



Westcombe Park

MALDON • ESSEX

Development Update

EDITION 3 | DECEMBER 2022

Welcome to your third development update from Countryside, the principal developer of Westcombe Park.

Westcombe Park forms the substantial part of the North Heybridge Garden Suburb and will deliver around 1,100 of the homes (out of the c.1,300 being delivered within the Garden Suburb), as well as a wide range of facilities for both local residents and the wider community.

Countryside is committed to keeping the local community up to date on progress at Westcombe Park. This development update provides the following information;

- Progress on infrastructure works
- Exciting update on the findings of our archaeological investigations
- Details on our forthcoming Reserved Matters Application (RM3)
- Update on the delivery of new homes
- Update on Education & Healthcare Facilities.

Previous updates can be viewed on our dedicated website, details of which can be found at the back of this update.

Progress on Infrastructure Works

Local residents will be aware that works to form the staggered junction along Maypole Road and utility connections were undertaken during the summer holidays. In addition, the new roundabout junction on Broad Street Green Road is nearing completion. These works did necessitate temporary road closure and some disruption whilst these works were undertaken. We would like to thank local residents for their patience in facilitating these works. These new junctions do form an important component of the relief road that will connect Langford Road with Broad Street Green Road.

Now that the junctions are in situ, work is to progress on the western and central sections of the relief road. The majority of these works are being undertaken off the existing carriageways and as such will have a minimal impact on existing roads. The embankments to the south of the relief road have also been formed.

Works are continuing on-site to form the initial sections of the internal tree-lined spine road. In addition, a comprehensive network of sustainable drainage is being formed which will ensure that surface water is appropriately managed. Where works are completed, we are looking to undertake landscaping early to ensure that it is well established.

As per our agreement with Maldon District Council, we remain on course for the western section of the new relief road to be open by the 100th residential occupation and the whole relief road will be open prior to the 350th occupation.



New junction works connecting Langford Road with Broad Street Green

Delivery of New Homes

The delivery of the first new homes within Phase 1 is progressing well and Countryside's sales team are currently targeting a launch of our dedicated Westcombe Park sales suite for early 2023.

The first phase of new homes at Westcombe Park will comprise a range of 160 traditional style homes, consisting of 2-5 bedroom houses and 1 & 2 bedroom apartments.

As part of Countryside's continued commitment to delivering a high-quality and affordable residential offering, 30% of the first phase of new homes will be provided as affordable homes.

Along with Countryside, Bellway Homes will be delivering new homes within Phase 2 of Westcombe Park, located at the Broad Street Green Road end of the site, having secured Reserved Matters approval for 262 homes. Bellway Homes are anticipating commencing construction in Spring 2023.



Westcombe Park Future Homes to be delivered in Phase One



Findings of Archaeological Investigations

Countryside is pleased to give an initial overview of the findings of the archaeological investigations, following the conclusion of the works by Archaeology South-East (ASE), the contracting division of UCL's Institute of Archaeology Centre for Applied Archaeology.

The archaeological team discovered evidence for a multi-period settlement, spanning the Bronze Age and Iron Age periods, during excavations on part of the site.

The principal discovery comprised the remains of Iron Age Roundhouses, measuring from 5 to 9 metres. Furthermore, during the excavations of the Roundhouses' foundations the archaeology team uncovered a preserved Neolithic Tranchet Axe. This discovery was consistent with similar findings in the Blackwater Valley and further evidence an extensive occupied landscape during Britain's Iron Age.

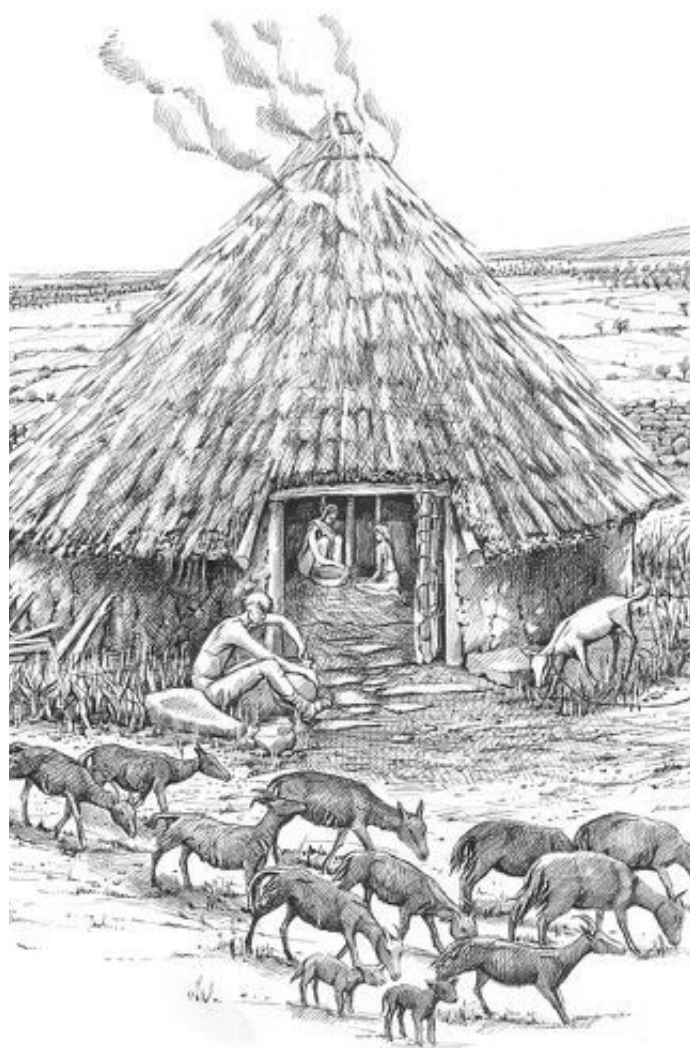
The archaeology team were also excited to uncover evidence of a Bronze Age settlement. This included a concentration of postholes within a rectangular enclosure, measuring up to 30m long. These were divided into plots with associated fences for livestock control. Alongside this settlement archaeologists were interested to discover the remains of Bronze Age jewellery made from amber, a rare material in Britain at this time.

The artefacts recovered during the excavations are currently under analysis and will provide further details into the specific dates and precise nature of the activity taking place near Heybridge Wood during the Bronze Age and Iron Age periods.

The Archaeological Works were carried out under the supervision of Essex County Council's Archaeologists. ECC have confirmed that the archaeological works have been completed to their satisfaction, stating that the site has proved archaeologically interesting. There are no additional site works required or archaeological constraints impacting the delivery of the scheme.



Aerial View of Archaeological Works



Artist Illustration of Round House Settlements.

"Of particular interest are the remains of a Bronze Age bracelet or necklace made from amber, and a Neolithic tranchet axe which seems to have been curated for some time before being deposited in the foundation of an Iron Age roundhouse, thousands of years after it was made."

Gemma Stevenson, Project Manager for ASE

"We are delighted to have been able to facilitate this excavation which has enabled ASE to examine and record these finds and to help the community understand more about Heybridge's heritage."

David Moseley, Senior Planning Manager Countryside

Reserved Matters Application

Works on-site are currently focused on delivering infrastructure within Phases 1 and 2. We will shortly be seeking Maldon Council's agreement of the details for open space and infrastructure for the remainder of the site (infrastructure for Phases 3, 4 and 5)

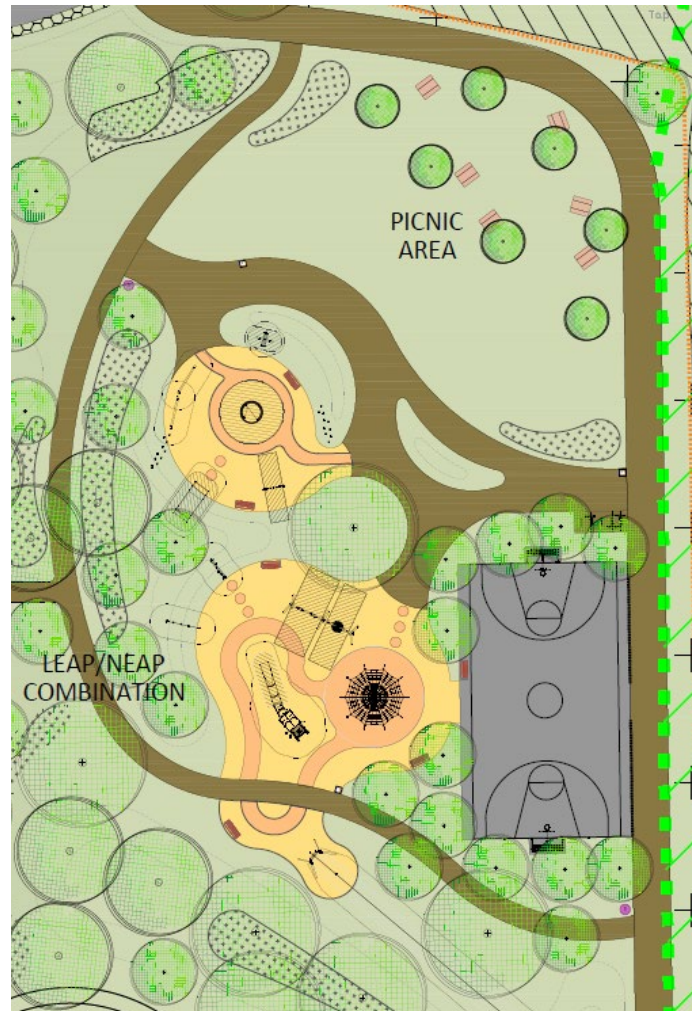
The 3rd Strategic Reserved Matters application relates to the central and south-eastern parts of the site. The Reserved Matters application includes:

- The green corridors, open space, and attenuation features within Phases 3, 4 and 5;
- Two children's play areas and a large Neighbourhood Equipped Area of Play aimed towards older children
- The section of the internal spine road which connects to both the spine road previously approved under the Reserved Matters applications of Phase 1 and 2 and to the approved Relief Road, including details of bus stops;
- The internal road to serve Parcel 9,
- Allotments proposed to be transferred to Heybridge Parish Council
- Extensive area of new playing field, which will include sports pitches;
- Pedestrian and cycle links including Public Rights of Way;

RM3 includes a destination play area (image opposite) comprising a combined extensive Neighbourhood Equipped Area of Play (NEAP) and Local Equipped Area of Play (LEAP), proposed to the west of the Heybridge Woodland buffer.

Countryside is also committed to extensive landscaping and tree planting, which will include retention of established landscapes.

We have undertaken extensive works and engaged closely with Maldon District Council and Heybridge Parish Council to produce detailed and appropriate plans for these spaces and amenities.



Plans for combined Local and Neighborhood Equipped Areas of Play

We are especially pleased to announce we have an agreement with Heybridge Parish Council to transfer ownership of the new allotments, following the Parish expressing their desire to manage the allotments for the community.

Through engagement with Heybridge Parish Council and the desire expressed to them by young people in the area, Countryside has included a full sized basketball court within the Neighbourhood Equipped Area of Play.

The basketball court will be in addition to other youth facilities within Westcombe Park. Countryside is also presently advancing proposals for a bespoke 'Multi-Use Games Area' and BMX track. These proposals are subject to ongoing discussion with stakeholders. Importantly, the facilities at Westcombe Park will provide a wider range of recreational facilities for Heybridge.

The proposed open spaces, sports facilities and play areas will be well connected both within the site and to the surrounding area by the pedestrian and cycle routes. The delivery of the tree lined spine road, as the main route through the site, alongside further natural landscape corridors and pedestrian/cycleways are included in the RM3 application.

Update on Education & Healthcare Facilities

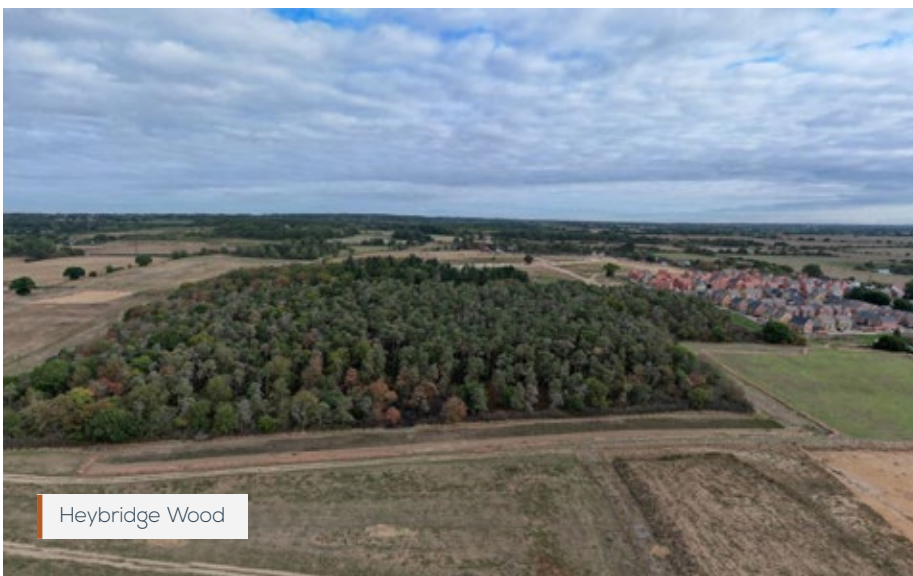
Countryside is committed to the delivery of NHS and educational infrastructure at Westcombe Park, having entered into agreements to provide £4.5 million for the delivery of on-site GP-led services as well as early years, primary and secondary schooling.

The NHS (Mid and South Essex) have confirmed that they are progressing with their discussions to establish a new branch surgery, in association with Longfield Medical Centre and Blackwater Medical Centre.

Countryside is committed to facilitating the new NHS medical facilities within the proposed local centre, which will be fit for the future and allow new and future residents to receive appropriate GP-led care. Countryside will also be making an initial financial contribution of £430,000 for the provision of these services.

We have also made good progress on our commitment to supporting the provision of a new primary and associated early years facilities on-site. We are working with Essex County Council to finalise the agreement necessary to transfer the site for the two-form entry Primary School

and Early Years facility. Westcombe Park, alongside support from the other developments within the North Heybridge Garden Suburb, have committed substantial financial contributions to facilitate Essex County Council delivering the school.



Update from the Land Trust

As many of you are aware, the Land Trust has taken on the management of Heybridge Wood and is implementing the agreed woodland management plan. The aim of the plan is to make

Heybridge Wood more accessible to the local community whilst also enhancing the wood for the benefit of biodiversity.

Following the fires that took place over the summer months, the first objective is to make the wood safe. To improve access to the community they will be

creating some key paths that will allow users to safely navigate the woods and also help define areas that they would like to see preserved for wildlife.

The Land Trust do ask the local community to be patient whilst these works are undertaken and to avoid using the woods while works are carried out. They will communicate when they expect the contractor to be onsite and strongly advise that you do not use the woods at this time.

Once this work has been carried out, a full tree condition report of the wood will be undertaken to identify any trees that may need work to ensure the safety of the newly installed paths and for woodland management.

Thank you for your cooperation while the works at Heybridge Woods take place. If you have any questions, please contact enquiries@thelandtrust.org.uk



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Keeping residents up to date

We hope that this development update has been helpful in informing you of our progress to date and our next steps.

If you have any questions at all on the contents of this update, or the scheme in general, please do get in touch with our community representatives using the details below, and they will be more than happy to assist.

Email

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Phone

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