitted to demonstrate how waste would be managed by the developer during the lifetime of the project. However, there is need for a Construction Environmental Management Plan (CEMP) to be provided though a planning condition to demonstrate the mechanism for mitigating adverse environmental impacts and managing the construction of the development. The CEMP will include the need for a site waste management plan, materials management plan, pollution prevent plan, water management plan, traffic management plan and emergency response plan. The CEMP will form a planning condition requiring the information to be submitted prior to the commencement of development should the permission be granted.

5.21 Climate Change and Renewable Energy

- 5.21.1 LDP policies D1 and D2, RLP policy PU6 and NPPF paragraphs 95 to 99 are all applicable. The proposal represents the opportunity to include renewable energy installations such as solar / photovoltaic panels, wind turbines, ground and air source heat pumps, micro combined heat and power (CHP) and biomass boilers and can be conditioned.

5.22 Planning Obligations

5.22.1 For applying planning obligations The Community Infrastructure Levy Regulations 2010 Regulation 122 (also stated in paragraph 204 of the NPPF) need to meet the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development’.

5.22.2 The key issue here is that this development is enabled by the residential re-development of the existing Swifts site for residential purposes, this being proposed by application FUL/MAL/00154/16 also considered by this agenda. This should be likened to the provision of a new football ground, the provision of this football ground need not be counter linked to the current site. This is discussed in the report for this submission.

5.23 Environmental Impact Assessment

5.23.1 The proposed development falls within ‘Schedule 2’ of the Environmental Impact Assessment (EIA) Regulations as ‘EIA development’. A request for a Screening Opinion was validated by the Council on 13 January 2012. The authority is required to adopt a “Screening Opinion” under Regulation 7 to assess whether the effects of the development would be significant as to warrant the submission of an Environmental Impact Assessment. In this instance it was determined that the impact of the development would not warrant the submission of an Environmental Impact Assessment in a decision dated 6 February 2012.

5.24 Sustainability

5.24.1 Numerous LDP policies, RLP policies and paragraphs of the NPPF are relevant to this section and have been taken into account in consideration of the application.

5.24.2 Sustainability is a material consideration with the determination of this appeal and in terms of sustainability paragraph 14 of the NPPF applies the ‘presumption in favour of sustainable development’ and for decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

5.24.3 To assist with the assessment of sustainability it is necessary to assess whether the proposed development is ‘sustainable development’ with regard to the three dimensions to sustainable development as defined in paragraph 7 of the NPPF, which are the economic, social and environmental roles.

- 5.24.4 Economically the proposed development would bring employment opportunities in the construction sector for the duration of the construction phase of the development and for operation phase of the development once completed. The proposal would increase local expenditure from existing and visiting football supporters and other users to the site to the benefit of the local economy using existing and new local services and businesses.
- 5.24.5 Socially the proposal would continue to provide a local community football club and the youth and children's football clubs. This is beneficial to promoting healthy communities and for creating up to date modern sports pitches and facilities.
- 5.24.6 However this has to be balanced against the sites location and its reliance primarily on the motor vehicle for access as has been mentioned elsewhere in this report. The use will attract children and youth teams, connectivity with the exiting site is nonexistent and connections to the site other than by vehicles are considered poor.
- 5.24.7 Environmentally the sustainability of this development has to be questioned, not least of which is due to its impact on ecology and biodiversity.
- 5.24.8 Taking these considerations into account it is considered that the NPPF's 'presumption in favour of sustainable development' can apply to this development.

5.25 Planning Balance and Conclusion

- 5.25.1 This application has been assessed against the development plan policies from the RLP, the policies detailed in the submitted LDP which in accordance with paragraph 216 of the NPPF are afforded material weight, and the relevant section/paragraphs of the NPPF that are applicable.
- 5.25.2 The proposal would provide the following positive benefits:
- A new bespoke purpose built football ground with extended facilities for use by the wider community and associated benefits.
 - Provide an additional sporting facility which is considered by the applicant to be acceptable in the rural area.
 - Increasing employment opportunities.
 - Providing a club house.
 - Provide for new and enhanced planting.
 - Placing the use in an assessable location reduce the need to travel and provide for car parking in excess of that available onsite at this time.
- 5.25.3 The proposal would provide the following negative benefits:
- Alter significantly the rural tranquility of this existing site.
 - Cause damage to the rural landscape by reason of its use and associated floodlighting.
 - Have a detrimental impact on neighbouring amenity by reason of noise, traffic and light.
 - Have a detrimental impact on ecology and biodiversity.

- Have a detrimental impact on the landscape character and value of the defined Coastal Zone contrary to its wide open character, wildlife value and rural character of the area.

5.25.4 Overall and on balance the negative impact on the development is significant and demonstrably outweighs the considered benefits. The site is not considered acceptable for the use as proposed.

6. **ANY RELEVANT SITE HISTORY**

- **SOR/MAL/12/00038** - Request for a formal screening opinion on the possible requirement for an EIA under regulation 5(2) in relation to the proposed development of Heybridge Swifts Football Club (HSFC) – EIA not required 06.02.2012.

7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

7.1 **Representations received from Parish / Town Councils**

Name of Parish / Town Council	Comment	Officer Response
Heybridge Parish Council	Recommend refusal of the planning application. Area is subject of flooding, relocation of the stadium encroaches on existing uses, the development is contrary to local and national planning policies.	Noted, see the report.
Great Totham Parish Council	<p>The Council had commented on the original application on 4 April 2016 when it supported the application. The Council now withdraws this support.</p> <p>Since April the Council has become aware of a very high level of opposition to the development in the community. In listening to the public and hearing their concerns; and learning from the many environmental appraisals; and about the likely serious impact of the proposed development on its setting and surroundings the Council finds it necessary to realign its thoughts and views. Whilst the need for improved sporting facilities remains, the Council believes that the balance has shifted heavily against such a development in this location. Therefore it now objects to the development and recommends refusal.</p>	Noted.

7.2 Statutory Consultees and Other Organisations (summarised)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Highways Authority	From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority.	Noted see the report
SUDS	Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission.	Noted, see the report
Essex and Suffolk Water	No objection	Noted
Essex Police	No objection	Noted
Essex Bat Group	No response received	
Essex Wildlife Trust	The proposal will have adverse impacts on protected, rare and declining priority species and designated habitats. This will result in a reduction in biodiversity and habitat quality, and a loss of tranquility in the area. Consequently, we are of the opinion that this is an unacceptable location for development and we urge the local planning authority to refuse permission for this application.	Noted, see section in main report.
Natural England	<p>Statutory nature conservation sites - no objection.</p> <p>Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which the Blackwater Estuary (Mid Essex Coast Phase 4) Ramsar and SPA and the Essex Estuaries SAC have been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on these sites conservation objectives.¹</p> <p>In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or</p>	Noted. See man report.

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	<p>destroy the interest features for which the Blackwater Estuary SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.</p> <p><u>Protected species</u> We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.</p> <p>You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.</p> <p>The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.</p> <p>If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.</p>	

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	<p><u>Local sites</u> If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.</p> <p><u>Landscape enhancements</u> This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.</p>	
Environment Agency	No Objection.	Noted.
Anglian Water Services	No objection subject to detailed comments as to the provision of water services on site and connection to the same.	Noted.
Essex Fire and Rescue	It is considered necessary that an additional fire hydrant is installed within the curtilage of the proposed site.	This could be assured through a planning condition.

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Sport England	No objection providing the site is linked to ensure the development will be completed if the associated residential scheme replaces the existing ground	This comment is caveated that the development would not result in the loss of a sporting facility, with the introduction of a 3G pitch the facilities would improve in terms of usability. If the new ground were not to be provided by the enabling development there would be objection raised.
RSPB	<p>The RSPB currently objects to this proposal as insufficient information has been provided to allow the Council, as the competent authority¹, to assess whether there will be any likely significant effect on the Blackwater Estuary Special Protection Area (SPA)²/Ramsar site³.</p> <p>Nature conservation interest of the application site.</p> <p>It has been brought to our attention that fields within or immediately surrounding the development site are grazed by dark-bellied brent geese, which are a Qualifying Feature of the nearby SPA. We note that the applicant's winter bird survey consisted of a single visit on the 23 January 2015 and that there is a caveat within that report (paragraph 6.6) that these results should not be considered definitive.</p> <p>Dark-bellied brent geese will regularly use the same fields year after year and such areas should be considered as functionally-linked to the SPA. We recommend that further surveys are undertaken to gain a full understanding of the extent of field usage by these geese as without this information, the Council will not be able to make an informed decision in accordance with the</p>	Noted, see main report

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	<p>Habitat Regulations.</p> <p>1 in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended).</p> <p>2 Special Protection Areas are designated under Council Directive 2009/147/EC on the conservation of wild birds (the 'Birds Directive'). The Directive provides the framework for the conservation and management of, and human interactions with, wild birds in Europe. Annex 1 of the Directive lists vulnerable species for which the Special Protection Area can be designated. The Directive is transposed in to UK law by the Conservation of Species and Habitats Regulations 2010 (as amended) ('The Habitats Regulations').</p> <p>3 The Ramsar List of Wetlands of International Importance is a result of an inter-governmental treaty "The Convention on Wetlands of International Importance especially as Waterfowl Habitat" which was signed in the town of Ramsar, Iran, in 1971 ("The Ramsar Convention"). It was ratified into UK Law in 1976 and the UK Government is fully committed to implementation of the Convention.</p> <p>Should surveys confirm these fields are used, then alternative feeding areas should be provided to mitigate any impacts on this species.</p> <p>We would like to draw the Council's attention to paragraph 119 of the NPPF which states, "the presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directive is being considered, planned or determined.</p> <p>In summary, planning permission should not be granted until the relevant information is provided.</p>	

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex Bat Group	No response received.	

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Urban Design Officer	<p>When considered against the Key Planning and Land Management Issues identified on page 225 Landscape Character Assessment, Chris Blandford, 2006 the proposed development will impact on the proposal site by:</p> <ul style="list-style-type: none"> • Further loss and decline in hedgerows; • Pressure of increased traffic on the B1026; • Potential for more visually intrusive expansion to the settlement edges; • Potential for visually intrusive development. <p>I would also add that the access road and the general overall development of accommodation and parking will urbanise an existing rural context and its defined landscape character. Whilst particular development proposals could be acceptable in this particular defined character area i.e. new farm buildings the proposed clubhouse is larger than an 'agricultural building' in terms of form and scale. The loss of the hedgerow is regrettable.</p> <p>The materials proposed are alien to the special characteristics familiar to historic farmsteads in the vicinity where traditional materials are natural slate, red brick and painted timber weatherboarding. Whilst the use of fibre cement cladding was explained in terms of viability and maintenance, I remain of the opinion that profiled metal sheeting would be a more appropriate material for the proposed use and is familiar to the character area where sheet metal is used on modern agricultural buildings.</p>	Noted, these issues are assessed in the main report.

Name of Internal Consultee	Comment	Officer Response
	<p>Reducing the use of the car to get to places is an important strand of sustainable development. As a local facility for a local football club that wants to remain in Heybridge there have to be good connections for pedestrians and cyclists and safe and attractive routes to encourage alternatives to driving by motor vehicle. I accept that visiting fans will probably drive. As a major element of the proposal is providing training and development of youngsters, they should be able to walk and cycle safely to the facility.</p> <p>The fundamental considerations regarding good design [connections between people and places and the integration of new development to the natural, built and historic environment] have not been properly addressed and further consideration should be given to the layout, access, appearance, scale and landscaping as detailed above.</p>	
Environmental Health	<p>This service has some concerns regarding the proposed relocation of the Heybridge Swifts Football stadium as follows:</p> <ol style="list-style-type: none"> 1. Lighting from the floodlights associated with the main pitch and training pitch may cause loss of amenity to nearby residential dwelling 2. Noise from use of the regular use of training pitches and main pitch may cause loss of amenity 3. Noise from the Public address (Tannoy) system may cause loss of amenity to neighbouring residents 4. Noise from the use of the Clubhouse for music functions may cause loss of amenity to neighbouring residents <p>I can confirm that I have no issues with the lighting based on the lux levels and likelihood of glare shown in their lighting assessment for the previous app. If there are any changes to location or equipment I would expect and updated lighting impact assessment.</p>	<p>The issues as to the impact on residential amenity are considered in detail in the main report. Impact on amenity is a material planning consideration.</p>

Name of Internal Consultee	Comment	Officer Response
	<p>There no recorded complaints of any sort against the current stadium. After the previous application went for consultation we received 3 complaints about the tannoy noise. However no records sheets were returned and the complaints were closed. These are considered to be unsubstantiated complaints. Additionally the new stadium will be fitted with a modern tanoy system that should ensure there will be less tannoy noise propagation of site.</p> <p>Regarding the crowd size. They have surveyed the existing use on one of their worst case days and is in my opinion a reasonable assessment based on likely use.</p> <p>If the club could attract crowds of 1000 on a regular basis the crowd noise is not constant so would only be an impact if they were to all sing or when a goal is scored and would only be relevant to First team games. This may equate to a 6dB increase in noise for very short and limited time periods. In my opinion the likelihood is low and the potential impacted on amenity of limited duration.</p>	
Leisure and Liveability	<p>Concerns are regarding the impact of the scheme on the wider landscape. The approach to the LVIA, the conclusions that are drawn from it and the way the findings are presented are not sufficient for a judgement on impact to be made. Supplementary information is required, in particular:</p> <ul style="list-style-type: none"> • The Zone of Visual Influence (ZVI) does not take into account the potential impact of the floodlights and their supporting structures on the wider landscape. • The viewpoint locations are not correlated with the assessments in the text making understanding of the impacts difficult to judge. • Additional viewpoint photographs are needed to correlate with the assessment text e.g. from the Goldhanger Road 	<p>The site as located in a sensitive position and these comment are material as far as they relate to landscape and ecological impact. On balance these commented and those as made by statutory consultees are pertinent in this case.</p>

Name of Internal Consultee	Comment	Officer Response
	<p>properties. Making judgements about the impact of the scheme, particularly that of the floodlight structures, is currently hard to gauge.</p> <ul style="list-style-type: none"> • The viewpoint photographs do not show the view at the scale it is seen in the field giving the effect that the site is located much further from the receptors than it really is. If a panorama image is required to demonstrate breadth of view this should be clearly noted and preferably, an individual comparator image provided from each viewpoint to show the actual field view. These should be amended. • Technical details of e.g. camera used, the focal length, distance from development etc. should be provided with each photograph to make interpretation easier. • Viewpoint photographs should be annotated to identify key features and the lateral extent of the proposed development to enable interpretation. These should be amended. • Visualisations should be provided to demonstrate what the proposed development would look like from key viewpoints. Currently it is difficult to visualise the impact of the floodlight structures on the surrounding countryside and key receptors as no cross-sections or visualisations are provided. Visualisation locations should be agreed with Maldon District Council. An alternative would be to simulate the height of the floodlight columns in the field by using a cherry picker or similar at various floodlight locations and retake the viewpoint photographs to demonstrate the effect. <p>The likely residual effect on both landscape and visual receptors is greater at key points (such as the sea wall, the Public Rights of Way (PRoW) and permissive footpaths to the east and the quiet recreation sites to the north) than is</p>	

Name of Internal Consultee	Comment	Officer Response
	<p>reflected in the LVIA but this cannot judge this without the additional information identified above.</p> <p><u>Landscape Design and Green Infrastructure</u> Generally the scheme has a cramped appearance especially along the northern and eastern boundaries. It would be preferable if the surrounding rural character could better inform the onsite landscape strategy e.g. by creating broad grassland buffers to the marginal hedgerows and trees thus enhancing their sense of place as well as their ecological function. In addition a new hedgerow and buffer should be provided along the western margin to create a landscaped margin in keeping with local character.</p> <p>Moving the football club to this site disconnects it from the recreation facilities at Draper's Farm owned by Maldon District Council. The scheme generally is not well-connected for walkers and cyclists within the wider recreation provision of the fishing lakes and the EWT nature reserve to the north. A potential opportunity exists to enhance permissive access for the residents of Heybridge to the lakes area and the wider countryside beyond via the site, as well as encouraging pedestrian access for users and visitors of the new stadium. Improved pedestrian access across Goldhanger Road to the new ground needs to be provided as part of the new junction should the scheme be approved.</p> <p><u>Ecology</u> The scheme results in both direct loss of a valuable hedgerow and ditch in the centre of the scheme and part of the vegetated boundary planting to the south and causes indirect impacts on protected species that rely on the existing hedgerows, trees and marginal vegetation on the northern and eastern boundaries. Reading the ecology report the understanding is that the development could potentially impact on</p>	

Name of Internal Consultee	Comment	Officer Response
	<p>several bat species, badgers, native reptiles and bird species of conservation concern that may be vulnerable to disturbance.</p> <p>It would be preferable to see a far wider buffer between the proposed development and the northern and eastern boundaries; also that mitigation be provided in the form of a new hedgerow with trees and appropriate buffers along the western boundary to offset the loss of the hedgerow running north to south through the centre of this scheme. Coppicing and transplanting of the existing hedgerow - or sections of it - would help establish a rich ecological community sooner than if young transplants were used.</p> <p>Concern is raised that the proposal will result in adverse impacts on adjacent sensitive habitats, as well as causing a loss of tranquility. The winter bird surveys were only carried out on one day in winter 2015 and this is not enough to properly assess use of the site and its surroundings e.g. by dark-bellied Brent geese. The Winter Bird Survey claims the site is subject to considerable existing disturbance but this isn't true for the eastern site as opposed to the west.</p> <p>Following The submission of additional plans the following comments were made:</p> <ul style="list-style-type: none"> • The two daytime wireframe visualisations produced have been enhanced with coloured sketching which confuses the evidence of the impact of the lighting columns. • In relation to views from the sea wall to Saltcote Hall the assumption is made that the new woodland planting will screen the 15m floodlights. However it is likely to be at least 10 years before even the fastest growing appropriate native trees (Such as alder or birch) reach 10-15m in height, let alone slower growing species such as oak. Many understorey species (hawthorn, 	

Name of Internal Consultee	Comment	Officer Response
	<p>cherry) will struggle to get beyond 10m in height in mixed woodland conditions. I would judge that there is a medium term (10-15 year) impact remaining therefore, on both the setting of Saltcote Hall and users of the sea wall and estuary. These comments do not take account of any night-time impacts for which appropriate visualisation data has not been provided.</p> <ul style="list-style-type: none"> • Visualisation 2 from the fishing lake car-park demonstrates the extent of the significant impact of the flood light columns long term on the wider countryside to the east in daytime, footpath and car-park to the east. These comments do not take account of any night-time impacts for which appropriate visualisation data has not been provided. The existing lighting columns at Draper's Farm do not form a feature of the open countryside to the east of Draper's Farm as claimed. I judge there is a long term impact on the local landscape character not no adverse impact as claimed. • The night-time visualisations are taken from within the site and not from the viewpoint of a sensitive receptor so are of no use in visual impact assessment. They show the trees in full leaf which is not the most likely scenario for when the floodlighting will have the most impact which will be in the winter months between late October when the clocks change and mid-March. This is the time when the trees will not be in leaf or will only be in partial leaf and arguably the peak season for playing football. • This development is proposed on land that is Grade 2 and therefore classified as being of the 'Best and Most Versatile Land'. NPPF para 112 states that '...local planning authorities should seek to use areas of poorer quality land...' for development. 	

Name of Internal Consultee	Comment	Officer Response
Tree Officer	<p>The following comments have been made following the receipt of amended information. The Arb report that was originally submitted provided preliminary information on both this site and the site relating to 16/00154, with the proviso built in that detailed information and method statement would be required post-planning permission.</p> <p>The report that was received, dated 14/9/2016 provides the same preliminary level of information as before, but relating to the site subject of this application only. This is helpful in so far as it clarifies and separates the two sites.</p> <p>The report does not address potential issues relating to the points previously raised in relation to the mention on plans of a diverted ditch which appears to be substantial although we do not appear to have detail of the construction, route and extent of the ditch. If this is likely to impact negatively on the trees and hedgerow, it will be unacceptable.</p> <p>There was what appeared to be an attenuation pond detailed on drawing 31796-002-003 -P4, although there were no details in the Arb report. I am unclear whether this is still proposed and if so, how will it be constructed, how will it affect the trees that are close-by and how will the planting be dealt with.</p> <p>The Tree Protection Plan (TPP) shows tree protection to the front of the site, but not to trees/hedges on other boundaries, where the Root Protection Area (RPA) extends into the football pitch areas. This is where the method statement would address any conflict, but we do not have this.</p> <p>There are a couple of anomalies between plans supplied by the agent and those which accompany the arb report. The large tree shown on some of the plans submitted, between the site and the west boundary of</p>	<p>It is concluded that the site remains deficient in the way the tree stated tree concerns have been raised. This is considered an overall objection to the scheme despite the submission of amended details, this is discussed in full within the report.</p>

Name of Internal Consultee	Comment	Officer Response
	<p>Saltcote Hall is not on the arb report. However, it also appears that a number of trees in the hedgerow on this boundary may not have been detailed in the report.</p> <p>Given the concerns raised previously, the applicant should ensure that all necessary information is provided to his Arboricultural Consultant so that the arb report can accurately reflect all matters pertaining to trees and hedgerows on and off-site, and address issues where they may be affected by the proposed development. This information should have been completed and submitted prior to the application being assessed.</p> <p>I am in favour of the deletion of the bund and woodland planting. Information of landscaping and planting is insufficient, much more detail should be agreed. If this is to be conditioned, the applicant must be prepared to provide a high quality planting scheme with provision of rooting environment which will ensure sustainable and successful growth - ref: Trees in the Townscape - Trees & Design Action Group.</p>	
Planning Policy	<p>The proposal is for the development of 3.24 Hectares of Greenfield site that is currently occupied as recreational facilities for the local football team. The local road infrastructure consists of the B1022, connecting the Maldon and Heybridge areas with Great Totham. Additionally, an alternative site has been found for the relocation of Heybridge Swifts Football Club.</p> <p>Relevance of Application to the Maldon Local Development Plan:</p> <ul style="list-style-type: none"> Policy S2 - Included within the Maldon and Heybridge Strategic Allocations, the Heybridge Swifts site (S2(h)) will provide up to 101 units of allocated housing within the District. It will enable the redevelopment of the existing site and help facilitate the relocation of Heybridge Swifts FC to 	<p>Noted, this response is combined with that as for application FUL/MAL/16/00154. It is clear that the development causes concerns for its connectivity to existing spaces in respect of what is to be considered by this application, and for the affordable housing the other application which will enable this development will be able to contribute. This is considered to be a substantive objection to this</p>

Name of Internal Consultee	Comment	Officer Response
	<p>more modern facilities.</p> <ul style="list-style-type: none"> • Policy S3 - Within the Local Development Plan, a number of key points stated in Policy S3 highlight the necessary measures needed for communities to flourish and prosper. It is essential that there is a network of safe and usable pathways for pedestrians and cyclists. This will not only create sustainable public practices but will also enable social mobility in the Maldon and Heybridge area. The developer has stated a strong emphasis in the creation of new pedestrian and cycle links through the western boundary of the site to the adjacent residential estates and primary school. In addition, updated access links via Scraley Road will provide a safer route into the proposed development site for vehicles, pedestrians and cyclists. These mitigation measures comply with Policy S3, points 7, 8, 9 and 10. • Policy D5 - It is understood that the proposed site is susceptible to surface water flooding and is categorised in flood zone 2 (medium probability). Although Policy D5 states developers must not increase flood risk on site or elsewhere, it also states development proposals within a flood risk area will need to demonstrate that flood risk will not be increased elsewhere. The developer has proposed a surface water strategy, which seeks to replicate the existing Greenfield run-off by returning rainfall run-off generated by the development to the ground. In addition, foul water drainage measures have been adopted in conjunction to existing foul sewers. • Policy H1 - The proposed development, by providing 30% affordable housing, is not consistent with the Maldon LDP. Policy H1 has indicated Sub-area Requirements within the District and has allocated 40% affordable housing to the strategic areas of Maldon, 	<p>application.</p>

Name of Internal Consultee	Comment	Officer Response
	<p>Heybridge and Burnham-on-Crouch. It is outlined clearly within the Maldon LDP that the actual level of contribution will vary depending on the locality within the District as set out within the policy, reflecting local need and viability. Therefore if the developer can provide evidence to assure the Council that the required 40% affordable housing allocation is not a viable option, necessary amendments to the Affordable Housing level can be considered.</p> <ul style="list-style-type: none"> • Policy N3 - Policy N3 states that development should not increase existing deficiencies of open space, sports and leisure facilities in the locality. Proposals that do result in the loss of, or negative impact upon designated or proposed open spaces will only be considered where alternative and improved provisions can be created in the most appropriate and accessible location in the locality for existing and future users. Although the proposed site's fundamental purpose is a sport and leisure facility, it has been outlined there is an alternative site for which Heybridge Swifts FC will be relocated to. An assessment of the alternative site does however raise certain concerns. The locality of the new site is situated some distance from the original site, which will be predominantly accessible by vehicles. Considerations of the application will need to determine if sufficient pedestrian access to the new ground is provided in accordance with the aims and objectives of LDP Policy N3. • Policy T2 - To ensure that residents can access required services and facilities, the Council will seek to ensure all new developments are well connected to existing public transport routes. The new facility will be located on the B1026 Goldhanger road. Whilst access via car is available, there are limited 	

Name of Internal Consultee	Comment	Officer Response
	<p>alternative travel arrangements via pedestrian walkway. This contravenes a number of points of Policy T2, most notably point 2, 'development proposals must provide safe and direct walking and cycling routes to nearby services, facilities and public transport where appropriate.' This becomes most significant given the immediate situation regarding a new sports and leisure facility for Heybridge Swifts FC, where by the previous site was easily accessible for the Heybridge community via pedestrian footpaths.</p> <p><u>Conclusions</u> There are several areas of concern regarding policy matters drawn from the submitted LDP.</p> <ol style="list-style-type: none"> 1. Accessibility to the new Heybridge Swifts FC via pedestrian footpaths has the potential to compromise a number of social aspects relating to the access to facilities as well as safety concerns. Without appropriate mitigation measures to ensure access to key services and facilities is available for all members of a community, some members of society will be excluded from using them due to a lack of vehicle ownership. Safety concerns are possible if facility users attempt to travel to the site via walking on road. 2. A provision of affordable housing at 30% does not conform to the required 40% outlined in the submitted LDP. Aforementioned, if the developer can provide evidence to illustrate the 40% allocation is not viable for the site, necessary amendments can be considered. 	
Emergency Planner	A flood evacuation plan should be provided	Noted

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- A Hydes & J Howells 3 Park Mount Pool-in-Wharfedale Leeds
- Geoff Abbott 28 Knights Basildon Essex
- W Abrehart 23 Merryfield Leigh-on-Sea Essex
- Mr & Mrs Aers 3 St Georges Close Heybridge Basin Maldon
- Mr R.E Ager 11A Roasebank Road West Mersea Colchester
- Alister L. Aitken 8 The Stiles Heybridge Basin Maldon
- Patrick Alford 16 Harestone Hill Caterham CR3 6SX
- Cloud Alford 16 Harestone Hill Caterham CR3 6SX
- G Allen Oak Farm Oak Farm Road Woodham Walter
- John Allum 92 Milton Road Corringham Essex
- Matthew Aly 13 Kingston Hill Avenue Romford Essex
- George Anderson Springfield Nurseries Steeple Road Latchingdon
- Mr R. A Anderton 63 Heywood Way Heybridge Maldon
- Mr Wiliam Andrews Hylands Goldhanger Road Heybridge
- Mrs B Andrews Hylands Goldhanger Road Heybridge
- Steve Andrews 96 Wantz Road Maldon Essex
- Nigel Angus Beech Hall Oak Avenue Crays Hill
- Richard Annis 19 The Leas Ingatestone Essex
- George Antoniou 44 Pembroke Avenue Enfield Middlesex
- Remy Antoniou 47 Stanley Road Chingford Essex
- N Apostaudis 284 Southend Road Wickford Essex
- N Archer 8 Southend Road Stanford-Le-Hope Essex
- Ryan Archibald Lyngate 30 Rookery Lane Great Totham
- Ben Ash 38 Jubilee Rise Danbury Chelmsford
- Paul Aspinall 84 Moor Lane Cranham Upminster
- Julie Atkinson 6 Strutt Close Hatfield Peverel Essex
- Matt Attew 8 Tallis Road Basildon SS15 5QZ
- Gemma Austin Charwood Equestrian Birds Farm Blacksmiths Lane
- Dianne Averis 13 Truro Avenue Kingswood
- W. J & L. M Bacon 164 Goldhanger Road Heybridge Essex
- A Badley 61 Victoria Avenue Grays Essex
- Susan Bailey 3 Broad Mead South Hanningfield Chelmsford
- Mr David Baker 3 Juilers Road Canvey Island SS8 7EW
- M Baker 84 Thornford Gardens Southend-on-Sea Essex
- Keith Baker 65 Basin Road Heybridge Basin Maldon
- Mark Baker Flat 2 Home Farm Colchester Road

- Richard Banks Mallards Harfred Avenue Heybridge Basin
- R. H Banks Daisy Bungalow Basin Road Heybridge Basin
- Sally Banks Mallards Harfred Avenue Heybridge Basin
- Stuart Banks National Trust Coggeshall Grange Barn Grange Hill
- Barbara Barbrook 15 Ramsey Close Heybridge Maldon
- Mr J Barclay 2 Basin Road Heybridge Basin Essex
- Dan Barden 14 Tennyson Road Maldon Essex
- Clive Barnes 69 The Furlongs Ingatestone Essex
- Joe Barrow 21 Sedge Field Close Romford Essex
- Kevan Barry 3 Hay House St Marys Road Kelvedon
- Lee Barry 61 Young Road Custom House London
- Mr & Mrs C Bates 25 Whiston Avenue Ashmore Park Estate WV11 2QH
- Mr M Bates 1 Spring Meadow Walsall Staffordshire
- Paul Battagliola 30 Saltcote Maltings Heybridge Maldon
- Nicholas Beckley 29 Saltcote Maltings Heybridge Maldon
- Jacqueline Beckley 29 Saltcote Maltings Heybridge Maldon
- Tony Bedding 34 St Georges Avenue Hornchurch Essex
- G Beeney 23 Saltcote Maltings Heybridge Maldon
- Ann-Marie Beeney 23 Saltcote Maltings Heybridge Maldon
- M Behen 1 St Marys Lane North Ockendon Upminster
- Mr Bell C/o Chigborough Farm Chigborough Road
- Graham Bell C/o Chigborough Farm Chigborough Road
- Mrs G Bell 1 Sandpiper Close Heybridge Maldon
- A Bendall Hall Cotts Little Braxted CM8 3EU
- Kim Beney 15 Leighville Grove Leigh-on-Sea Essex
- Tony Benjamin 29 Balmoral Road Pilgrims Hatch Brentwood
- Terry Benjamin 29 Balmoral Road Pilgrims Hatch Brentwood
- G Bennet 20A Warwick Road Rayleigh
- C Bennett Little Warren Spring Elms Lane Little Baddow
- Mr David Berry 23 Summer Lane BRIXHAM TQ5 0DL
- R Berry Ridgeway Maldon Road Steeple
- Mrs Judy Betteridge The Cottage 3 Station Road Tolleshunt D'Arcy
- John W. Betteridge The Cottage 3 Station Road Tolleshunt D'Arcy
- Michael Bewes Clifton House Church Lane Lexden
- Molly Bhaduri 139 Holloway Road Heybridge Essex
- Julie Billingsley Ballakaneen Equestrian Centre Andreas Road Andreas
- Clive Bilney Woodstock Mock Road South Woodham Ferris
- R Birch 106 Heybridge Road Ingatestone Essex
- Graham Birch 44 Hunts Drive Writtle Chelmsford
- Joe Birch 44 Hunts Drive Writtle Chelmsford

- M. R Bird 22 Carlton Road Grays Essex
- Edward Bishop 8 Blackwater Close Heybridge Basin Maldon
- Mrs Janet Bishop 8 Blackwater Close Heybridge Basin Maldon
- Emily-Jayne Bishop 8 Blackwater Close Heybridge Basin Maldon
- Mr Ian Blackwell 36 Cranmer Road London E7 0JW
- John Boakes 77 Hastings Road Pembury Kent
- W Boley 109 Regent Road Brightlingsea Colchester
- Richard Bolton West Acre Trout Farm Westacre Kings Lynn
- Max Bond Glebe Barn Dennington Road Woodbridge
- P Booth C/o Chigborough Farm Chigborough Road
- Mr D Bowes Swatchways Runsell Green Danbury
- P.L Bowling 48 St John Street Woodbridge Suffolk
- Gary Boyce Mill Lodge Farm 15A Mill Road Great Ryburgal
- C Boyd 47 Brassey Avenue Eastbourne BN22 9QG
- Enid Bradford 9 Inverness Avenue Westcliff On Sea Essex
- Mr & Mrs M Bradley Paternoster House Barnhall Road Tolleshunt Knights
- Dave Bradshaw 142 Beechwood Close Colchester CO2 9QT
- Charlie Bragg 58A Main Road Danbury Essex
- Mitchell Branton 35 High Elms Road Hullbridge Essex
- Dr Mark Bray 22 Saltcote Maltings Heybridge Maldon
- Sandra Bray 22 Saltcote Maltings Heybridge Maldon
- Roy & Lynne Breaker-Rolfe 5 Walnut Tree Cottages Broads Green Great Waltham
- Brian Brewer 6 The Stiles Heybridge Basin Maldon
- Melanie & David Bridle 7 Maennes Crescent Brightlingsea CO1 0RX
- Mr & Mrs MD Briggs 50 Cherrytree Road Wales Sheffield
- Mr D Brindley 39 Partridge Green Pitsea Basildon
- Yvonne Broadhurst 14 Laburnham Gardens Grangham Essex
- D Brock Chelmer End Lock Hill Heybridge Basin
- Mrs P Brock Chelmer End Lock Hill Heybridge Basin
- Mr Neil Brodie 29 Williamsons Way Corringham Essex
- Brian Brooker 4 Hall Road Heybridge Maldon
- Ester Brooker 4 Hall Road Heybridge Maldon
- S. A Brown 17 Blackwater Close Heybridge Basin Maldon
- Mrs Valerie Brown 17 Blackwater Close Heybridge Basin Maldon
- B Brown 31 Mayo Road Shipton-on-Stour CV36 4BH
- Gilbert Brown 10 Knight Street Sawbridgeworth Herts
- Mrs E J Brown 10 Knight Street Sawbridgeworth Herts
- Mr M.S Brown Plot E20 Barrow Marsh Caravan Site Goldhanger Road
- D Brown 32 Woodhurst Road Canvey Island Essex

- Lucas Brown Saltcote Lodge Goldhanger Road Heybridge
- Eddie Brown 5 Pembroke Avenue Corringham Essex
- Mrs S Brown 15 Bromley Road Bristol BS7 9JA
- Christian Brown 12 Macbeth Close Colchester CO4 3SZ
- D Browning 15 Tylers Avenue Billericay Essex
- M.A Browwin 97 Cressing Road Braintree CM7 3PW
- Robbie Bryan 1 Mulberry Walk Tiptree Essex
- Lloyd Buckley 2 Bakersfield The Drive Mayland
- Jason Burrell Chigborough Farm Chigborough Road Heybridge
- R Burt Ramblings Cackle Street Brede
- Lee Bushell 13 Westhead Road Cookley Worcestershire
- EJ Butcher 1 Connaught Road Rayleigh Essex
- J. F Byam Shaw Drum Cottage 77 Basin Road Heybridge Basin
- Anthony Caccavale Pengelly Drapers Chase Heybridge
- Virginia Cain 3C Dane Road St Leonards On Sea TN38 0QU
- Mrs D Calton 12 Steeple Close Heybridge Maldon
- Mr M Calton 12 Steeple Close Heybridge Maldon
- Miss Harriet Calver 27 Sunnyside Close Norwich Norfolk
- Campaign To Protect Rural England RCCE House Threshelfords Park Inworth Road
- Mr Leigh Campbell 12 Seaview Avenue Vange Basildon
- Lee Campbell 122 Keeble Way Braintree Essex
- Jean Campbell Cockett 27 Lawling Avenue Heybridge Maldon
- Deborah Cannon 63 Basin Road Heybridge Basin Maldon
- Martin Canter 21 Ipswich Gr Norwich NR2 2LU
- Margaret Canter 21 Ipswich Gr Norwich NR2 2LU
- T Carding 20 St Georges Close Heybridge Basin Essex
- Mike Carding 63 Wagtail Drive Heybridge Maldon
- Graham Carey 30 Waunci Crescent Gorleston-On-Sea Great Yarmouth
- Matthew Caryl 10 Firbank Road Romford Essex
- M H Case 30 The Spinnaker South Woodham Ferris CM3 5GL
- Mr R Cassidy 5 The Colliers Heybridge Basin Maldon
- Jane Cassidy 5 The Colliers Heybridge Basin Maldon
- Earl Catchpole 22 Blakeney Close Norwich NR4 7QP
- Charlie Caulfield 7 Golf Ride Benfleet Essex
- Karen Chalkley Barrow Marsh Caravan Park Goldhanger Road Heybridge
- Mr David Chalkley 22 Brocks Mead Great Easton CM6 2HR
- Steve Chambers 105 Sunneydon Basildon Essex
- S Chaplin 3 Nevendon Road Wickford Essex
- A Chatton 2 Lophams Close Haverhill Suffolk

- Daniel Chick 1 Plover Road Whittlesey Peterborough
- Ricki Chiddicks 86 Saxon Gardens Southend-On-Sea Essex
- Mr M.G & Mrs S.A Childs 104 Wood Road Heybridge Maldon
- Ian Christopher 9 Doubleday Gardens Bocking Braintree
- P Churchman 155 Heywood Way Heybridge Maldon
- Lorna Citron 35 Kingwell Road Hadley Wood Barnet
- John Clapp 8 Roslyn Gardens Gidea Park Romford
- Kelly Clark 69 Bryony Close Witham CM8 2XE
- James Clark 11 Ballingdon Gardens Sudbury Suffolk
- R. J Clark 28 Snow Drop Close Springfield Chelmsford
- Mr R Clark 6 Coscrove Ave Leigh-on-Sea Essex
- Dawn Clark 11 Winifred Road Basildon SS13 3JG
- Jack Cleary 31 Runnyhede Road Stanford-Le-Hope
- AJ Cleave 3 Trinity Close West Mersea Essex
- Louise Clements 8 Tallis Road Basildon Essex
- Geraldine Clow 64 Bemerton Gardens Frinton-On-Sea Essex
- Nigel Clow 64 Bemerton Gardens Frinton-On-Sea Essex
- Theo Clowes 10 Andrews Close Buckhurst Hill Essex
- Jeff & Kay Coe Tara Tan Lake Lt Clacton
- J Coldron 8 Sheldroke Drive Ipswich Suffolk
- Paul Coldrow Flat 1 Woodrose Lodge Lupin Drive Chelmsford
- John Cole 26 Tamage Road Acton Sudbury
- Lewis Cole 68 Gordan Road Basildon Essex
- Ian Cole 31 Victoria Avenue Grays RM16 2RL
- Tom Collings 41 Coopers Avenue Heybridge Essex
- David Collins 43A Fairleigh Drive Leigh-on-Sea SS9 2HZ
- J Connelly 2 The Grove Barham Canterbury
- B Cook 17 Pelican Close Ipswich IP2 9NX
- Jeremy Cook 24 Kensington Road Colchester Essex
- J Coombe 2 Chestnut Way Tiptree Essex
- Denis Cooper 16 Mayfields Martlesham Heath Ipswich
- P Cooper Flat 7 - 10 Southwood Smith Street
- R Copanas 7 Rainsford Way Hornchurch Essex
- A Corbett 17 Fernlea Road Burnham-On-Crouch Essex
- Gary & Maddie Corder Longley Hillcrest Road Kingsdown
- Paul Cornwell 37 Lottern Road Canvey Island Essex
- Joanne Cornwell 37 Lottern Road Canvey Island Essex
- Mrs B.M Cotterill 10 The Stiles Heybridge Basin Essex
- Mr W.H Cotterill 10 The Stiles Heybridge Basin Essex
- Yvonne Couch 11 Venette Close Rainham Essex

- Adam Cowan 16 Hillside Road South Benfleet Essex
- E Cox 68 Stanley Road Hornchurch Essex
- B Cracknell 13 John Street Brightlingsea Essex
- Peter Crane Quay Cottage North Quay Hill Newquay
- Nicole Crane PO BOX 21 Herring Neck Newfound Lord
- Mr & Mrs Crome 489 Mill Beach Caravan Park Heybridge
- Paul Cross 12 Colville Close Corringham Essex
- Harry Crossley 109 Lake Rise Romford RM1 4EF
- Tony Cudby Richmond House 33 Coopers Avenue Heybridge
- A.J Cussen The Poplars Mill End Bradwell-On-Sea
- Tina Cutler Dorp House Maldon Road Goldhanger
- Mr & Mrs Daniels 46 Calle Onda Rojasles 03170
- Mrs Davey 27 Limbourne Drive Heybridge Maldon
- Kay Davey Ridgeway Maldon Road CM0 7RT
- Dean Daveys 36A Parker Way Halstead Essex
- Ashley Davies Blue Jay Way Rayleigh Essex
- Lynne Davis 119 Woodfield Cottages Heybridge Maldon
- John Davis 34 Church Lane Lincoln LN3 4AB
- Sue Dawson 11 Nash Close Lawford Manningtree
- Jordan Day 17 Camellia Court Conifer Close Colchester
- Mrs Margaret Day 62A Victoria Road Maldon Essex
- Mitchell Day 7 Bery Avenue Canvey Island Essex
- Mrs C De Bolla 52 Basin Road Heybridge Basin Maldon
- Mr S De Bolla 52 Basin Road Heybridge Basin Maldon
- Mr & Mrs P Dearing 21 Blackwater Close Heybridge Basin Essex
- Martin Dezille 40 Beech Walk Crayford Kent
- Mr Tom Dixon Merchants House Wapping Road Bristol
- Mr G Dixon 5 Rose Terrace Waddesdon Aylesbury
- Mrs J Dixon 5 Rose Terrace Waddesdon Aylesbury
- L Dixon Wyelands Farm Shop Maldon Road CO5 0QA
- Mrs Anna Dodsley 7 Foxwood Gardens Dunmow Road Little Canfield
- Donald Wright C/O The Society For Sailing Barge Research 3 Saltcote Cottages Goldhanger Road Heybridge
- S Dorman 29 Horsley Cross Basildon Essex
- Harry Douvatzidis 13 Trure Avenue Kingswood
- Jack Dower 24 Langley Drive Wansted E11 2LL
- Jason Downs 81 Hillary Close Heybridge Essex
- Ross Downs 17A Walnut Tree Drive Tiptree Essex
- Shane Drake 186A Cressing Road Braintree Essex
- Toby Drake 8 Hillwood Grove Wickford Essex

- Mandy Duggan 30 Steeple Close Heybridge Essex
- Kate Dumycz 27 Saltcote Maltings Heybridge Essex
- Tony Dumycz 27 Saltcote Maltings Heybridge Essex
- Mr & Mrs Dunn A8 Barrow Marsh Goldhanger Road Heybridge
- Mr & Mrs P Dunsford 135 Whitemore Avenue Grays Essex
- S Dyer 64 Lawling Avenue Heybridge Maldon
- F Dyer 64 Lawling Avenue Heybridge Maldon
- David Dyke 39 Norfolk Road Maldon Essex
- Jack Dykes 1 Falkland Green Post Office Road Woodham Mortimer
- Matthew Eid 18 Erriff Drive South Ockendon Essex
- Richard Elliot 12 Church Road Idmiston Salisbury
- Mr Michael Emptage Kingfisher Lodge 26 The Colliers Heybridge Basin
- Mr Aaron Emptage Kingfisher Lodge 26 The Colliers Heybridge Basin
- Mrs Sandra Emptage Kingfisher Lodge 26 The Colliers Heybridge Basin
- Laura Epps 51A Mill Road Maldon Essex
- Mrs Thelma Etchells Boucherne 30 Holloway Road Heybridge
- Mr John Evans 5 Lavender Close Tiptree Essex
- N F Evans 25 Elms Farm Road Hornchurch RM12 5RH
- Sarah Everiss Square Cottage Chapel Lane Heybridge Basin
- R Eyles 4C Westman Road Canvey Island Essex
- Michael Faly 19 Shelduck Crescent Braintree Essex
- Terry Farrant 2 Shortlands Wilton Salisbury
- Stephen Farrant 50 Boscombe Avenue Grays Essex
- Diane Farrow Barrow Marsh Caravan Park Goldhanger Road Heybridge
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- Mrs Kirstin Fitheridge 6 Woolmers Way Chelmsford CM3 0DA
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- Kelvin Fleuty 16 St Giles Close Maldon Essex
- E Flowerdew 6 Green Lane Roxwell CM1 4NA
- T Flowergarden 6 Green Lane Roxwell CM1 4NA
- Daniel Flowers 18 Acer Grove Ipswich Suffolk
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- Karen Forbes 88 Station Road Burnham-On-Crouch Essex
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- Mr Thomas Foster C/o Chigborough Farm Chigborough Road
- S J Foster 2 Cobden Walk Pitsea Basildon
- Mrs J Foulds 20 Wharf Road Heybridge Essex
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- Iain Fraser Stanford House The Street Woodham Ferrers
- W Freeman 1 Claydon Close Castle Lamps Cambridge
- Stephen French 37 Wimpole Road Colchester Essex
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- Vanessa Frost Courtmans Ulting Road Hatfield Peverel
- Mrs J Fullalove 188 Goldhanger Road Heybridge Maldon
- Mr Ray Fullalove 188 Goldhanger Road Heybridge Maldon
- Daryl Fuller 21 Norman Close St Osyth Essex
- C. W Furlong 21 Fir Tree Walk Heybridge Maldon
- Margaret Fyfe Mayfield Farm Wyberton Boston
- Martin Gadd Apple Tree Cottage Crays Hill Road Billericay
- Ray Gafney Veronique 66 Basin Road Heybridge Basin
- Mrs Anne Gallagher 21 Cromwell Lane Maldon Essex
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- Mr Giles 65 Fairholme Avenue Gidea Park Romford
- C Gill 30 Newbridge Road Tiptree Colchester
- Mrs Gill 11 Goldhanger Road Heybridge Essex
- Mr S Gledhill 54 Bucklebury Heath South Woodham Essex
- G Glover 1 The Barns The Lowe Wern
- Marc Godice 24 Asquith Gardens Benfleet Essex
- Mrs J.M Goodhead 15 Maritime Avenue Heybridge Basin Essex
- A Goodman 8 Griffin Avenue Upminster Greater London
- J Goodson 16 Islinglass Mews West Street Coggeshall
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- David Green 19 Suffolk Avenue West Mersea Colchester
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- Simon Hagger 2 Harrington Mead Chelmsford Essex
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- Simon Hales 37 Bourne Avenue Laindon Essex
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- Kallie Hall 101 The Fremnells Basildon Essex
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- Lorraine Hallam 11 Saltcote Maltings Heybridge Essex
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- Adam Hankin 4 Frinton Road Romford Essex
- Mr Simon Hannon 9 Hornet Way Burnham-On-Crouch Essex
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- David Hare The Warren Post Office Lane Little Totham
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- M. W Harris 19 Maritime Avenue Heybridge Basin Maldon
- Ken Harris 38 Munster Gardens Palmers Green N13 5DT
- D Harris 64 Paxfords Laindon
- Stephen Harrison 32 Stanley Rise Chelmer Village Chelmsford
- Ivor Harrison Miranda Cottage Lock Hill Heybridge Basin
- Mrs E Hart 188 Goldhanger Road Heybridge Maldon
- Mr C Hart 188 Goldhanger Road Heybridge Maldon
- Mr & Mrs Hart 27 Deben Tilbury RM18 8RG
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- Luke Haws 17 Chestnut Walk Witham CM8 2PR
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- Mr M Hay 75 Barley Croft Harlow
- Mrs D Hay 24 Morningtons Harlow Essex
- Mr A D Hay 24 Morningtons Harlow Essex

- Mrs T Hay 75 Barleycroft Harlow Essex
- Mr Neil Hay 51 Mill Lane Chelmsford Essex
- David Hayhurst 31 Belmont Drive Burn Lanes
- Barbara Hayhurst 31 Belmont Drive Burnt Lanes
- P Haylock 37 Charlottes Washbrook Ipswich
- Mr Hazel 91 Holloway Road Heybridge Essex
- Mrs VL Hazell Wayside Goldhanger Road Heybridge
- P R Heath 59 Harman Road Enfield Middlesex
- Tim Hett 12 Roding Court Braintree Essex
- Ross Heubner 8 Spinnaker Drive Heybridge Basin Maldon
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- Julie Heubner 8 Spinnaker Drive Heybridge Basin Maldon
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- Ryan Hirst 62 Abbey Road Hullbridge Essex
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- Chris Holmes 324A Station Road Westcliff-on-Sea Essex
- Glenn Hood 102 Windermere Avenue Hullbridge Essex
- B Hook-Child 19 Greenfield Houses Birch Colchester
- F Hopper 180 Goldhanger Road Heybridge Essex
- S Hopper 180 Goldhanger Road Heybridge Maldon
- Rob Horton Flat 5 Springbok House Holcroft Way Chelmsford
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- Mrs Huckle 64 Longacre Chelmsford Essex
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- Janice Hunter Holmlea Main Street Flixton
- A Hutchison Bray Cottage Wycke Hill Maldon

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- Trevor James 3 Roots Lane Wickham Bishops Essex
- Alastair James 9 Saltcote Maltings Heybridge Maldon
- J.M James 3 Roots Lane Wickham Bishops Essex
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- Troy Jan Sunnybank 21 Basin Road Heybridge Basin
- Louis Jaques Oaklea Leighams Road Bicknacre
- Sydney Jaques 2 Elysian Gardens Tollesbury Maldon
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- Stephen Jennings Strathmore 123 Holloway Road Heybridge
- Doreen Jerome 4 Green Lane Burnham-On-Crouch Essex
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- Lee Johnson 99 Basin Road Heybridge Basin Maldon
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- T Johnson 124 Nipsells Chase Chelmsford Essex
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- Elizabeth Jones Flatt 11 Deed House 21 London Road Maldon
- Trevor Jones 7 Auriel Avenue Dagenham Essex
- Tom Jones Birds End Brixton Lane Rickling Green
- Richard Jones 85 Barling Road Great Wakering Southend-on-Sea
- Dennis Jones 15 Cadiz Road Dagenham RM10 8XL
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- Karen Juby Saltcote Hall Goldhanger Road Heybridge
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- Claire Keys Rohan Basin Road Heybridge Basin
- Dianne Keys 26 Tiptree Crescent Ilford IG5 0SZ
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- Lauren King Plot C18 Barrow Marsh Caravan Site Goldhanger Road Maldon
- P King Plot C25 Barrow Marsh Caravan Park Goldhanger Road Haybridge

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- C King 63 Wagtail Drive Heybridge Maldon
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- Graham Lake 20 Ash Grove Heybridge Essex
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- Rob Large 18 St Georges Close Heybridge Basin Maldon
- Allen Lattier C/o Chigborough Farm Chigborough Road
- S. M Lawrence 2 The Stiles Heybridge Basin Maldon
- Walter Layzell 174 High Street Great Wakering S-o-S
- R Lead Poplars Laxfield Road Stradbroke
- Rebecca Leader 15 St Georges Close Heybridge Basin Maldon
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- Mr J. W Linton 32 Saltcote Maltings Heybridge Maldon
- R. C Little 2 Fir Tree Walk Heybridge Maldon
- Mr D. H Little 83 Cedar Chase Heybridge Maldon
- S. M Little 2 Fir Tree Walk Heybridge Maldon
- Mrs M Lloyd 24 Waltham Road Rayleigh Essex
- Robert Arthur Loader 15 St Georges Close Heybridge Basin Maldon
- Jane Loader 155 Whirlowdale Road Sheffield S7 2NG
- Matt Loader 155 Whirlowdale Road Sheffield S7 2NG
- Colleen & John Long 28 Cedar Close Walton-on-the-Naze Essex

- Brown Louise Saltcote Lodge Goldhanger Road Heybridge
- Mr M Loveridge Old Mill End Cottage Mill End Bradwell-On-Sea
- John Lowe 123 Woodfield Cottages Heybridge Essex
- Philip Luke Box Lodge Manse Chase Maldon
- F Macdonald 34 Birchdale Gardens Chadwell Heath Essex
- N Macdonald 34 Birchdale Gardens Chadwell Heath Essex
- G Macdonald 34 Birchdale Gardens Chadwell Heath Essex
- Mr & Mrs Macdonald 21 Saltcote Maltings Heybridge Essex
- J Mackenzie 3 Gainsborough Court Burkitts Lane Sudbury
- Tim Madelin Square Cottage Chapel Lane Heybridge Basin
- Jack Maison 14 Red Admiral Court Romford RM3 7FA
- Major Pine C/o Andrew Wager Unit H2 Beckingham Business Park Tolleshunt Major
- Colin Mansell 21 Ramsey Close Heybridge Essex
- Elaine Mansell 21 Ramsey Close Heybridge Essex
- S Mapes 20 St Georges Close Heybridge Basin Essex
- Mark Stevens C/O Dovetail Architects Suite 4 First Floor Clocktower House
- Mr & Mrs Wager C/o Mark Stevens MD For Dovetail Architects Ltd Suite 4 Clocktower House Horndon Industrial Park
- J Marshall 17 Basin Road Heybridge Basin Maldon
- R. F Marshall 92 Squirrels Heath Lane Hornchurch RM11 2DZ
- R Marshall 92 Squirrel Heath Lane Hornchurch Essex
- T L R Marshall 17 Basin Road Heybridge Basin Essex
- Peter Marven Dabchicks 22 Wharf Road Heybridge
- N Marven Dabchicks 22 Wharf Road Heybridge
- Joyce Massett Barrow Marsh Heybridge CM9 4RA
- Cliff Matthews 52 Olive Avenue Leigh-On-Sea Southend-On-Sea
- Hannah And Craig Mayes 28 Pryors Road Galleywood Chelmsford
- Ricky Mayson 53 Tolbut Court Romford RM1 2DY
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- Marty McKenzie 53 Hill House Drive Chadwell St Mary
- Luke McKenzie 3 Lever Square Grays Essex
- Samantha McNamara 9 Greenwell Road Witham CM8 1SY
- Mrs C McPherson Rose Cottage 87 Basin Road Heybridge Basin
- C. R Mead 34 Sandhill Road Leigh-on-Sea SS9 5BX
- Esmee Meddle 30 Marine Avenue Leigh-on-Sea Essex

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- Trent Mellor 9 Penrith Road Ilford Essex
- Mr Daniel Mellvish 68 Welcome Avenue Dartford DA1 5JW
- Irene Mess South View Allendale Northumberland
- Douglas Mess Southview Thorrley Gate Allendale
- Graham Michie 30 Spring Lane Balderton NEWARK
- M Middlebrook 3 Chapel Road Burnham-On-Crouch Essex
- Mrs A Middleton 31 Steeple Close Heybridge Maldon
- Peter Milner 27 Emblems Great Dunmow Essex
- Barbara Mitchell 61 Southwold Road Wrentham Beccles
- J.G & S. Mitchell Woodmans Well Wick Lane Woolage Green
- Laurentiu Mitroi 15 Thornwood Road Epping Essex
- Jennifer Moll 31 Runnacles Street Silver End Witham
- Joe Mollion 76 Wood Road Heybridge Maldon
- D Mongor 41 Langdale Dive Colchester CO4 9TU
- T Moore School House Feering Essex
- Robert Moore 7 Ingram's Piece Ardleigh Colchester
- Paul More 3 Genotin Mews Hornchurch Greater London
- Lee Morgan 1 Melbourne Chase Colchester CO2 8UE
- Mr Paul Morgan Brook Lodge Goldhanger Road Heybridge
- Bob Morris 35 Sweet Briar Road Stanway Colchester
- J Morris 3 Poplar Close Witham Essex
- Mr Cyril Morris 41 Blackbush Avenue Chadwell Heath RM6 5TU
- Nicola Morris 16 Wharf Road Heybridge Essex
- Pamela Morton Hope Cottage 98 Basin Road Heybridge Basin
- Janet Moss 12 The Colliers Heybridge Basin Maldon
- Andrew Moss 12 The Colliers Heybridge Basin Maldon
- David Moss 12 The Colliers Heybridge Basin Maldon
- C A Moss 34 Eastern Road Burnham-on-Crouch CM0 8BT
- N Mullinder 24 Steeple Close Heybridge Essex
- Nuala Murphy Bridge Bungalow Goldhanger Road Heybridge
- Ben Murphy 21 Linley Crescent Collier Row Romford
- Dana Murton Kedge Cottage Lock Hill Heybridge Basin
- Liam Nee 12 Harebell Way Romford Essex
- Warren Neicho 124B Maybank Road South Woodford E18 1EQ
- J Neicho 42 Hathaway Gardens Romford RM6 5TL
- Alex Neophyto 101 Lower Road Hullbridge Essex
- Mr Michael Newberry 61 Overton Road Benfleet Essex
- Mrs Anita Newberry 61 Overton Road Benfleet Essex
- Mr Chris Newenham Bounds Farm Fish Street Goldhanger Maldon

- Roger Newlyn 7 Hopewell Drive Gravesend Kent
- Mrs S Nichols 14 The Colliers Heybridge Basin Essex
- Chris Nichols Blackwater Sailing Club Basin Road Heybridge
- Keith Nicholson 8 Walton Road Tonbridge Kent
- Sybil Nightingale Flat 11 Helene House 25 Vandome Close
- Kevin Norman 8 The Colliers Heybridge Basin Essex
- Wendy Norman 19 Saltcote Maltings Heybridge Maldon
- Richard Norman 19 Saltcote Maltings Heybridge Maldon
- Callum Norman Cashel Church Road Braintree
- Charlie Norris 4 Hall Road Heybridge Maldon
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- Jennifer O'Kane 23 Curlew Close Heybridge Maldon
- John O'Keiffe 16 The Glen Vange Basildon
- J Ockendon 10 Wimarc Crescent Rayleigh Essex
- Lydia Olley 16 Longship Way Maldon Essex
- Mr Tim Olley 16 Longship Way Maldon Essex
- Alex Olley 19 Longship Way Maldon Essex
- Michelle Olley 16 Longship Way Maldon Essex
- S Orchard 25 Regimental Way Dovercourt Essex
- A Osborne 2 Cherry Trees Ingatestone
- Craig Ottley 15 Crown Aveune Basildon Essex
- R Painter 3 Cornfields South Woodham Ferrers CM3 5UD
- Mr T A Palmer 38 Coopers Avenue Heybridge Essex
- Elizabeth Palmer 38 Coopers Avenue Heybridge Essex
- Mrs G. M Palmer 38 Coopers Avenue Heybridge Maldon
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- R E Parckar Rural & Leisure Dawley House Ashburton Industrial Estate
- Brandon Parish 2 South House Chase Mundon Road Maldon
- Samantha Parker 29 Saltcote Maltings Heybridge Maldon
- Danny Parker 113 Danbury Cress South Ockendon Essex
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- A Parker 42 Nelson Road Rayleigh Essex
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- Mark Penny 17 Blind Lane Goldhanger Essex
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- D M Peters 165 Fambridge Road Maldon Essex
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- Petition C/o JD Barlow 1 Grouts Farm Cottages Kelvedon Road Tolleshunt D'Arcy
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- Mr Graham Phillips Birchwood House St Stephens Road Cold Norton
- Barbara Phillips Birchwood House St Stephens Road Cold Norton
- Ms J Phillips 36 King Street Maldon Essex
- Mrs Lyndsey Phillips 22 Catchpole Lane Great Totham Essex
- M.J Phillis Godfreys Farmhouse Sheepcoates Lane Little Totham
- J.S Phillis Godfreys Farmhouse Sheepcoates Lane Little Totham
- Chris Pluck 2 Lyndsey Court Sycamore Road Great Cornard
- P Polden 95 Wagtail Drive Heybridge Maldon
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- Lee Robertson 40 Boyce View Drive Benfleet Essex
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- P Rowe 14 Hilton Road Canvey Island Essex
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- Stephen Sach 37 Cedar Road Chadwell Grays
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- Mrs A. H Searl 4 Ramsey Close Heybridge Maldon
- Miss A. E Searl 4 Ramsey Close Heybridge Maldon
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- K Searl Windrush 64 Holloway Road Heybridge
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- R Sidebottom 57 Wentworth Road Pewistone Nr Sheffield
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- M Simmons Riverton Harfred Avenue Heybridge Basin
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- David Skinner Woodseats Farm Cromford Matlock
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- Mrs Christine Slaven 167 Colchester Road Lawford Colchester

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- Roy Smith 5 Chestnut Close Burnham-On-Crouch Essex
- Jason Smith 51 Campion Close Rush Green Romford
- G Smith Millbeach Caravan Park Goldhanger Road Heybridge
- Caroline Smith 61 Wycke Lane Tollesbury Essex
- Mrs R.A Smith 75 Cedar Chase Heybridge Essex
- Sally Smith 140 Goldhanger Road Heybridge Essex
- RW Smith 11 Memory Close Maldon Essex
- Miss E Smith 24 Browning Road Maldon Essex
- Wayne Smith 2 North Street Tolleshunt D'Arcy Essex
- Janet Smith 6 Chestnut Avenue Heybridge Essex
- Mr A Smith Flat 2 Hazelwin Lower Avenue
- Connor Smith Sunnyside Farm Risebridge Chase Romford
- Robyn Snelling 163 Willersley Avenu w Sidcup Kent
- Andy Solomons 25 Copford Avenue Rayleigh Essex
- P Southam 67 Paynins Avenue Southend-on-Sea Essex
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- Christopher Spalding 11 Nash Close Lawford Manningtree
- Dan Spares 40 Tangham Walk Basildon Essex
- J Sparkes 8 Ramsey Close Heybridge Maldon
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- G Stocker 127 Somerville Road Romford RM6 5AU
- M Stockwell Tideway Franklin Road North Fambridge
- Mr D Stokes 34 Poplars Avenue Hawkwell Essex
- Mrs Gillian Stone 8 Beeches Road Heybridge Essex
- Mr J R Stringer 84A Shaftsbury Road Epping CM16 5BJ
- C Sturgeon 60 Lambert Drive Acton Sudbury
- Neil Suckling 102 Woodlow Thundersley Benfleet
- Mr Mark Suckling 8 Laburnum Way Rayleigh Essex
- Suffolk Horse Society C/O John Fleming Suite 8 Britannia House Bentwaters Business Park
- Paul Sullivan 14 Woodruch Close Braintree Essex

- Jack Surface 17 Wrexham Road Harald Hill RM3 9HH
- Richard Sutton 9 Maritime Avenue Heybridge Basin Essex
- Tom Swahn 90 Monkwick Avenue Colchester Essex
- Richard Swan 49 Kendall Place Medbourne Milton Keynes
- Clint Swann 13 The Colliers Heybridge Basin Essex
- Mr M Sweeney 6 Mallard Close Cranham Upminster
- Patricia Sykes D1 Marsh Barrow Heybridge CM9 4RA
- Barry Sykes D1 Barrow Marsh Heybridge CM9 4RA
- Paul Tallwin Chigborough Farm Chigborough Road Heybridge
- Sam Tallwin Messrs L P Sampson Chigborough Farm Heybridge
- Heather Tate Brooklyn Ulting Road Hatfield Peverel
- Peter Tattersall 29 Riverside Drive B95 6EN
- M C Taylor C/O Chigborough Farm Chigborough Road
- Mr C. J Taylor 7 Blackwater Close Heybridge Basin Maldon
- K Taylor C/O The Stables Pitsea View Road Crayshill
- The Occupier 7 Kentwell Close Ipswich IP4 5BQ
- The Occupier The Acorns Link Lane Bentley
- The Occupier 14 Meadow Rise Billericay Essex
- The Occupier 12 Maldon Road Hatfield Peverel CM3 2HW
- The Occupier 103 Larchcroft Road Ipswich Suffolk
- The Occupier The Cottage The Street Steeple
- The Occupier 13 Lawling Avenue Heybridge Maldon
- The Occupier 7 Gallahad Close Burnham-on-Crouch
- The Occupier 10 York Road Brightlingsea CO7 0JA
- The Occupier 166 Constance Close Witham Essex
- The Occupier 26 Pawle Close Great Baddow Chelmsford
- The Occupier Milton Mannor Upper Milton Wells
- The Occupier 34 Kiln Road Benfleet Essex
- The Occupier 70 St James Place De Grey Road Colchester
- The Occupier 16 Cairns Avenue Woodford Green Essex
- The Occupier Greenwells Wicken Bon Hunt Essex
- The Occupier 29 Wynn Close Baldock Hertfordshire
- The Occupier 1A Rodney Gardens Braintree Essex
- The Occupier Chigborough Barns Chigborough Road Heybridge
- The Occupier 14 Tylers Avenue Billericay Essex
- The Occupier 1 Churchfields Drive Steeple Bumpstead Haverhill
- The Occupier 42 Coopers Avenue Heybridge Maldon
- The Occupier 58 Highfield Road Chelmsford Essex
- The Occupier 283 Mountnessing Road Billericay Essex
- The Occupier 86 North Avenue Southend-On-Sea SS2 4EY

- The Occupier Lee Shore 95 Basin Road Heybridge Basin
- The Occupier 23 Southern Drive South Woodham Ferrers Essex
- The Occupier 46 Pennine Road Chelmsford Essex
- The Occupier 49 Seaforth Avenue Southend-On-Sea Essex
- The Occupier 10 Sunflower Street Cambridge CB4 3XF
- The Occupier 11 Garden Close Althorne Essex
- The Occupier 98 St Clare Meadow Rochford Essex
- The Occupier Spinney End The Close Brentwood
- The Occupier 9 Maida Way London E4 7EL
- The Occupier Thirsley Drive Heybridge
- The Occupier 10 Azalea Ave Wickford Essex
- The Occupier 10 Tower Avenue Chelmsford Essex
- The Occupier 7 Lapwing Drive Heybridge Maldon
- The Occupier 75 Cannon Leys Chelmsford
- The Occupier 32 Sanderling Gardens Heybridge Maldon
- The Occupier 156 Constance Close Witham Essex
- The Occupier 22 Crayford Road Sudbury Suffolk
- The Occupier Britleys Margaretting Road Writtle
- The Occupier C19 Barrow Marsh Caravan & Chalet Park Goldhanger Road Heybridge
- The Occupier 4 Chislehampton Woolstone Milton Keynes
- The Occupier Audries Western Lane Silverend
- The Occupier 18 Southbourne Gardens Ilford IG1 2QF
- The Occupier 20 Tythe Close Chelmsford Essex
- The Occupier 23 Merryfield Leigh-On-Sea Essex
- The Occupier 22 Fairview Close Benfleet Essex
- The Occupier Chimneys Back Lane Washbrook
- The Occupier Blackthorne Old Church Road East Hanningfield
- The Occupier Rosemary Cottage Vicarage Road Lingfield
- The Occupier 2 Dealtree Close Blackmore Road Hook End
- The Occupier 62 Castle Road Colchester CO1 1UN
- The Occupier 37 Fisher Court Rhapsody Crescent Brentwood
- The Occupier Ainslie Cottage Thrigby Road Filby
- The Occupier 167 Mundon Road Maldon Essex
- The Occupier 28 Embassy Court High Street Maldon
- The Occupier 2 - 4 Lock Hill Heybridge Basin CM9 4RX
- The Occupier 36 Colchester Road Heybridge Essex
- The Occupier 287 Mundon Road Maldon Essex
- The Occupier Richmond House 33 Coopers Avenue Heybridge
- The Occupier 15 Lawling Avenue Heybridge Essex

- The Occupier 17 Station Road Leigh-On-Sea Essex
- The Occupier 26790 Tullette France
- The Occupier 21 East Lane Stainforth Doncaster
- The Occupier 14 Parkside Nettleham Lincoln
- The Occupier 123 Shaftesbury Avenue Southend On Sea SS1 3AN
- The Occupier 42 Rowan Drive Heybridge Essex
- The Occupier 4 The Approach Rayleigh Essex
- The Occupier 5 Windermere Avenue Hullbridge Essex
- Daniel Thiselton 88 Station Road Burnham-On-Crouch Essex
- Debra Thomas 40 Mariners Way Maldon Essex
- A.R Thomas 10 Silverpoint Marine Canvey Island Essex
- Rosemary Thompson 107 Heywood Way Heybridge Maldon
- Mr Thompson C/o Chigborough Farm Chigborough Road
- Christopher Thorby Meadow House Church Street Goldhanger
- Mr & Mrs Thorne 24 Silverthorne Drive Hemel Hempstead Herts
- Chris Thorne 22 Clarendon Road Little Canfield Dunmow
- Hazel Throssell 41 Rushleydale Springfield Chelmsford
- Lisa Throssell 17 Chestnut Walk Witham CM8 2PR
- Frances Tidbury 9 Saltcote Maltings Heybridge Maldon
- Wayne Todd 23 Woodfield Park Drive Leigh-On-Sea Southend-On-Sea
- R Tomlinson 7 Golf Ride South Benfleet Essex
- Barry & Lynn Tredinnick 185 Clockhouse Lane Collier Row Romford
- Helen Tredinnick 9 Tarnworth Road Romford Essex
- Mr M Treman-Coker 6 Belmont Road Faversham Kent
- Jamie Trigs 50 Wood Road Heybridge Essex
- S F Trim New Park Farm Maypole Road Tiptree
- Paul Truss 61 Russell Road Buckhurst Hill Essex
- Mark Tuck 46A Dundonald Drive Leigh-On-Sea Essex
- P Tuppenney 11 Anglesea Mansions St Leonards On Sea East Sussex
- Claire Turner Flat 3 Marys House Kelvedon CO9 5DL
- Dr Barry Turner 17 Saltcote Maltings Heybridge Maldon
- Mrs Irene Turner 17 Saltcote Maltings Heybridge Maldon
- D A Turner 4 Wayleaze Bristol
- S.M Tween 17 St Georges Close Heybridge Basin Essex
- Lisa Tween 17 St Georges Close Heybridge Basin Maldon
- R C Tween 17 St Georges Close Heybridge Basin Maldon
- Peter Unwin Leawood Hullbridge Road Rayleigh
- Matthew Utting 7 Siskin Gate Bracknell Berkshire
- Mrs Teresa Vick Lapstone House Blackgrove Road Waddesdon
- R Vincent 35 Colne Road Brightlingsea Essex

- D Vincent 34 Glendale South Woodham Ferrers CM3 5TS
- M Wade 36 King Street Maldon Essex
- Susan Wager Saltcote Hall Goldhanger Road Heybridge
- Andrew Wager Saltcote Hall Goldhanger Road Heybridge
- Mr P Wakelin The Haven Farm School Road Little Totham
- Christine Wakelin-Gilden Milton Manor Upper Milton Wells
- Cervinia Wakelin-Gilden 4 Coopers Court Hertford Hertfordshire
- Lucia Wakelin-Gilden Milton Manor Upper Milton Wells
- G Walker 8 Giffords Cross Avenue Corringham Essex
- Graham Walker 10 Vereker Road Kesington London
- Ryan Wallington 2 West Avenue Hullbridge Essex
- Phillip Walter 51 Chantry Way Billericay Essex
- P Ward 8 Nethan Drive Aveley Essex
- Douglas Warner 78 Billericay Road Brentwood Essex
- R Warren 35 Coriander Road Tiptree Colchester
- Graeme Warwick 1B St Giles Crescent Maldon Essex
- Darren Wase 68 Woodlands Chelmondiston IP9 1DU
- Geoffrey Wass 69 Spital Road Maldon Essex
- Ian Watts 46 Walton Gardens Folkestone Kent
- M & D Wavely 49 Stratford Road Ipswich Suffolk
- G. D Waymont Old Church House Newland Street Witham
- R. H Waymont The Old Church House Witham CM8 2BA
- M Weatherill 40 Whiston Avenue Wolverhampton WU11 2QH
- Harry Weatherill 40 Whiston Avenue Wolverhampton WU11 2QH
- Elizabeth Webb Goldhanger House Church Street Goldhanger
- Ken & Pat Webb 27 Swaffham Road Watton IP25 6LA
- D Webb 173 Harwich Road Colchester CO4 3DB
- Liam Webb 90 Monkwick Avenue Colchester Essex
- Mr P A Weight 210 Spencers Croft Harlow Essex
- John Welch Cobblers Cottage Pleshey Chelmsford
- W.N.V Weller 96 Chalkwell Avenue Westcliff-On-Sea Essex
- Mr MJ Wells 22 Devonshire Road Southminster Essex
- A J West 160 Goldhanger Road Heybridge Essex
- D West 160 Goldhanger Road Heybridge Essex
- P A Weston Frame Farm Beckingham Road Tolleshunt D'Arcy
- D J Weston Chigborough Farm Chigborough Road Heybridge
- Mr & Mrs M Wetton 44 The Turnpike Marple Stockport
- Mr Wheatland C/o Chigborough Farm Chigborough Road
- Ross Wheeler 12 Wentworth Meadows Maldon Essex
- Mark Wheeler 8 John Mace Road Colchester Essex

- P Whiddett 619 Main Road Harwich Essex
- Mr Ben White 154 Goldhanger Road Heybridge Essex
- Michael White 6 Buckleys Great Baddow Essex
- Cameron White 11 Saltcote Maltings Heybridge Essex
- Bradleigh White 11 Saltcote Maltings Heybridge Essex
- John White 5 Cox Road Alresford Colchester
- Shane Whitworth 8 Hall Road Heybridge Essex
- Mary & Chris Wild 16 Burrswood Place Heybridge Basin Maldon
- Michael Wilde 15 The Stiles Heybridge Basin Maldon
- Ursula Wilde 15 The Stiles Heybridge Basin Maldon
- Mrs Wilis Oxley Lodge 5 Oxley Hill Tolleshunt D'Arcy
- Mr P. M Willavoys 10 Beeches Road Heybridge Maldon
- Mrs J Willavoys 10 Beeches Road Heybridge Maldon
- Alan Williams 26 Saltcote Maltings Heybridge Maldon
- A Williams 26 Saltcote Maltings Heybridge Maldon
- Robert Williams 7 Waterside Close London E3 2JB
- Jane Williams 21 Wellands Close Wickham Bishops Witham
- Mrs Wendy Williams 19 Burnham Road Latchingdon Chelmsford
- Mr K Williams 19 Burnham Road Latchingdon Chelmsford
- Nicola Williams 6A Egbert Gardens Wickford SS11 7BH
- Mrs R Williams-Mattin 7 Pedlards Path Danbury Chelmsford
- Mrs J Willimott Homelea 79 Basin Road Heybridge Basin
- Matt Willis 28 Constance Close Witham CM8 1XL
- Mrs Elizabeth Willsher 39 Wantz Road Maldon Essex
- Jackie Wilson 18 Hillary Close Heybridge Maldon
- Grant Wisbey 20 Saltcote Maltings Heybridge Maldon
- Gillian Wisbey 20 Saltcote Maltings Heybridge Maldon
- Mr A Wisbey 6 Woolmers Way Chelmsford CM3 0DA
- Steve Witcock Wellington Field Old Road Shipston-On-Stour
- J.A Withall Ship Cottage Lock Hill Heybridge Basin
- Chris Withey 115 Station Road Stanbridge LU7 9JG
- Simon Wood 46 Freshwater Crescent Heybridge Maldon
- Mrs Pauline Wood 2 Saltcote Cottages Goldhanger Road Heybridge
- Karen Wood 29 Basin Road Heybridge Basin Essex
- Raymond Wood 2 Saltcote Cottages Goldhanger Road Heybridge
- Colin Woodcock 11 Petticrow Quays Belvedere Road Burnham-On-Crouch
- Norman Woodhouse 17 Cunningham Close Shoeburyness Southend-On-Sea
- Matt Woods C/o Chigborough Farm Chigborough Road
- Mr Ronald Woolgar 33 Saltcote Maltings Goldhanger Road Heybridge
- S Worrall 7 Cherry Gardens Billericay Essex

- Darren Worsell Mizzen Cottage The Street Steeple
- Winifred Wright 3 Saltcote Cottages Goldhanger Road Heybridge
- Alan W Wright Le Puits Des Bruyeres 61230 Le Sap-Andre France
- Donald Wright 3 Saltcote Cottages Goldhanger Road Heybridge
- Carole Wright Le Puits Des Bruyeres 61230 Le Sap-Andre France
- R Wyatt Oak Meadow Oak Lane Crays Hill
- Mr K Yates 38 Whiston Avenue Ashmore Park Estate Wednesfield
- Mrs K Yates 38 Whiston Avenue Ashmore Park Estate Wednesfield
- Mr C.J Young The Old School House 92 Basin Road Heybridge Basin

Objection Comment	Officer Response
Principle:	
A precedent will be set as the proposed location is outside of the development plan, is on greenbelt land and is in Flood Zone 3.	Noted, the site is green field and by definition not Green Belt which does not feature in Maldon District.
The proposed building is massive, overbearing and totally out of keeping with the peaceful rural setting and the character of the area. Nearby housing is single storey.	Noted, see the main report
The location is wrong and incompatible; the development is overbearing, over dominant and has no restrictions for use.	Noted, see main report. Officers have asked the applicants to provide details in the form of a business plan to understand fully the use of the site and for Members to make an informed decision.
Would damage amenities by way of encroaching urbanization due to scale of the development and commercialization of the site	Noted, see the main report
Adjacent business was not officially informed or invited to comment at any stage of the pre-planning phase.	Advertisement and notification was carried out in accordance with statutory provisions.
The opportunity to input into the design and development process was extremely limited.	Noted.
Distribution of notice of consultation was very limited; the consultation took place during the day with no additional weekend opportunity. No further public consultation despite modified plans.	Noted. Where amended details have been provided to the Council additional consultations have taken place where necessary.
The development would use good quality grade 2 agricultural land	Noted, see the main report.
The land is currently used for leisure	Currently the land is farmed for arable crops.
The application contravenes or cannot comply with NPPF and LDP.	Noted, see the main report.

Objection Comment	Officer Response
The LDP has not identified the site for sports/recreational or community use. The scheme contravenes some of the main statements in the MDCRLP(2005): S2, CC5, CC6, BE1, REC7	Noted, see the main report.
A strategic decision on the relocation of the swifts FC is notably absent from the LDP	The LDP identifies the Swifts site for residential development, the LDP does not include a future site for Swifts.
The application falls short of the required standard and is in direct contradiction of its own policies, if approved, would be the subject of a Judicial Review	The application has been screened in accordance with the EIA Regulations and is fit for consideration.
Heybridge Swifts Football Club is not a community facility and should be located adjacent to a business park/industrial site	Noted.
The scale of the proposal is disproportionate and proposes 3 pitches, grandstands and a large clubhouse	Noted.
The design is odd and is only metres away from a business/tourist and residential location	Noted, see the main report.
There are more suitable sites available – no efforts have been made to relocate to a site with far less ecological value.	The application submission includes information from the appellants on other sites they have looked at in the Heybridge area.
Several landowners have expressed an interest but were not approached and details will be provided to show alternative sites.	There is no information submitted by objectors on alternative sites at this time.
The sites as looked at as alternatives by the football club have been localized and should include sites further afield.	Noted, one of the alternatives said as being considered was ground share with Maldon and Tiptree Football Club.
Regulations and associated legislation would be breached if development went ahead as the Blackwater estuary is a heavily designated site.	Noted, the application has to be considered in light of National and Local planning policies and in light of areas identified in European legislation for nature/habitat conservation.
Reference to the model at Colchester and its location outside community boundaries.	Noted.
Should be refused on 'scale, bulk and height' and 'visually inharmonious and conspicuous' (<i>as per refused application in Goldhanger</i>).	Noted, see the main report.
Revised plans no longer show a function room – what assurances are there that this will not be incorporated into the first floor.	The development if approved would be the subject of planning conditions.

Objection Comment	Officer Response
The size of the stadium would result in a loss of privacy and overlooking.	Noted, however the development is sufficiently distance from the adjoining sites for overlooking not to occur.
The big stadium with floodlights will ruin the local street scene.	Noted, see the main report.
MDC website describes this area of Essex as “a corner of Essex that’s full of charm, beauty and history...”. How could the reputation be conceivably sustained if this development is permitted as it would deface this tranquil and pastoral setting.	Noted, see the main report.
No suggested limitations by way of condition to the use of the function room, therefore planning permission is more for a party and function venue.	The development if approved would be the subject of planning conditions controlling hours of use.
The design should be moved further to the west and the bund should extend along the whole of the boundary with the lakes and Drapers Close.	Noted.
Proposal of this scale will spoil the peace and tranquility and have considerable implications for the wildlife it supports. [Will cause] noise pollution, light pollution, visual impact, loss of amenity and [have] adverse impacts on biodiversity.	Noted, see the main report.
The development is financially unviable and doomed to fail.	The applicants have been asked to explain both the financial viability of the development and a business plan to show how the use will operate.
The scheme will have no benefit to the existing community.	Noted.
Members should visit the site to understand its rural location.	Noted, member site visits are governed by set protocols.
Flooding	
Whilst a new ditch is to be constructed in Goldhanger Road for a 1 in 5 year storm it does not make reference to the climate change allowance of 30%	The application has been submitted with a Flood Risk Assessment. In consultation the Environment Agency and the Sustainable Urban Drainage Team at ECC raise no objections.
No form of betterment in regards to improving flooding issues that affect the area – the report concentrates on the development site.	The report concentrates on the development site as it should but in doing so will not affect the surrounding area.
Increased risk to flooding – will impact on the fragile drainage area.	Noted, see the consultation responses.

Objection Comment	Officer Response
The section of the road and land from Saltcote Maltings to Coopers Avenue regularly floods especially adjacent to the proposed new entrance.	Noted, see the consultation responses.
Goldhanger Road floods regularly and the development site is regularly seen to drain onto Goldhanger Road.	Noted, see the consultation responses.
The defined site borders are at risk from flooding from the River Blackwater, according to the EA.	Noted, see the consultation responses.
Pictures submitted show severe flooding at entrance to site – development in this area will make the situation worse. Dispute whether flooding can be successfully managed.	Noted, see the consultation responses.
MDC have accepted the 1 in 100 flooding formula [therefore] the proposed development must not increase the current risk of flooding. Covering the land adjacent to Holloway Road in concrete and brick will lead to an increase in flooding.	Noted, see the consultation responses.
Impact on Local Amenities	
Heybridge Primary school cannot grow any further. The Plume has the same issues.	The development will not increase residential occupation therefore this is relevant only to the application for the re-development of the existing site by application FUL/MAL/16/00154.
Doctors in Maldon are full to bursting point. NHS dentists are limited.	The development will not increase residential occupation therefore this is relevant only to the application for the re-development of the existing site by application FUL/MAL/16/00154.
Impact on Adjoining Caravan Site (Saltcote Hall):	
The caravan site would be overlooked on two sides and light and noise would spoil enjoyment of the site.	It is not considered that the caravan site would be overlooked due to the distances involved. For light and noise see the main report.
Impact of noise, light, traffic and possible pollution would force the [site] to close down.	Noted, see the main report.
Loss of caravan site will result in reduction of visitors to the area (tourism).	Noted, see the main report.
Loss of visitors would have financial impact on the business and local businesses.	Noted, see the main report.
The site is very popular [as] it is located in a quiet secluded spot and very close to wildlife areas, walks, fisheries ...	Noted, see the main report.

Objection Comment	Officer Response
The caravan site brings tourists to the area to spend money in local businesses.	Noted, see the main report.
Impact on Adjoining Stud Farm (Saltcote Hall)	
Saltcote Hall is the last Stud in Essex that breeds Suffolk Punch's and in addition provides support for owners and breeders across the UK. The owners have gained a national reputation as knowledgeable, experienced breeders.	Noted, see the main report.
The loss of this stud would be a grievous blow to the Suffolk Horse Society - this breed is listed as endangered within the Rare Breeds Survival Trust (RBST)	Noted. It is acknowledged that the Suffolk horse is a Rare Breed but it is not classified as a protected species per say and therefore not subject to specific government guidance on the protection of certain identified species.
The maintenance of breeding stallions is of vital importance as there are only approx. 350 in the UK.	Noted, see the main report.
The [development] with associated increase in light, noise and traffic is not conducive to maintenance of an equine business and it is likely that it would close.	Noted, see the main report.
Noise and bright flood lighting would affect the Suffolk horses' breeding cycle and ability to breed.	Noted, see the main report.
Car parking is proposed right behind the stables.	The car parking area is separated from the main development at Saltcote Hall by a landscaped area.
Noise and light pollution will affect the safety to ride and handle horses.	Noted, see the main report.
Foaling mares need peace and quiet so the foaling boxes are located at the rear of the property. This stress free environment would be disrupted by the proposed development as it is being placed so close to the stabling and fields.	Noted, see the main report.
Proposed use as a function hall would result in fireworks, loud music, and late night noise which [gives rise] to fear for the animals safety.	Noted, see the main report.
The Stud facility provides work experience opportunities for students.	Noted, see the main report.
The modern development is not in keeping with the design of Saltcote Hall and its siting, design and materials would not enhance this very rural location	Noted, see the main report.

Objection Comment	Officer Response
The proposed height of the stadium would be higher than Saltcote Hall, would be visible from the sea wall and would result in a loss of privacy to the occupiers of Saltcote Hall who would be overlooked on the west and north boundary.	It is agreed that the floodlights and the columns would be visible from the sea wall. This and its impact is a material planning consideration. However it is not considered that this would amount to overlooking and a loss in privacy.
The proposed floodlights (15m high) would tower above Saltcote Hall (12.4m high) and associated buildings.	Noted, see the main report.
The proposed 4m earth bund to the rear of Saltcote Hall will not be effective.	The bund has been removed and replaced by a landscaped strip.
Impact on Adjoining Fishery:	
The development would ruin the peace and tranquility of the fishing lakes and spoil the natural environment and adversely affect the wildlife.	Noted, see the main report.
Chigborough Lakes is the best in East Anglia as voted by Trout Fisherman magazine and was rated No.48 out of 650 fisheries in the UK for trout fishing and is open to all people of all ages.	Noted.
Very few other venues [for fishing] in the area.	Noted.
The development would not be compatible with the peacefulness of fishing, which includes night fishing on the immediately adjacent lakes, and would cause noise and light pollution to the fishery and surrounding area.	Noted, see the main report.
Would have a negative impact on the business which has been trading for over 35 years.	Noted, see the main report.
The fisheries are an important asset to the community.	Noted, see the main report.
The lakes are fragile and could be polluted with chemical run off from the pitches and car parks.	Noted, see the main report.
Impact on Economy of the Area / Tourism:	
Will ultimately damage this coastal economy	This has to be considered in balance as the new use will generate economic development and create jobs.
Would jeopardise an area of important tourist attraction.	Noted, see the main report.
Impact of the development which would be 200m from the sea wall should not be discounted.	Noted, see the main report.

Objection Comment	Officer Response
Traffic issues at weekends due to matches will result in a decrease in tourism to the area and financial losses to local businesses.	In consultation the Highways Agency has raised no objection to the development as proposed, which takes into account the impact of localized traffic impacts.
The development has no significant benefit for the creation of local employment.	This has to be considered in balance as the new use will generate economic development and create jobs.
Proposed development would have devastating effect on [my] business interests at Saltcote Hall causing me to re-locate outside of the County, leading to the closing of a longstanding business at Beckenham Business Park and redundancy of around 30 staff.	Noted, see the main report.
Ecology:	
The environmental reports are site specific and pay little attention to the adjoining land(s).	The reports can only cover land which is accessible to the applicants and relies on collected data on adjoining land.
There is a severe lack of quality ecological data and that submitted is deeply flawed and is not sufficient for any reasonable conclusions to be drawn.	The development is submitted with two ecological surveys which have been the subject of consultation, as set out in the main report.
Concerns that no Environmental Impact Assessment has been carried out.	Previous the applicant's through their agents submitted a Screening Opinion application to the Council with the reference 12/00038/SOR. The Council's decision was that the development of the size proposed did not warrant the submission of a full Environmental Impact Assessment.
The mature woodland would be radically changed [and have a] detrimental impact on wildlife and the nature reserve.	Noted, see the main report.
Tearing out a well-established hedgerow and copse will be detrimental to wildlife and is not good for nature and people.	Noted, see the main report.
Toxic pollutants, water and chemical run-off [could] seep into the Blackwater Ecosystem and the lakes via the ditch and road culvert.	Adequate mitigation which will be present through the details of the scheme as submitted will make this unlikely.
The application fails to protect, conserve and enhance the natural beauty, tranquility, amenity and traditional quality of the Districts landscapes.	Noted, see the main report.
Destructive to the natural beauty of the area. Will significantly change the character of the neighbourhood, urbanizing a beautiful and ecologically important area.	Noted, see the main report.

Objection Comment	Officer Response
The proposed trees for planting on the earth bund are deciduous and any effect in terms of noise and visual amenity will not be present when the trees are not in leaf.	The earth bund has been removed from consideration and does not form part of the scheme as amended.
The Chigborough site is of high conservation value.	Noted, see the main report.
The light pollution and noise will disrupt flights of ducks and waders moving between feeding grounds.	The application comes complete with a two stage ecological assessment.
The development would have a significant impact on declining, rare and protected species.	The application comes complete with a two stage ecological assessment.
Would have adverse impact on peace and tranquility and character of the area.	Noted, see the main report.
The submitted business plan is both lacking in details and proves that the club will be run for profit and not the local community. However the local community will be disenfranchised to a considerable degree.	Noted, see the main report.
Traffic and Highways:	
The proposed road design will impact on access to existing properties.	The development has been the subject of consultation with the Highways Agency and “no objection” has been raised.
Additional traffic will use surrounding roads to avoid Goldhanger Road creating dangerous rat-runs.	See above.
The transportation analysis submitted focuses on traffic flow capacity rather than junction safety.	See above.
The local road infrastructure would not be able to sustain the massive increase in traffic that would result from this development. Will lead to long tailbacks.	See above.
The junction layout onto Goldhanger Road is totally inadequate.	See above.
Goldhanger Road is narrow and crowded; safety and access are problems as the new access road will create a blindspot.	See above.
The new layout/junction involves an [traffic] island which is an exceedingly poor design and exceptionally dangerous. vCoaches would straddle across the carriageway.	See above.

Objection Comment	Officer Response
Traffic surveys were carried out during the 'closed' season, were done in the wrong place and are misleading, inaccurate and flawed.	See above.
The site proposes to hold up to 3,000 people, however, parking provision is inadequate. People will park on Goldhanger road and cause more danger.	The development at this time proposed the replacement of the site on a like for like basis and the average gate at the Swifts is 100 persons per game. The impact of the use, particularly in respect of the plastic pitch and the frequency of use is assessed in the report.
Additional traffic will make it more difficult to ride [horses] on the roads – there are not any bridleways in the vicinity.	The adjacent Saltcote Hall residents cross the road with their horses to the fields to the south.
Speed limit should be reduced.	The development has been the subject of consultation with the Highways Agency and "no objection" has been raised.
Pedestrian access from Basin Road is not clear and may not be safe.	See above.
It is stated that the site is currently accessed by foot from a comprehensive network of paths. There is no footpath on the side of the road by the entrance and there is no pedestrian crossing near the site entrance.	Noted, the site is not accessed by a public footpath at this time other than a pavement along the Goldhanger Road.
The amended details show a potential footpath link between both sites. This is unacceptable as they are permissive footpaths only, not owned by the applicants and can be closed at any time.	This is correct, any suggested footpath links which are on and over 3 rd party land are to be discounted.
The traffic travel plan and study lacks data and is not therefore a reliable analysis of the impact of travel.	The travel plan has been the subject of consultation with the Highways Authority.
No decent bus or rail (public transport) available: 1 bus every 2 hours is unrealistic. People will travel by car.	Noted, bus service is limited and there is no rail service to Maldon.
The Framework Travel Plan does not have to be adhered to and is not a Travel Plan	The submission of a travel plan can be secured by condition.
The traffic travel plan and study lacks data and is not therefore a reliable analysis of the impact of travel	Noted, see above.
Most spectators currently walk to the grounds, however, it is likely they will drive to the new location as it is over 30mins walking distance. It is erroneous of the applicant to suggest the behavioral activities toward car useage would reflect that at Fleetwood Town in Lancashire.	Each application has to be considered on it individual merits.

Objection Comment	Officer Response
This reference is of no relevance.	
Spectators unlikely to cycle to the new location as Goldhanger Road has high levels of fast moving traffic- over 3000 car movements per day.	Cycling facilities are made available by the development and would be available for use. The current ground does not feature any dedicated cycle parking areas.
Health & Safety:	
Will the boundaries be securely fenced.	Fencing will be secured by planning condition.
Flooding:	
Whilst a new ditch is to be constructed in Goldhanger Road for a 1 in 5 year storm it does not make reference to the climate change allowance of 30%.	The development comes complete with a Flood Risk Assessment which has been the subject of consultation.
No form of betterment in regards to improving flooding issues that affect the area – the report concentrates on the development site.	The development seeks to ensure that its impact will not be to the detriment of local flooding issues.
Increased risk to flooding – will impact on the fragile drainage area.	See above.
The section of the road and land from Saltcote Maltings to Coopers Avenue regularly floods especially adjacent to the proposed new entrance.	Noted.
Goldhanger Road floods regularly and the development site is regularly seen to drain onto Goldhanger Road.	Noted
The defined site borders are at risk from flooding from the River Blackwater, according to the EA.	The application site is mostly within the defined Flood Zone 3, with a small area to the north in Flood Zone 2.
Noise:	
The noise level survey is not representative of how the club intends to utilize the site. The document is selective and analyses the findings to downgrade the impact the noise will have on the surrounding areas.	The submitted noise survey has been analyzed by the Council's Environmental Health Team and there comments are in the consultations section.
The report concedes that noise levels will impact on Saltcote Hall even with an earth bund. The noise levels beyond the bund may not have been properly considered.	See above.
No mention of the impact of noise on Saltcote Maltings or other properties along Goldhanger Road.	The impacts are set out as apply to the closest dwellings and the ones most affected.
Unacceptable to state that whilst noise levels will exceed those currently measured [as] this will only occur when matches are staged [it] should be tolerated. This is a clear violation of planning guidance.	The submitted noise survey has been analyzed by the Council's Environmental Health Team and there comments are in the consultations section.

Objection Comment	Officer Response
The noise analysis report is founded on a comparison of what occurs based on 200 spectators – this application assumes up to 3000 spectators.	Noted.
Increased noise pollution to a quiet area that will affect wildlife as well as residents.	Noted.
The development will have a serious impact on the tranquil setting of the estuary - they will not be able to control the noise and traffic	Noted.
No high fences or noise barriers proposed.	Noted.
Noise and light pollution would extend to very late hours and car headlights would disturb residents.	Noted.
Planting of saplings would take a considerable amount of time to be effective as a sound break and [gives] insufficient mitigation.	Noted, planting I proposed and could be secured by planning condition and retained in perpetuity.
Training and matches will take place at the weekend and evenings and impact on personal enjoyment of home and garden. Unable to sit in and enjoy the garden due to increased noise which will carry a long way	The applicant has been asked to explain the extent of the use particularly in relation to the proposed 3G pitch.
Would cause disturbance and distress to people who currently live in quiet surroundings.	Noted. As a matter of fact the club at this time has only resulted in one recorded noise complaint.
Light:	
Unclear what time the floodlights will operate to – training sessions could continue until 21:15pm	The applicant has been asked to explain the extent of the use of lighting in relation to the proposed 3G pitch. The planning application forms detail the hours the use would operate, this being from 09:00 to 22:30.
Increase in light pollution – will affect the peaceful environment	The impact of the lighting columns on the area is discussed in the main report.
The floodlights could potentially be visible by navigators using the Blackwater Estuary at night.	See above.
Floodlights will cause problems to wildlife and residents and will be seen for miles.	See above.
Impact on personal enjoyment of home and garden - Privacy will be compromised by the floodlights.	See above.
The additional floodlights would result in properties being surrounded by sports stadiums and floodlights.	See above.

Objection Comment	Officer Response
Footpath/cycle path:	
Permissive access is provided on farmland south of the site and may be revoked.	The development as proposed can only rely of land within the applicants' ownership.
Public / permissive access is provided as part of the Countryside Stewardship Scheme and used by many dog walkers and people whose enjoyment would be affected by the development.	Noted, see above.
Other:	
Increase in anti-social behavior – restrictions should be in place for licensing hours.	Noted, there is no record of this being the case at the existing ground.
The lodge at the fisheries is used (free of charge) by day centres for people with early onset dementia. The tranquility and peace is a lifeline.	Noted.
Would have a huge overall detrimental effect on the surrounding area of rural pursuits.	Noted.
Doesn't fit in with other activities around the application site.	Noted.
Impacts of proposal could be made worse by future infilling of adjacent land.	This application falls to be considered on its individual merits, as would any future applications on adjacent land.
Would be highly disruptive and devalue properties.	Noted, property values are not a material planning condition.
Would have an adverse effect on so many people [including] businesses and ways of life.	Noted, see the main report
The long-term financial viability of the venture is risky and the site could become derelict. What evidence has been submitted to ensure viability of the project.	The applicants have been asked to demonstrate viability and produce a business plan to show how the club will operate so its impact can be fully considered.
The supporters will come on mass and there will be inadequate parking and no public toilet facilities at the basin and the waterfront.	Toilet facilities are provided for supporters.
Formal request that crime statistics are considered as the majority of recorded crime in Heybridge currently clusters around the existing swifts ground.	Essex Police have been consulted and their response is in the report.
The Swifts could merge with another club.	Noted, this is not a planning consideration.
No effort has been made to maintain their existing facility which has progressively deteriorated. It would be better to modernize the current stadium.	Noted.

Objection Comment	Officer Response
Bloors declined to declare the extent of their investigations to relocate in a less sensitive area.	The application falls to be considered as it is submitted.
Why should football take priority over wildlife.	Noted.
The area is very precious and should be respected and left to remain peaceful.	Noted see the main report.
Presumption that football hooligans would spoil the countryside.	Essex Police have been consulted and their response is within the report.
Why put it right next to the fishery.	Noted, the application falls to be considered as submitted.

Petitions:	
	Officer Response
73 signatures	Noted.
Facebook petition/questionnaire received from Chigboro' Fisheries – comments as above.	Noted.

Objectors Comment	Officers Response
Goldhanger Road Group via Agent:	
The Swifts existing site has been allocated for housing and it is a requirement that equivalent or better compensatory recreational provision is made available. The proposed site does not meet this requirement	Noted, see the main report
The proposed 'garden suburb' to the north of Heybridge should include an allocation for a new football stadium – there would be better transport links to the A12	The Council Endorsed North Heybridge Garden Suburb Strategic Masterplan Framework does not include provision for a new football pitch/stadium.
Query whether land falling in the ownership of Chigboro Lakes and Saltcote Hall has been included within the red line application	The application states the land as outlined in red is in the control of the applicants.
Chigboro fisheries were not served with notice of the application	The application was consulted in accordance with the Council's agreed scheme.
Requests explanation as to why an EIA was not required as the site is in close proximity to the SPA and RAMSAR sites on the Blackwater Estuary. The Authority should seek urgent advice from natural England and the RSPB on this matter.	The proposal was subject of a formal Screening Opinion which has the reference 12/00038/SOR under the Environmental Impact Assessment (EIA) Regulations which found that the development did not warrant a formal EIA.

Objectors Comment	Officers Response
The application proposes a significant amount of built and other associated development and engineering operations and will have a significant and damaging effect on the character and appearance of the local landscape.	Noted, see the main report.
No amount of screening, bunding and other earth moving / engineering works will mitigate the impacts of the noise, light spill and general activity of a busy recreational use.	Noted, see the main report.
The landscape, visual and amenity impact of the proposal on its immediate and wider surroundings will be significant and incapable of being satisfactorily mitigated.	Noted, see the main report.
The new site is 'greenfield' and in many places is characterized by well-established boundary vegetation and is adjacent to a locally significant designated wildlife site.	Noted, see the main report.
The new infrastructure for the North Heybridge garden suburb would be able to cope with a new football ground.	Noted, see the main report.
A specialist appraisal of the highways and transport assessment submitted with the application will be commissioned [which will show] the traffic and highways impact will be significant and harmful.	Noted, see the main report.
The applicants search for a new site for a football ground has been neither comprehensive nor rigorous; open or transparent; and anything but properly planned.	Noted, see the main report.

7.4.2 Letters were received **in support** of the application from the following and the reasons for support are summarised as set out in the table below:

- Ben Albone 8 Centaur Way Maldon Essex
- Cheryl Albone 8 Centaur Way Maldon Essex
- Nick Alderidge 8 Mayflower Avenue Harwich Essex
- Mark Allen 62 Temple Grove Park West Hanningfield Chelmsford
- E Allen 27 Baker Avenue Hatfield Peverel Essex
- Phil Anderson 60 Bosworth Road Dagenham Essex
- M Andrew 3 Harvest Way Swanley Kent
- James Aston 3 Olive Grove Colchester CO2 9NF
- Pam Atkinson 31 Menin Road Colchester CO2 7JB

- Amanda Baldwin 2 Wadley Close Tiptree Essex
- P Baldwin 2 Wadley Close Tiptree Essex
- Ian Ball 33 Wagtail Drive Heybridge Essex
- Joe Ball 28 Crescent Road Colchester CO2 7SJ
- Luke Banner Spanders Cottage Dedham Essex
- Keith Bannister 38 Wentworth Meadows Maldon Essex
- Jack Barham 11 Lachingdon Close Rayleigh Essex
- Anthony Barnes 3 Charlton Close Sible Hedingham Halstead
- V Barnes Tudors Hackmans Lane Cock Clarks
- A Barnes Tudors Hackmans Lane Cock Clarks
- C Barnes Tudors Hackmans Lane Cock Clarks
- K Barnes Tudors Hackmans Lane Cock Clarks
- Grant Barrow 16 Beechwood Close Colchester Essex
- Andy Bates 3 Saddlers Close Great Notley Braintree
- Joe Beadle 16 Vine Road Tiptree Essex
- Peter Bellinger 20 Southey Close Heybridge Maldon
- Peter Bellinger 20 Southey Close Heybridge Essex
- Aimee Bellinger 37 Limbourne Drive Heybridge Essex
- Paul Bemrose 71 Sandmartin Crescent Lakelands Colchester
- Tracey A. Bentley 21 Blind Lane Goldhanger Essex
- Jean Betts 2 Eaton Way Great Totham Essex
- Steve Bishop Charterwood Station Road Wakes Colne
- A Bloomfield 31 Belvedere Close Danbury CM3 4RG
- R Bloomfield 17 West Belvedere Danbury Essex
- S Bloomfield 17 West Belvedere Danbury Essex
- Daniel Blore 11 Mareth Road Colchester CO2 9LW
- Wayne Bond 3 Vine Close Basildon Essex
- Mrs Dianne Bowyer 16 Southey Close Heybridge Maldon
- Rob Bowyer 29 Wagtail Drive Heybridge Essex
- Richard Bowyer 6 Willow Walk Heybridge Essex
- Nick Bowyer 16 Southey Close Heybridge Essex
- Dave Brewer 30 D'Arcy Way Tolleshunt D'Arcy Essex
- Gary Bristol 9 Mayland Close Heybridge Essex
- Elizabeth Bristol 9 Mayland Close Heybridge Essex
- K. R Broadhurst Royal Oak Fambridge Road Maldon
- Ray Brooks 137 Woodfield Cottages Heybridge Essex
- Noel Brooksbank 6 Cassino Road Colchester Essex
- Trevor Brown 16 Hayley Bell Gardens Bishop Stratford Herts
- Alan Brown 25A Belvedere Place Maldon Essex
- Jamie Brown 40 Mildred Road Erith DA8 1AL

- Rory Burke 16 Westminster Avenue Hereford HR1 1QH
- Andy Burrell 11 Alicia Avenue Wickford Essex
- Steve Buscall 9 Bois Field Terrace Halstead Essex
- Mark Calvert 2 Nursery Cottages 57 School Road Downham
- Peter Calvert 85B Heywood Way Heybridge Essex
- Tanya Campbell 10 Salerno Crescent Colchester CO2 9SG
- Ralph Campbell Atkinson 31 Menin Road Drury Meadows Colchester
- Sean Carter 79-90 Cottonwood Close Colchester CO2 9PZ
- Mrs S Carter 4 Gorse Lane Tiptree Essex
- Mr Bill Chalk 43 Maple Avenue Heybridge Essex
- Mark Chaplin 5 Beadle Place Great Totham Essex
- Sam Chaplin 8 Lodge Road Maldon Essex
- Richard Chapman 9 Rookery Lane Great Totham Essex
- Alex Chick 17 Durham Square Colchester Co1 2RS
- Michael Clahane 119 Seamore Avenue Benfleet Essex
- Mr Danny Clare 48 The Driveway Canvey Island Essex
- Tony Clare 30 Juliers Road Canvey Island SS8 7EW
- Charlie Clare 48 The Driveway Canvey Island Essex
- Stewart Clark 12 Ash Grove Heybridge Maldon
- Matthew Clark 12 Ash Grove Heybridge Essex
- Stewart Clark 12 Ash Grove Heybridge Essex
- D Clarke 21 Homefield Road Colchester CO2 7JS
- Andrew Cockett 20 Wordsworth Avenue Maldon Essex
- S.W Cockett 10 Glebe Road Heybridge Essex
- Daniel Cole 3 Eight Acre Lane Colchester CO2 9LR
- R Cole 28 Waverly Crescent SS11 7HN
- Sarah Collins 78 Wagtail Drive Heybridge Essex
- N Cooch 6 South Street Tillingham Southminster
- Mitchell Cooke Peverel Cottage The Green Hatfield Peverel
- Paul Cornwell 14 Virley Close Heybridge Essex
- John Cornwell 14 Virley Close Heybridge Maldon
- Steve Crisp 20 Larch Walk Heybridge Essex
- Mrs C.A Crisp 20 Larch Walk Heybridge Essex
- Aaron Cudby 5 Acer Grove Ipswich Suffolk
- L Cummer 4 Edmund House Hillary Close Heybridge
- Dean Curtis 33 Battle Rise Heybridge Essex
- Ivor Dallinger 54 Crescent Road Heybridge Maldon
- James Dallinger 30 Heywood Way Heybridge Maldon
- Matthew Dalton 49 Brockenhurst Way Bicknacre Essex
- C Dalton 2 Bale Close Bexhill TN39 4JT

- Chris Darling 18 Tudor Gardens Upminster Essex
- Lewis Dask 77 Coolgardie Avenue Chigwell Essex
- Michael Davies 27 Cottonwood Close Colchester Essex
- Cara Davis 3 Grange Cottages Southend Road Woodham Mortimer
- Luke Desborough 43 Foxhunter Walk Billericay Essex
- Oliver Devenish 73 Archers Way Galleywood Chelmsford
- Diane Dibley 1 The Roothings Heybridge Essex
- Jessica Dicks 12 Anchorange View St Lawrence Southminster
- Ryan Diggons 21 Elizabeth Way Heybridge Maldon
- P Dodd 16 Memory Close Maldon Essex
- Craig Downing 4 Alamein Road Colchester Essex
- Raphael Duvile 15 Willington Court Mandeville Street London
- Stephen Edmead Wentview Manor Road Hatfield Peveral
- Nicola Edmead Westview Manor Road Hatfield Peveral
- Andrew Elliott 45 Heywood Way Heybridge Maldon
- Christopher Elliott 7 Broad Street Green Road Heybridge Essex
- Mrs Elliott 7 Broad Street Green Road Heybridge Essex
- Robert Ellis 30 Stambourne Road Toppesfield Halstead
- A Ellis 143 High Street WE17 6DP
- R Ellis 17 Marsta Beek Chelmsford CM2 6RL
- M Emberton Osea Leisure Park Goldhanger Road Heybridge
- Oliver Emsden Clare House Wood End Widdington
- Dawn Enstone Lynslade West End Road Tiptree
- Robert & Tracey Evans 3 Mermaid Way Maldon Essex
- Allan Everard 2 Drayton Close Maldon Essex
- Sandra Final 157 Broadway Silver End Witham
- M Finch 81 St Giles Crescent Maldon Essex
- J Fletcher 44 New Moor Southminster Essex
- Robert Fleuty 29 Cedar Chase Heybridge Essex
- Mr Anthony Flynn 2520/821 LCPL Flynn 3 Para D Coy
- Tony Foster 11 Curlew Close Heybridge Maldon
- Wayne Foster 2 Northey View Heybridge Maldon
- Christopher Foster 11 Holly Close Colchester CO2 9LQ
- Carol Foster 17 Elizabeth Way Heybridge Essex
- Melanie Foster 2 Northey View Heybridge Essex
- Mr Thomas Fraser 25 Ramsey Close Heybridge Maldon
- Susan Fraser 25 Ramsey Close Heybridge Maldon
- Andrew Fraser 25 Ramsey Close Heybridge Essex
- A Freeman 31 Longship Way Maldon Essex
- Keith Frid 88 Hurst Road Sidcup Kent

- Stewart Fryer 10 Maryow Road Charlton
- Katie Fynes 50 St Fabians Drive Chelmsford CM1 2PR
- Joe Garwood 5 Eight Acre Lane Colchester CO2 9LR
- S Gearey 11 North Street Maldon Essex
- Brian Gee 105 Poynings Avenue Southend On Sea Essex
- Victoria George 1 Memory Close Maldon Essex
- Lewis Godbold 10 Meadow Rise Billericay Essex
- Aaron Godbold 10 Meadow Rise Billericay Essex
- Sarah Godfrey 55 Market Hill Maldon Essex
- Jason Goodchild 15 Manor Way Bromley Kent
- Alastair Gorden 6 St Fillans Road London SE6 1DG
- Evan Graham Lyndean Newtonmore Road Kingussie
- Henrietta Green The Smythes Smythes Green Layer Marney
- Stephen Hall 42 Eastern Way Cowgate Newcastle-Upon-Tyne
- Mr A. G Hallam 21 Cassino Road Colchester CO2 7UT
- S Hambrook 14 Yardwood Road Chelmsford CM2 0EJ
- Oliver Harrison 14 Milverton Court Newcastle WE3 2RP
- J Hazell Borough Arms Wantz Road Maldon
- Mr Mark Hedgecock 5 Larch Walk Heybridge Maldon
- Julian Hedgecock 5 Larch Walk Heybridge Essex
- Sam Hedgecock 26 Buckingham Drive Colchester Essex
- Mr Daniel Herbert Room 2, Flat 9 G13 Merville Barrocks Colchester
- Kyle Hill 7 Willow Walk Heybridge Maldon
- Debbie Hill 7 Willow Walk Heybridge Maldon
- Mark Hill 7 Willow Walk Heybridge Essex
- T Hill 109 Westdean Avenue London SE12 9NJ
- Chris Hill 30 Orchard Avenue Belvedere DA17 5PB
- L. J Hills 5 The Street Heybridge CM9 4NB
- Jack Hixson 148 Kenneth Road Benfleet Essex
- Mark Hixson 148 Kenneth Road Benfleet Essex
- Joe Hixson 148 Kenneth Road Benfleet Essex
- J Hodges 60 Paddock Drive CM1 6UX
- M Hodgson 4 Church Road Bradwell Village Braintree
- Sam Holden 27 Sanderling Gardens Heybridge Maldon
- John Holliday 54 Creekview Road South Woodham Ferrers Essex
- Sharon Hopkins 13 Broad Street Green Road Heybridge Maldon
- P Hopper 79 Cottonwood Close Colchester CO2 7UJ
- Steve House 32 Leddesdon Road Erith DA8 1NG
- Mr Gareth Howard 53 Bramble Road Witham CM8 2GX
- Louise Howard 28 Head Street Goldhanger Essex

- Graham Howat The Old Exchange Chapel Lane Heybridge Basin
- Richard Hughes Ashley Cottage 7 Limbourne Drive Heybridge
- Mrs M Hyam 20 Rowan Drive Heybridge Essex
- Mr A Jackson 17 Menin Road Colchester Essex
- Amy Jackson 6 Honeywood Road Halstead Essex
- Laura Janes 8 Chestnut Avenue Heybridge Essex
- James Janes 8 Chestnut Avenue Heybridge Essex
- Andy Jayne 13 Dorset Road Maldon Essex
- H Jeanes 7 Blind Lane Goldhanger Essex
- Mr & Mrs B A Jeffery 2 Becket Way South Woodham Ferrers Chelmsford
- Evan John 10 Diamond Lace 11 Maldon Road Colchester
- Theo Johnson 33 Ilex Close Colchester CO2 8QP
- Neal Jones 14 Forbes Road Rosyth Fife
- Rachel Jones 6 Willow Walk Heybridge Essex
- Anthony Keane 3 Para Merville Barrocks Colchester
- Connor Keating Glenfields Main Road Mundon
- Mr Michael Kempen 28 Coleridge Road Maldon Essex
- Ian Kennedy 38 Prince Of Wales Road Great Totham Essex
- Rosemary Kershaw 9 Provence Close Stanway CO3 0JD
- Josh Ketley 82 Hillary Close Heybridge Maldon
- Alister Ketley 10 Buchanan Way Latchingdon Chelmsford
- B KiIsby 60 Kingley Lane Benfleet Essex
- Keegan Kilpatrick 36 Eastgate Choppington Northumberland
- Sue Knight 19 Cross Road Maldon Essex
- B Larin 2 Mount Villas 38 Kelvedon Road Wickham Bishops
- Graham Lodge 30 Abell Way Chelmsford Essex
- T Lodge 24 Colderidge Road Maldon CM9 6DH
- Sam Long 150 The Drive Bexley Kent
- Paul Lucas 20 Hillside Road Southminster Essex
- James Macintyre 1 Butler Road Harrogate HG1 4PF
- G Maclachlan 3B Stock Terrace Stock Chase Heybridge
- Tony Manning 438 Havering Road Romford Essex
- Samantha Mansfield 14 Maple Avenue Heybridge Essex
- Anabella Margues 3 Emneth Acre Maldon Essex
- R Marsh 1 Heywood Way Heybridge Essex
- Ian Martinson 3 Para Merville Barracks Colchester
- Mr D.W Masyn 15 Monmouth Close Portishead Bristol
- Kirsty Matthews 26 Albemarle Gardens Braintree Essex
- Chris Matthews 18 Beechwood Close Colchester CO2 9QP
- Joe Matthews 25 Southwark Road Rochester Medway

- James McMillan 78 Oak Road Tiptree Essex
- J P Mcmillan 46 Hillary Close Heybridge Essex
- Andrew Meakin Unit 18 West Station Industrial Estate Maldon Essex
- Andrew Meakin 21 Cooper Avenue Heybridge CM9 4YY
- Lauren Meakin 21 Cooper Avenue Heybridge CM9 4YY
- Lee Meakin 35 Larch Walk Heybridge Essex
- D Meakin 35 Larch Walk Heybridge Essex
- Andrea Milton 15 Wickham Crescent Braintree CM7 3BW
- Lewis Mings 58 Whitmore Street Maidstone ME16 8JU
- Jason Monaghan 44 Mareth Road Colchester CO2 9LN
- Jennifer Monaghan 44 Mareth Road Colchester CO2 9LN
- Mr Monk 27 Pippins Road Burnham-On-Crouch Essex
- Charlie Monti 71 Maldon Road Great Totham Essex
- Gary Monti Greenways 71 Maldon Road Great Totham
- Chris Moore 54 Station Road Upminster Essex
- L Morris 44 Maldon Road Tiptree Essex
- Beverly Morton 1B Stock Terrace Stock Chase Heybridge
- Joseph Mounter 99 Hornbeam Close Colchester Essex
- V Moyles 42 Beechwood Close Colchester CO2 9QP
- Malcolm Myles 27 Ash Grove Heybridge Essex
- Lorraine Newton 62 Dorset Road Maldon Essex
- Paul Norman 28 Steed Crescent Colchester CO2 7SJ
- Steve O'Boyle 7 Warwick Road Welling Kent
- Lucinda O'Leary 95 Main Road Danbury Essex
- J Palmer 16 Park Drive Halstead Essex
- C Palmer 16 Park Drove Halstead CO9 1DR
- Daryl Parham 5 Limbourne Drive Heybridge Essex
- Wayne Parham 52 Doubleday Drive Heybridge Essex
- George Parsons 17 Durham Square CO1 2RS
- Peter Pask 7 Maple Avenue Heybridge Maldon
- Daniel Pask The Pines 70 Basin Road Heybridge Basin
- Clive Pask 32 Dorset Road Maldon Essex
- Graham Payne` 11A Tyrrel Drive Southend-On-Sea Essex
- Mr Euan Philbin 79-90 Cottonwood Close Colchester CO2 9PZ
- Mr Alexander Pink 20 Oak Drive Minsterley Shropshire
- D H Pitt 2 Shortridge Court Witham Essex
- Nicola Ponder Warwick House The Street Salcott
- Matt Ponder Warwick House The Street Salcott
- Carol Ponder 30 Goat Lodge Road Great Totham Essex
- Derek Potter 14 Warwick Crescent Maldon Essex

- M Power Lower Farm Wall Howser Road DA8 2IT
- Steve Pratt 26 Paston Close South Woodham Ferrers CM3 5UA
- Stuart Putt 102 Plantation Road Boreham Chelmsford
- R Quant 37 Beechwood Close Colchester CO2 9QP
- Eddie Randall 21 Turner Close Black Notley Braintree
- Paul Raven 18 Alexanrade Road Walstow London
- J Raymond 34 Violet Close Chelmsford CM1 6XG
- Kevin Rayner 1B Stock Terrace Stock Chase Heybridge
- Craig Riches Evelyn House 150 Goldhanger Road Heybridge
- S Ruggles 27 Tennyson Road Maldon Essex
- Anthony R. Rushbrook 3 Coleridge Road Maldon Essex
- Dave Sackon 18 Hayes Road Clacton-On-Sea CO15 1TX
- Robert Sacy 11 Broad Street Green Road Heybridge Essex
- Dlusunmade Salu 49 Alamein Road Colchester CO2 9LJ
- Mark Sambridge 114 Victoria Avenue Grays Essex
- Danny Sambridge 114 Victoria Avenue Grays Essex
- Jake Samler Amber Scraley Road CM9 8JA
- M Sanderson 10 Hospital Lane Colchester Essex
- L Saunders 16 The Avenue Witham CM8 2OJ
- David Scott Highview Rosehill Road Torquay
- Mrs J Scott 20 Mirosa Reach Maldon Essex
- Michael Scott 33 Napier Avenue Southend-On-Sea Essex
- Keith Simons Chase Side 40B London Road Maldon
- Nigel Smith 11 Spinnaker Drive Heybridge Basin Maldon
- D Smith 5 Browning Road Brantham Manningtree
- Jack Smith 13 Walnut Drive Witham Essex
- Matthew Smith 11 Spinnaker Drive Heybridge Basin Essex
- D Southwell 79 Doudica House Cottonwood Close Colchester
- Jackie Spenee 31 Coleridge Road Maldon Essex
- Steve Spreadbury 21 Harvest Way Heybridge Essex
- Steve Springett 2 Denton Road Welling Greater London
- Nylan Spurders 23 Hunt Avenue Heybridge Essex
- Mrs J Steptoe 3 Spring Lane Great Totham Essex
- Alan Stevens 69 Barbrook Lane Tiptree Essex
- Mr D Storlie 178 Albany Gardens CO2 8HQ
- Billy Sullivan 34 Tyeshurst Close Upper Abbey Wood London
- Mark Sullivan 34 Tyeshurst Close Londond SE2 0DZ
- Stephanie Sylvester 26 Hoynors Danbury Essex
- Mr Chris Teoh 3 Para Merville Barrocks Colchester
- The Occupier 2 Leigh Avenue Essex SS8 9PL

- The Occupier 165 Heywood Way Heybridge Essex
- The Occupier Westview Manor Road Hatfield Peveral
- The Occupier 66 Beardsley Drive Chelmsford Essex
- The Occupier 16 Southey Close Heybridge Essex
- The Occupier 56 Margraten Avenue Canvey Island Essex
- The Occupier 194 Parkinson Drive Chelmsford Essex
- The Occupier 102 Elmsleigh Drive Leigh On Sea Essex
- The Occupier Daffycot 33 Conduit Lane Woodham Mortimer
- The Occupier 65 Vine Road Tiptree Essex
- The Occupier 1 Oast Way Rochford Essex
- The Occupier 4 Deerbank Road Billericay Essex
- The Occupier Woodlands Maldon Road Tiptree
- The Occupier 4 D'Arcy Court Maldon Essex
- The Occupier 10 Ash Grove Heybridge Essex
- The Occupier 17 St Giles Crescent Maldon Essex
- The Occupier 29 Steeple Close Heybridge Essex
- The Occupier 18 Buxton Road Erith DA8 3BJ
- The Occupier 6 Sassoon Way Maldon Essex
- The Occupier 64 Granger Avenue Maldon Essex
- The Occupier 64 Cromwell Road Southend-On-Sea SS2 5NQ
- The Occupier 295 Avon Road Chelmsford Essex
- The Occupier 14 Grantham Avenue Great Notley Braintree
- The Occupier 49 Larch Walk Heybridge Essex
- The Occupier Saunders Cottage Manningtree Road Dedham
- The Occupier 7 Maple Avenue Heybridge Essex
- Mrs Nicola Thomas 3 Limbourne Drive Heybridge Maldon
- C Thorpe Stevelor Crown Road Cold Norton
- Peter Travers 10 Marram Close Colchester Essex
- Mr Peter Travers 10 Marrain Close Colchester CO3 0PJ
- Nicola Trivett 11 Brograve Close Galleywood Chelmsford
- Alan Troman 17 Churchwell Avenue Easthorpe Essex
- A C Tuttlebury 2 Berners End Barnston Dunmow
- Mr N Tuttlebury 2 Berners End Barnston Dunmow
- Sean Vian 139 Beechwood Close CO2 9QT
- Sam Wakefield 91 Sandpiper Close Heybridge CM9 4PY
- Glen Wakefield Glenfields Main Road Mundon
- Karen Wakefield Glenfields Main Road Mundon
- Sam Wallis 3 Braeburn Drive Maldon Essex
- S Wallis 17 Larch Walk Heybridge Essex
- Ian Wallis Warren Cottage Maypole Road Wickham Bishops

- B Wallman 1 Spruce Close Witham CM8 2NU
- D Ward 5 Taperstry Walk Braintree CM7 3FB
- Andy Warriner Ballantyne Beckingham Street Tolleshunt Major
- Justin Watt 3 Para Merville Barrocks CO2 7UT
- Tony Weeden 6 The Tabrums South Woodham Ferrer Chelmsford
- Gary Westbrook 12 Wickham Chase West Wickham BR4 0BL
- Mr Gary White Cherry Hall Blacksmiths Lane Wickham Bishops
- Robert White 24 Maple Avenue Heybridge Maldon
- Stephen White 43 Fontayne Avenue Romford Essex
- G Whiteley 121 Hillary Close Heybridge Essex
- Ian Whymark 8 Gill Close Heybridge Maldon
- Mr & Mrs Wilkinson 42 Scraley Road Heybridge Maldon
- Irene Williams 9 Rivendell Vale South Woodham Ferrers Essex
- W K Williams 9 Rivendell Vale South Woodham Ferrers Chelmsford
- Shane Wingate 3 Para Merville Barrocks Colchester
- Bob Wita 281 London Road Marks Tey Colchester
- Jason Woodcock 18 Mansell Close Leigh-On-Sea Essex
- Adam Woodward 7 Cricketers Close Erith DA8 1TU
- James Woolward 29 Montpellier Close Billericay Essex
- L Woonton 132 Woodfield Cottages Heybridge Essex
- Emma Wright 1A Head Street Goldhanger Essex
- Mrs A Wright 16 Longfellow Road Maldon Essex
- A Wright 109 Goldhanger Road Heybridge Essex
- Louise Young 5 Brooke Square Maldon Essex
- Leo Yuill 6 Fambridge Road Maldon Essex
- T Yusuf 1 The Sycamores Brentwood Road Ongar

Supporting Comment	Officer Response
Principle:	
The proposed new facility is ideally placed and will have the minimal impact on neighbours.	Noted.
The new facility [would be] an excellent recreational area for the younger generation and a social hub for the whole community.	The facilities as proposed at the new ground would be more up to date and provide enhanced facilities, particularly with reference to the 3G pitch
Schools and the local community will benefit from the new facility.	Noted.
The proposal is a must for the continuing growth and expansion needed in Heybridge.	The facility replaces the existing, making way for a strategic housing site as is identified in the proposed LDP.

Supporting Comment	Officer Response
The new location cannot cause a nuisance as a rugby, cricket and sailing club are already in the area without complaints from nearby residents.	Noted, see the main report
A new stadium will help promote Heybridge and works hand in hand with other local retail developments.	Noted.
Employment:	
The new facility will create some new jobs.	Jobs will be created in the construction phase and bring economic benefits. Existing employment linked to the football club would be retained.
Facilities:	
The facilities need updating, they are no longer up to acceptable standards.	Noted.
The Club would be able to offer more facilities to schools and the wider community.	Noted.
The new 3g pitch would allow football to be played all year round.	Noted, a Business Plan has been asked for to demonstrate the extent of the use.
The football club needs this facility to continue to accommodate the youngsters of the village and to expand within the youth area.	Noted.
Traffic:	
The timing of the matches will not impact the traffic.	The application is submitted with a Transport Assessment.
Lighting:	
New, modern LED lighting would significantly reduce light pollution around the club.	There are no known complaints as to the lighting at the current club.
Landscaping:	
The proposed landscaping has been designed well to fit in with the surroundings.	Noted, the Council's Coast and Countryside Officer has commented in consultation.
Other:	
The new homes proposed for the current site are much needed in the community and will help towards regeneration and growth.	Noted, the site is shown within the Proposed LDP as a strategic housing site.
For the club to continue it needs to provide more modern facilities.	Noted.
Heybridge is a sustainable place for new homes.	Noted, see above.
The move to a new facility is the only perceived way of sustaining the organisation.	Noted.
The health and well-being benefits of football are second to none.	Football is one activity which could be considered beneficial.

Supporting Comment	Officer Response
The scheme would provide a much needed community facility and release land for new housing.	Noted.
The scheme will enhance the sustainability of the football club as it needs a lot of updating and repair.	Noted.
There are [currently] no female facilities.	Correct, increasing changing facilities will accommodate female participants and officials.
It is important that the village has a social and sporting club for use by all the community.	Noted, the current facilities provide for this.
The club provides an essential outlet for young people [and] develops a fit and healthy community, social abilities and confidence.	Noted.
The club promotes the progression of individuals and supports them in a sporting environment.	Noted.

8. **REASONS FOR REFUSAL**

- 1 The proposed site is within a sensitive rural location outside of the defined settlement boundary of Heybridge, within the open countryside, and the site is located within a Coastal Zone as defined in the Adopted Maldon Replacement Local Plan where restraint policies apply. In terms of the 2006 Maldon Landscape Character Assessment the site falls within 'D2 – Maldon Drained Estuarine Marsh' and this provides the baseline landscape character for this area, this being a drained coastal marsh landscape now isolated from tidal influences, hedgerows, isolated farmsteads and the urban / suburban influence of Maldon on eastern edges of the character area. The character area has no villages within it but is characterised by dispersed historic farmsteads and scattered agricultural buildings within an irregular field pattern. Historic footpaths and tracks link the farmlands to the main highway and the estuary. Overall this character area has a strong sense of tranquillity, particularly in areas away from Maldon / Heybridge (eastern fringe) and the main road (B1026). The provision of a football pitch and associated facilities is not connected with a coastal location and its location; siting and design would adversely affect the open, flat rural landscape of the area, its wildlife and its features. The development by reason of the associated noise, light, traffic movements would be injurious to the existing rural character and the views to the site, which are extensive in this wide flat rural landscape, affecting its intrinsic character and value. This would further be compromised by the removal of existing vegetation increasing the visibility of the development and the reliance on replacement planting would take between 10 and 15 years to establish. It would result in an urbanising form in this otherwise quiet rural area and would not represent sustainable development. The impact of this development on the adjacent Saltcote Hall, users of adjacent footpaths and public areas, and the sea wall and estuary would be significant and to the

- detriment of the area. As such the adverse impacts of the development would not outweigh the benefits and the scheme is considered to be contrary to policies CC11 of the adopted Maldon District Replacement Local Plan, Policy N2 within the Proposed Local development Framework and Paragraphs 17, 109, 110, 112 and 114 of the National Planning Policy Framework.
- 2 The proposal is considered, on balance, to have an adverse impact on protected species and wildlife habitats. It would result in a loss of biodiversity, and impact the current tranquillity of this quiet rural area to its detriment. It is not considered that the impact of the development on harm to ecology without adequate mitigation has been successfully proven and the impact is considered the impact of the development would, therefore, be contrary to Policies CC5 in the Maldon District Replacement Local Plan, Policy N2 within the Proposed Local development Framework and Paragraphs 117, 118 and 119 of the National Planning Policy Framework.
 - 3 The development stands adjacent to a property at the southern edge of the site which currently enjoys a dark, quiet rural aspect. Not only does this property enjoy residential amenity from this setting, its business also benefits from this. In addition the adjacent Chigborough Lakes and Saltcote Hall carry out their own business enterprise which is dependent on peace and quiet. The establishment of a football club with associated noise, traffic and lights late into the evening would have a detrimental impact on not only enjoyed residential amenity but also on the future success of the landowners established business's. The proposals will not only change the character of the exiting land use but have a significant lasting impact on neighbouring land providing an alien landscape feature in an otherwise flat landscape including the introduction of floodlights in an intrinsically dark landscape. As such the development is considered contrary to Policy BE1 in the Maldon District Replacement Local Plan Paragraph 123 of the National Planning Policy Framework in that the impact of the use would adversely affect the tranquillity of adjacent sites, existing business uses and enjoyed amenity.
 - 4 The detailed scale and appearance of the development does not response to the local surroundings nor integrate successfully with the existing character and appearance of the sensitive flat open rural landscape to its considerable and lasting detriment. As such the development is considered contrary to Policies BE1 and BE6 in the Maldon District Replacement Local Plan, Policy D1 within the Proposed Local Development Plan and Paragraphs 58 and 60 of the National Planning Policy Framework.
 - 5 The location of the proposed development and the available access arrangements show that the development is predominantly reliant on the motor vehicle and given the proximity to the edge of Heybridge and the use of the development by children and youths in training facilities it is devoid of safe and attractive connections for pedestrians and cyclists other than by the vehicle highway on Goldhanger Road. There is also no available route for pedestrian and cyclists to access this site from the Scraley Road site and restricted opportunities along Goldhanger Road. As such the development is considered as contrary to Policies BE1 in the Maldon District Replacement Local Plan, Policy S1 within the Proposed Local Development Plan and Paragraph 61 of the National Planning Policy Framework.

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**REPORT of
CHIEF EXECUTIVE**

**to
COUNCIL (EXTRAORDINARY)
29 JUNE 2017**

MEMBERS' UPDATE

**AGENDA ITEM NO. 4 FUL/MAL/16/00150 – Land East of Drapers Farm,
Goldhanger Road, Heybridge**

Application Number	FUL/MAL/16/00150
Location	Land East of Drapers Farm, Goldhanger Road, Heybridge, Essex
Proposal	Relocation and provision of new Heybridge Swifts Football Club facilities including an all-weather pitch, practice pitch and youth team pitch. New access road, car parking, sound attenuation bund, landscaping & ancillary and associated development
Applicant	Bloor Homes Eastern
Agent	Mr Andrew Martin - Andrew Martin Planning
Target Decision Date	Time extended until - 01/07/17 by agreement
Case Officer	Mark Woodger, Principal Planner – Major Applications (Strategic Sites) TEL: 01621 875851
Parish	HEYBRIDGE EAST
Reason for Referral to the Committee / Council	Departure from the Local Plan 2005 Major Application Parish Trigger

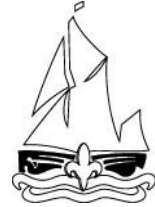
7 CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGES 38 - 104)

7.1 Representations from Additional Parties (summarised)

Since the report was published additional letters have been received **objecting** to the development on from existing objectors. However it is not considered that they raise additional matters which are set out in the main body of the report which are not covered in the report.

In addition and since letters and e-mail have been sent put advising objectors / supporters of the development a number have contacted the Council to request that their letters be retracted. A summary of the totals received will be reported verbally to the meeting.

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REPORT of CHIEF EXECUTIVE

to
COUNCIL (EXTRAORDINARY)
29 JUNE 2017

Application Number	FUL/MAL/16/00154
Location	Land Adjacent Heybridge Swifts Football Club Scraley Road Heybridge Essex
Proposal	Development of the existing Heybridge Swifts Football ground for 104 dwellings, public open space, landscaping, highways & ancillary and associated development. Raising of the ground level across the site by up to a maximum of 0.8m.
Applicant	Bloor Homes Eastern & Heybridge Swifts FC
Agent	Mr Andrew Martin - Andrew Martin - Planning
Target Decision Date	01/07/17 as by agreement
Case Officer	Mark Woodger, Principal Planner – Major Applications (Strategic Sites) TEL: 01621 875351
Parish	HEYBRIDGE EAST
Reason for Referral to the Committee / Council	Departure from the Local Plan Major Application Level of Public Participation Local Development Plan site allocation site S2(h)

1. RECOMMENDATION

REFUSE for the reasons as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

Land Adjacent Heybridge Swifts Football Club, Scraley Road, Heybridge
FUL/MAL/16/00154



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 Maldon District Council 100018588 2014

www.maldon.gov.uk

Scale: 1:5,000

Organisation: Maldon District Council

Department: Department

Comments: Committee 16/00154

Date: 07/06/2017

MSA Number: 100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 Full planning permission is sought for the development of the existing Heybridge Swifts Football ground for 101 dwellings (30 affordable dwellings) plus the inclusion of open space, landscaping, ancillary and associated development. The existing highway access would be stopped up and a new vehicular access would be provided in a location towards the north east corner of the site. This access would lead to an internal road providing access to all dwellings via this internal road. The proposal also involves the raising of the ground level across the site by up to a maximum of 0.8m for surface water management.
- 3.1.2 As a result of the proposed development of this site it is proposed that the football club would relocate to a site on Land to the East of Drapers Chase in Heybridge, which is subject of application reference (FUL/MAL/16/00150) which is also considered in the Committee agenda.

3.2 Conclusion

- 3.2.1 This is a complex planning application following a series of meetings held over a number of years between the Council and the applicants to secure housing on this site and the planned enabled development of a new football facility to the South of the site. So Members have a full picture of the works as proposed the two applications are considered at this Extraordinary meeting of the Council.
- 3.2.2 The Council's Local Development Plan (LDP) shows the application site as one of the planned strategic sites for future housing provision, and 101 units is shown as being optimal. The site and its delivery is not included in the Council's five year land supply to acknowledge that this would be an enabling development, to plan for and provide a new sorting facility to replace the existing ground on land which is not identified in the LDP.
- 3.2.3 To ensure this connectivity the Council would require the applicants to enter into a Section 106 (S106) agreement to link the two sites and to ensure delivery of the football club. Without this there is a fundamental national and local policy objection.
- 3.2.4 As the two clubs are linked the development on each must make provision within each application and offers are concerned that the affordable housing provision on this site, as set at 30% in the application requires qualification given that the development will have to financial enable the new football facility. Not in itself an inexpensive option.
- 3.2.5 The applicants have not submitted this viability information, not formal heads of terms of a S106 agreement to the fundamental detriment of the scheme.
- 3.2.6 The site itself is in a sensitive rural edge and notwithstanding its current form the amount and scale of development as proposed is considered on balance to not represent this sensitive edge of open rural area location.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2012 including paragraphs:

- Achieving sustainable development
- The Presumption in Favour of Sustainable Development
- Core Planning Principles
- Section 4 – Promoting Sustainable Transport
- Section 5 – Supporting High Quality Communication Infrastructure
- Section 6 – Delivering a Wide Choice of High Quality Homes
- Section 7 – Requiring Good Design
- Section 8 – Promoting Healthy Communities
- Section 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Decision - Taking
- Annex 1 – Implementation

4.2 Maldon District Replacement Local Plan 2005 (RLP) – Saved Policies:

- S1 – Development Boundaries and New Development
- S2 - Development Outside Development Boundaries
- CON5 – Pollution Prevention
- CON6 – Contamination
- CC5 – Protection of Wildlife on Development Sites
- CC6 - Landscape Protection
- CC11 – The Coastal Zone
- H1 – Location of New Housing
- H6 – Housing Density
- H9 – Affordable Housing
- BE1 – Design of New Development and Landscaping
- BE3 – Public and private amenity spaces
- BE8 - Lighting
- BE17 - Preservation of Sites of Nationally Important Archaeological Remains and their Settings
- BE18 - Control of Development at a Site of Local Archaeological Value
- REC1 - Allocation of land for formal public open space
- REC3 – Children's Play Space associated with new housing developments and elsewhere in the district
- REC4 - Allocation of land for informal open space
- REC11- The Blackwater Rail Trail
- T2 – Transport Infrastructure in New Developments
- T4 - Cycle Routes

- T6 - Improvement to Pedestrian Facilities
- T7 - Shared car parking in new development
- T8 - Vehicle Parking Standards
- PU2 – Recycling Facilities in New Developments
- PU6 - Renewable Energy

4.3 Maldon District Local Development Plan (LDP) submitted to the Secretary of State for Examination-in-Public on 25 April 2014:

- 4.3.1 The Maldon District LDP was submitted to the Secretary of State for Examination-in-Public (EiP) on 25 April 2014. At the initial Inquiry into the Maldon District Local Development Plan (the Plan) it was considered unsound as the then Inspector considered the then policy as it applied to Gypsy and Traveler provision was insufficient.
- 4.3.2 The LDP was then called in for consideration by the Secretary of State, with him communicating to the Council that the Plan in general was not unsound, scheduling a re-convened Hearing into the Plan in January 2017. The Council augmented its previous submitted appeal documents as requested by the Inspector and provided evidence on matters not covered by the original hearing, these being employment, retail, tourism, housing growth, provision of travellers, transport, the natural environment, design and climate change.
- 4.3.3 The Maldon District Local Development Plan has completed the Submission Examination stage. The January 2017 Examination was in respect to matters not Examined at the first Examination, and matters that arose from the Main Modifications Consultation in September 2016.
- 4.3.4 Post-Examination Modifications were published for public consultation in March 2017 and the consultation ended on 28 April 2017. A total of 43 responses were received, which have been sent to the Inspector for his consideration in his report. His report is due to be submitted to the Secretary of State in Spring / Summer 2017 and the Council aims to have the Plan adopted in the early Autumn 2017.
- 4.3.5 There remains a risk that the Inspector considers that further Examination is needed if the responses to the Post-Examination modifications raise new matters (as a consequence of the modifications) which have not previously been examined. However, the Post-Examination modifications, when read concurrently with the Main Modification and Additional Modifications consulted on in September 2016, only relate to matters which have been considered at the Examinations in 2015 and January 2017. Therefore, it was a focused consultation and no new matters previously not examined, or matters already examined, will be considered by the Inspector.
- 4.3.6 At this time it is considered that the Plan is at an advanced stage and can be afforded significant weight.
- 4.3.7 The following policies are considered relevant to this application:
- S1 – Sustainable Development
 - S2 – Strategic Growth

- S3 – Place Shaping
- S4 – Maldon and Heybridge Strategic Growth
- S8 – Settlement boundaries and the Countryside
- D1 – Design Quality and Built Environment
- D2 – Climate Change and Environmental Impact of New Development
- D3 – Conservation and Heritage Assets
- D4 – Renewable and Low Carbon Energy Generation
- D5 – Flood Risk and Coastal Management
- E3 – Community Services and Facilities
- H1 – Affordable Housing
- H2 – Housing Mix
- H3 – Accommodation for Specialist Needs
- H4 – Effective Use of Land
- N1 – Green Infrastructure
- N2 – Natural Environment, Geodiversity and Biodiversity
- N3 – Open Space, Sport and Leisure
- T1 – Sustainable Transport
- T2 – Accessibility
- I1 – Infrastructure and Services
- I2 – Health and Wellbeing

4.4 Relevant Planning Guidance / Documents:

- Car Parking Standards
- Essex Design Guide
- National Planning Policy Guidance (NPPG)
- Infrastructure Delivery Plan
- Any relevant evidence base documents as identified and in support of the LDP

5. MAIN CONSIDERATIONS

5.1 Site Description

- 5.1.1 The site measures 3.24 hectares (ha) in total. The site comprises of a car parking area with football ground facilities including changing rooms, turnstiles, toilet and food facilities in the north section of the site with the main football pitch and stadium area centrally located within the site. Around all four sides of the football pitch are spectator terraces and a small seating area. To the south of the stadium there are football pitches extending to the southern site boundary.
- 5.1.2 To the north of the site is Scraley Road with arable fields beyond, to the east is a narrow strip of Council owned land which leads to the rugby pitches to the south of the site. Further to the east are a series of lakes. To the western site boundary are

residential properties in Willow Walk, Larch Walk and Scraley Road as well as Heybridge Primary School. A row of poplars stand along this boundary.

5.2 Relocation of the existing football club

- 5.2.1 The 'Planning Statement' provides a history of recent alternative considerations for relocating the football club. It identifies that the current stadium has been used as the home ground for the football club since the early 1960's and has a capacity for 3000 spectators but does not meet current Football Association (FA) standards.
- 5.2.2 A number of alternatives have been considered by the football club and the 'Planning Statement' states that in 2006 the club considered a ground share with Maldon Town Football Club but this was not possible due to 'a lack of funds to aid the relocation' and due to difficulties with relocating the boys club and sharing with the boys club for Maldon Town Football Club. Another site for the relocation of the ground was considered on land to the north of Scraley Road but this land is under a long-term option for Persimmon Homes and could not provide a viable opportunity due to the valuation of the site and the incompatibility with plans to develop the site. That site was formerly identified as a 'Reserve Site' in the submitted LDP prior to its omission following the LDP Inspector's advice at the Examination in Public in January / February 2015. The 'Planning Statement' also explains that all remaining land to the north of the Heybridge village boundary is part of a long term commitment to housing as the North Heybridge Garden Suburb. The 'Planning Statement' states that all land to the south of Goldhanger Road from the cemetery in Heybridge Basin was to be considered, initially for purchasing and then instead for leasing but landowners decided against this and withdrew from discussions. Other sites were then considered to the east of the current ground with one further to the east along Scraley Road having to be discounted due to access restrictions, sustainability and with the site being adjacent to a nature reserve. The 'Planning Statement' advises that the site for the proposed football ground is the only piece of land where the existing landowner is willing to sell to the Swifts and is therefore proposed for this development.

5.3 Loss of Sports Playing Pitches

- 5.3.1 LDP policy N3 and Section 8 of the National Planning Policy Framework (NPPF) are relevant. Paragraph 74 of the NPPF advises that existing open space, sports and playing fields should not be built on. The site is defined as FB03 in the LDP and alongside policy N3 development should not increase existing deficiencies of sports facilities in the locality. Proposals that would result in the loss of sports grounds / facilities will only be considered where alternative and improving provision can be created in the most appropriate and accessible location in the locality for existing and future users. The proposed relocation of the football club to the Land East of Drapers Chase to the north of Goldhanger Road would provide a new sports ground / facilities. Therefore, if approved, there would be no loss of sports ground/facilities, which are in private ownership belonging to the football club so in terms of the existing and proposed the existing football ground site is not sports facilities that are accessible to the public. The key LDP policy N3 test for the application at Land East of Drapers Chase to the north of Goldhanger Road is whether the new site is the 'most appropriate and accessible location in the locality for existing and future users'.

- 5.3.2 The LDP does not include a site for the relocation of the football ground, just allocating the site as a strategic housing site.
- 5.3.3 Sport England are a statutory consultee where development is proposed on existing sports facilities, the onus being on replacing and ensuring the provision of like for like facilities, or upgraded facilities, on adjacent sites. Sport England has provided support to officers in considering this submission. If the ground is lost and no further provision is provided through a legal agreement enabling the phased redevelopment of alternative facilities then an objection is raised. The applicant's submission makes reference to there being an agreement to provide the new facility but a requested awaited legal agreement to secure this in perpetuity has not been submitted. Without this the development cannot assure the replacement sporting facility and hence the development is fundamentally flawed.

5.4 Principle of Development

- 5.4.1 The proposal has been submitted ahead of the future adoption of the LDP which allocates this site for future development. The site is allocated in the LDP as Site S2(h) under policy S2 for development with a housing allocation of 101 dwellings. The site for the proposed football club's relocation at Land to the East of Drapers Farm is not allocated in the LDP for the football club and in fact there is no allocated site in the LDP for the football club's relocation.
- 5.4.2 The proposal for residential development represents the progression of one of the sites allocated in the LDP for housing development and would contribute towards the Council's housing land and longer term housing requirements over the plan period. The site is not included as one which contributed to the five year land supply calculation as the delivery of this site is dependent on finding an appropriate site for the relocated club to move to.
- 5.4.3 The latest position with the LDP is as set out elsewhere in this report. Since the Council commenced work on the LDP in July 2014 it has been working to 'invite and proactively encourage' housing applications in respect of strategic allocations to help address the current five year housing land supply position, there have been applications made to all LDP strategic sites with the exception of site S2(k) (north east of Burnham). Therefore ten of the 11 LDP sites have either received planning permission or are within planning application process. The Council submitted evidence at the recent LDP EiP that it has a strong robust deliverable housing land supply, providing evidence from the Council's records and through working with the proposed developers on the approved sites to show rates of housing delivery as the Council moves towards achieving its target of 310 dwellings per annum over the LDP period, until 2029. Officers are confident that the LDP will be found sound in Autumn 2017.
- 5.4.4 In the absence of a formally adopted LDP, which at this time is considered to represent significant material weight in considering planning applications, consideration must be given to the Maldon District Replacement Local Plan (RLP) which remains the statutory 'development plan' for this District with its 'saved' policies. Replacement Local Plan (RLP) policy S2 provides the strategic position for the District through defined development boundaries for villages / urban areas within the District and seeks to protect areas outside of defined development boundaries

from new development in the interests of protecting the countryside and coastal landscapes of the District, although in this instance the existing Heybridge Swifts site represents previously developed land on the edge of the countryside. RLP Policy S1 permits development within the existing defined development boundaries. RLP Policy H1 does not allow new housing outside development boundaries unless it complies with other policies in the Local Plan. This application proposal is contrary to RLP policies S2 and H1 because the site is located outside of the nearest defined development boundary of Maldon. However, although the LDP has not yet been adopted material weight can be given to the LDP policies in accordance with paragraph 216 of NPPF, which advises that the ‘more advanced the preparation of the Plan the greater the weight that may be given’. The LDP is considered to be at an advance stage of the Local Plan preparation.

- 5.4.5 Taking all these factors into account and as a Strategic Growth site as allocated through LDP policy S2 it is considered that the principle of development is acceptable, however this is caveated that to make it so the principle of enabling the development of an alternative sporting facility has to be assured. All other material considerations are assessed through this report.

5.5 Location Assessment

- 5.5.1 RLP policy T2 and submitted LDP policy T2 refer to access requirements which are applicable to assessing the location of development. Paragraph 34 of the NPPF advises that decisions ‘should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised’. Moreover, paragraph 37 of the NPPF states that ‘planning policies (and hence planning decisions) should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities’. The NPPF also requires local planning authorities to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 5.5.2 The site has been identified in the submitted LDP as a strategic allocation as it is adjacent to the defined development boundary for Heybridge. Heybridge village centre is within walking and cycling distance from the site where there are a range of facilities, services and community uses. Colchester Road is <400m walk from the site where there are bus stops for access to services to Maldon, the wider District, Witham (for rail connections) and Colchester. The site has good access to the road network. The site is considered to be a sustainable location as far as its location is concerned.

5.6 Place Shaping and Strategic Growth

- 5.6.1 LDP policy S3 states that the Garden Suburbs and Strategic allocations at Maldon, Heybridge and Burnham-on-Crouch will be planned as high quality, vibrant and distinctive neighbourhoods that will complement and enhance the character of the District and protect and enhance the environmental qualities of the surrounding area. LDP policy S4 identifies the key infrastructure requirements for the Strategic Allocations, which includes this site. These requirements are considered through the application process.

5.7 Housing Land Supply, Mix and Affordable Housing

- 5.7.1 The LDP allocates this site for 101 dwellings which would be delivered in the Plan period but is not envisaged to provide the development in the current five year housing land supply. However, since then this application has been submitted and the agent's 'Planning Statement' demonstrates that this site would contribute to the five year housing land supply.
- 5.7.2 At this time it is estimated that the available 5 year housing land supply exceeds 6 years supply when all the sites which have been approved by Council or at appeal are considered since the LDP commenced in 2014. Having looked at this it is not considered that the later delivery of this site within the plan period would in any way prejudice the LDP nor available 5 year housing land supply.
- 5.7.3 Paragraph 50 of the NPPF requires local authorities to 'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community' and 'identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand'.
- 5.7.4 LDP policy H2 on housing mix requires all development 'to provide a suitable mix and range of housing in terms of size, type and tenure to reflect local housing need and demand in both the market and affordable section, particularly for the ageing population'. The Strategic Housing Market Assessment (SHMA) provides the evidence base to the policy. The latest version of SHMA is the September 2014 update.
- 5.7.5 The Council's Strategic Housing Market Assessment (SHMA) identifies that for all housing types one and two bedroom units are required to balance the District's housing stock as there is an unbalanced number of large dwellings. This is particularly relevant for affordable housing units where one and two bedroom units are in demand and where there is inadequate supply. For the market sector housing the SHMA's 'Executive Summary' identifies there is also a demand for one and two bedroom units for 60% of market housing to be supplied with 40% of market units being 3 and 4 bedroom units. The SHMA, through the 'Current and Future Demand for Market Housing', identifies a demand for one, two and three bedroom units with a surplus of 4+ bedroom units.
- 5.7.6 The proposal identifies the following housing mix:

Dwelling type	Market	Affordable	Total dwellings
One bed flat		3	3
Two bed flat	0	3	3
One bed house			
Two bed house	4	13 (including 2 bungalows)	17
Three bed house	47	11	58
Four bed house	15	0	15
Five bed house	5		5
Total dwellings	71	30	101

- 5.7.7 When considering the ‘Current and Future Demand for Market Housing’ stated within the latest SMHA the stated need to for smaller dwellings in the market sector. Above mix differs from this seeking permission for 71 market dwellings. Of this only two would be shown as being 2 bed units hence qualifying as smaller units. This is to address the unbalance as identified in the SHMA. Developers are expected to bring forward proposal which reflect demand in order to sustain mixed communities therefore it is reasonable to provide smaller units. These are not provided here.
- 5.7.8 As for affordable housing 30% would be provided and the mix of units is as shown above.
- 5.7.9 Paragraph 50 of the NPPF requires affordable housing to be provided where needed and LDP policy H1 requires 40% affordable housing for this Strategic Allocation. The current adopted RLP policy also requires 30% affordable housing.
- 5.7.10 The applicant has provided a statement entitled a Viability Assessment which identifies the scheme is ‘capable of delivering 30% affordable housing’ but this is subject to amendments to the S106 obligations from that proposed within the LDP but neither the Viability Assessment or Planning Statement explicitly state what amendments would be made. It is also stated that 20% of the affordable housing would be provided for elderly dwellings.
- 5.7.11 This statement is grossly inefficient and lack any substantive detail and does not constitute the level of detail the Council would expect to show viability. What has to be considered here is that the housing development enables the provision of a new football ground therefore this has to be factored in when considering development costs. The applicants have been asked for this and this has not been submitted.
- 5.7.12 This represents a significant flaw in the submission. Without this the Council is unable to consider whether the scheme in totality is in any way viable and the submitted statement which proposes 30% affordable housing is in no way detailed whatsoever. Providing for or enabling a re-located football ground is an expensive proposition and for the applicant to say 30% affordable housing can be provided and submit no detailed evidence to show how this can be achieved it is impossible to inform members accurately.

5.8 Viability

- 5.8.1 Paragraphs 173 to 177 of the NPPF advise on viability and deliverability. The application has been subject to viability testing commissioned by the Council and the applicant has agreed to provide a policy compliant level of affordable housing and the infrastructure required to mitigate the impact of the proposed development.
- 5.8.2 As has been set out above the applicants have been asked for detailed viability information and this has not been forthcoming. As such it is correct to assume that paragraphs 173 and 177 of the NPPF have not been complied with to the schemes detriment.

5.9 Layout, Scale, and Design and Impact on Character and Appearance of the Area

5.9.1 LDP policy D1, D2, S4, I1, N1, N3, T1 and T2 are all relevant. RLP policy BE1, CC11, REC3 and T2, and Section 7 of the NPPF are all relevant.

5.9.2 Layout

5.9.2.1 The proposed layout of the development has many dwellings fronting the road but also dwellings set back and behind other dwellings with associated car parking areas. Fronting the northern boundary with Scraley Road five houses although the existing tree and hedgerow boundary treatment screens these properties and they would be accessed via their own private access. Along the internal road a number of properties would have private gardens backing onto neighbouring primary school. Another property appearing at the site entrance would be located in the north east site corner. There are number of properties shown in close proximity to the eastern site boundary and these would rely on the openness of the site the east, which is within the Council's ownership. Similarly the proposed siting of dwellings in the south west corner would also be in close proximity to the Council owned land which is used as rugby pitches. The proximity of both these rows of properties needs refinement by setting the buildings back to allow for landscaping to be provided.

5.9.2.2 A line of properties on the east are too close to the eastern boundary and rely upon the site to the east to remain open when this land is outside of the applicant's control. This is also used for car parking purposes so is likely to result in a future conflict between users and residents. This area of the layout needs to be revised. Planting was proposed hereto soften the development edge, but this was on land outside the appellants ownership and control

5.9.2.3 The properties to the south are too close to the southern boundary against giving a hard edge to this edge of rural location. Here there are rugby pitches which could result in rugby balls impacting upon these properties. This area needs to be revised.

5.9.2.4 The layout shows a lack of open space and a reliance upon the open space being used for SUDS purposes. An area of land outside the site was allocated as a Local Equipped Area for Play (LEAP), again on land not in the appellant's control. Provision of or a contribution to a LEAP on or within 400m of the site must be made, and has not been.

5.9.2.5 The Senior Urban Design Officer in consultation considers that 'whilst it has been demonstrated that 101 dwellings could be accommodated on the site, this is to the detriment of the interface between built form and the natural landscape. The proposal does not integrate successfully with the given context due to its scale and landscaping on the eastern boundary of the application site'.

5.9.3 Density

5.9.3.1 The proposed gross density for the development of the entire site is 32 dwelling per hectare but this is a gross density includes all elements of the proposal such as areas of open space, roads and car parking areas. The net density would be 36 dwellings per hectare based removing the open space areas from the development. This is an edge of urban area development where the transition of built form into the wider open

countryside is a key material consideration. The development edge as proposed stands hard up to what would be an open site boundary and gives reason for objection.

5.9.4 Scale, Design and Materials

5.9.4.1 The scale of the development comprises of two (9.5m), two and half (10.3m) and three storey (11.9m) dwellings in a variety of arrangements amongst a series of different house types using a range of materials and variations in colour that help add interest to the built form. Although the proposed flat blocks take the upper floors as in dormers they are considered to represent a three story block of development. The design of the buildings includes features such as gables, canopies, recessed areas, chimney stacks and balconies. The materials include brick, render, weatherboarding and the choice of a grey or light brown roof tiles. Boundaries would be finished with close boarded fencing for most side and rear garden treatment, brick walls are also proposed along with knee high metal railings and 1m high railings to the front boundary of dwellings. Generally the use of the proposed boundary treatment is acceptable but on areas along the eastern and southern boundaries no 1.8m close boarded fencing should be used.

5.9.4.2 The existing local area surrounding development is characterised by more traditional dwellings up to two storeys in height, aspects of this development at what is practically three storey in height are considered excessive in scale to the detriment of the character of the local area on a rural edge.

5.9.5 Levels

5.9.5.1 The proposal involves increasing the ground level across the site by 800mm and this would have implications upon the appearance of the development and particularly from areas immediately outside the site as buildings would project higher than existing neighbouring dwellings. The raising of the ground levels is to ensure the finished floor levels of dwellings would be no lower than 5.37m AOD (Above Ordnance Datum) to be above the 1 in 200 year flood level of 5.07m taking into account climate change but also to allow for Sustainable Urban Drainage Systems (SUDS) features to be created within the development. The topographical plans shows the highest part of the site is 7.74m AOD in the north east corner of the site dropping to 4.81m AOD in the south east corner. Taking this into account means that the dwellings in the south east corner of the site would be 5.91m finished floor level that is 4.81m plus 0.8m ground level rise and taking into account the finished floor levels being 0.3m above the raised ground level.

5.9.5.2 The streetscene elevations along the boundaries do not show the ground increase differences. Properties along the southern and eastern boundary at 0.8m higher would represent a significant change and impact upon the areas of open space by virtue of the scale of the development a close proximity to the boundary.

5.10 Impact on Residential Amenity

5.10.1 LDP policy D1 along with RLP policy BE1 considers residential amenity.

5.10.2 The nearest residential properties are those located along the western boundary. These include 16 dwellings along Willow Walk which have front elevations facing

the site and therefore have an outlook towards the existing football ground although the outlook faces towards fencing, vegetation and the western spectator stand of the Heybridge Swifts current stadium. There are habitable rooms in the front elevations of these 16 dwellings at ground and first floor level. Given the relationship of the plans as amended this relationship is considered to no give rise to unacceptable levels of overlooking and overshadowing.

- 5.10.3 Where the site meets the existing urban edge on the western side dwellings either face or flank onto existing dwellings. This height compared with the site at this time means that the impact on enjoyed outlook would not be seriously compromised. It is not considered that although outlook will change the new development would cause unacceptable levels of overlooking or be overbearing to the neighbouring dwellings. Notwithstanding this the eastern edge of the development, although outward looking is considered to give a very hard edge of urban edge to the development.
- 5.10.4 The proposed development would allow for some open space, private garden areas, and car parking areas along the location of the existing western spectator stand as well as three notable building blocks.
- 5.10.5 The land to the east of the site is owned by the Council although this land is open space it is used for car parking purposes for the rugby club which uses the fields to the south of the site. The development places a reliance upon the land to the east being retained as open space in the future and whilst this arrangement creates a frontage to the development these properties would be only be 3m from the eastern site boundary. Future occupiers of these dwellings would have a longer view outlook from their habitable rooms across this land towards the fishing lakes site further to the east. However, when the open space area is used for car parking purposes this would have an impact upon the future occupiers of these dwellings and would affect their amenities. It is considered that these properties need to be set back within the site for amenity reasons but also to improve the proposed development's relationship with the neighbouring open space by introducing landscaping in this area.
- 5.10.6 Details of how a ball catching system could be used are reliant on the adjacent landowner this being Maldon Council, and works to secure this could be provided through a legal agreement. A legal agreement has not been submitted.

5.11 Landscaping, Open Space and Play Space

- 5.11.1 Landscaping is considered through Section 11 – Conserving and Enhancing the Natural Environment of the NPPF; RLP policy BE1 and LDP policy D1.
- 5.11.2 A landscaping strategy seeking to obtain a number of character objectives is detailed in the Design and Access Statement which seeks to retain the existing landscaping at the northern boundary with Scraley Road and create a number of green space areas within the site, although these areas represent small areas of space and are located adjacent the internal road through the site with many of these incorporating SUDS features. Adjacent to Willow Walk small scale tree planting, hedging around small informal amenity spaces with mown lawn would be created.
- 5.11.3 The Countryside and Coast Officer has commented that the landscape strategy and is concerned over the urbanizing effect on the boundary with Drapers Farm recreation

open space to the south. Along the western boundary the Countryside and Coast Officer considers that a significant number of poplars are to be removed and not replaced. An appropriate range of smaller, flowering, native trees should be included along the western boundary such as cherry, hawthorn, hazel, holly and rowan for. The Countryside and Coast Officer considers that a detailed Landscape Masterplan needs to be provided at an appropriate scale to show the exact provision of all hard and soft landscape features, rather than the current graphic.

- 5.11.4 In terms of open space the scheme proposes 0.36ha of Public Open Space and amenity land. The Countryside and Coast Officer advises that the Maldon Green Infrastructure Study (2011) identifies that the current standard of local parks is 1.16ha per 1,000 population and 0.12ha of neighbourhood amenity spaces (page 19). It also recommends that the current level of local parks and neighbourhood amenity spaces should be maintained. As the proposal is for 101 dwellings with an estimated 3.37 persons per dwelling an estimated 350 people will occupy the scheme, an estimated 0.45 ha of public open space should be provided in order to maintain the local standard. The proposed open space is provided in several small blocks of <450m plus some narrow slivers of amenity land and this would also be used for SUDS purposes. It is not clear whether this land would be permanently or regularly filled with water.
- 5.11.5 The Maldon District Children's Play Strategy requires that a LEAP is provided for new developments within 5 minutes walking time of home. This should have a minimum activity area of 400m² with five play types, safer surfacing and appropriate seating, signage and litter bins. There are currently no play spaces within 400m of the site. If the applicant is not able to accommodate the LEAP onsite then the Countryside and Coast Officer would be prepared to accept a contribution to facilitate the construction and maintenance of a LEAP and enhancement of land currently used for parking by the rugby and cricket clubs, on land in Maldon District Council (MDC) control adjoining the eastern boundary. This would need to be secured as planning obligation through a S106 agreement. No such agreement has been provided.
- 5.11.6 The Countryside and Coast Officer advises that Local Areas for Play (LAP) should be provided in the amenity spaces onsite, ideally within 100m of each proposed residential unit as recommended by Fields in Trust. LAPs require an activity zone of 100m² and a LAP would not be compatible with the SUDS features but it may be possible to integrate the two with suitable precautionary measures and mitigation.
- 5.11.7 The Countryside and Coast Officer considers that the Heads of Terms should make allowance for the setting up of a Management Company to manage the open space, play spaces, proposed and existing landscaping and trees and SUDS (as appropriate). If the LEAP is to be provided offsite, a suitable planning contribution needs to be agreed.

5.12 Private Amenity Space

- 5.12.1 NPPF Section 11 – Conserving and Enhancing the Natural Environment; RLP policy BE1, LDP policy D1 and the Essex Design Guide, which is supplementary planning guidance.
- 5.12.2 The Essex Design Guide (EDG) (1997 version) forms supplementary planning guidance (SPG) requires private amenities spaces as follows:

- Houses of one or two bedrooms need a minimum of 50m²
- Houses of three or more bedrooms need a minimum of 100m²
- Flats of two or more bedrooms (which may be occupied by households with children) communal residential gardens must be provided on the basis of a minimum area of 25m² per flat.

5.12.3 For flats the Essex Design Guide (EDG) states that communal amenity space must contain a sitting out area that receives sunshine. Unusable strips of space between car parks or roads will not count as communal amenity space. In addition, balconies may provide outdoor amenity space and where a balcony is more than 5m² this will count towards provision. Similar provision is also welcomed for one bedroom flats, although it is recognised that residents of such flats may be happy to forego this amenity if there is access to other local open space, and in order to have the benefits of living in a town centre or other core area. In this instance the application site is not located in a town centre or a core area but adjacent to the village settlement boundary of Heybridge and therefore communal amenity space and balconies are required for the future occupiers of the flatted development.

5.12.4 The layout plan shows that some dwellings within the proposed development would provide private amenity space that would comply with the EDG and in some instances where this would be barely met. Of particular concern are the dwellings along the western boundary where some degree of land raising is proposed. Here although minimal standards are met the garden areas appear contrived and the usability to the entire space is called into question.

5.12.5 Whilst garden sizes are either at or slightly in excess of standard, this does mean that the development has an overall cramped feel, certainly not one which is appropriate on and edge of rural countryside location to its detriment.

5.13 Landscape and Visual Impact

5.13.1 LDP policies N2, D1 and RLP policies CC6 and CC11 are all relevant along with sections 7 and 11 of the NPPF. In terms of the 2006 Maldon Landscape Character Assessment the site falls within 'D2 – Maldon Drained Estuarine Marsh' and this provides the baseline landscape character for this area. The key characteristics identify this area as a drained coastal marsh landscape now isolated from tidal influences, hedgerows, isolated farmsteads and the urban / suburban influence of Maldon on eastern edges of the character area. This landscape character area has a high sensitivity to change.

5.13.2 The site is currently used by Heybridge Swifts football club in the form of the main pitch and stadium, the training pitches to the south of this and the car parking area and club house buildings and facilities to the north bordering Scraley Road. To the west is the village of Heybridge, to the north the rural countryside, immediately to the east and south are Council owned sites that used for open space.

5.13.3 The impact of the overall development upon the landscape has been assessed through a Landscape and Visual Impact Assessment (LVIA) submitted with the application. The LVIA follows the guidelines and assessment criteria set out in the 'Guidelines for Landscape and Visual Impact Assessments' publication referencing the testing use

through the ‘sensitivity’ of landscape or visual receptors and the ‘magnitude’ of change leading to a ‘significance of impact’ assessment.

- 5.13.4 The LVIA recognises that the ‘Landscape Baseline’ which comprises of a landform that is flat drained coastal marshland and the land is used as the football club ground. There is vegetation to the northern and western site boundaries in the form of trees and hedging. The ‘Visual Baseline’ explains that the site is visible from the north although screened by the existing vegetation on the boundary, visible from the east and south which are areas of open space. The site is visible from the primary school and a number of residential properties adjacent the western site boundary.
- 5.13.5 In terms of the landscape impact the LVIA judges there to be no adverse impact due to the site’s current use as developed land. The proposal would result in the loss of mature poplar trees along the western boundary, but the Tree Officer advises that these are trees are not worthy of retention or tree protection.
- 5.13.6 In terms of the visual impact LVIA has considered the impact from a number of receptors including the dwellings along the western boundary but the impact upon these properties and the amenities of the occupiers is considered in the section below. Other receptors include the users of the open space to the east and south, and from the school grounds to the west. None of the receptors would experience any long terms significant impacts in LVIA terms but would experience a ‘minor adverse impact’ in the short term over the construction phase of the development. The LVIA considers the overall visual impact would be a beneficial one for the properties along the western boundary who currently face fencing, stands, car parking and floodlighting.
- 5.13.7 A scheme of this size should be accompanied by a landscape appraisal or assessment to demonstrate understanding of the site in relationship to its landscape / townscape setting carried out by a suitable landscape professional. For instance, building on the existing football ground will impact on views from Draper’s Farm recreation ground to the wooded hills north of Maldon and the likely effect or significance of this is not recorded. An LVIA has been submitted but its methodology and content are questioned. A number of “wire frame” drawings have been provided to seek to show the impact of the development but these are considered insufficient at this time.

5.14 Access, Parking and Highway Safety

- 5.14.1 RLP policies T2, T6, T7, T8, LDP policies T1 and T2 and Section 4 of the NPPF. The Maldon Vehicle Parking Standards (VPS) forms supplementary planning guidance.
- 5.14.2 Access to the site would be through a new access created along Scraley Road in the north east corner of the site. The existing access arrangement from the north west corner of the site would be closed up for vehicle traffic but would be revised to create a 2m wide footpath linking to the existing footway along Scraley Road. From the existing access the footpath would lead into the site and in front of the properties on Scraley Road to the southern side of the existing landscaped northern site boundary connecting to the footway along the access road into the site.
- 5.14.3 The new vehicle access would form a ‘T’ junction onto Scraley Road. From the access the main internal road through the site would be 5.5m wide with footways on

both sides of the road. Along the internal road there would traffic calming areas installed with shared surface finishes. Car parking areas within the development will all link to this internal road. The Highways Authority raise no objection to the provision of this access.

- 5.14.4 Additional footpath linkages would be provided through two footpaths at two locations from the western boundary into Larch Walk. There would also be two footpath links from the eastern boundary into the areas of open space where another footpath is shown within the open space land which is under Council ownership and if a path is proposed this would need to be funded by the developer. The applicant has no control over neighbouring land and no S106 enabling this has been provided
- 5.14.5 The site's sustainable location means that community uses, services and facilities within Heybridge village centre can be accessed by a range of sustainable transport modes including walking and cycling. The nearest bus stops are located in Colchester Road offering links to Colchester, Witham, Tiptree, Maldon / Heybridge (for further connections) and a number of locations within the District. A Residential Travel Plan has been submitted in support of the application which seeks to reduce car journeys and promote sustainable forms of transport.
- 5.14.6 The proposal would lead to a change in use of activity associated with the site. Currently the football ground site is used at weekends and evenings in the week for football matches and training sessions. Outside of these times, for instance, during the daytime during the week the site is not used. The activity associated with a residential site would be a use that could involve people entering and leaving the site 24 hours a day although a residential use usually is most active during the mornings and evenings in the week. The Transport Assessment submitted with the application demonstrates that the proposal would have 'minimal impact on the local highway network' as there is capacity within the highway and at nearby road traffic junctions to accommodate the traffic flows associated with this development.
- 5.14.7 The proposal seeks to extend the 30mph speed limit further east along Scraley Road past the access into the site. This would be subject to a Traffic Regulation Order to be considered by Essex County Council (ECC) Highways outside of the scope of the planning application.
- 5.14.8 Vehicle parking is assessed against the requirements of the Maldon VPS. For a residential development maximum car parking standards are applied for a maximum of one space for a one bedroom unit, a maximum of two spaces for a two / three bedroom units and a maximum of three spaces for a four bedroom plus unit. The VPS requires visitor parking spaces per four dwellings. The level of parking in parking courts, garages and car ports in terms of parking spaces per unit is acceptable.
- 5.14.9 The Maldon VPS requires two cycle parking facilities for two bedroom plus units and one space for one bedroom units and one space per eight units for visitors. The proposed cycle parking provision relies on the 38 garages for providing secure and covered cycle parking arrangements. The Transport Assessment refers to a 'minimum of one secure covered space per dwelling will be provided', however, nothing is not shown on the plans to demonstrate cycle parking provision for the dwellings that do not have garage provision. This is unacceptable as every property needs to have

access to a secure and covered cycle parking facility. This can however be assured by planning condition.

5.15 Flood Risk and Surface Water Drainage

- 5.15.1 LDP policy D5 provides local drainage considerations and encourages the use of SuDS and flood response plans, LDP policy D2 seeks to minimise pollution prevention along with section 10 of the NPPF and the guidance contained within the Planning Policy Guidance (PPG).
- 5.15.2 The majority of the site is located within the lowest risk flood zone (flood zone 1) as identified on the Environment Agency flood maps. This means that the development is 'appropriate' for this flood zone and there is no requirement to apply the Sequential Test or Exception Tests to areas of the site that are in flood zone 1, and also because the site is a strategic allocation so would have been sequentially considered from the Local Plan preparation. In the south east part of the site there is a small area within flood zone 2, which is a medium risk area. Based on the layout plan about 8 dwellings would fall within this flood zone 2. As a 'More Vulnerable' use and based on the Flood Risk Vulnerability Classification table in the PPG development is 'appropriate' in this flood zone without the need to apply the Sequential Test, because it is an strategic allocation, and there is no requirement to apply the Exception Test.
- 5.15.3 The 'Flood Risk Assessment' (FRA) identifies that the highest part of the site is 7.74m AOD in the north east corner of the site dropping to 4.81m AOD in the south east corner of the site. The site currently drains towards the south east corner of the site during in periods of heavy rainfall. There is an Anglian Water surface water sewer that runs parallel to the western site boundary which runs south near to Wagtail Drive 150m south of the site. There has been a history of land drainage and flood history incidents with the drainage infrastructure near Wagtail Drive through blocked culverts and increased surface water flows. This has now been resolved through the implementation of two attenuation ponds on land adjacent to Wagtail Drive, which was granted planning permission through reference FUL/MAL/15/00944 on 20 November 2015. The geology is formed of mainly London Clay which has a poor permeability but there are areas of the site which has silt, gravel and sand, which are permeable strata.
- 5.15.4 In terms of flood risk, the FRA identifies the nearest main river is called Spicketts Brook which is located south of the site and this drains in the River Blackwater and as the site is within flood zone 1 it is at low risk of fluvial flooding. The River Blackwater is tidal but is defended by a sea wall in this area with existing development located much closer to the sea wall than this site. Breach simulation modelling has been carried out in the event of the overtopping of the sea wall or a breach in the sea wall defences and this shows the whole site is above the 2007 1 in 200 breach level but taking into account climate change the same simulation in 2017 indicates that the south east corner of the site could flood up to 0.5m but the time for the site reach this level would be 15 hours of inundation. There are many other properties that would be affected first and through flood warning measures the site would be evacuated if a breach scenario were to occur. Accurate weather and tidal systems can predict such events in advance of their occurrence.

- 5.15.5 For surface water there are no significant falls within the site and any overland flow would descend towards the south east corner of the site. There are no significant flood risk issues presented by groundwater, sewer or reservoir flooding.
- 5.15.6 With regard to surface water management, the entire site would be raised in ground level by 0.8m and the finished floor levels of dwellings would be no lower than 5.37m AOD to be the above 1 in 200 year flood level of 5.07m taking into account climate change. The 'Surface Water and Foul Drainage Strategy' seeks to replicate greenfield run off rates through a SuDS scheme. This will include 4 infiltration basins to manage surface run off from the access road through the site with each basin assuming a depth of 1m. A cellular soakaway system positioned 5m away from the building will manage surface water run-off from the roof. Pervious paving is proposed for the private access roads and parking spaces covering an area of 600m² with a sub-base thickness of 400mm required for attenuation storage. Filter drains would be used along the western site boundary to prevent run off leaving the site. The surface water sewers will be offered to Anglian Water for adoption and the rest of the drainage infrastructure would be offered to the Essex County Council (ECC) Flood and Water Management Team (SUDS team).
- 5.15.7 ECC Flood and Water Management Team (SUDS team) have no objections subject to conditions regarding the following information to be submitted and approved; a detailed surface water drainage scheme; a scheme to minimize the risk of offsite flooding caused by surface water run off; details of a maintenance plan and detailed yearly logs of maintenance undertaken in accordance with the Maintenance Plan.

5.16 Foul Drainage and Water Supply

- 5.16.1 LDP policy D5 provides local drainage considerations, LDP policy D2 seeks to minimise pollution prevention along with section 10 of the NPPF and the guidance contained within the PPG.
- 5.16.2 The 'Surface Water and Foul Drainage Strategy' shows there is no public foul sewers in Scraley Road or in close proximity to the existing site buildings. The applicant has engaged with Anglian Water prior to the application submission to identify a connection point at a manhole at the junction of Scraley Road, Colchester Road and Broad Street Green. A pumping station is required due to the ground level falling from a north to south direction. Anglian Water has no objection to the application.
- 5.16.3 In terms of water supply, Essex and Suffolk water has no objections to the application.

5.17 Impact upon Heritage Assets

- 5.17.1 RLP policies BE13, BE16, BE18, LDP policy D3 and Section 12 of the NPPF.
- 5.17.2 The nearest listed building is the cottage at Drapers Farmhouse approximately 260m from the site and the nearest Conservation Area is the Heybridge Conservation Area at approximately 530m from the site. The Conservation Officer advises that neither of heritage assets would be adversely affected by the proposed development.

5.17.3 With regard archaeology, the 'Archaeology Desk Based Assessment' identifies the potential for Neolithic, Bronze Age, Iron Age and Roman, Anglo-Saxon and early Medieval findings on sit. The Conservation Officer recommends planning conditions regarding an Archaeological Assessment and an Archaeological Fieldwork Programme to be submitted, approved and implemented.

5.18 Biodiversity and Ecology

5.18.1 LDP policy N2, RLP policy CC5 and NPPF section 11 are all relevant considerations.

5.18.2 The application site is within close proximity to a European designated the Blackwater Estuary Special Protection Area (SPA), Ramsar site, Special Area of Conservation (SAC), and also at a national level is the Blackwater Estuary Site of Special Scientific Interest (SSSI). These areas are approximately 1km to the south east of the site. Natural England considers that the proposal 'is not likely to have a significant effect' on these areas.

5.18.3 The application includes a Phase 1 Habitat Survey and Phase 2 Ecological Survey and Assessment. These show that consideration has been given to the impact of the development upon bats, badgers, reptiles, hedgerows, breeding and wintering birds. This site is currently developed so unlike the proposed new football ground site it does not offer the same ecology habitats and foraging routes found within the proposed football ground site.

5.18.4 For bats the 'Phase 2 Ecological Survey and Assessment' shows there were no evidence of roosts but activity surveys indicate 'low levels of foraging by a small number of bats' but this appears on the site boundary areas. To mitigate a lighting strategy could be conditioned for the new development and the removal of the existing floodlights would reduce the amount of light during dark periods. There are no details regarding the lighting strategy for the development so this will need to be conditioned.

5.18.5 For badgers the 'Phase 2 Ecological Survey and Assessment' observed low levels of foraging of badgers along the eastern site boundary but no setts and the proposal would have 'no adverse impact'. Note all of existing eastern boundary if fenced to security and for part of the boundary area includes one of the spectator stands.

5.18.6 Biodiversity Action Plan (BAP) Mammals are the European hedgehog, brown hare and harvest mice but the 'Phase 2 Ecological Survey and Assessment' considers the existing developed site to have 'poor habitat' for BAP mammals. The mitigation measures include cut outs in fences to allow for any BAP mammal movement.

5.18.7 For reptiles surveys were undertaken in Spring 2015 and found a small population of common lizards on site along the eastern boundary. The mitigation recommended is for habitat manipulation to encourage reptiles to move into the wider landscape and erect reptile fencing to exclude reptiles from the site during the construction period.

5.18.8 As an existing developed site the likelihood of breeding bird assemblage is low but the mitigation recommends retention and enhancement of hedgerows and tree line habitats along with bird nesting boxes.

- 5.18.9 The Countryside and Coast Officer advises that all precautionary, mitigation and enhancement measures should be enforced through condition should the scheme gain planning approval.

5.19 Health

- 5.19.1 LDP policies S4, I1 and I2, RLP policy PU4 and NPPF Section 8 are all applicable. The NHS have provided a consultation response explaining that they do not object to the application but require a financial contribution towards additional healthcare services for both the Longfield and Blackwater medical centres. The requirement is for £34,280. The 'Planning Statement' includes a section on 'draft heads of terms' and identifies that the applicant is willing to make a financial contribution towards health requirements. This will be achieved through a S106 agreement.

5.20 Education

- 5.20.1 LDP policies S4, E3, E6 and I1. RLP policy PU1 and NPPF Section 8 are all applicable. LDP policy S4 requires a new one form entry primary school, two new 56 place early year and childcare facilities a contribution towards the expansion of the Plume School (secondary school) and provision for youth and children's facilities. Due to the 'pooling' restrictions which are set out Regulation 122 of the Community Infrastructure Levy Regulations limiting a maximum of five developments towards one piece of infrastructure this site cannot contribute towards the Plume School but for the new one form entry primary school, two new 56 place early year and childcare facilities and provision for youth and children's facilities the site can contribute.
- 5.20.2 The 'Planning Statement' includes a section on 'draft heads of terms' and identifies that the applicant is willing to make a financial contribution towards education requirements.

5.21 Refuse and Recycling

- 5.21.1 LDP policy D2, RLP policy PU2 and NPPF paragraphs 120 to 122 are all applicable. The layout plan shows that refuse and recycling vehicles can access all bin collection points and properties along the roadside within the site.

5.22 Air Quality

- 5.22.1 LDP policy D2, RLP policy BE1, NPPF paragraph 124 and the PPG are all applicable. There is no information submitted regarding air quality for the proposed site but this presents an opportunity for the inclusion of air quality mitigation measures such as electric vehicle charging points. Such air quality mitigation measures have been conditioned on other major planning applications in the area and are recommended by Environmental Health for this application.

5.23 Groundwork Surveys and Contamination

- 5.23.1 LDP policy D2, RLP policies BE1 and CON6, NPPF paragraphs 120 to 122 and the PPG are all applicable. The land is currently used for the football club as the main football pitch within the stadium, training pitches to the south and a car park and club house buildings to the north. There is no requirement for remediation of the site

based on the 'Ground Investigation Report' submitted with the application, although Environmental Health considers that a contaminated land condition is required.

5.24 Construction Environmental Management Plan (CEMP)

5.24.1 LDP policy D2, RLP policies BE1, NPPF paragraphs 120 to 125 and PPG are all applicable.

5.24.2 A 'Site Waste Management Plan' has been submitted to demonstrate how waste would be managed by the developer during the lifetime of the project. However, there is need for a Construction Environmental Management Plan (CEMP) to be provided though a planning condition to demonstrate the mechanism for mitigating adverse environmental impacts and managing the construction of the development. The CEMP will include the need for a site waste management plan, materials management plan, pollution prevent plan, water management plan, traffic management plan and emergency response plan. The CEMP will form a planning condition requiring the information to be submitted prior to the commencement of development.

5.25 Climate Change and Renewable Energy

5.25.1 LDP policies D1 and D2, RLP policy PU6 and NPPF paragraphs 95 to 99 are all applicable and promote renewable energy. The proposal represents the opportunity to include renewable energy installations such as solar / photovoltaic panels, wind turbines, ground and air source heat pumps, micro Combined Heat and Power (CHP) and biomass boilers into the development. The proposal includes a 'Sustainable Design and Construction Energy Statement', however, this statement is dismissive of the range of energy uses that could be incorporated into the development. The statement explains that the development will meet Building Regulations through thermal fabric efficiency, air tightness and effective heating controls. The statement explains that photovoltaics, solar thermal, wind turbines, biodiesel, air source heat pumps and combined heat pumps are not feasible due to costs and limited space within the site. From this list it is considered that photovoltaics and solar thermal could be used for some of the proposed dwellings within the site.

5.26 Planning Obligations

5.26.1 For applying planning obligations The Community Infrastructure Levy Regulations 2010 Regulation 122 (also stated in paragraph 204 of the NPPF) need to meet the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development'.

5.26.2 Planning obligations are required for affordable housing, a healthcare financial contribution, an education contribution towards early years / childcare and primary education, a financial contribution towards an off site LEAP within the area. The 'Planning Statement' offers draft heads of terms but these differ from the application requirements as only 30% affordable housing is being offered and at present there is

no agreement towards a financial contribution towards an off site LEAP within the area.

- 5.26.3 Despite request from officers to provide Heads off Terms to secure both affordable housing and delivery of the new football club such has not been forthcoming.

5.27 Environmental Impact Assessment

- 5.27.1 The proposed development falls within ‘Schedule 2’ of the Environmental Impact Assessment (EIA) Regulations as ‘EIA development’. A request for a Screening Opinion was validated by the Council on 13 January 2012. The authority is required to adopt a “Screening Opinion” under Regulation 7 to assess whether the effects of the development would be significant as to warrant the submission of an Environmental Impact Assessment. In this instance it was determined that the impact of the development would not warrant the submission of an Environmental Impact Assessment in a decision dated 6 February 2012.

5.28 Sustainability

- 5.28.1 Numerous LDP policies, RLP policies and paragraphs of the NPPF are relevant to this section and have been taken into account in consideration of the application.
- 5.28.2 Sustainability is a material consideration with the determination of this appeal and in terms of sustainability paragraph 14 of the NPPF applies the ‘presumption in favour of sustainable development’ and for decision-taking this means:
- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.
- 5.28.3 To assist with the assessment of sustainability it is necessary to assess whether the proposed development is ‘sustainable development’ with regard to the three dimensions to sustainable development as defined in paragraph 7 of the NPPF, which are the economic, social and environmental roles.
- 5.28.4 Economically the proposed development would deliver housing in accordance with the site’s LDP allocation through policy S2. The construction of the development would bring employment opportunities in the construction sector for the duration of the construction phase of the development which is beneficial to the local economy. The introduction of further housing would increase the local population which would bring increased local expenditure from future residents to the benefit of the local economy using existing and new local services and businesses.
- 5.28.5 Socially the proposal would provide a supply of housing required to meet the needs of present and future generations. The creation of a new neighbourhood would promote

social cohesion. The development would be an extension of the existing settlement of Heybridge and would benefit new and existing residents.

- 5.28.6 Environmentally the impact of the development is questioned. Although this is allocated in the LDP for residential development for 100 dwellings, this figure is by no means prescriptive. Any application must be able to prove that the level of housing proposed fits in with the existing edge of rural area environment. It is considered on balance that this development fails to do this. The development is considered overtly contrived and the applicants have failed to show how this sensitive rural edge can accommodate 101 dwellings in a way which would complement and provide an acceptable transition out into the rural area.

5.29 Planning Balance and Conclusion

- 5.29.1 The planning balance and conclusions to this scheme are summaries in the positive and negative aspects of the development below:
- 5.29.2 The proposal would bring the positive benefits in that one the allocated strategic sites for development would come forward further emphasizing the Council's position as to housing land supply. The site is acceptable in terms of its location close to services, access is agreed and contributions to health and social facilities could be assured by a S106 agreement
- 5.29.3 The proposal would have the following negative benefits in that the S106 agreement is lacking. What is of particular concern is that the site is not linked to the provision of a new football club. Without this in place the club could be lost resulting in a fundamental objection from Sport England and the loss of a sporting facility to the detriment of local and national planning policy.
- 5.29.4 In addition whilst the applicant has provided a simple document to say that 30% affordable housing can be accommodated the asked for viability statement is lacking. This raises serious questions as to the ability of the site to provide both housing development, a replacement sports facility, and deliver any appreciate level of affordable housing. Without this being proven objection is raised to the development.
- 5.29.5 In allocating the site for 101 dwelling in the recent modifications to the LDP this never the less requires the developers to show how a level of housing such as that as set can be reached. It is acknowledged that the site is difficult to develop, with one point of access, never the less the scheme as proposed is considered lacking in that it proposes a hard edged dense development in a location which would benefit from softer transition in the adjacent rural area.
- 5.29.6 In determining this application consideration has to be given to the proposed football ground application. Planning permission is required for this development to fund and provide the opportunity for the new football ground to come forward. This is considered on this same agenda.
- 5.29.7 Overall it is acknowledged that the relocation of the existing football club has been a long standing project which has involved many years work for the applicants. Nevertheless this application is considered insufficient in the details it proposes, not least to which the provision for an agreement to ensure the enabling of the football

club, and the viability of the development as far as it relates to affordable housing provision.

5.29.8 Hence the development is considered unacceptable and contrary to established and proposed local and national planning policies.

6. **ANY RELEVANT SITE HISTORY**

- **FUL/MAL/94/00271** – Erection of new stand and terrace enclosure – Approved 03.06.1994.
- **FUL/MAL/95/00122** – New dressing room block – Approved 06.04.1995.
- **FUL/MAL/95/00447** – New toilet block and extension to existing stand – Approved 24.08.1995.
- **FUL/MAL/97/00242** – Extension to boys changing rooms – Approved 22.05.1997.
- **FUL/MAL/ 05/01108** - Installation of an Electronic Communication Base Station comprising a 20.46m high ultra slimline lattice floodlight swap-out mast, three no. antennas, two no. transmission dishes, equipment cabinets, fenced compound and development ancillary thereto. Refused 14.11.2015 but Allowed on Appeal 17.03.2006.
- **SOR/MAL/12/00038** - Request for a formal screening opinion on the possible requirement for an EIA under regulation 5(2) in relation to the proposed development of HSFC – EIA not required 06.02.2012

7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

7.1 **Representations received from Parish / Town Councils**

Name of Parish / Town Council	Comment	Officer Response
Heybridge Parish Council	Recommend refusal as the Council is concerned that there will be an increased flood risk to neighbouring houses.	Noted.
Great Totham Parish Council	Notes the application and has no comments to make.	Noted.

7.2 **Statutory Consultees and Other Organisations (*summarised*)**

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Natural England	No objection to the principle of the development as here proposed.	Noted.
Anglian Water	No objection subject to the imposition of conditions controlling foul and surface water.	Noted.

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Highways Authority	From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to measures.	Noted.
Environment Agency	No response received.	
Essex and Suffolk Water	<p>We would advise you that our records show that our apparatus will be not be affected by the proposed development at the above.</p> <p>We have no objection to the proposed development subject to compliance with our requirements.</p>	Noted.
Essex Wildlife Trust	No response received.	
Essex Bat Group	No response received.	
National Health Service	The applicants have not submitted a Health Care Impact Assessment in support of their application and it is considered that the development would have an impact on local surgeries if approved. It has been calculated that in excess of £34,000 should be used as a contribution o offset the impact of the development on healthcare facilities. Thus should be secured by way of a planning S106 agreement. If this is assured the no objection is raised.	Note, however the submitted S106 mentions a S106 agreement no such agreement securing a financial contribution, amongst other key elements of the proposal, including provision of the new football ground are with the Council.
Sport England	Object to the re-development of this football club unless alternative premises with facilities as either the level as proposed here are secured. The cost of this replacement should be factored into this application and a timetable for the replacement of the facilities secured though a formal S106 Agreement	Noted. As is set out above S106 agreement is not in place at this time but one has been requested.

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Conservation Officer	The proposed development site will impact on known archaeological remains. The desk-based assessment submitted with the application has identified the presence of archaeological features of probable Iron Age and Roman date, including possible settlement enclosures and field-systems. There is further potential for features dating to other periods to also be present, given the known settlement history of the Heybridge area. In addition the geology has been assessed as having moderate potential for Palaeolithic or Pleistocene remains.	This can be assured by planning condition.
Emergency Planner	No comments to make.	Noted.
Environmental Health	No contaminated land assessment has been carried out. Operational road traffic will contribute to road congestion and local air pollution.	Noted.
Housing Department	<p>The application is proposing the provision of dwellings as a major strategic site which triggers the requirements for Affordable Housing under Policy H1 - Maldon District emerging Local Development Plan 2014 - 2029. The emerging Local Development Plan (LDP) requires 40% Affordable Housing provision for this scheme. Paragraph 216 of the National Planning Policy Framework (NPPF) states that decision takers may give weight to emerging plans according to the stage of preparation of the emerging plan, the more advanced the preparation, the greater the weight that may be given.</p> <p>The requirements at 25% - 40% affordable provision based on the recommendations of the Maldon District Council Strategic Housing Market Assessment (SHMA) 2014 are -</p> <p>80% smaller - 35% 1 bed 2 person, 45% 2 bed 4 person 20% larger - 20% 3 bed</p>	Noted. Please see main report.

Name of Internal Consultee	Comment	Officer Response
	<p>5 person, 4 bed 7 person as required 20% all affordable should be suited to meet needs of older people.</p> <p>1 and 2 bed may be increased to 90% where required and viable in cases where this enables the provision of homes for older people and is consistent with identified need. The recommendation on tenure mix is 80% Social/Affordable Rented and 20% Intermediate (Shared Ownership).</p> <p>To calculate the contribution required for a percentage of a property it would be the cost to a Registered Provider that would be paid to the Developer/Applicant for an affordable unit. This scheme is proposing a mix of unit sizes including the development of 2 bed houses. Strategic Housing Services greatest housing need is for 2 bed 4 person houses. Therefore the Commuted Sum would be required for a percentage of a two bed house. Having assessed the cost to Registered Providers for a two bed affordable rented house in the District, the likely offer would be in the region of £118,000. Therefore 0.6 equates to a commuted sum payment of £70,800.</p> <p>The gross costs of the affordable units (rent/service charge) have to be within Maldon District Council's Strategic Tenancy Strategy and delivered by a Registered Provider / Housing Association who are recognised and regulated by The Homes and Communities Agency and eligible for funding from The Homes and Communities Agency.</p> <p>The Affordable Scheme detailing tenure, cost, sizes and allocation of units is to be agreed by Maldon District Council's Housing Department as part of the Section 106 Agreement. Strategic Housing Services would welcome further discussion with regards</p>	

Name of Internal Consultee	Comment	Officer Response
	<p>to type, tenure and size of the affordable housing units.</p> <p>This scheme is proposing 30% affordable housing provision, whilst we understand there are additional costs involved to bring this site forward, there has been no detailed financial appraisal supplied. Strategic Housing Services understand the need to possibly negotiate on the amount due to possible viability issues but at this stage there is no evidence, therefore we are unable to support this application.</p>	
Planning Policy	<p>There are several areas of concern regarding policy matters drawn from the submitted LDP.</p> <ol style="list-style-type: none"> 1. Accessibility to the new Heybridge Swifts FC via pedestrian footpaths has the potential to compromise a number of social aspects relating to the access to facilities as well as safety concerns. Without appropriate mitigation measures to ensure access to key services and facilities is available for all members of a community, some members of society will be excluded from using them due to a lack of vehicle ownership. Safety concerns are possible if facility users attempt to travel to the site via walking on road. Essex Highways should be consulted regarding the appropriateness of the location of the new ground, particularly in relation to the provision of sustainable modes of transport. 2. A provision of affordable housing at 30% does not conform to the required 40% outlined in the submitted LDP. Aforementioned, if the developer can provide evidence to illustrate the 40% allocation is not viable for the site, necessary amendments can be considered. 	Noted. Please see main report.

Name of Internal Consultee	Comment	Officer Response
Leisure and Liveability	<p>What is submitted is not a Landscape and Visual Impact Assessment.</p> <p>A deficiency in Open Space is proposed in relation to our Green Infrastructure standards and that proposed is in many small, arguably unusable segments. This used to be called Space Left Over After Planning and has long been discredited as an approach to greenspace provision.</p> <p>Provision or contribution towards a LEAP on or within 400m of the site needs to be made and is not shown at this time.</p> <p>There is a discrepancy in labelling between the Revised Masterplan July 2016 and the Landscape Strategy in the Landscape and Visual supplement that needs to be resolved (e.g. Area D on the revised Masterplan is labelled as Area F on the Landscape Strategy). The Landscape Strategy needs to identify the location of all landscape elements and provide a key to that effect for the sake of clarity.</p> <p>Any new tree planting should be supplied and planted to the best industry standards, be of a scale and number to provide a measure of instant impact, contribute to enhanced nature conservation of the site whilst being of high design value whilst having due regard to site and neighbouring levels.</p> <p>The LAP adjoining Area A needs to have an appropriate fence around it to secure it from the access road and car-parking.</p> <p>Despite the revised layout it is predicted that a high net will need to be provided to prevent rugby balls going in to people's gardens as existing on the south side of Drapers Farm Open Space. The applicant should provide</p>	Noted. Please see main report.

Name of Internal Consultee	Comment	Officer Response
	<p>appropriate mitigation, therefore, to achieve this following discussion with both MDC Leisure Services and the Rugby Club if this scheme is to be approved.</p> <p>The additional tree-planting along this eastern boundary is to be welcomed but it appears to be at the expense of tree-planting on the internal access road. Appropriate planting needs to be added to the street scene. In addition, the additional tree-planting is located within the existing Public Open Space on land not owned by the applicant. This proposed mitigation needs to be agreed with Leisure Services prior to determination to ensure it is viable including location, tree species, size, specification for planting and on-going maintenance. MDC Leisure Services will, in any case, not be responsible for on-going maintenance in perpetuity without appropriate remuneration from the applicant. The additional off-site tree-planting should be extended south to meet Area F. This scheme should not be approved without these safeguards in place.</p> <p>The open space to the east of the development is used during the season for informal car-parking by the sports clubs that use the Draper's Farm site, the result of which can be seen by the eroded nature of the land. It should be anticipated that tensions would arise between owners and occupiers of the development site and the current users of open space to the east, especially as access points are to be provided for pedestrians along this boundary. The applicant needs to contribute towards enhancement and management of this space if he intends new residents to rely on existing open space rather than providing it on site.</p>	

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- RH Banks Daisy Bungalow Basin Road Heybridge Basin
- Tina Cutler Dorp House Maldon Road Goldhanger
- Mr & Mrs P Dearing 21 Blackwater Close Heybridge Basin Essex
- Patrick Forsyth 28 Saltcote Maltings Heybridge Maldon
- John Giles Devonia Goldhanger Road Heybridge
- Mr Charles Griffiths 11 Willow Walk Heybridge Maldon
- Dave Jackson 18 Hayes Road Clacton On Sea CO15 1TX
- K.L Juby Saltcote Hall Goldhanger Road Heybridge
- Matthew Kingston Managing Director Mill Beach Seaside Resort Goldhanger Road
- Rebecca Loader 15 St Georges Close Heybridge Basin Essex
- Mr & Mrs Wager C/o Mark Stevens MD For Dovetail Architects Ltd Suite 4 Clocktower House Horndon Industrial Park
- Mrs Ann Payne Devonia Goldhanger Road Heybridge
- Petition C/o Barlow, J D 1 Grouts Farm Cottage Kelvedon Road Tolleshunt D'Arcy
- Mrs Samantha Tallowin Chigborough Farm Chigborough Road Heybridge
- Matthew Utting 7 Siskin Gate Bracknell Berkshire
- S.M Wager Saltcote Hall Goldhanger Road Heybridge
- Andrew Wager Saltcote Hall Goldhanger Road Heybridge
- Mr A. J Williams 4 Willow Walk Heybridge Maldon

Objection Comment	Officer Response
Principle:	
The area is designated within the LDP and [whilst] not strongly against this, there is a flaw in the LDP that the Swifts have not been allocated a new site	The LDP does not allocate a site for Swifts.
National Policy that sporting resources should not be developed upon until an alternative site has been found – proposed re-siting of the Swifts is highly unsuitable	Noted, this report comments that there is no S106 as agreed to ensure the continued presence of the club should the site be developed.
The Swifts existing site is in recreational use but is ... proposed as a housing allocation in the emerging LDP. For this ground to be redeveloped for housing it is a requirement that equivalent or better compensatory recreational provision is made available. The proposed site does not meet this requirement.	Noted, see above.

Objection Comment	Officer Response
It is a significant failing of the LDP [not] to allocate a site for a new football ground.	Noted, see above.
Other:	
Application should be re-submitted when an alternative site has been found for the swifts	Noted, see above.

7.4.2 Letters were received **in support** of the application from the following and the reasons for support are summarised as set out in the table below:

- Ben Albone 8 Centaur Way Maldon Essex
- Cheryl Albone 8 Centaur Way Maldon Essex
- Nick Aldridge 8 Mayflower Avenue Harwich Essex
- E Allen 27 Baker Avenue Hatfield Peverel Essex
- Mark Allen 62 Temple Grove Park West Hanningfield Chelmsford
- Phil Anderson 60 Bosworth Road Dagenham Essex
- James Aston 3 Olive Grove Colchester CO2 9NF
- Pam Atkinson 31 Menin Road Colchester CO2 7JB
- P Baldwin 1 Wadley Close Tiptree Essex
- Amanda Baldwin 2 Wadley Close Tiptree Essex
- Joe Ball 28 Crescent Road Colchester CO2 7SJ
- Luke Banner Saunders Cottage Colcheser Dedham
- Keith Bannister 38 Wentworth Meadows Maldon Essex
- Jack Barham 11 Lachingdon Close Rayleigh Essex
- K Barnes Tudors Hackmans Lane Cock Clarks
- Anthony Barnes 3 Charlton Close Sible Hedingham Halstead
- V Barnes Tudors Hackmans Lane Cock Clarks
- A Barnes Tudors Hackmans Lane Cock Clarks
- C Barnes Tudors Hackmans Lane Cock Clarks
- Grant Barrow 16 Beechwood Close Colchester Essex
- Andy Bates 3 Saddlers Close Great Notley Essex
- Joe Beadle 16 Vine Road Tiptree Essex
- Peter Bellinger 20 Southey Close Heybridge Essex
- Aimee Bellinger 37 Limbourne Drive Heybridge Essex
- Peter Bellinger 20 Southey Close Heybridge Maldon
- Paul Bemrose 71 Sandmartin Crescent Lakelands Colchester
- Tracey A. Bentley 21 Blind Lane Goldhanger Essex
- Jean Betts 2 Eaton Way Great Totham Essex
- Steve Bishop Charterwood Station Road Wakes Colne
- R Bloomfield 17 West Belvedere Danbury CM3 4RF
- S Bloomfield 17 West Belvedere Danbury CM3 4RF

- A Bloomfield 31 Belvedere Close Danbury CM3 4RG
- Daniel Blore 11 Mareth Road Colchester CO2 9LW
- Richard Bowyer 6 Willow Walk Heybridge Essex
- Nick Bowyer 16 Southey Close Heybridge Essex
- Dave Bradshaw 142 Beechwood Close Colchester CO2 9QT
- Dave Brewer 30 D'Arcy Way Tolleshunt D'Arcy Essex
- Elizabeth Bristol 9 Mayland Close Heybridge Essex
- Gary Bristol 9 Mayland Close Heybridge Essex
- K. R Broadhurst Royal Oak Fambridge Road Maldon
- Noel Brooksbank 6 Cassino Road Colchester Essex
- Trevor Brown 16 Hayley Bell Gardens Bishops Stortford Herts
- Jamie Brown 40 Mildred Road Erith DA8 1AL
- Alan Brown 25A Belvedere Place Maldon Essex
- Rory Burke 16 Wewstminster Avenue Hereford HR1 1QH
- Andy Burrell 11 Alicia Avenue Wickford Essex
- Steve Buscall 9 Bois Field Terrace Halstead Essex
- Mark Calvert 2 Nursery Cottages 57 School Road Downham
- Peter Calvert 85B Heywood Way Heybridge Essex
- Tanya Campbell 10 Salerno Crescent Colchester CO2 9SG
- Ralph Campbell Atkinson 31 Menin Road Drury Meadows Colchester
- Mrs S Carter 4 Gorse Lane Tiptree Essex
- Sean Carter 79-90 Cottonwood Road Colchester CO2 9PZ
- Mr Bill Chalk 43 Maple Avenue Heybridge Essex
- Mark Chaplin 5 Beadle Place Great Totham Essex
- Sam Chaplin 8 Lodge Road Maldon Essex
- Richard Chapman 29 Rookery Lane Great Totham Essex
- Alex Chick 17 Durham Square Colchester CO1 2RS
- P Churchman 155 Heywood Way Heybridge Maldon
- Michael Clahane 119 Seamore Avenue Benfleet Essex
- Mr Danny Clare 48 The Driveway Canvey Island Essex
- Tony Clare 30 Julier Road Canvey Island Essex
- Charlie Clare 48 The Driveway Canvey Island Essex
- Matthew Clark 12 Ash Grove Heybridge Maldon
- Stewart Clark 12 Ash Grove Heybridge Maldon
- Matthew Clark 12 Ash Grove Heybridge Essex
- Stewart Clark 12 Ash Grove Heybridge Essex
- D Clarke 21 Homefield Road Colchester CO2 7JS
- S.W Cockett 10 Glebe Road Heybridge Essex
- Andrew Cockett 20 Wordsworth Avenue Maldon Essex
- R Cole 28 Wavely Crescent SS11 7NN

- Daniel Cole 3 Eight Acre Lane Colchester CO2 9LR
- Sarah Collins 78 Wagtail Drive Heybridge Essex
- N Cooch 6 South Street Tillingham Southminster
- Mitchell Cooke Peverel Cottage The Green Hatfield Peverel
- Paul Cornwell 14 Virley Close Heybridge Essex
- John Cornwell 14 Virley Close Heybridge Maldon
- Steve Crisp 20 Larch Walk Heybridge Essex
- Mrs C.A Crisp 20 Larch Walk Heybridge Essex
- Aaron Cudby 5 Acer Grove Ipswich Suffolk
- L Cummer 4 Hillary Close Heybridge Essex
- Dean Curtis 33 Battle Rise Heybridge Essex
- Chris Daines 1 Courtland Mews Maldon Essex
- Ivor Dallinger 54 Crescent Road Heybridge Maldon
- James Dallinger 30 Heywood Way Heybridge Maldon
- Matthew Dalton 49 Brockenhurst Way Bicknacre Essex
- C Dalton 2 Bale Close Bexhill TN39 4LJ
- Chris Darling 18 Tudor Gardens Upminster Essex
- Lewis Dask 77 Coolgardie Avenue Chigwell Essex
- Michael Davies 27 Cottonwood Close Colchester Essex
- Cara Davis 3 Grange Cottages Southend Road Woodham Mortimer
- Luke Desborough 43 Foxhunter Walk Billerica Essex
- Oliver Devenish 73 Archers Way Galleywood Chelmsford
- Diane Dibley 1 The Roothings Heybridge Essex
- Jessica Dicks 12 Anchorange View St Lawrence Southminster
- Ryan Diggon 21 Elizabeth Way Heybridge Maldon
- P Dodd 16 Memory Close Maldon Essex
- Craig Downing 4 Alamein Road Colchester Essex
- Raphael Duvile 15 Willington Court Mandiville Street E5 0SQ
- Stephen Edmead Westview Manor Road Hatfield Peveral
- Nicola Edmead Westview Manor Road Hatfield Peveral
- Andrew Elliott 45 Heywood Way Heybridge Maldon
- Christopher Elliott 7 Broad Street Green Road Heybridge Essex
- Robert Ellis 30 Stmabourne Road Toppesfield Halstead
- A Ellis 143 High Street WE17 6DP
- R Ellis 17 Marston Beek Chelmsford CM2 6RL
- M Emberton Osea Leisure Park Goldhanger Road Heybridge
- Oliver Emsden Clare House Wood End Widdington
- Dawn Enstone Lynslade West End Road Tiptree
- Robert & Tracey Evans 3 Mermaid Way Maldon Essex
- Allan Everard 2 Drayton Close Maldon Essex

- Sandra Final 157 Broadway Silver End Witham
- M Finch 81 St Giles Crescent Maldon Essex
- J Fletcher 44 New Moor Southminster Essex
- Robert Fleuty 29 Cedar Chase Heybridge Essex
- Mr Anthony Flynn 2520/821 LCPL Flynn 3 Para D Coy
- Tony Foster 11 Curlew Close Heybridge Maldon
- Carol Foster 17 Elizabeth Way Heybridge Essex
- Melanie Foster 2 Northey View Heybridge Essex
- Christopher Foster 11 Holly Close Colchester CO2 9LQ
- Thomas Fraser 25 Ramsey Close Heybridge Maldon
- Susan Fraser 25 Ramsey Close Heybridge Maldon
- Andrew Fraser 25 Ramsey Close Heybridge Essex
- A Freeman 31 Longship Way Maldon Essex
- Keith Frid 88 Hurst Road Sidcup Kent
- Stewart Fryer 10 Maryow Road Charlton
- Joe Garwood 5 Eight Acre Lane Colchester CO2 9LR
- S Gearey 11 North Street Maldon Essex
- Brian Gee 105 Poynings Avenue Southend On Sea Essex
- Victoria George 1 Memory Close Maldon Essex
- Aaron Godbold 10 Meadow Rise Billericay CM1 2DT
- Lewis Godbold 10 Meadow Rise Billericay CM11 2DT
- Sarah Godfrey 55 Market Hill Maldon Essex
- Jason Goodchild 15 Manor Way Bromley Kent
- Alastair Gorden 6 St Fillans Road London SE6 1DG
- Evan Graham Lyndean Newtmore Road Kingussie
- Henrietta Green The Smythes Smythes Green Layer Marney
- Stephen Hall 42 Eastern Way Cowgate Newcastle-Upon-Tyne
- Mr A. G Hallam 21 Cassino Road Colchester CO2 7UT
- S Hambrook 14 Yardwood Road Chelmsford CM2 0EJ
- Oliver Harrison 14 Milverton Court Newcastle WE3 2RP
- J Hazell Borough Arms Wantz Road Maldon
- Jill Hedgecock 5 Larch Walk Heybridge Essex
- Sam Hedgecock 26 Buckingham Drive Colchester Essex
- Mr Daniel Herbert Room 2, Flat 9 G13 Merville Barrocks Colchester
- Kyle Hill 7 Willow Walk Heybridge Maldon
- D Hill 7 Willow Walk Heybridge Maldon
- T Hill 109 Westdean Avenue London SE12 9NL
- Chris Hill 30 Orchard Avenue Belvedere DA17 5PB
- Mark Hill 7 Willow Walk Heybridge Essex
- L. J Hills 5 The Street Heubridge CM9 4NB

- Jack Hixson 148 Kenneth Road Benfleet Essex
- Mark Hixson 148 Kenneth Road Benfleet Essex
- Joe Hixson 148 Kenneth Road Benfleet Essex
- J Hodges 60 Paddock Drive CM1 6UX
- M Hodgson 4 Church Road Bradwell Village Braintree
- Sam Holden 27 Sanderling Gardens Heybridge Maldon
- John Holliday 54 Creekview Road South Woodham Ferrers Essex
- Sharon Hopkins 13 Broad Street Green Road Heybridge Maldon
- P Hopper 79 Cottonwood Close Colchester CO2 7UJ
- Steve House 32 Luddesdon Road Erith DA8 1NG
- Gareth Howard 53 Bramble Way Witham CM8 2GX
- Louise Howard 28 Head Street Goldhanger Essex
- Richard Hughes Ashley Cottage 7 Limbourne Drive Heybridge
- Mrs M Hyam 20 Rowan Drive Heybridge Essex
- Amy Jackson 6 Honeywood Road Halstead Essex
- Mr A Jackson 17 Menin Road Colchester Essex
- Laura Janes 8 Chestnut Avenue Heybridge Essex
- James Janes 8 Chestnut Avenue Heybridge Essex
- Andy Jayne 13 Dorset Road Maldon Essex
- Andy Jayne 13 Dorset Road Maldon Essex
- H Jeanes 7 Blind Lane Goldhanger Essex
- Mr & Mrs BA Jeffery 2 Becket Way South Woodham Ferrers Chelmsford
- Evan John 10 Diamond Place 11 Maldon Road Colchester
- Theo Johnson 33 Ilex Close Colchester CO2 8QP
- Rachel Jones 6 Willow Walk Heybridge Maldon
- Glen Jones 6 Sassoon Way Maldon Essex
- Neal Jones 14 Forbes Road Rosyth Fife
- Anthony Keane 3 Para Merville Barrocks Colchester
- Connor Keating Glenfields Main Road Mundon
- Mr Michael Kempen 28 Coleridge Road Maldon Essex
- Ian Kennedy 38 Prince Of Wales Road Great Totham Essex
- Rosemary Kershaw 9 Provence Close Stanway CO3 0JD
- Josh Ketley 82 Hillary Close Heybridge Maldon
- Alister Ketley 10 Buchanan Way Latchingdon Chelmsford
- Keegan Kilpatrick 36 Eastgate Choppington Northumberland
- B Kilsby 60 Kingley Lane Benfleet Essex
- Sue Knight 19 Cross Road Maldon Essex
- B Larin 2 Mount Villas 38 Kelvedon Road Wickham Bishops
- Graham Lodge 30 Abell Way Chelmsford Essex
- T Lodge 24 Coleridge Road Maldon Essex

- Sam Long 150 The Drive Bexley Kent
- Paul Lucas 20 Hillside Road Southminster Essex
- James Macintyre 1 Butler Road Harrogate HG1 4PF
- G Maclachlan 3B Stock Terrace Stock Chase Heybridge
- Tony Manning 438 Havering Road Romford Essex
- Samantha Mansfield 14 Maple Avenue Heybridge Essex
- Anabella Margues 3 Emneth Acre Maldon Essex
- R Marsh 1 Heywood Way Heybridge Essex
- Ian Martinson 3 Para Merville Barracks Colchester
- Mr D W Masyn 15 Monmouth Close Portishead Bristol
- Joe Matthews 75 Southwark Road Rochester Medway
- Kirsty Matthews 26 Albemarle Gardens Braintree Essex
- Chris Matthews 18 Beechwood Close Colchester CO2 9QP
- James McMillan 78 Oak Road Tiptree Essex
- J P Mcmillan 46 Hillary Close Heybridge Essex
- Lee Meakin 35 Larch Walk Heybridge Essex
- Danielle Meakin 35 Larch Walk Heybridge Essex
- Andrew Meakin 21 Cooper Avenue Heybridge CM9 4YY
- Lauren Meakin 21 Cooper Avenue Heybridge CM9 4YY
- Andrea Milton 15 Wickham Crescent Braintree CM7 3BW
- Lewis Mings 58 Whitmore Street Maidstone Kent
- Jason Monaghan 44 Mareth Road CO2 9LN
- Jennifer Monaghan 44 Mareth Road CO2 9LN
- Mr Monk 27 Pippins Road Burnham-On-Crouch Essex
- Gary Monti Greenways 71 Maldon Road Great Totham
- Charlie Monti 71 Maldon Road Great Totham Essex
- L Morris 44 Maldon Road Tiptree Essex
- Beverley Morton 1B Stock Terrace Stock Chase Heybridge
- Joseph Mounter 99 Hornbeam Close Colchester Essex
- V Moyles 42 Beechwood Close Colchester CO2 9QP
- Malcolm Myles 27 Ash Grove Heybridge Essex
- Lorraine Newton 65 Dorset Road Maldon Essex
- Paul Norman 28 Steed Crescent Colchester CO2 7SJ
- Lucinda O'Leary 95 Main Road Danbury Essex
- Steve Oboyle 7 Warwick Road Welling Kent
- J Palmer 16 Park Drive Halstead Essex
- C Palmer 16 Park Drive Halstead Essex
- Daryl Parham 5 Limbourne Drive Heybridge Essex
- Wayne Parham 52 Doubleday Drive Heybridge Essex
- George Parsons 17 Durham Square CO1 2RS

- Daniel Pask The Pines 70 Basin Road Heybridge Basin
- Clive Pask 32 Dorset Road Maldon Essex
- Graham Payne 11A Tyrrel Drive Southend-On-Sea Essex
- Euan Philbin 79-90 Cottonwood Close Colchester CO2 9PZ
- Mr Alexander Pink 20 Oak Drive Minsterley Shropshire
- D H Pitt 2 Shortridge Court Witham Essex
- Nicola Ponder Warwick House The Street Salcott
- Matt Ponder Warwick House The Street Salcott
- Carol Ponder 30 Goat Lodge Road Great Totham Essex
- Derek Potter 14 Warwick Crescent Maldon Essex
- Steve Pratt 26 Paston Close South Woodham Ferrers CM3 5UA
- Stuart Putt 102 Plantation Road Boreham Chelmsford
- R Quant 37 Beechjwood Close Colchester CO2 9QP
- Eddie Randall 21 Turner Close Black Notley Braintree
- Paul Raven 18 Alexandrade Road Walstow London
- J Raymond 34 Viotet Close Chelmsford CM1 6XG
- Kevin Rayner 1B Stock Terrace Stock Chase Heybridge
- Craig Riches Evelyn House 150 Goldhanger Road Heybridge
- S Ruggles 27 Tennyson Road Maldon Essex
- Anthony R. Rushbrook 3 Coleridge Road Maldon Essex
- Dave Sackon 18 Hayes Road Ckclacton-On-Sea CO15 1TX
- Dlushunmade Salu 49 Alamein Road Colchester CO2 9LJ
- Mark Sambridge 114 Victoria Avenue Grays Essex
- Danny Sambridge 114 Victoria Avenue Grays Essex
- Jake Samler Amber Scraley Road Maldon
- M Sanderson 10 Hospital Lane Colchester Essex
- L Saunders 16 The Avenue Witham CM8 2OJ
- David Scott Highview Rosehill Road Torquay
- Mrs J Scott 20 Mirosa Reach Maldon Essex
- Michael Scott 33 Napler Avenue Southend-On-Sea Essex
- Keith Simons Chase Side 40B London Road Maldon
- Nigel Smith 11 Spinnaker Drive Heybridge Basin Maldon
- D Smith 5 Browning Road Brantham Suffolk
- Jack Smith 13 Walnut Drive Witham Essex
- Matthew Smith 11 Spinnaker Drive Heybridge Basin Essex
- D Southwell 79 Doudica House Cottonwood Close Colchester
- K Spence 4 D'Arcy Court Maldon Essex
- Jackie Spenee 31 Coleridge Road Maldon Essex
- Steve Spreadbury 21 Harvest Way Heybridge Essex
- Steve Springett 2 Denton Road Welling Kent

- Nylan Spurders 23 Hunt Avenue Heybridge Essex
- Mrs J Steptoe 3 Spring Lane Great Totham Essex
- Alan Stevens 69 Barbrook Lane Tiptree Essex
- Mr D Storlie 178 Albany Gardens CO2 8HQ
- Billy Sullivan 34 Tyeshurst Close Upper Abbeywood London
- Mark Sullivan 34 Tyeshurst Close Upper Abbeywood London
- Stephanie Sylvester 26 Hoynors Danbury Essex
- Mr Chris Teoh 3 Para Merville Barracks Colchester
- The Occupier 165 Heywood Way Heybridge Essex
- The Occupier Westview Manor Road Hatfield Peveral
- The Occupier 66 Beardsley Drive Cheslmford Essex
- The Occupier 16 Southey Close Heybridge Essex
- The Occupier 56 Margraten Avenue Canvey Island Essex
- The Occupier 194 Parkinson Drive Chelmsford CM1 3GS
- The Occupier 102 Elmsleigh Drive Leigh-On-Sea Essex
- The Occupier Daffycot 33 Conduit Lane Woodham Mortimer
- The Occupier 3 Harest Way Swanley BR8 7WZ
- The Occupier 65 Vine Road Tiptree Essex
- The Occupier 11 Broad Street Green Road Heybridge Essex
- The Occupier 1 Oast Way Rochford Essex
- The Occupier 4 Deerbank Road Billericay Essex
- The Occupier Woodlands Maldon Road Tiptree
- The Occupier 10 Ash Grove Heybridge Essex
- The Occupier 17 St Giles Crescent Maldon Essex
- The Occupier 29 Steeple Close Heybridge Essex
- The Occupier 18 Buxton Road Erith DA8 3BJ
- The Occupier 137 Woodfield Cottages Heybridge Essex
- The Occupier 64 Granger Avenue Maldon Essex
- The Occupier 64 Penning Colesa Street Southend-On-Sea Essex
- The Occupier 295 Avon Road Chelmsford Essex
- The Occupier 14 Grantham Avenue Great Notley Braintree
- The Occupier 1B Stock Terrace Stock Chase Heybridge
- The Occupier Lower Farm Wallhouse Road Erith
- The Occupier 49 Larch Walk Heybridge Essex
- The Occupier Saunders Cottage Manningtree Road Dedham
- The Occupier 7 Maple Avenue Heybridge Essex
- The Occupier 2 Leigh Avenue Essex SS8 9PL
- Mrs Nicola Thomas 3 Limbourne Drive Heybridge Maldon
- C Thorpe Stevelor Crown Road Cold Norton
- Peter Travers 10 Marram Close Colchester Essex

- Mr Peter Travers 10 Marrain Close Colchester CO3 0PJ
- Nicola Trivett 11 Brograve Close Galleywood Chelmsford
- Alan Troman 17 Churchwell Avenue Easthorpe Essex
- A C Tuttlebury 2 Berners End Barnston Dunmow
- Mr N Tuttlebury 2 Berners End Barnston Dunmow
- Sean Vian 139 Beechwood Close CO2 9QT
- Sam Wakefield 91 Sandpiper Close Heybridge CM9 4PY
- Glen Walefield Glenfields Main Road Mundon
- Karen Walefield Glenfields Main Road Mundon
- Sam Wallis 3 Braeburn Drive Maldon Essex
- S Wallis 17 Larch Walk Heybridge Essex
- Ian Wallis Warren Cottage Maypole Road Wickham Bishops
- B Wallman 1 Spruce Close Witham CM8 2NU
- D Ward 5 Taperstry Walk Braintree CM7 3FB
- Andy Warriner Ballantyne Beckingham Street Tolleshunt Major
- Justin Watt 3 Para Merville Barrocks CO2 7UT
- Gary Westbrooks 12 Wickham Chase West Wickham BR4 0BZ
- Gary White Cherry Hall Blacksmiths Lane Wickham Bishops
- Stephen White 43 Fontayne Avenue Romford RM1 4NS
- Rob White 24 Maple Avenue Heybridge Maldon
- G Whiteley 121 Hillary Close Heybridge Essex
- Ian Whymark 8 Gill Close Heybridge Maldon
- Mr & Mrs Wilkinson 42 Scraley Road Heybridge Maldon
- Irene Williams 9 Rivendell Vale South Woodham Ferrers Essex
- W K Williams 9 Rivendell Vale South Woodham Ferrers Essex
- Shane Wingate 3 Para Merville Barrocks Colchester
- Bob Wita 281 London Road Marks Tey Essex
- Jason Woodcock 18 Mansell Close Leigh-On-Sea Essex
- Adam Woodward 7 Cricketers Close Erith DA8 1TU
- James Woolward 29 Montpellier Close Billericay Essex
- L Woonton 132 Woodfield Cottages Heybridge Essex
- Mrs A Wright 16 Longfellow Road Maldon Essex
- A Wright 109 Goldhanger Road Heybridge Essex
- Emma Wright 1A Head Street Goldhanger Essex
- Louise Young 5 Brooke Square Maldon Essex
- Leo Yuill 6 Fambridge Road Maldon Essex
- T Yusuf 1 The Sycamores Brentwood Road

Supporting Comment	Officer Response
Principle:	
New homes are much needed in the community.	Noted, the site is considered a strategic application in the LDP.
Heybridge is a sustainable place for new homes.	Noted, see above.
The development(s) will be a benefit to the majority of the residents of Heybridge and the surrounding areas.	Noted.
The development works hand in hand with other local developments and will put the area on the map and help the local community.	Noted.
It is time to move – the facilities are dated and the thriving community deserves a new facility.	Noted.
Other:	
The development for much needed housing should be encouraged.	Noted, the site is considered a strategic application in the LDP.
Homes on the site will improve how it currently looks.	Noted.
The [development] would be brilliant for the club and for the community.	Noted, the site is considered a strategic application in the LDP.

8. **REASONS FOR REFUSAL**

1. The development, by virtue of its scale, mass and layout is considered to provide for a cramped and contrived development out of character with the surrounding area and to the detriment of this edge of open rural land setting. This is brought about by the number of dwellings as proposed, their height, scale mass and their form. The development is considered contrary to paragraphs 61 and 64 of the National Planning Policy Framework; policies BE1 and BE6 in the Adopted Maldon District Local Plan, and Policy D1, D2, and N3 within the proposed Local Development Plan.
2. The development as proposed forms a hard built edge immediately next to the eastern and southern boundaries of the site, which represent the boundaries to open countryside beyond the site. This is considered to materially affect the character of this area to its considerable detriment contrary to paragraphs 61, 109 and 118 of the National Planning Policy Framework; policies BE1, BE6 and CC6 of the Adopted Maldon District Local Plan policy N2 of the proposed Local Development Plan.
3. The development as permitted makes no provision on site for a designated Local Equipped Area for Play (LEAP) relying on land outside the ownership for provision of the same. As such the layout as proposed would have no areas for play and recreation to the detriment of the health and well-being of residents. This is considered contrary to Policy N3 in the proposed Local development Plan, as well as Paragraph 69 in the National Planning Policy Framework.

4. The development as proposed has failed to show in detailed terms how a housing development on this site can enable the associated relocation of the new football ground and be viable in terms of affordable housing provision and to show how the applied for 30% affordable housing contribution can be achieved. As such the development is considered contrary to paragraph 173 of the National Planning Policy Framework; contrary to Policy H9 in the Adopted Maldon District Local Plan, and Policy H1 of the proposed Local Development Plan.
5. The development as proposed shows no formal connection by way of a legal agreement to link the re-development of this existing sports site to the phasing and delivery of the development it enables, that is to say a replacement football facility and associated facilities. Without it the retention of a sporting facility to house Heybridge Swifts cannot be demonstrated and secured by any legal means. As such the development if approved would result in the avoidable loss of an existing sports facility with its alternative location not being safeguarded. Therefore the development would be contrary to paragraph 74 of the National Planning Policy Framework; Policy REC in the Adopted Maldon District Local Plan, and Policy N3 of the proposed Local Development Plan.



**REPORT of
CHIEF EXECUTIVE**

**to
COUNCIL (EXTRAORDINARY)
29 JUNE 2017**

MEMBERS' UPDATE

**AGENDA ITEM NO. 5 FUL/MAL/16/00154 – Land Adjacent Heybridge Swifts
Football Club, Scraley Road, Heybridge**

Application Number	FUL/MAL/16/00154
Location	Land Adjacent Heybridge Swifts Football Club Scraley Road Heybridge Essex
Proposal	Development of the existing Heybridge Swifts Football ground for 104 dwellings, public open space, landscaping, highways & ancillary and associated development. Raising of the ground level across the site by up to a maximum of 0.8m.
Applicant	Bloor Homes Eastern & Heybridge Swifts FC
Agent	Mr Andrew Martin - Andrew Martin - Planning
Target Decision Date	01/07/17 as by agreement
Case Officer	Mark Woodger, Principal Planner – Major Applications (Strategic Sites) TEL: 01621 875851
Parish	HEYBRIDGE EAST
Reason for Referral to the Committee / Council	Departure from the Local Plan Major Application Level of Public Participation Local Development Plan site allocation site S2(h)

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGES 38 - 149)

7.4 Representations from Interested Parties (summarised) (pages 139 – 149)

Since the report was published additional letters of **objection** have been received from the following:

- Andrew Meakin, Unit 18 West Station Industrial Estate
- Chris Collings, Woodlands, Maldon Road, Tiptree
- Katie Fynes, 50 St Fabian's Drive, Chelmsford
- Wayne Foster, 2 Northey View, Heybridge

In addition 15 letters from **supporters** as reported in the report have been received.

No additional points relevant to the appeal have been raised which are not commented upon in the original report.

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REPORT of CHIEF EXECUTIVE

to
COUNCIL (EXTRAORDINARY)
29 JUNE 2017

Application Number	FUL/MAL/17/00396
Location	Land South Of Wycke Hill And Limebrook Way Maldon Essex
Proposal	Variation of condition 27 on approved application OUT/MAL/14/01103 (Outline application for up to 1000 dwellings, an employment area of 3.4 hectares (Use Classes B1, B2 and B8 uses), a local centre (Use Classes A1-A5, B1a, C2, C3, D1 and D2 uses), a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments, sports playing fields, landscaping, sustainable drainage measures including landscaped storage basins and SuDs features, vehicle accesses onto the existing highway network and associated infrastructure.)
Applicant	CEG and landowners
Agent	Michael Carpenter - Code Development Planners Ltd
Target Decision Date	3 August 2017
Case Officer	Mark Woodger, Principal Planner – Major Applications (Strategic Sites) TEL: 01621 875351
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan Member Call In – Councillor M S Heard

1. RECOMMENDATION


APPROVE the variation to condition 27 of application OUT/MAL/14/01103 (as detailed in Section 8 of this report).

2. SITE MAP

Please see overleaf.

Land South of Wycke Hill and Limebrook Way, Maldon
FUL/MAL/17/00396



 <p>Copyright For reference purposes only. No further copies may be made. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Maldon District Council 100018588 2014</p>	Scale:	1:8,000
	Organisation:	Maldon District Council
	Department:	Department
	Comments:	Committee 17/00396
	Date:	20/06/17
	MSA Number:	100018588
www.maldon.gov.uk		

3. SUMMARY

3.1 **Proposal / brief overview, including any relevant background information**

- 3.1.1 On the 01 December 2016 the Council approved the development of up to 1,000 dwellings, and areas for employment, primary school, formal open space, allotments playing fields. landscaping and associated details on one of the identified strategic sites for development on strategic site shown as site 2(a) within the Local Development Plan (LDP) and located south of Limebrook Way in Maldon. The planning permission was granted in outline and a Section 106 attached. Promoted by land agents the site is now being considered by a builder's consortium whose intent is to implement the development as approved in accordance with the Strategic Masterplan Framework and Design Code as endorsed by the Council. The site is to become a major part of the defined South Maldon Garden Suburb.
- 3.1.2 Part of this process involves going through due diligence and discussions have taken place to look at the conditions as attached to the permission. One of these conditioned the housing mix as proposed by the outline planning permission.
- 3.1.3 On application the applicants set out their proposed housing mix, would provide 30% of affordable dwellings, with 70% of the remainder being market housing. This application in no way seeks to change the agreed affordable housing provision, nor the percentage of dwelling types and tenure which will make up the affordable housing mix and all of which has been agreed with the Strategic Housing Manager. This application seeks to amend the market housing only.
- 3.1.4 What it does seek to do is to amend the mix of private market dwellings which is currently controlled by condition 27 on the approval notice for the application FUL/MAL/14/01103. This condition refers back to paragraph 5.3 of the Planning Statement as submitted by way of the original application, which states that *"later details will conform the final mix of dwellings, it is currently anticipated that the likely mix of market housing will be similar to that stated below:*

Beds	Type	Percentage (%)	Number
<i>1</i>	<i>Flats</i>	<i>15</i>	<i>105</i>
<i>2</i>	<i>Flats</i>	<i>7.5</i>	<i>52</i>
<i>2</i>	<i>Houses</i>	<i>7.5</i>	<i>52</i>
<i>3</i>	<i>Houses</i>	<i>40</i>	<i>280</i>
<i>4+</i>	<i>Houses</i>	<i>30</i>	<i>211</i>

- 3.1.5 This application seeks to amend this mix in the following way:

Beds	Type	%	Number
1	Flats	3.4	24
2	Houses, Bungalows, Flats	26.6	186
3	Houses	35	245
4+	Houses	35	245

- 3.1.6 The reason for this is set out later in the report. What has to be emphasized is that it will not amend the smaller units as these are defined as being with one and two bedrooms. What will change is the percentage of 1 and 2 bedroomed units within the overall figure of 30% to be built as market dwellings. What this will also do is retain the 70% of larger dwellings to be provided, but give this an equal split between three and four bedrooms and above.
- 3.1.7 This is an application submitted under section 73 of the Town and County Planning Act to change condition 27 and the housing mix as is set out above.
- 3.1.8 Members are asked to not that in agreeing to this S73 application there will be no need to subsequently amend the S106 as there is a clause in this securing updates with the grant of additional permissions.

3.2 Conclusion

- 3.2.1 This proposal has been considered at length with the Planning Policy Manager and the Strategic Housing Manager. This split as requested is considered wholly appropriate. The number of market dwellings at 2 bedrooms or less will remain, but the balance between 1 and 2 bedrooms will shift with the larger amount being 2 bedrooms. The split between 3 bedroomed and 4 plus bedrooms will be equal. The mix as originally set out was always considered a “likely” mix, this is the final calculated mix, and no objection is raised.

4. MAIN RELEVANT POLICIES

- 4.1 Members’ attention is drawn to the list of background papers attached to the agenda. This application has already been considered in detail and approved at outline by the Council. It is therefore appropriate to refer here solely to the policies as far as they refer to the proposal as submitted, that being the proposed private housing mix only.
- 4.2 National Planning Policy Framework 2012 including paragraphs:**
- 6 - Delivering a Wide Choice of High Quality Homes.
- 4.3 Maldon District Replacement Local Plan 2005 – Saved Policies:**
- There are no specific policies which refer to the detail as proposed by this application.
- 4.4 Maldon District Local Development Plan submitted to the Secretary of State for Examination-in-Public on 25 April 2014:**
- 4.4.1 The Maldon District Local Development Plan (LDP) was submitted to the Secretary of State for Examination-in-Public on 25 April 2014. At the initial Inquiry into the Maldon District Local Development Plan (the Plan) it was considered unsound as the then Inspector considered the then policy as it applied to Gypsy and Traveler provision was insufficient.
- 4.4.2 The LDP was then called in for consideration by the Secretary of State, with him communicating to the Council that the Plan in general was not unsound, scheduling a re-convened Hearing into the Plan in January 2017. The Council augmented its

previous submitted appeal documents as requested by the Inspector and provided evidence on matters not covered by the original hearing, these being employment, retail, tourism, housing growth, provision of travellers, transport, the natural environment, design and climate change.

- 4.4.3 Post-Examination Modifications were published for public consultation in March 2017 and the consultation ended on 28 April 2017. A total of 43 responses were received, which have been sent to the Inspector for his consideration in his report. His report is due to be submitted to the Secretary of State in Spring / Summer 2017 and the Council aims to have the Plan adopted in the early Autumn 2017.
- 4.4.4 There remains a risk that the Inspector considers that further Examination is needed if the responses to the Post-Examination modifications raise new matters (as a consequence of the modifications) which have not previously been examined. However, the Post-Examination modifications, when read concurrently with the Main Modification and Additional Modifications consulted on in September 2016, only relate to matters which have been considered at the Examinations in 2015 and January 2017. Therefore, it was a focused consultation and no new matters previously not examined, or matters already examined, will be considered by the Inspector.
- 4.4.5 At this time it is considered that the Plan is at an advanced stage and can be afforded significant weight.
- 4.4.6 The following specific policies are considered specific to this detailed application:
- H2 Housing Mix

4.5 Relevant Planning Guidance / Documents:

- The Councils Strategic Housing Market Assessment (SHMA) 2014

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The sole issue to be considered by this submission is the proposed change to the private housing mix as proposed on this strategic site. The precise details of this mix are as set out in Section 3 of this report.
- 5.1.2 The previously approved mix was an envisaged “likely” mix where it referred to market housing and therefore likely to change. This has come forward as developers look at the site and the implications of all the previously set conditions.
- 5.1.3 In support of this submission the applicants state that the change as proposed bring the site closer to the Council’s Strategic Housing Market Assessment (SHMA), and follows recent reviews of current housing market conditions. They re-affirm that affordable housing will not be affected whatsoever, this is purely a change to the open market housing.
- 5.1.4 The idea of increasing two bedroomed units at the expense of one bedroomed is to make the site less transient. In the applicants experience the provision of a higher number of two bedroomed houses over one bedroomed, particularly in flats, this

allows purchasers to see their home purchase as part of a family plan and ensure a more secure longer term economic output in Maldon as a district as people stay in one area or longer than they would in a one bedroomed property.

- 5.1.5 In addition the originally likely one bedroomed mix would give rise to an increase in buy to let investors and this in turn would further increase the short term transient nature of art of the site which would not be conducive to creating a settled community. Hence they see it is necessary to shift the one and two bedroomed market housing to a mix of more two bedroomed that originally likely. However with the full complement and mix of affordable dwellings a minimum of 276 one bedroomed units over the entire scheme would be provided.
- 5.1.6 It is concluded that the change as proposed does not contravene the Council's published SHMA. The SHMA indicates that District wide the need to smaller units is much greater for two bedroomed units, with the demand for one bedroomed properties only 1.8% and only 1.7% of people surveyed wanted a flat. Therefore the over provision of two bedroomed as opposed to one bedroomed is considered wholly appropriate.
- 5.1.7 Where it comes to the mix between three and more bedroomed dwellings this will benefit the strategic masterplan for the site and the design code in allowing a more extensive range of dwellings to be provided throughout the garden village site.
- 5.1.8 The NPPF tasks the Council to provide for a wide variety of homes, taking into account future market and demographic trends to provide s selection of deliverable and wide choice of homes for all sections of the community. It is considered on balance that the mix as proposed will achieve this to the betterment on the Garden Village.

6. **ANY RELEVANT SITE HISTORY**

- **OUT/MAL/14/01103** – Outline application for up to 1000 dwellings, an employment area of 3.4 hectares (Use Classes B1, B2 and B8 uses), a local centre (Use Classes A1-A5, B1a, C2, C3, D1 and D2 uses), a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments, sports playing fields, landscaping, sustainable drainage measures including landscaped storage basins and SuDs features, vehicle accesses onto the existing highway network and associated infrastructure. Approved 01 December 2017.

7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

7.1 **Representations received from Parish / Town Councils**

Name of Parish / Town Council	Comment	Officer Response
Maldon Town Council	The Town Council recommends refusal of this application as it would prefer the housing mix to	This is covered in the officer report where it concludes that two bed units in this garden suburb

Name of Parish / Town Council	Comment	Officer Response
	remain at the approved percentages to ensure a mixed economy in relation to the purchase of the properties but has no objection to the bungalows	site would generate more economic benefits for the long term at this site.

7.2 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Housing Services Manager	The Housing Service understands the fundamental aspects of financial viability, particularly in this case the needs to retain flexibility to ensure future delivery, local benchmark land values and the design of this particular site. The proposed variation is therefore a fair and reasonable approach to balance these two issues of addressing the housing requirements of the District and financial viability.	Noted.
Planning Policy	Any response received will be reported to Committee.	

8. **PROPOSED REVISED CONDITION**

That planning permission be granted for this Section 73 Application and that condition 27, as attached to approved application FUL/MAL/14/01103, be amended to read:

27. **CONDITION**

The development shall be carried out in accordance with the private market housing mix as stated below:

Beds	Type	Percentage
1	Flats	3.4
2	Houses, Bungalows, Flats	26.6
3	Houses	35
4+	Houses	35

REASON To ensure that the housing mix deliveries a mix in accordance with Garden Suburb principles as detailed in the endorsed South Maldon Garden Suburb Strategic Masterplan Framework, policy H2 of the Maldon District Submission Local Development Plan and the NPPF and PPG.



**REPORT of
CHIEF EXECUTIVE**

**to
COUNCIL (EXTRAORDINARY)
29 JUNE 2017**

MEMBERS' UPDATE

**AGENDA ITEM NO. 6 FUL/MAL/17/00396 – Land South of Wycke Hill and
Limebrook Way, Maldon**

Application Number	FUL/MAL/17/00396
Location	Land South Of Wycke Hill And Limebrook Way Maldon Essex
Proposal	Variation of condition 27 on approved application OUT/MAL/14/01103 (Outline application for up to 1000 dwellings, an employment area of 3.4 hectares (Use Classes B1, B2 and B8 uses), a local centre (Use Classes A1-A5, B1a, C2, C3, D1 and D2 uses), a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments, sports playing fields, landscaping, sustainable drainage measures including landscaped storage basins and SuDs features, vehicle accesses onto the existing highway network and associated infrastructure.)
Applicant	CEG and landowners
Agent	Michael Carpenter - Code Development Planners Ltd
Target Decision Date	3 August 2017
Case Officer	Mark Woodger, Principal Planner – Major Applications (Strategic Sites) TEL: 01621 875851
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan Member Call In – Councillor M S Heard

3 SUMMARY (PAGES 153 - 154)

3.1 Proposal / brief overview, including any relevant background information

Amendment to paragraph 3.1.5:

The applicants have provided the following amended table to indicate the likely mix of market housing in the completed site:

Beds	Type	Percentage	Number
1	Flats	3.4	24
2	Flats	0 – 2.9	0 - 20
2	Bungalows	5 - 10	35 - 70

Beds	Type	Percentage	Number
2	Houses	15 - 20	105 - 140
3	Houses	≥ 35 (or 35-40)	245 min
4+	Houses	≤ 35 (or 25-35)	245 max

8. PROPOSED REVISED CONDITION (PAGES 157 – 158)

That planning permission be granted for this Section 73 Application and that condition 27, as attached to approved application FUL/MAL/14/01103, be amended to read:

27. CONDITION

The development shall be carried out in accordance with the private market housing mix as stated below:

Beds	Type	Percentage	<u>Number</u>
1	Flats	<u>Minimum (min.)</u> 3.4	<u>24</u>
2	Houses, Bungalows, Flats	<u>Maximum (max.)</u> 26.6	<u>186</u>
3	Houses	<u>No less than</u> 35	<u>245 min.</u>
4+	Houses	<u>No more than</u> 35	<u>245 max.</u>

REASON To ensure that the housing mix deliveries a mix in accordance with Garden Suburb principles as detailed in the endorsed South Maldon Garden Suburb Strategic Masterplan Framework, policy H2 of the Maldon District Submission Local Development Plan and the NPPF and PPG.

In all other respects the conditions as attached to the original approval of planning permission shall remain as agreed and be added to the decision notice.