

PLANNING STATEMENT

Outline Residential Development

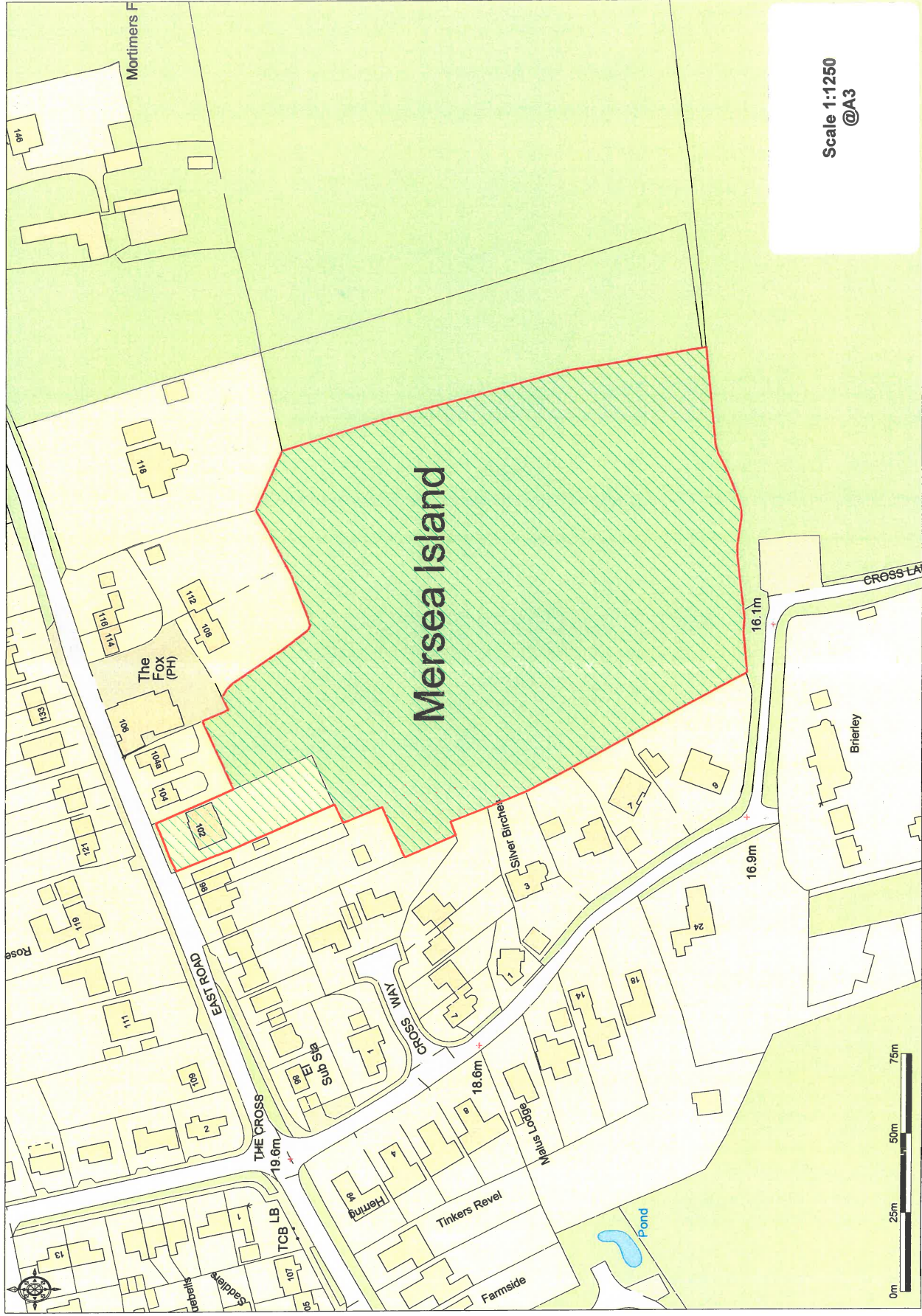
102 East Road

West Mersea

Appendix I

Site Location Plan

Land at East Road
West Mersea



Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 10002432. Promap Scale - 1:1250



The Johnson Dennehy Planning Partnership
The Coach House, Beacon End Farmhouse, London Road
Stanway, Colchester, Essex, CO3 0NY
T: 01206 763334 F: 01206 763335 E: jdp2@btconnect.com

PLANNING STATEMENT

Outline Residential Development

102 East Road

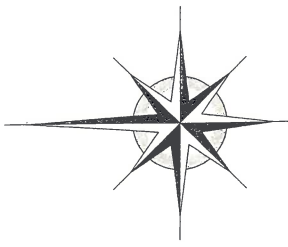
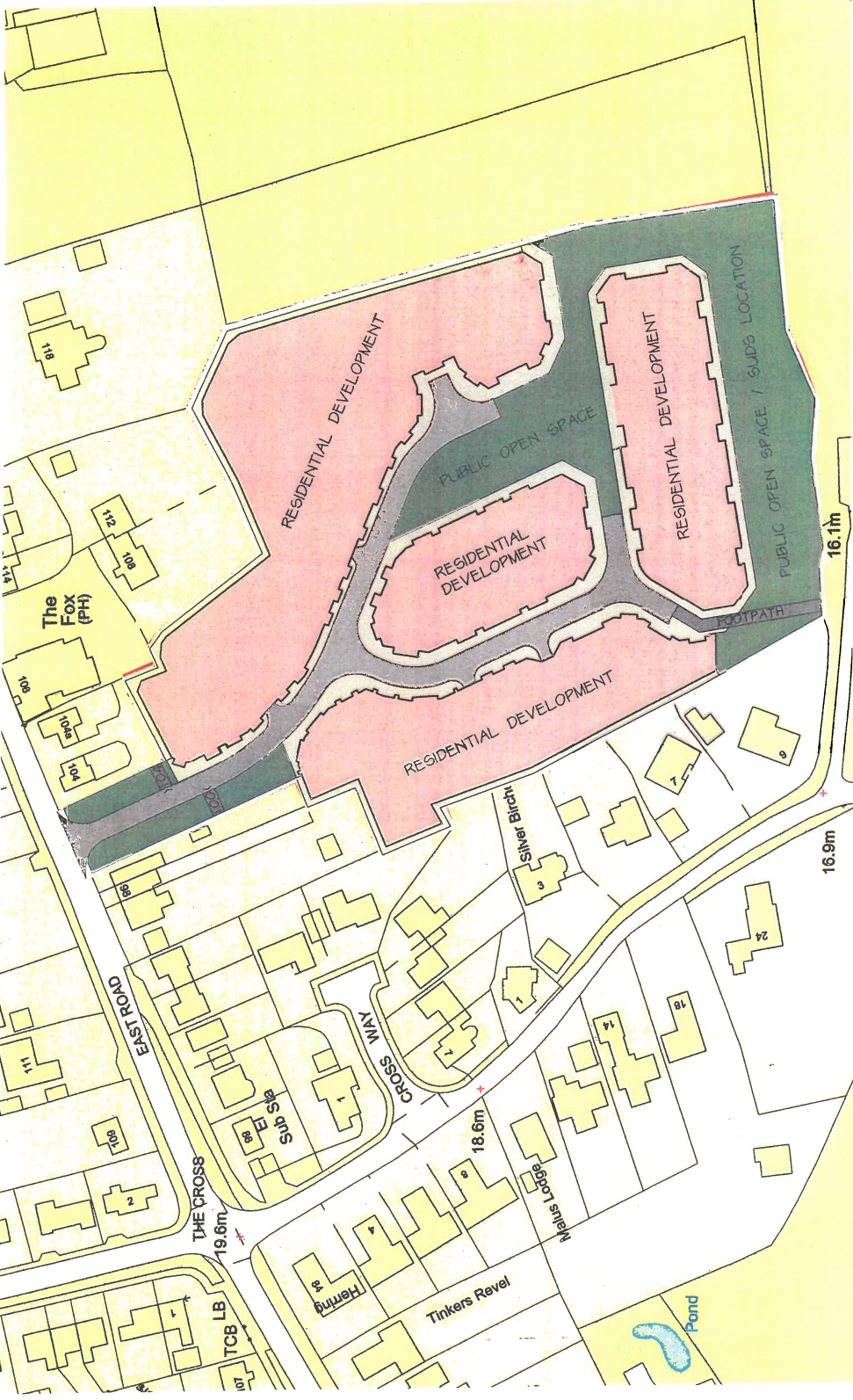
West Mersea

Appendix II

Illustrative Masterplan

The Johnson Dennehy Planning Partnership
The Coach House
Beacon End House
London Road
Stanway
Colchester
Essex, CO3 0NY

**PROPOSED RESIDENTIAL DEVELOPMENT
102 EAST ROAD - WEST MERSEA - ESSEX**



SCALE 1:500 (A1)

ILLUSTRATIVE MASTERPLAN

OVERALL SITE AREA 4.2 ACRES
(1.69 HECTARES)

ILLUSTRATIVE MASTERPLAN

HOUSING DENSITY 13.3 DPA,
(33.1 DPH)

SCHEDULE OF ACCOMMODATION

AFFORDABLE HOUSING 12 UNITS

(5 Nos. 2 BEDROOM TERRACED
+ 4 Nos. 3 BEDROOM SEMI-DETACHED)

MIXED DEVELOPMENT 44 UNITS

(22 Nos. 3/4 BEDROOM DETACHED
+ 22 Nos. 2/3 BEDROOM SEMI-DETACHED)

**102 EAST ROAD
WEST MERSEA, ESSEX**

Revisions	SCALE 1 : 500 (A1)
DATE	DATE JAN. 2021.
FILE No.	FILE No. 4.126.
DRG No. 220.	DRG No. 220.

CLIENT

**BlueSquare Homes
NEW BUILD DEVELOPMENTS**

TITLE

ILLUSTRATIVE MASTERPLAN

PROJECT

**RESIDENTIAL DEVELOPMENT
102 EAST ROAD
WEST MERSEA
ESSEX.**

THE JOHNSON DENNEHY PLANNING PARTNERSHIP LTD.

The Coach House, Beacon End House, London Road, Stanway, Colchester, Essex, CO3 0NY
Telephone: 00 44 1206 703334 Fax: 00 44 1206 703335 E-Mail: jdp2@btconnect.com

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Outline Residential Development

102 East Road

West Mersea

Appendix III

Photographs of Site

The Johnson Dennehy Planning Partnership
The Coach House
Beacon End House
London Road
Stanway
Colchester
Essex, CO3 0NY



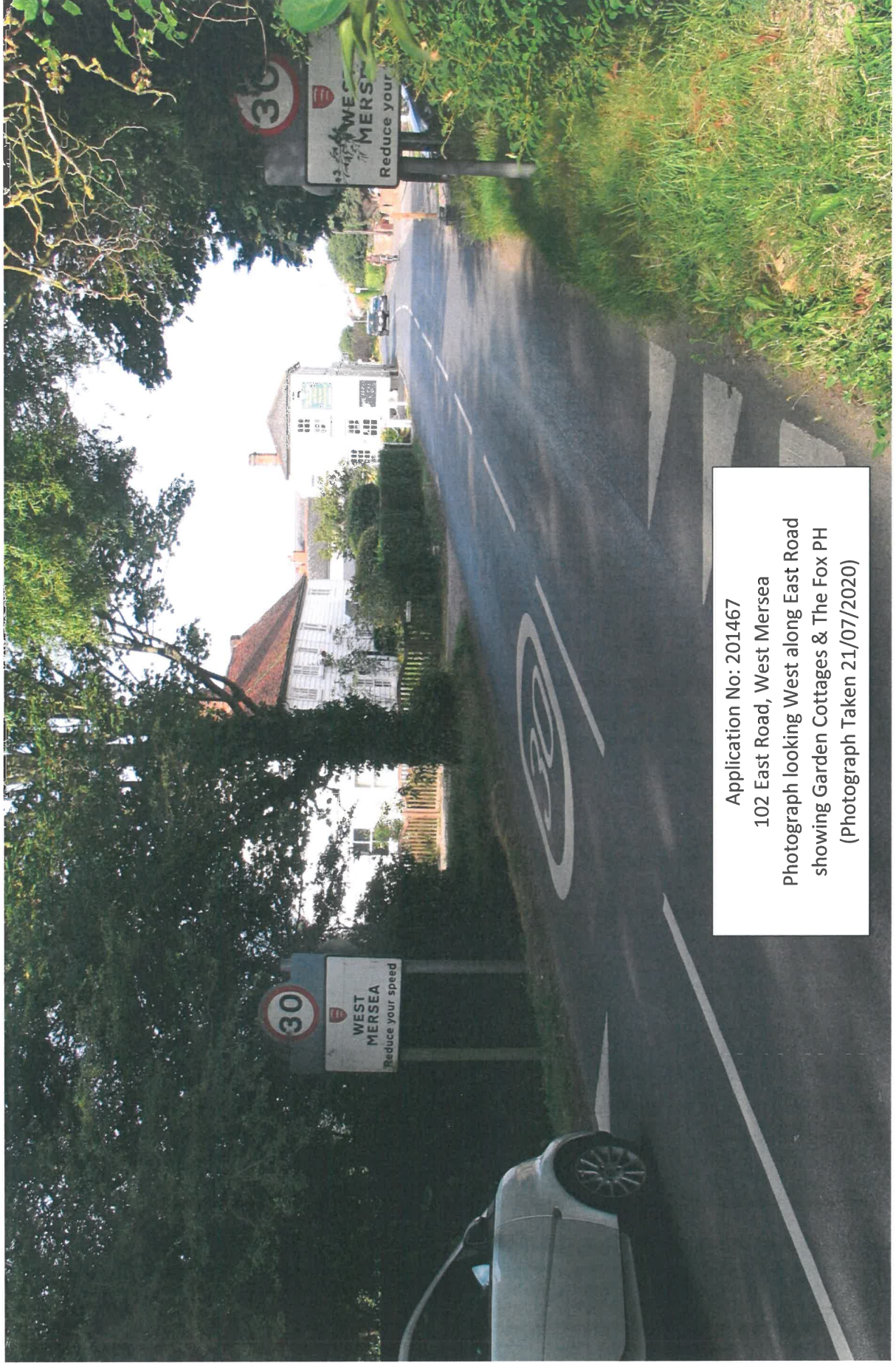
Application No: 201467
102 East Road, West Mersea
View of Existing Dwelling from Rear Looking North
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph looking South West towards rear of
properties in Cross Lane
(Photograph Taken 21/07/2020)



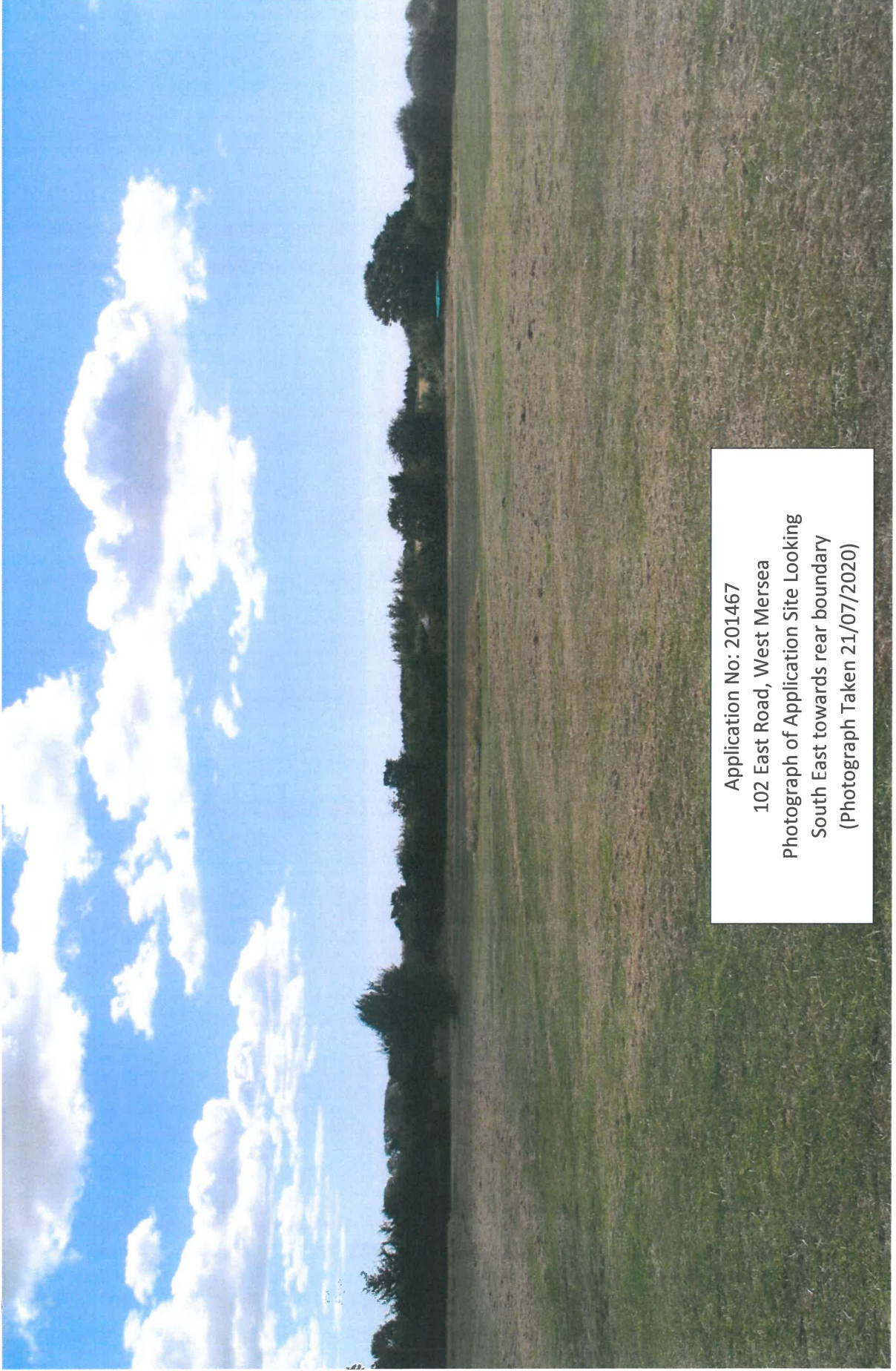
Application No: 201467
102 East Road, West Mersea
Photograph looking South West towards rear of properties
in Cross Lane Showing Existing Implement Store
(Photograph Taken 21/07/2020)



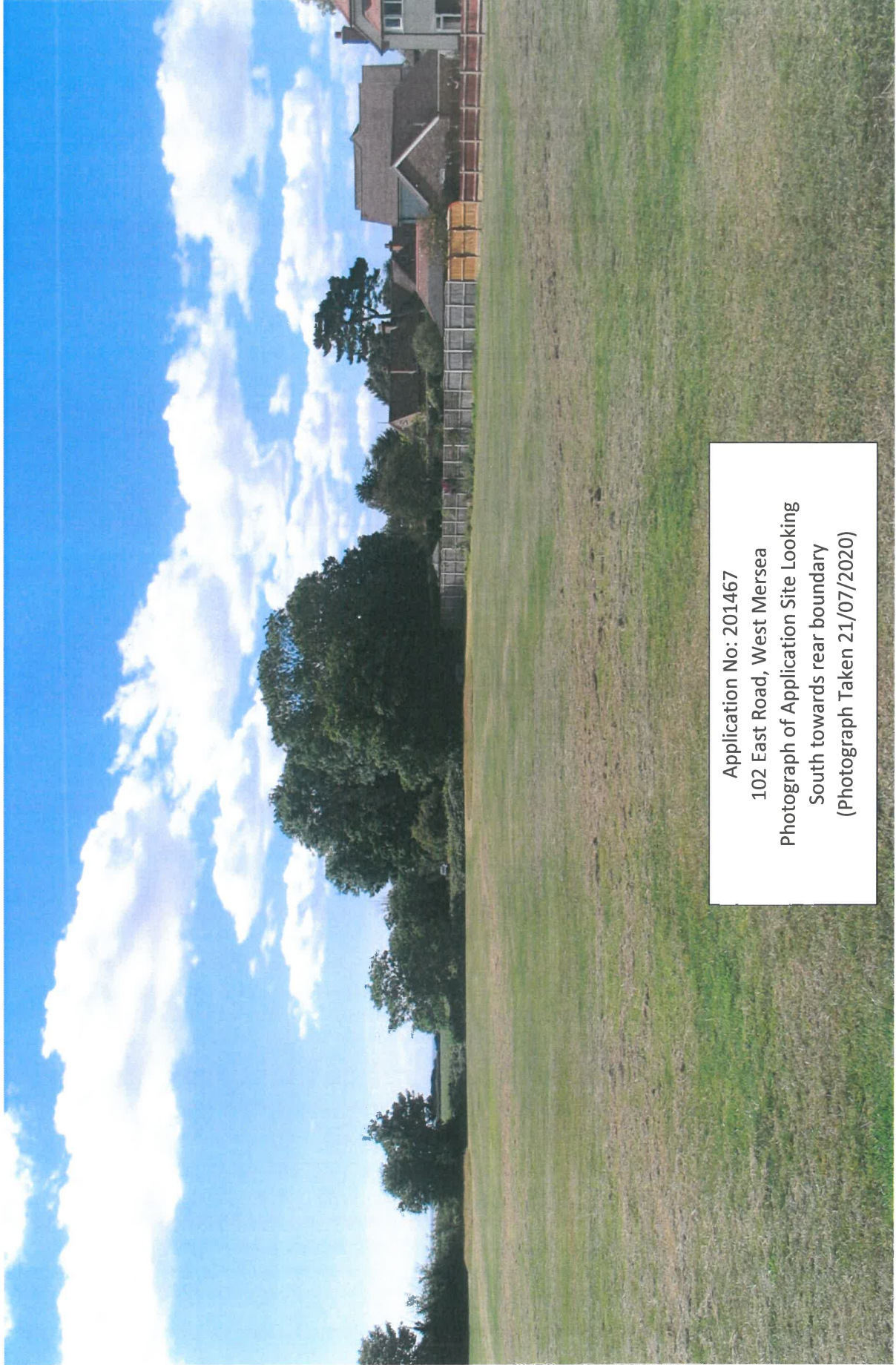
Application No: 201467
102 East Road, West Mersea
Photograph looking West along East Road
showing Garden Cottages & The Fox PH
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph of Application Site Looking North
East towards rear of properties in East Road
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph of Application Site Looking
South East towards rear boundary
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph of Application Site Looking
South towards rear boundary
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph from Application Site Looking
North East towards rear of the Fox PH
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph of East Road looking Eastwards taken
from opposite application site frontage
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph of East Road looking westwards
taken from opposite application site frontage
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph of East Road looking eastwards
taken from opposite application site frontage
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph of existing property to be
demolished for access
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph looking North from Application Site
Showing rear of 102 East Road (to be demolished)
(Photograph Taken 21/07/2020)



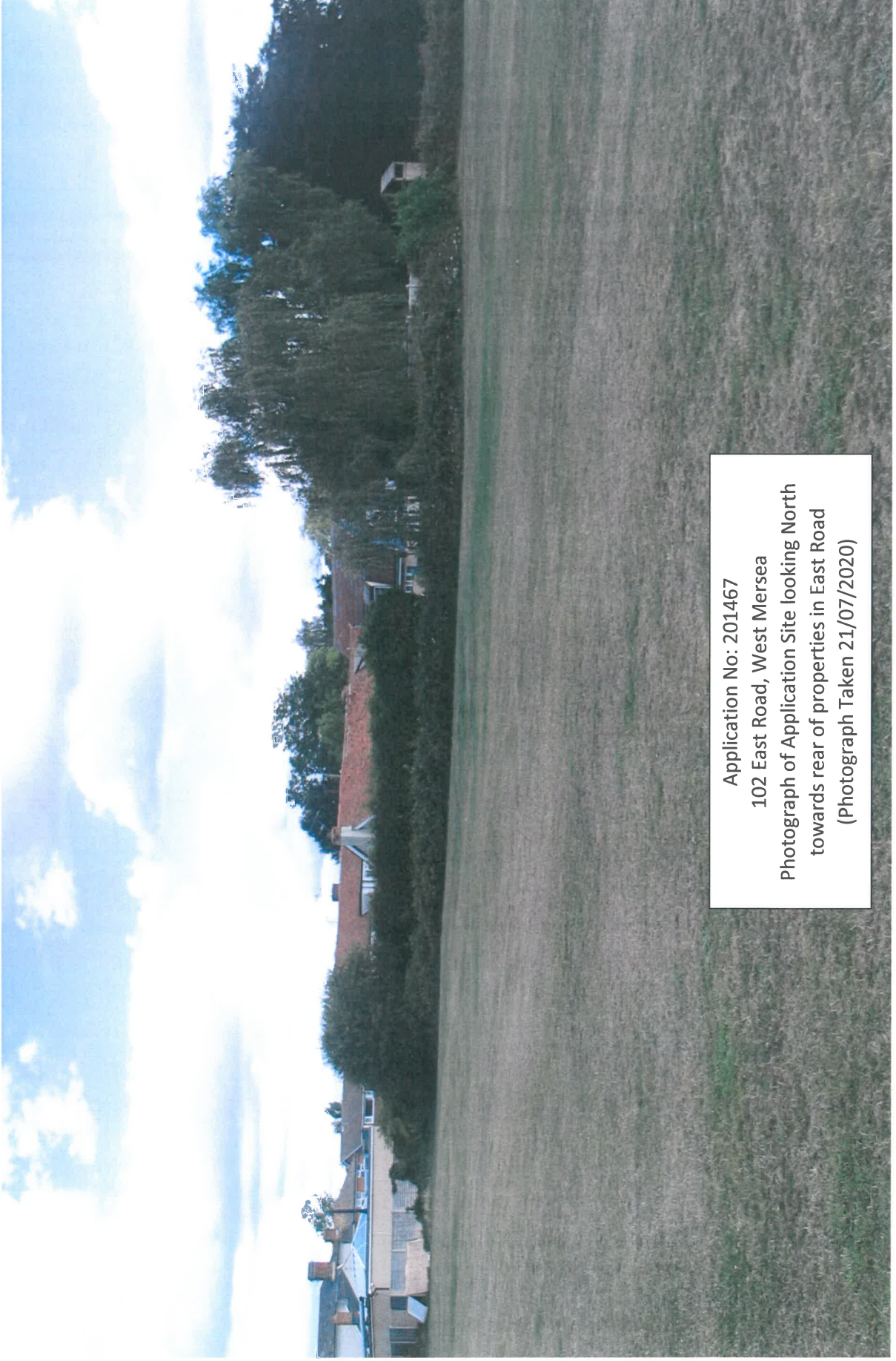
Application No: 201467
102 East Road, West Mersea
Photograph of existing Implement Store on
Western boundary of Application Site
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph of Application Site looking North
towards East Road showing 102 East Road
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph of Application Site looking North
towards rear of properties in East Road
(Photograph Taken 21/07/2020)



Application No: 201467
102 East Road, West Mersea
Photograph of Application Site looking North
towards rear of properties in East Road
(Photograph Taken 21/07/2020)

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102 East Road

West Mersea

Appendix IV

Topographical Survey

The Johnson Dennehy Planning Partnership
The Coach House
Beacon End House
London Road
Stanway
Colchester
Essex, CO3 0NY

213500.00.mt

802600.00.mt

802600.00.mt

213500.00.mt

ZONE		REV	DESCRIPTION	Date	APPROVED
A			WEST BOUNDARY ADDED. DRAINAGE ADDED	16/09/19	



213500.00.mt

213500.00.mt

213400.00.mt

213400.00.mt

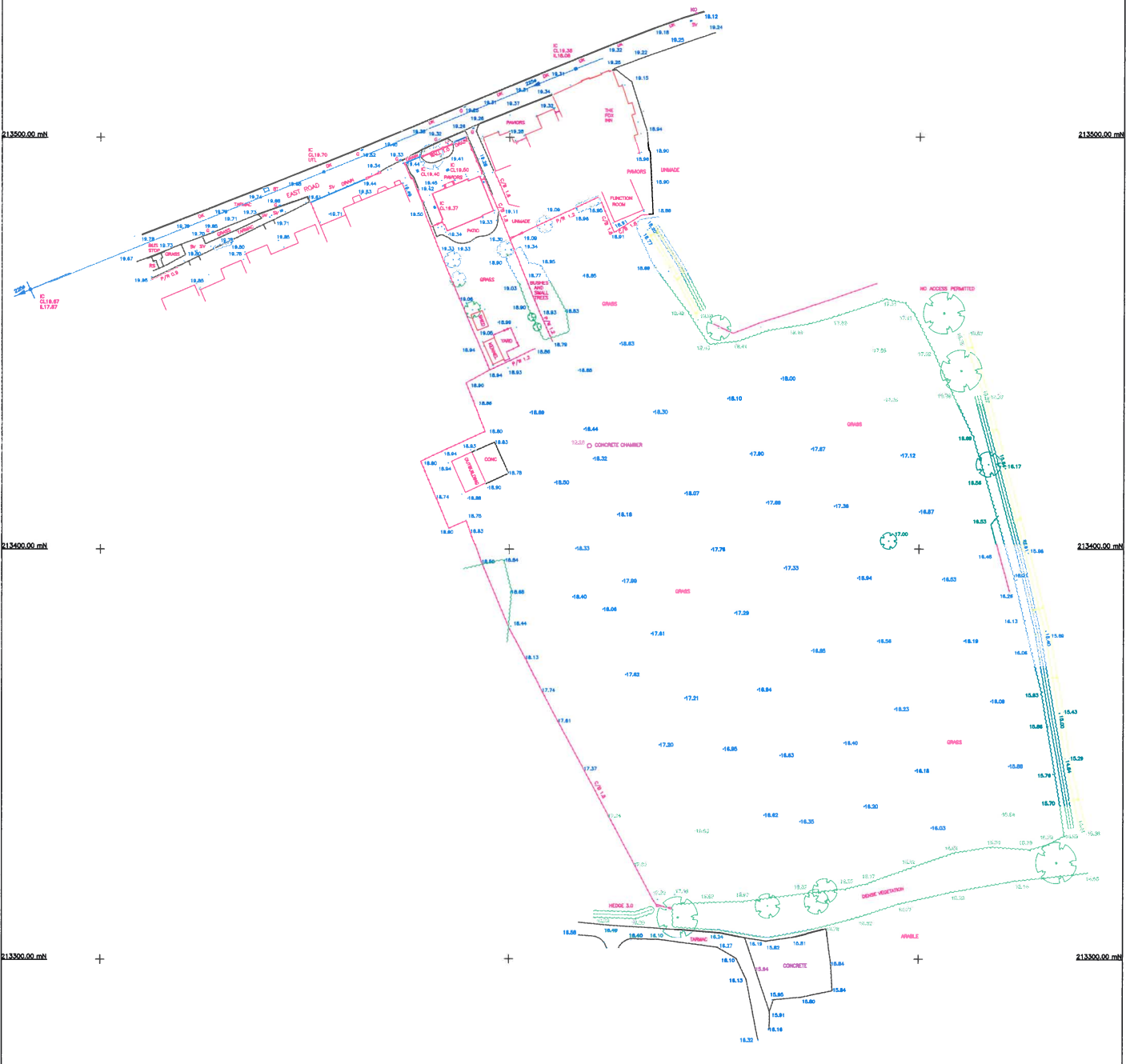
213300.00.mt

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802600.00.mt

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Sterling Surveys Andrew Price Land Surveying Site Engineering Phone: 0181 260325 Mobile: 07985 541026 Fax: 01704 610667 Email: andrew@sterlingsurveys.com www.sterlingsurveys.com		Peter Whitney Land Surveying Site Engineering		P. WHEELER TOPOGRAPHIC SURVEY AT EAST ROAD, WEST MERSEA SURVEY RELATED TO OS NATIONAL GRID (OSTN15)	
SIZE A1	Date JULY 2019	DWG NO. 1877-1	REV A	Scale 1:500DA1 Drawn by PW Sheet	

- LEGEND
- SP Spot
- SI Integration Pole
- EP Electronic Pole
- LP Land Pole
- PS Road Sign
- EV Gate Valve
- BT Telecom
- C Curb
- PH Fire Hydrant
- DF Drain Valve
- IC Inspector Chamber