

Publication draft Local Plan

Consultation responses to 350 dwellings proposed at Mersea;

1. ECC

Where housing growth takes place it will be essential to ensure the delivery of education facilities is undertaken in a timely and phased manner. Additional school places can be provided either by the expansion of existing schools/academies or the opening of new "free schools" or academies. Existing schools and academies can only be expanded if they have sufficient site area to do so. In many cases existing school/academy sites are restricted and cannot, therefore, be expanded easily without the provision of additional land. This is often impracticable in urban areas as schools are located within the existing built up area. In many rural areas schools are on restricted sites but there may be land adjacent to the existing school/academy site that could be utilised to enable expansion.

8.34 Policy SS17a: Mersea Housing and Employment

Education comments

Developments totalling 350 dwellings during the Plan period would generate up to 105 primary aged pupils and up to 70 secondary aged pupils. At primary level Mersea Island School, which serves this area, is unusual insofar as almost all of the primary aged children on the island attend the school. The school would require further expansion to enable it to accommodate this level of growth. For impact on secondary schools see paragraph 8.37 of this response.

Whilst primary aged pupils attend the primary school serving the island all of the secondary school pupils living on the island require transport to reach the nearest secondary school in Colchester town. The provision of home to school transport falls to ECC and the scale of development proposed will influence the on-going transport costs.

Early Years and Childcare Comments

The number of new dwellings would generate an additional 31 childcare places. As a minimum, a new facility offering 26 places would be required. It would make sense if this was developed as part of any primary school expansion. Additional capacity could be provided by existing providers.

2. Dr Stephen Marshall

For over 40 years I have lived on Mersea Island and for most of those years I have been a general practitioner working in the medical centre.

I feel that I have been in a very good position to observe the stress and strain placed on the infrastructure of the island during the expansion of the population during that period. I am in no doubt that 350 more houses in a very short space of time would place an unsustainable strain upon most of the island services.

3. MISA - Mersea Island Sports Association

I would like to highlight that if the plan went ahead the provision for sports would have to be increased. We are already suffering with inadequate facilities before an increase in population. Currently the Glebe facility is suffering from inadequate Car Parking, Pitch

numbers and Mersea is one of the few villages of our size without any all weather playing surface.

4. Environment Agency;

Mersea Island

Residential development of up to 150 dwellings at Dawes Lane, is shown in an area of Surface water flooding TM0222413585 this site should be considered sequentially. The Updated Map for Surface Water shows a significant proportion of the proposed development area is subject to surface water flooding.



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




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Preferred Options Local Plan

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