

BF Comments on Indicative Layout

- Back to back distances are marginal. Scope for variation of layout or mitigation is limited.
- Developments are generally required to face on to the rural edge of the site/settlement.
- Rear parking court is facilitated by an alleyway, lacking natural surveillance and place making.
- No evidence of visitor parking, 14 spaces required to be policy compliant.
- A number of units have modest footprints, suggesting they will struggle to meet Nationally Described Space Standards.
- Lacking substantive landscaping, i.e. street trees

BF East Road, West Mersea – Density Notes

Dawes Lane – 20dph

10.2ha (minus 5ha POS) 100 dwellings



Brierley Paddocks – 17dph

9.2ha (minus 3.3ha POS & Commercial)

101 Dwellings



Wellhouse Ave – 35 dph

9.2ha (minus 6.3ha POS)

103 dwellings



Settlement west of Wellhouse Ave and Seaview Ave – 16dph

11ha

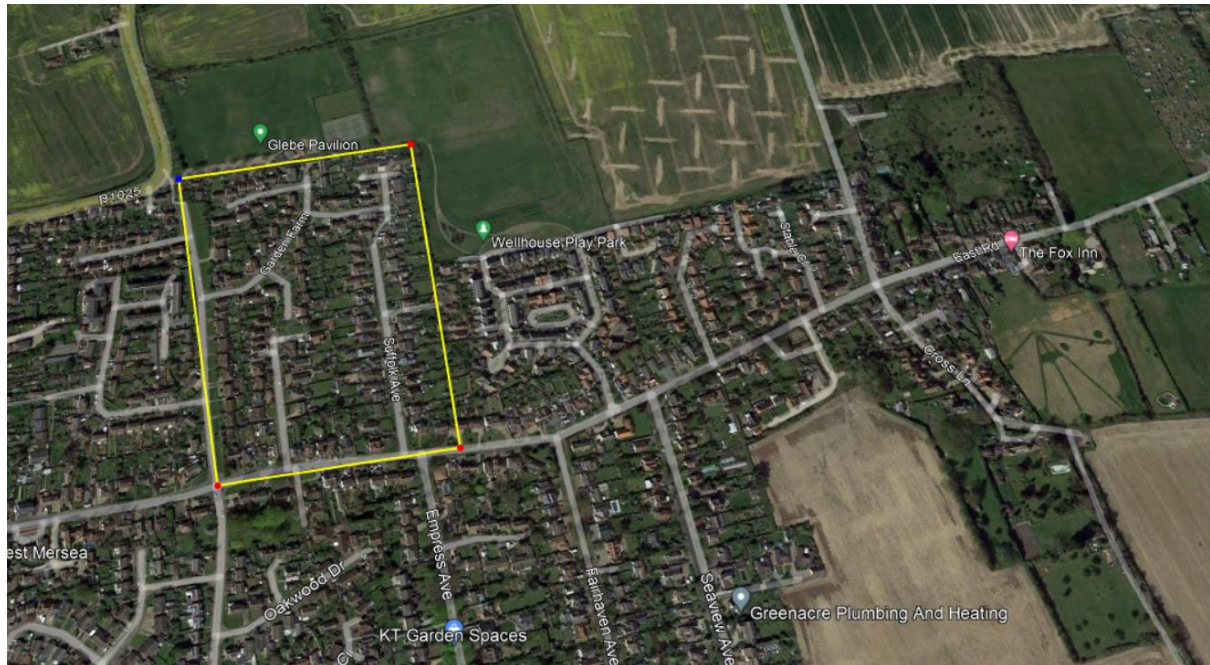
180 dwellings



North of East Road, East of Oakwood Ave – 21dph

8.6ha

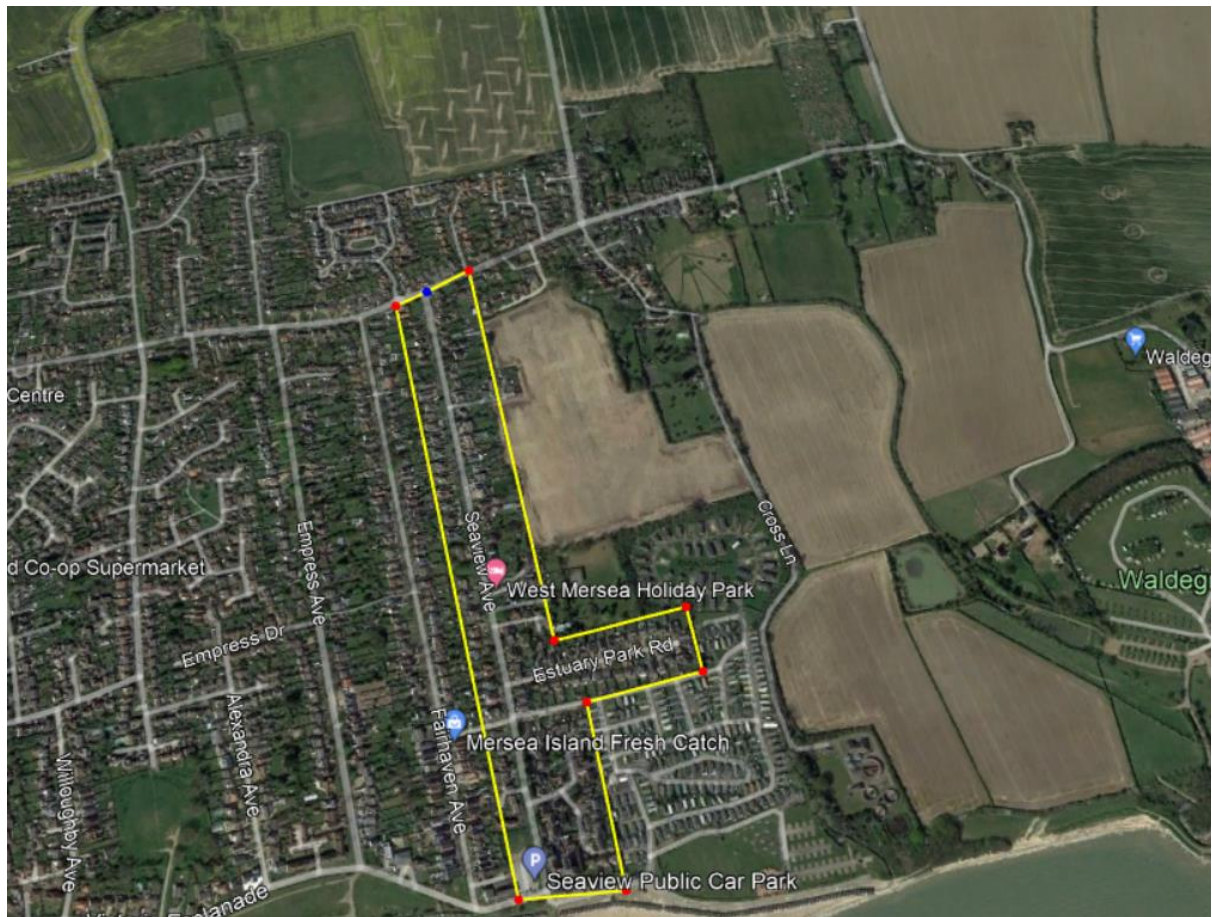
180 dwellings



Seaview Ave – 15dph

12.5ha

180 dwellings



Fairhaven Avenue - 16dph

9ha

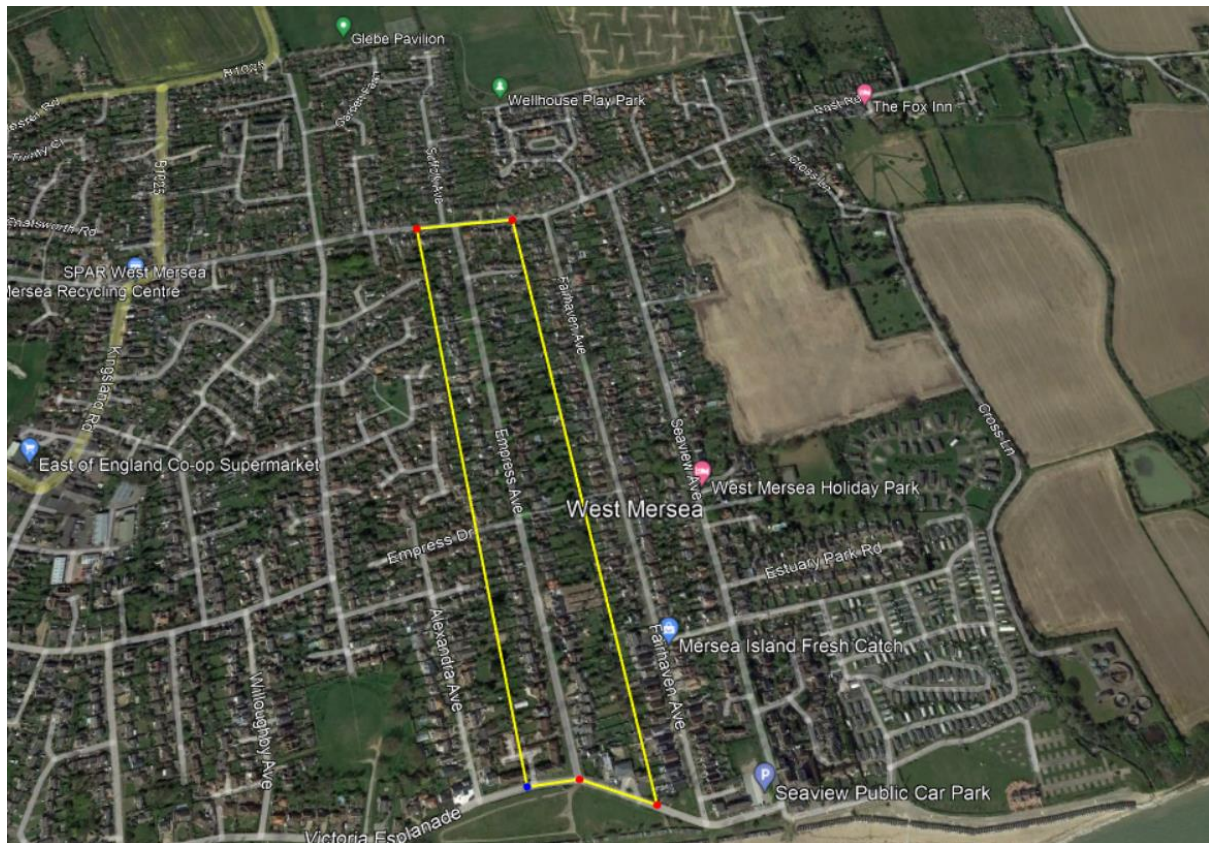
140 dwellings



Empress Avenue – 14dph

11ha

150 dwellings



South of East Road, East of Oakwood Ave – 18dph

14ha

250 dwellings

