



Preferred Options

The Preferred Options stage of the Colchester Borough
Local Plan 2017-2033

6.214 Pattens Yard in West Bergholt is allocated as a Local Economic Area. This site will remain allocated for this use and any future planning applications will be required to accord with policy EG4. Any development proposals affecting this site or any other sites providing an economic/employment use in West Bergholt over the Local Plan period will be required to comply with policy EG4 unless they are reviewed and amended through the West Bergholt Neighbourhood Plan.

Mersea Island

West Mersea

6.215 West Mersea is a small coastal town located on the confluence of the Colne and Blackwater Estuaries approximately 15km from the centre of Colchester Town. West Mersea is the larger of two settlements on Mersea Island, the other being the much smaller village of East Mersea. Early development in West Mersea was concentrated around the harbour and nearby oyster pits to the south west of the island. Development has since expanded to the north and west.

6.216 West Mersea is a District Centre with a high number of key services and community facilities. Mersea has 2 supermarkets, a primary school a community centre, as well as a range of independent shops, cafes and restaurants but no secondary school. These services support the needs of local residents and businesses on Mersea as well as communities from the surrounding rural areas in the south of the Borough. It will be important to protect the function of the District Centre in Mersea to ensure that it continues to meet the needs of the local coastal communities who use it. While West Mersea does not have a train station, frequent bus routes serve the town which bus older pupils off the Island to secondary schools in Colchester and other parts of the Borough.

6.217 West Mersea is considered to be a sustainable location for some housing growth. There are currently approximately 3,200 dwellings in West Mersea. The preferred sites could deliver an additional 350 houses over the Local Plan period. This equates to an 11% increase in the number of dwellings, a level which reflects the availability of existing facilities and services

East Mersea

6.218 The Parish of East Mersea is a smaller settlement situated on the eastern side of Mersea Island. It comprises a small cluster of dwellings and a limited range of community facilities. It is also home to Cudmore Grove Country Park which is very popular with visitors at weekends and in the holidays. Due to its size and limited facilities, East Mersea is not considered a sustainable location to accommodate substantial additional growth and is now defined as an Other Village in the hierarchy to reflect the important community function the village provides .

Policy SS17a: Mersea Housing and Employment

Within each site shown on the West Mersea Policies Map development will be supported which provides:

- Adequate wastewater treatment and sewage infrastructure enhancements in the catchment area;

- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site;
- Does not conflict with other policies in the development plan.

Contributions to the cost of infrastructure improvements and/or community facilities as required supported by up to date evidence in the Infrastructure Delivery Plan (IDP) or as informed by the Parish Council or subsequent evidence will be secured to an appropriate level by way of legal agreement or through CIL. Essex County Council has identified a need for contributions towards expansion of Mersea Island Primary School.

Development of land at Dawes Lane, West Mersea will be supported which also provides for :

- Up to 150 new dwellings of a mix and type of housing to be compatible with surrounding development;
- Public Open Space and childrens play area to adjacent to The Glebe
- A single site access off East Road.
- The potential archaeological significance of the site should be further explored, by way of pre-determination evaluation (geophysical survey and trial trenching). Any findings from the evaluation will need to be reflected in a detailed mitigation strategy for further investigation to be agreed and submitted with the application to preserve in-situ or adequately recorded by excavation, secured by a planning condition.
- Suitable landscaping to screen the development to minimise any negative impact on the surrounding landscape and to protect the open rural character of land within the Coastal Protection Belt.

Development of land at Brierley Paddocks, East Road will be supported which also provides for:

- Up to 200 new dwellings of a mix and type of housing to be compatible with surrounding development.
- An access via Brierley Paddocks to East Road
- A safe pedestrian access agreed with the Highways Authority from the site to existing footways and to West Mersea to enhance connectivity
- Highways upgrades agreed by and compliant with the most up to date Highway Authority standards
- New Public Open Space.
- Design and suitable screening/landscaping to minimise any negative impacts on the adjacent listed building and/or its setting (Brierley Hall)

There are 3 designated Local Economic Areas in Mersea as shown on the Policies Map that will continue to be safeguarded for this use. Any future development proposals at these sites will be required to comply with policies EG4.

Coast Road

6.219 The coastal area of the Borough around Mersea Island is an extremely rich, diverse and irreplaceable natural asset in terms of its natural and cultural features. It includes substantial parts of the Colne and Blackwater Estuaries. The ecological

Mersea Island POLICY SS17

