

PLANNING STATEMENT
Outline Residential Development
102 East Road
West Mersea

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Covering Design, Access & Landscape Issues
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102 East Road
West Mersea

for BlueSquare Homes
NEW BUILD DEVELOPMENTS

June 2020

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1.0 Introduction

- 1.1 This Planning Statement (PS) accompanies an Outline Planning Application for residential development of 56 dwellings at 102 East Road, West Mersea including landscaping and access from East Road, following demolition of existing dwelling. This Planning Statement and Design and Access Statement (DAS) has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- 1.2 This statement is intended to demonstrate the design evolution of the site having regard to best practice and guidance. In addition, it also provides a tangible link for all those interested in the development of the site, between the technical assessment of constraints and the 'best scenario' designed response to them.
- 1.3 It is intended that this statement forms an integral part of the planning application for the proposed outline residential development and sets out the design principles and concepts that have informed the development and demonstrates how access issues have been dealt with within the development.
- 1.4 As earlier stated the intention is to develop the site at 102 East Road, West Mersea with 56 two storey residential dwellings, including demolition of the existing dwelling, and providing a suitable adoptable and engineered estate access with the required visibility splays to enable safe access and egress of vehicles at all times.

2.0 Geographical Context

- 2.1 The Island lies 9 miles (14 km) south of Colchester and 26 miles (42 km) east of the county town, Chelmsford. It is the most easterly inhabited and publicly accessible island in the United Kingdom and is one of 42 (unbridged) tidal islands which can be accessed on foot or by road from the British mainland. It is situated in the estuary area of the Blackwater and Colne rivers and has an area of around 7 square miles (18 km²). It is formed by the Pyefleet Channel to the west, which connect the Blackwater to the Colne.
- 2.2 Most of the area immediately surrounding the island consists of saltmarsh and mudflats and is an important sanctuary for wading and migratory birds. The island itself sits on a mix of London Clay, chalky boulder clay, sand and gravel.
- 2.3 Internally, the island splits between West Mersea, which is the main inhabited area containing the jetty and marina, and East Mersea, which is predominantly farmland and includes Cudmore Grove Country Park to the east.
- 2.4 West Mersea is also described as a sustainable settlement because of its larger population, Concentration of jobs, facilities, services and function.

3.0 Historical Context

- 3.1 Mersea Island is an island in Essex, England in the Blackwater and Colne estuaries to the south-east of Colchester. Its name comes from the Old English word 'meresig' meaning "island of the pool". The island is split it to two main areas, West Mersea and East Mersea, and is connected to the mainland by the Strood.
- 3.2 The island has been inhabited since pre-Roman times. It was used as a holiday destination in Roman Britain for occupants of Camulodunum (Colchester). Fishing has been a key industry on the island since then, particularly oysters, and along with tourism makes up a significant part of the islands economy.
- 3.3 The Church of St Peter and St Paul in West Mersea is thought to have existed since the 7th century, while the Church if St Edmund in East Mersea dates from around 12th or 13th centuries.

- 3.4 The island became popular with smugglers from the 16th to the 19th century. The area known as 'The City' was the heart of the smuggling community. With its winding streets and listed timber framed houses it is a tourist attraction today. This is the area of the island where yachting and fishing industries are based.
- 3.5 The island became a focal point for troops in both world wars and a number of observation posts can still be found on the island.
- 3.6 Since the 1960s, the population has increased considerably, with the population of West Mersea rising from 3,140 in 1961 to 6,925 in 2001.

4.0 Social Context

- 4.1 The main industries on Mersea are farming, fishing and servicing of leisure boating and yachting industry. Oysters have been harvested off the island since Roman times and are shipped worldwide. The extensive history and association with the oyster trade attracts a significant number of tourists each year, though today the trade is predominantly with Pacific oysters that have been introduced to the area. The Essex oyster fishery is opened by the Mayor of Colchester every September.
- 4.2 The Company Shed restaurant on the west side of the island serves seafood fresh to order and has been praised for its quality by Jamie Oliver. Many small shops and ice cream businesses serve the tourism in Mersea's seafront. The Two Sugars Café is situated on a former World War II pillbox near the beach.
- 4.3 There are six camping and caravanning sites on the island, which helps contribute towards the island's economy during the summer months. The largest is Cooper's Beach which caters to 3,000 residents.
- 4.4 In the English Civil War, the Parliamentary Army built a blockhouse at East Mersea in 1648, with the aim of blockading the River Colne during the Siege of Colchester. Some ruins of this blockhouse remain and are known as the Block House Stone, which is legally protected by English Heritage as a scheduled monument.
- 4.5 Fishing grew in importance on the island during the time, with numerous fish weirs being installed.
- 4.6 During the 16th and 17th centuries, Dutch and French settlers arrived on the island. Some locals supplemented their income from the oyster trade by smuggling, which remained popular until the mid-19th century. Smugglers favoured the Peldon Rose, immediately north of the Strood, where they would store contraband in the pond alongside the inn.

5.0 Townscape and Architecture

- 5.1 Mersea Island was used by the Romans as a holiday destination. In the 15th century a small part of West Mersea was developed around the fishing industry in the area known as 'The City'. This area contains several timber framed and timber clad listed buildings and has a very distinctive character of tight knit streets with white painted buildings close together on the edge of the road.
- 5.2 In 1926, West Mersea became a self-governing urban district, which allowed it to set up a self-contained water and sewer system.

- 5.3 Unlike several other coastal resorts, the island did not immediately develop any holidaymaker facilities aside from the beach huts which now stretch along the Esplanade and which characterize Mersea island.
- 5.4 Most of the residential development on the island is post Victorian with a significant increase in housebuilding after the second World War.
- 5.5 In 2000 the population was double the size it has been in 1960 and this is reflected in the post 1960's residential architecture found on Mersea Island, mostly in West Mersea.

6.0 Location

- 6.1 West Mersea is a District Centre with a high number of key services and community facilities including two supermarkets, primary school, community centre together with a range of independent shops, cafés and restaurants but no secondary school.
- 6.2 These services support the needs of local residents and businesses on Mersea Island as well as communities from the surrounding local area in the south of the Borough of Colchester.
- 6.3 It is crucial to protect the function of the Mersea District Centre by ensuring that all planned developments continue to meet the needs of the resultant increased population.
- 6.4 Whilst West Mersea does not benefit from having a train station, frequent bus routes service Mersea Island it is nevertheless considered to be a sustainable location for limited housing growth and table SG2 of the Local Plan Preferred Options Consultation identified the 15 year supply (14,720) + a 5% buffer for the first 5 years (14,950) which included an estimated minimum housing provision (2017-2033) for West Mersea of 350 dwellings.
- 6.5 This identified increase equates to a 11% increase in the number of existing dwellings, a level which reflects the availability of existing facilities and services.
- 6.6 As part of the evidence base for the Local Plan a Strategic Land Availability Assessment (SLAA) document was produced to identify what land was available to be developed and to assess the constraints and opportunities of developing that land. The SLAA process highlights issues which help inform future decisions regarding the allocation of land for housing, employment and other uses in the emerging Local Plan.
- 6.7 The Strategic Land Availability Assessment (July 2016) gave equal creditability to the application site at 102 East Road, West Mersea and the sites at Brierley Paddocks and Dawes Lane, both of which have subsequently received approval for a total of 200 dwellings. The site at 102 East Road is available for an immediate commencement of development and can provide a fully compliant access for the proposed 56 dwellings.

7.0 Illustrative Masterplan

- 7.1 The proposed scheme has been submitted in outline with all matters reserved. The site has been found to lie within Flood Zone 1 and is therefore not considered to be at risk from fluvial flooding. Other sources of flooding were also considered and it was acknowledged the proposals affect flood storage within the floodplain nor will the proposals cause any surface water flooding. The foul water network will drain the site to the nearest Anglian Water sewer in East Road.
- 7.2 The application site benefits from good pedestrian and cycle access between the site and the key facilities within West Mersea.

- 7.3 Pedestrian access is provided between the site and the nearest bus stops on East Road which are served by 4 bus services to Colchester (30-minute frequency) throughout the day and hourly evening services from 7pm to 11pm Monday to Saturday.
- 7.4 The development proposals include a new priority junction access on East Road within the 30mph speed limit zone. The proposed access will form a Type 'E' Road (Access) with a 5.5m carriageway suitable for serving the development proposals in a cul-de-sac arrangement. appropriate visibility splays can be achieved.
- 7.5 The access and internal roads will be designed in accordance with the Essex Design Guide. The proposed access and internal road layout will be designed to accommodate residential traffic, refuse vehicles and emergency vehicles.
- 7.6 West Mersea has been identified by the Council as a sustainable settlement for limited housing growth over the plan period. The proposed development of 56 dwellings would represent sustainable development that will deliver the requirements of this policy.
- 7.7 The planning application has been submitted in outline, with all matters reserved. Given that the current application is an outline application, the relevant design considerations can be summarised as follows:
- **Amount and Use** – The housing mix in terms of bedroom sizes would be determined at the reserved matters stage.
 - **Layout** - Layout would be determined at the reserved matters stage, however an Indicative layout has been presented that shows how the development could be planned, with the inclusion of landscaping and open space.
 - **Scale** – This detail would be subject to pre-application discussions in advance of a reserved matters application,
 - **Appearance** – Development can be successfully delivered, taking into account the prevailing character of the surrounding area and its setting.
 - **Residential Amenity** – Existing residential amenity can be protected. A development at this location could successfully be assimilated into the built-up area of West Mersea.

8.0 Landscape Principles Plan

- 8.1 The following landscape principles have been taken into account as part of the proposals: In accordance with Policy DP16 and the Essex Design Guide (2018)
- Retention of all existing boundary hedgerow and tree planting, especially on the western, eastern and southern boundaries of the site
 - Creation of areas of public open space throughout the site, particularly on the southern boundary of the site
 - Linking proposed open and green spaces to footpath network throughout the site and linking to the wider town and coastal footpath routes
 - All residential properties will have access to green space, both private and public
 - Proposed species to be native and of local provenance and in line with recommendations from the Essex Design Guide.

- 8.2 Tree planting will be structured and formal along the main central urban grain of the development, with avenue planting located along main access roads. Proposed trees will provide shade, have amenity value and be beneficial to the ecology of the site. Low density edges to the proposed development will be complemented by more informal and less structural planting. This will create a more rural feel to the edges of the site and assimilate the proposed development into the surrounding landscape and proposed open spaces.

9.0 Principal Policies

- 9.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester's Development Plan is in accordance with these national policies and is made up of several documents as follows below.

- 9.2 The adopted Colchester Borough Core Strategy (adopted 2006, reviewed 2014) contains local strategic policies, particular to this application, the following policies are most relevant:

- SD1 – Sustainable Development Locations
- SD2 – Delivering Facilities and Infrastructure
- H1 – Housing Delivery
- H2 – Housing Density
- H3 – Housing Diversity
- H4 – Affordable Housing
- UR2 – Built Design and Character
- PR1 – Open Space
- PR2 – People -friendly Streets
- TA1 – Accessibility and Changing Travel Behavior
- TA2 – Walking and Cycling
- TA5 – Parking
- ENV1 – Environment
- ENV2 – Rural Communities
- ER1 Energy, Resources, Waste, Water and Recycling

- 9.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

- DP1 – Design and Amenity
- DP2 – Health Assessments
- DP3 – Planning Obligation and the Community Infrastructure Levy
- DP4 – Community Facilities
- DP12 – Dwelling Standards
- DP14 – Historic Environment Assets
- DP16 – Private Amenity Space and Open Space Provision for New Residential Development
- DP17 – Accessibility and Access
- DP19 – Parking Standards
- DP20 – Flood Risk and Management of Surface Water Drainage
- DP21 – Nature Conservation
- DP23 – Coastal Areas

9.4 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):

- The Essex Design Guide
- External Materials in New Developments
- EPOA Vehicle Parking Standards
- Affordable Housing
- Community Facilities
- Open Space, Sport and Recreation
- Sustainable Construction
- Sustainable Drainage Systems Design Guide
- Street Services Delivery Strategy
- Planning for Broadband 2016
- Managing Archaeology in Development
- Developing a Landscape for the Future
- ECC's Development and Public Rights of Way
- Planning Out Crime

10.0 Submission Colchester Borough Local Plan 2017-2033

10.1 Submission Colchester Borough Local Plan 2017-2033 comprises the development of a new Local Plan and was first deposited with the Planning Inspectorate in October 2017 following which an Inspector was appointed and formal examination of the Plan commenced in January 2018.

10.2 Following two-and-a-half years of examination the Inspector advised the North Essex Authorities, (including Colchester Borough Council), by letter dated 15th May 2020, that it would be in no-one's interests for uncertainty to be prolonged any further and advised that it was desirable for the examination of the Section 1 Plan to be brought to a conclusion as soon as possible.

10.3 The Section 1 Plan was produced by the three North Essex Authorities (NEA) and covers the whole of the Braintree, Colchester and Tendring local authority areas and was not produced as a joint plan under the provisions of section 28 of the Town and Country Planning Act 2004, as amended. Instead, it is intended that the Section 1 Plan will form an integral part of each individual Local Plan, alongside a Section 2 Plan which each NEA has prepared independently. As the Section 1 Plan is common to all three NEAs the Inspector examined it as a single entity, separately from and in advance of the three Part 2 Plans.

10.4 The Inspector was unable to conclude that any of the spatial strategy options, to the west or east of Colchester, is the most sustainable option. The advantage of the strategy put forward in the Section 1 Plan is that it provides clear direction to accommodate strategic development over many decades to come. For the NEAs, the ability of the proposed Garden Communities (GCs) to provide for long-term strategic growth is one of the key reasons for pursuing the Section 1 Plan strategy in preference to any alternatives.

10.5 Consequently, the Plan's spatial strategy, which includes the three proposed GCs, would only be justified as the most appropriate strategy if it can be shown that each GC is deliverable, not just over the Plan period but over the long term. And in order to meet both the NPPF's guidance on infrastructure provision and the Plan's policy requirements, which in accordance with national policy reflect garden community principles, the infrastructure to support the GC's development must also be shown to be deliverable. An assessment of deliverability is also central to the question of whether or not the Plan is effective.

10.6 The viability appraisal shows that, with an appropriate 40% contingency allowance on transport and utilities infrastructure, the proposed Colchester / Braintree Borders GC would not achieve a viable land price, and the proposed West Of Braintree GC is below financial viability, contrary to advice in the PPG. On this basis, neither GC is deliverable.

10.7 Consequently the Inspector found the Plan's spatial strategy, and thus the Plan itself as submitted, are unsound and gave the following options to the NEAs:

- To propose and consult on main modifications to remove the Colchester / Braintree Borders and West of Braintree GC proposals from the Plan; or
- To withdraw the Plan from examination.

10.8 The Council's will now need to review the comments of the Inspector to ascertain how they intend to take them forward.

11.0 West Mersea Neighbourhood Plan

11.1 A Neighborhood Plan Area was designated in September 2016 responding to a request from the West Mersea Town Council as the Qualifying Body. The applicants responded to the Neighborhood Area Consultation. It is understood considerable work, including evidence gathering and plan drafting has been undertaken by West Mersea Town Council and more recently a Consultant has been appointed to support the group on moving forward.

11.2 In conclusion the West Mersea Neighborhood Plan is in the process of being drafted but is not at a point where a draft has been made public nor can it be afforded weight.

12.0 Land Use Allocation

12.1 The application site is not currently allocated in adopted Local Plan.

13.0 Preliminary Ecological Assessment

13.1 Site Context and Status

13.1.1 The application site is located at 102 East Road, West Mersea and currently comprises a detached two storey dwelling and large garden area extending to some 4.2 acres (1.69 hectares) located to the east of the town of West Mersea, and lies to the south of East Road.

13.2 Description of Proposed Development

13.2.1 The proposed outline planning application is for the demolition of 1 dwelling (No. 102 East Road) and erection of up to 56 dwellings with associated parking, open space, landscaping, Sustainable drainage system (SUDs) and vehicular access point from East Road.

13.2.2 This document sets out proposals for the development of the site for 56 residential properties, and its purpose is to set out the design evolution, having regard to best practice and guidance which has led to the submission of this application. It also shows the design response to the technical assessment of constraints and requirements.

13.2.3 The indicative site layout and other drawings have been designed in accordance with principles set out in The Essex Design Guide. The highway proposals (road types and widths) have been designed in accordance with Essex County Council's recent standards, which are different from those set out in the current edition of the Essex Design Guide.

13.2.4 The document also sets out the vision for the development outlining the key design principles of scale, density, layout, appearance and landscape.

13.3 Planning Policies

13.3.1 Under the NERC Act (2006) "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." In order to comply with this 'Biodiversity Duty', planning decisions must ensure that they adequately consider the potential ecological impacts of a proposed development.

13.3.2 National policy guidance is provided by National Planning Policy Framework (NPPF 2019), which sets out the Government's planning policies for England and how they should be applied.

13.3.3 *'In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this framework.'*

13.3.4 The site falls under the jurisdiction of Colchester Borough Council. The Core Strategy was updated in July 2014 as a result of Colchester Borough Council's Focused Review of its Local Plan. The policy which is considered to be pertinent to ecology/biodiversity is identified below:

13.3.5 ENV1 – Environment

The Borough Council will conserve and enhance Colchester's natural and historic environment, countryside and coastline. The Council will safeguard the Borough's biodiversity, geology, history and archaeology through the protection and enhancements of sites of international, national, regional and local importance. In particular, developments that have an adverse impact on Natura 2000 sites or the Dedham Vale Area of Outstanding Natural Beauty will not be supported.

Within the Coastal Protection Belt development will not be permitted that would adversely affect the open and rural character of the undeveloped coastline, and its historic features, sites of nature conservation importance and wildlife habitats.

The network of strategic green links between the rural hinterland, river corridors, and key green spaces and areas of accessible open space that contribute to the green infrastructure across the Borough will be protected and enhanced.

Development will be supported at appropriate locations to improve public access, visual amenity and rehabilitate the natural environment. Development will need to minimise and mitigate adverse impacts on river, coastal and ground water quality.

The Council will seek to direct development away from land at risk of fluvial or coastal flooding in accordance with PPS25, including areas where the risk of flooding is likely to increase as a result of climate change.

Unallocated greenfield land outside of settlement boundaries (to be defined/reviewed in the Site Allocations DPD) will be protected and where possible enhanced, in accordance with the Landscape Character Assessment. Within such areas developments will be strictly controlled to conserve the environmental assets and open character of the Borough. Where new development needs, or is compatible with, a rural location it should demonstrably:

- *be in accord with national, regional and local policies for development within rural areas, including those for European and nationally designated areas; and*
- *be appropriate in terms of its scale, siting, and design; and*
- *protect, conserve or enhance landscape and townscape*
- *character, including maintaining settlement separation; and*
- *protect, conserve or enhance the interests of natural and historic assets; and*
- *apply a sequential approach to land at risk of fluvial or coastal flooding in line with the guidance of PPD25; and*
- *protect habitats and species and conserve and enhance biodiversity of the Borough; and*
- *provide for any necessary mitigating or compensatory measures.*

The Development Policies Development Plan Document (DPD) is one of the planning policy documents that make up Colchester's Local Development Framework (LDF). The Core Strategy contains 23 strategic policies which provide the cornerstone for the more detailed policies contained in the Development Policies.

13.3.6 Policy DP21: Nature Conservation and Protected Lanes

Development policies where the principal objective is to conserve or enhance biodiversity and geodiversity interests will be supported in principle. For all proposals, development will only be supported where it:

(i) Is supported with acceptable ecological surveys where appropriate. Where there is reason to suspect the presence of protected species, applications should be accompanied by a survey assessing their presence and, if present the proposals must be sensitive to, and make provisions for, their needs;

(ii) Will conserve or enhance the biodiversity value of greenfield and brownfield sites and minimise fragmentation of habitats;

(iii) Maximise opportunities for the restoration, enhancement and connection of natural habitats in accordance with the Essex Biodiversity Action Plan; and

(iv) Incorporates beneficial biodiversity conservation features and habitat creation where appropriate.

Additionally, proposals for development that would cause direct or indirect adverse harm to nationally designated sites or other designated areas or protected species will not be permitted unless:

(a) They cannot be located on alternative sites that would cause less harm;

(b) The benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and

(c) Satisfactory prevention, mitigation and compensation measures are provided.

Protected lanes of historic and/or landscape value shown on the Proposals Map will be protected from development that would adversely affect their physical appearance or would give rise to a material increase in the amount of traffic using them.

The significance of other historic landscape features should be considered and, where appropriate assimilated in new development.

The Council has statutory obligations under the Habitats Directive to protect important habitats and species designated as Natura 2000 sites. This policy aims to protect the undeveloped area of the Colne Estuary and coast and support regeneration that enhances the river's recreation and nature conservation values.

The site was surveyed to assess its ecological value and to ensure compliance with national and local plan policies. The report has been produced with reference to current guidelines for preliminary ecological appraisal (CIEEM 2018) and in accordance with BS 42020:2013 Biodiversity – Code of Practice for Planning and Development

13.4. Desktop Study

13.4.1 A desktop study search was completed using internet based mapping service (www.magic.gov.uk) for statutory designated sites and two internet based aerial mapping services (www.bing.com/maps and maps.google.co.uk) were used to understand the habitats present in and around the survey area and habitat linkages and features (such as ponds, woodland etc.) within the wider landscape.

13.5 Preliminary Ecological Appraisal

13.5.1 The European and the Nation Legislation of England and Wales relevant to nature conservation is as follows:

- The Conservation (Natural Habitats) Regulations 1994 (the Habitats Regulations) as amended 2012.
- The Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act 2000 (CROW)
- The Natural Environment and Rural Communities Act 2006 (NERC)

13.5.2 **The Wildlife and Countryside Act 1981** consolidates and amends existing national legislation. The Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain have now been replaced by Directive 2009/147/EC of the European Parliament and of the Council of 30th November 2009 on the conservation of wild birds. (codified version)

13.5.3 There is also a statutory five-yearly review of Schedules 5 and 8 (protected wild animals and plants respectively) and a period review of Schedule 9 (in relation to non-native species). These reviews are undertaken by the Countryside Agencies and coordinated by the JNCC. Containing 4 Parts and 17 Schedules, the Act covers protection of wildlife (birds, some animals and plants) the countryside, national parks, the designation of protected areas and public rights of way.

13.5.4 Various amendments have occurred since the original enactment, some of the most significant being:

- Wildlife and Countryside (Amendment) Act 1985;
- Wildlife and Countryside (Amendment) Act 1991;
- Wildlife and Countryside (Amendment) Act 1981 (England and Wales); (Amendment) Regulations 2004;
- Wildlife and Countryside (Amendment) Act 2010;
- Countryside and Rights of Way (CROW) Act 2000 (in England and Wales)

- Natural Environmental and Rural Communities Act 2006 (in England and Wales)

13.5.5 **The Conservation (Natural Habitats & c.) Regulations 1994** developed the Habitats Directive into National law. The regulations came into force on 30th October 1994 and have been subsequently amended several times. They apply to land and to territorial waters out to 12 nautical miles from the coast.

13.5.6 **The Conservation of Habitats and Species Regulations 2012** consolidates all the various amendments made to the 1994 Regulations in respect of England and Wales. Relevant species which receive protection under this legislation include Great Crested Newts, Dormice all species of Bat. Protection extends to the habitats used by such species as well as the species themselves.

13.6 Hedgerow Assessment

13.6.1 The hedgerows on site were assessed under the criteria of the Hedgerow Regulation 1997 (as amended 2002). Under the criteria, to be determined as **'important'**, a hedgerow must be at least 30 years old and meet at least one of the additional criteria as summarised below:

- Marks a pre-1850 parish or township boundary
- Incorporates an archaeological feature
- Is part of, or associated with, pre-1600 estate or manor
- Forms an integral part of a pre-Preliminary enclosure field system
- Contains certain categories of species of birds, animals or plants listed in the Wildlife and Countryside Act or Joint Nature Conservation Committee (JNCC) publications

13.6.2 To be determined as **'species-rich'**, the hedgerow must include:

- At least seven woody species, on average, in a 30m length;
- At least six woody species, on average, in a 30m length and has at least 3 associated features;
- At least six woody species, on average, in a 30m length, including a black poplar tree, or large-leaved lime, or small-leaved lime, or wild service-tree; or
- At least five woody species, on average, in a 30m length and has at least 4 associated features.

13.6.3 The number of woody species is reduced by one in northern counties. The list of 56 woody species comprise mainly shrubs and trees. It generally excludes climbers (such as clematis, honeysuckle and bramble) but includes wild roses.

13.6.4 The hedgerow may also be considered as **'important'** if the hedgerow runs alongside a bridleway, footpath, road used as a public path, or a byway open to all traffic and includes at least four woody species, on average, in a 30 metre length and has at least two of the associated features listed as (i) to (vii) below:

- i) a bank or wall supporting the hedgerow;
- ii) less than 10% gaps;
- iii) on average, at least one tree per 50 metres;
- iv) at least 3 species from a list of 57 woodland plants;
- v) a ditch along at least one half of the hedgerow;
- vi) a number of connections with other hedgerows, ponds or woodland; and
- vii) a parallel hedge within 15 metres.

13.7 Badger Survey

- 13.7.1 A badger survey was conducted to assess the level of badger activity on site and locate any badger setts both within the site boundary and if possible within a 30m radius of the site.
- 13.7.2 The evaluation of badge activity was based on methodology development for the National Survey of Badgers (Creswell et al., 1990) and includes searching for badger field signs such as setts, badger pathways, tracks (paw prints), dung piles with latrines, badger hairs and feeding signs such as snuffle holes.

13.8 Tree Assessment for Bats

- 13.8.1 As well as roosting in buildings, bats can use trees to rest, give birth, raise young and/or hibernate. Roosts may be found in the following features;
- Woodpecker holes, natural cracks and rot holes in trunks and branches
 - Frost cracks
 - Trunk and branch splits
 - Hollow sections of trunks and branches
 - Loose bark
 - Cavities beneath old root buttresses and coppice stools
 - Dense epicormic growth
 - Dense ivy cover
- 13.8.2 Veteran trees typically exhibit many of these features and should usually be regarded as sites with clear potential, but any tree possessing one or more such feature, may host bats. Any tree species can be suitable but oak and beech often seem to be the preferred option. However, bats rarely restrict themselves to one tree. They change their roost sites frequently, sometimes every two to three days, looking for small difference on temperature and humidity.
- 13.8.3 Roosts of bats in trees may be identified from the following field signs:
- Black stains beneath cracks, splits and other features where bat droppings have fallen;
 - Dark marks at entrance points where bats have rubbed against the wood and left natural body oils;
 - Feeding remains beneath roosts, such as insect wings;
 - Chattering of bats;
 - Bat droppings under access point;
 - Scratch marks around a feature (cavity or split) caused by bat claws;
 - Urine stains below the entrance or end of split;
 - Large roosts or regularly used sites may produce an odour;
 - Flies around the entrance, attracted by the smell of guano.
- 13.8.4 Trees scheduled for arboricultural work should also be assessed and may be categorised (Table 1) to relate the value of their features to recommended actions. This approach allows trees to be graded according to their potential to support bat roost. Trees may be assessed as having the potential to support bats (from an individual to a larger roost) even if no bats have been found.

Table 1: Protocol for visual inspection of trees due to be affected by arboriculture work to assess the value of the trees to bats. Taken from Table 4.1 within the 'Bat Surveys for Professional Ecologists: Good Practice Guidance 3rd edition (2016)'.

Suitability	Description – Roosting Habitat
Negligible	Negligible habitat features on-site likely to be used by roosting bats.
Low	A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition and surrounding habitat but unlikely to support a roost of high conservation status.
High	A tree with one or more potential roost sites that are obviously suitable for use by larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

13.9 Habitat Suitability for Reptiles

13.9.1 Habitat surveys were carried out to assess the potential of the site to hold populations of reptile species. This involves looking for the presence of factors that would increase the suitability of the site for reptiles such as:

- Scrub and grassland (long sward) mosaic across the site;
- Features that can be potential hibernation sites for common reptiles such as log piles;
- Grass tussocks within the grassland that can act as shelter and burrowing sites;
- Water bodies or damp places on site (grass snakes);
- Compost heaps or decaying vegetation (slow worms);
- Features that can act as refugia on the ground such as disused roofing felt.

13.10 Habitat Suitability for Dormice

13.10.1 Hedgerows were assessed for their potential to support dormice. This involves assessing potential food species, diversity as well as structure, form and management of features for dormice. Habitat connectivity is also assessed from desk-based resources.

13.11 Habitat Suitability for Great Crested Newts

13.11.1 Habitat surveys were carried out to assess the potential of the site to hold great crested newts (*Triturus cristatus*). Before visiting site, Google Maps and Magic Maps were carried out to assess the habitat types in the wider landscape. On site, surveyors looked for presence of factors that would increase the suitability of the site for great crested newts (GCNs) such as:

- The presence of suitable breeding places (water bodies) on site and within 500m of the site in the wider landscape;
- Habitat connectivity between ponds (if present) in the wider landscape and on site;
- The condition of the ponds whether there were factors that would render them unsuitable for GCNs such as fish;
- Land uses surrounding the site that may affect the potential of the site to hold GCNs such as agriculture;
- Type of suitable habitat on such site such as scrub/grassland mosaic;
- Patches of woodland in the wider landscape that can provide terrestrial habitat;
- Any barriers between known populations of GCNs such as motorways and roads;
- Hibernation features on site for GCNs such as log and rubble piles.

13.12 Other Protected Species

13.12.1 Additionally, the site was inspected for indications of the presence of other protected species, such as suitable nesting places for breeding birds.

13.13 Limitations

13.13.1 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation can ensure the complete characterisation and prediction of the natural environment. The site was visited over the period of one site visit, as such seasonal variations cannot be observed and potentially only a selection of all species that potentially occur within the site have been recorded. Therefore, the survey provides a general assessment of potential nature conservation value of the site and does not include a definitive plant species list.

13.13.2 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on site, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group. The assessment is only valid for the time when the survey was carried out. Additional surveys may be recommended if, on the basis of this assessment it is considered reasonably likely that protected species may be present.

13.14 Results

Desktop Study

13.14.1 The site itself is not statutory designated although the following designated sites lie within sites are located within a 2km radius of the site boundary:

- The Essex Estuaries Special Area of Conservation (SAC) is located approximately 400m south, surrounding the island of Mersea. An extensive marine and intertidal area comprising a number of Annex 1 habitats including glasswort (*Salicornia spp.*) saltmarsh, small cord-grass (*Spartina maritime*) swards, Atlantic salt meadows and exposed mudflats.
- Colne Estuary Special Protected Area (SPA), National Nature Reserve (NNR) and Site of Specific Interest (SSSI) is located approximately 1.9km to the north. A component of the Mid-Essex Coast SPA, it provides important habitat for a number of Annex 1 listed wintering waterfowls and waders.
- Blackwater Estuary SPA and SSSI extend around the north and south of the site. An integral component of the wider Mid-Essex Coast SPA, it comprises mixture of mud-flats and saltmarshes that forms important summer and wintering habitat for a number of Annex 1 bird species.
- Mid-Essex Coast Ramsar extends around Mersea Island; the area qualifies by supporting an assemblage of rare plant and animal species as well as supporting over 20,000 wintering waterfowl.

13.14.2 Notable habitats in close proximity to the site include:

- Mudflats, a priority habitat, are located approximately 570m to the south.
- An unnamed area of maritime cliffs and slopes are located 570m to the south.

13.14.3 A 2km data search was requested from Essex Biodiversity Record Centre. Information on local Sites of Nature Conservation Importance (SNCI) and selected species and records have been included in the table below. Records have been included from the last ten years, the closest record and the most recent records included.

13.14.4 Two Local Wildlife Sites (LWS) are located within 2km of the site boundary, these are detailed in table 3 below,

Table 2: Closest and most recent recordings of protected and notable species recorded within 2km radius of site. Information taken from data search provided by Essex Biodiversity Record Centre

Species	Scientific Name	Record distance (km) and direction	Most recent record
Cuckoo	<i>Cuculus canorus</i>	0.6 NW	2015
Slow-worm	<i>Anguis fragilis</i>	0.5 NW	2015
Sparrowhawk	<i>Accipiter nisus</i>	0.5 NW	2015
Hedgehog	<i>Erinaceus europaeus</i>	1.0 N	2015
Little egret	<i>Egretta garzetta</i>	1.9 W	2015
Common toad	<i>Bufo bufo</i>	0.5 NE	2014
Grass snake	<i>Natrix natrix</i>	0.5 NW	2013
Brown long-eared bat	<i>Plecotus auratus</i>	1.1 W	2012
Smooth newt	<i>Lissotriton vulgaris</i>	0.4 S	2012
Cuckoo	<i>Cuculus canorus</i>	0.1 N	2012
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	0.5 W	2006
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	1.8 W	2006

Table 3: Local wildlife sites within 2km of the site boundary

LoWS name	Distance from site (km)	Direction from site
West Mersea Foreshore	0.4	S
Strood Marsh	2.0	N

13.15 Phase 1 Habitat Survey

13.15.1 Non-Technical Summary:

The Johnson Dennehy Planning Partnership (JDPP) appointed Brenda Dennehy, Ecologist and Lead Consultant of JDP Environmental in September 2019 with regard to advising and subsequently undertaking an Ecological Assessment of the application site at 102 East Road, West Mersea.

13.15.2 Demolition of the existing dwelling is proposed to make way for a residential development comprising 56 dwellings and no significant or notable habitats or flora species were identified during the surveys and no further botanical surveys are considered necessary whilst it is acknowledged the application site has potential for foraging and nesting bats, birds and reptiles.

13.15.3 The aim of the survey was to:

- Identify the presence or likely presence of a protected or notable species or habitats on or adjacent to the site and undertake further surveys as necessary.

- Assess the potential impact of the proposed works on any protected or notable species and/or habitats present on or adjacent to the site; and to
- Make recommendations for the requirement for a European Protected Species License (EPSL) and relevant mitigation following the survey, as necessary.

13.16 Site and Designation

13.16.1 The site itself is not designated however Essex Estuaries SAC, Blackwater Estuary and Colne Estuary SPA's and associated SSSI's and Ramsar site lie within a 2km radius. These sites are centred on the estuarine and marine areas surrounding the island of Mersea. While it is considered unlikely that a terrestrial development over 400m inland is unlikely to result in the significant direct impacts to habitats of this type, it is for the component authority to review the site in relation to the designated habitats and ascertain if an HRA screening report would be required.

13.16.2 The Blackwater Estuary and Colne Estuary SPAs are designated their internationally importance assemblages of waterbirds. Birds are mobile and several waterbird species that are qualifying features of the two SPAs, either individually or as a part of the waterbird assemblages, will likely feed on arable land outside of the SPA boundaries, such as that found on-site. Occasionally impacts to such habitats can have a significant effect upon the special interest of a European site, through an impact on conservation objective 4 (effect on the population). Such habitats are defined as functionally linked to the site and so require assessment under the Habitats Directive and Regulations, as if they were within the SPA boundary (Chapman and Tyldesley 2016). The potential for indirect impacts to the designated sites should therefore be considered. To determine the level of impact, wintering bird surveys have been undertaken over the winter period of 2017 and 2018 (Ecology Partnership 2018).

13.16.3 The site does not lie within or adjacent to a non-statutory designated site although two are situated within 2km radius of the site, the nearest of which is West Mersea Foreshore. The wildlife site is designated for its assemblages of beach flora, most notably Ray's knotgrass (*Polygonum raii*). No direct impacts through habitat loss or fragmentation would occur given the distance of the site from the designation, however consideration should be given towards indirect impacts resulting from increased disturbance.

13.17 Habitats

13.17.1 The site comprised primarily of an area of recreational grassland, a habitat of limited ecological value that is common in the local area. The proposals are at outline stage only but would result the loss of the entirety of this habitat. Given it is of limited ecological value and locally common, the loss would not be considered ecologically significant. Elsewhere on-site, the habitats of value on-site comprised the boundary hedgerows, a priority habitat, and trees. These habitats provide opportunities for a range of species such as bats and birds as well as connecting the site to the wider landscape.

13.17.2 With regard to local policies, PDP21 of the 'Colchester Borough Local Development Framework' states that '*All proposals should consider protection and enhancement of biodiversity from the outset and seek to protect features such as trees, hedgerows, ponds and woodlands*'. In compliance with this policy, it is understood the boundary vegetation is to be retained in-situ and enhanced with further planting of trees, grassland and SUDS.

13.18 Badgers

13.18.1 The entire site and land immediately adjacent to the site was walked looking for evidence of badgers. Evidence of badgers requires identification of signs that might indicate a presence on site, including:

- Setts (including main, annex, subsidiary and outlier);
- Latrines;
- Prints and trackways;
- Hairs caught on rough wood, fencing, etc;
- Snuffle holes, scratching post and general feeding activity (not necessarily conclusive of badger activity when seen in isolation)

13.18.2 No evidence of badger was identified on the site during the site walkover, although the habitat was considered suitable for this species.

13.19 Bats

13.19.1 The trees around the periphery of the site were subject to a preliminary assessment for their potential to accommodate roosting bats recording notable features such as cracks, fissures and rot holes that could provide suitable bat roost sites, and the presence of ivy that could cover any of these features. Habitat upon the site was also assessed using the BCT'S "Guidance for assessing the value of habitat features within the landscape for bats"

13.19.2 The habitats around the perimeter of the site and the good connectivity to the wider countryside may provide bats with commuting/foraging opportunities and is considered to be of high significance.

13.19.3 The Bat Conservation Trusts document: Bat Survey Good Practice Guidelines 3rd Edition, states that in Table 4.1 '*Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence if habitat features within the landscape, to be applied using professional judgement*'. It is important that proportionality is employed when recommending further survey work for bat species on a proposed development site. As stated in section 8.27 of Bat Survey Good Practice Guidelines 3rd Edition, the following points need to be considered with regard to planning activity surveys:

- Likelihood of bats being present;
- Likely species concerned;
- Number of individuals;
- Type of habitat affected;
- Predicted impacts of the proposed development on bats;
- Type and scale of proposed development.

13.19.4 The outline proposals involve the construction of 56 residential dwellings situated within the recreational grassland that comprises the majority of the site, it is considered unlikely that bats make extensive use of this habitat instead utilizing the bounding hedgerows and treelines to commute across and forage opportunistically. It is understood the proposals involve the retention of these habitat features as such there will be no direct loss of suitable foraging and commuting habitat. Furthermore, indirect loss of habitat brought about by lighting should be mitigated by the implementation of a sensitive lighting scheme.

13.19.5 The site does not lie within 10km of any SACs for which bats are a qualifying feature. The records from Essex Biological Records Centre indicate more common and widespread species within the local area, with common pipistrelle, soprano pipistrelle and brown long-eared bats recorded within 2km radius. Although it is possible that additional species are presenting using the site, no known roosts of rarer species such as Bechstein's or barbastelle are known to exist in the local area.

13.19.6 Any proposed lighting scheme as part of the development should consider bats in the surrounding area as well as the site. All bat species are nocturnal, resting in dark conditions in the day and emerging at night to feed. Bats are known to be affected by light levels, which can affect both their roosting and foraging behavior. This needs to be considered with a sympathetic scheme for the development. Recommendations include:

- Installing lighting only if there is a significant need;
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component;
- Directing light to where it is needed and avoiding light spillage;
- Using baffled lighting where light is directed towards the ground;
- Avoid putting lighting near tree lines or hedgerows and angling light away from these linear features which are used by commuting and foraging bats;
- Planting a barrier or using man-made features required within the scheme to form a barrier.

13.19.7 To enhance the local bat population and provide roosting opportunities, it is recommended that boxes should be hung on retained mature trees and have clear flight paths. Recommended boxes include:

- Schwegler 2F Bat Box – these boxes are attractive to small bats such as pipistrelles (*Pipistrellus* spp.) and can be hung on trees around the building. Four should be used on the mature trees along the southern and eastern boundary.
- Schwegler 2FN Bat Box – It slightly larger than the 2F and provides opportunities for the larger bats such as the noctule (*Nyctalus noctule*). Two should be used on the mature trees along the site boundary.

It is also recommended that new buildings incorporate bat tubes such as the Schwegler 2FR into their construction. These are built into the masonry of an external wall and contain an integrated wooden panel from which bats can hang. They also have the added benefit of not requiring cleaning or maintenance.

13.20 Reptiles

13.20.1 The site consists primarily of regularly mown grassland. that provides unsuitable habitat for common UK reptile species. The lack of structural diversity limits basking and foraging potentials for reptiles.

13.20.2 This habitat was further surveyed in November 2019 was considered unsuitable for reptiles, providing little in the way of cover from reptiles and limited foraging opportunities. No further surveys for reptiles are therefore recommended.

13.20.3 As common reptiles species have been recorded in suitable off-site habitat nearby, the creation of log and brash piles within suitable areas of vegetation is recommended. Log piles should be located in a variety of locations, such as damp places, with some situated in sunny locations. These should be stacked, and perhaps some amounts of leaf litter added. Planting around log piles with such species as honeysuckle (*Lonicera periclymenum*) or clematis (*Clematis* sp.) can also add value.

13.20.4 Areas of proposed open space bounding the site should be planted with a meadow mixture, this should be managed to form a dense tussocky sward. Some recommended species are detailed below within site enhancements.

13.21 Dormice

13.21.1 Much of the site consists close-cropped mown grassland which is considered highly unsuitable for dormice. Whilst the hedgerows and treelines bounding the site may provide more suitable foraging habitat, given the lack of any significant compartment of woodland in the immediate vicinity it is considered unlikely that dormice are present on site or in the local area. Furthermore, no biological records of dormice exist within close proximity to the site. As such it is considered that the proposals are not constrained by the presence of dormice and no further surveys are recommended.

13.22 Great Crested Newts

13.22.1 A small pond was identified within a 250m radius of the site. This pond was considered to contain 'average' great crested newt suitability. The pond is well vegetated with aquatic plants, however the presence of fish that predate upon great crested newt eggs would reduce the likelihood the pond being in use as breeding pond. Additionally, much of the surrounding terrestrial habitat consists of buildings, amenity grassland and further arable land, all of which provide unsuitable terrestrial foraging habitat for great crested newts.

13.22.2 Furthermore, much of the on-site habitat consists of close-cropped mown grassland which is generally considered to be of low suitability for dispersing and foraging great crested newts, however, the hedgerows bounding the sites may be suitable. It is recommended that proposals retain their edge features and hedgerows as they may be of benefit to other species.

13.23 Other Species

13.23.1 No nests were identified at the time of survey, however of birds were observed flying to and from the hedgerows and trees and as such it is possible other nests were present but not visible. It should also be noted that a number of recent cuckoo records, a red listed species, exist in close proximity to the site.

13.23.2 The UK breeding season for most bird species takes place between March and September, as such it is recommended that any works affecting hedgerows/trees should be completed outside if this period.

13.23.3 No habitat suitable for water voles or otters were identified on site and the proposals are not considered constrained by either species.

13.24 Ecological Enhancements

13.24.1 The site is currently considered to have limited ecological value, therefore the suggestions given below are seen to mitigate against the loss of biodiversity brought about by these proposals. It is important to utilize native species of local provenance in landscaping schemes to enhance the ecological value of a development.

13.24.2 Whilst the current proposals are yet to be finalised, it is always recommended that native tree planting be incorporated into design schemes. Suitable native species of value to wildlife include hazel (*Corylus avellana*), beech (*Fagus sylvatica*), elder (*Sambucus nigra*), hawthorn (*Crataegus monogyna*), wild cherry (*Prunus avium*), apple (*Malus sp.*), yew (*Taxus baccata*), spindle (*Eunomyas europaea*) and holly (*Ilex aquifolium*).

13.24.3 Shrubs should also be planted and include native species such as dogwood (*Cornus sanguinea*), guelder rose (*Viburnum opulus*), wild privet (*Ligustrum vulgare*) and box (*Buxus sempervirens*).

13.24.4 The hedgerow and boundary features contained a number of gaps, with some areas of the site open to neighbouring properties. It is recommended new hedge rows are planted and gaps within existing hedgerows be filled in. The base of hedgerows can be planted with a range of shade tolerate species, the following are considered suitable:

- | | |
|----------------------------|--------------------------------|
| • Yarrow | <i>Achillea millefolium</i> |
| • Agrimony | <i>Agrimonia eupatoria</i> |
| • Garlic Mustard | <i>Alliaria petiolata</i> |
| • Common Knapweed | <i>Centaurea nigra</i> |
| • Wild Basil | <i>Clinopodium vulgare</i> |
| • Foxglove | <i>Digitalis purpurea</i> |
| • Hedge Bedstraw | <i>Galium album</i> |
| • Wood Avens | <i>Geum urbanum</i> |
| • Perforate St John's Wort | <i>Hypericum perforatum</i> |
| • Oxeye Daisy | <i>Leucanthemum vulgare</i> |
| • Ribwort Plantain | <i>Plantago lanceolata</i> |
| • Cowslip | <i>Primula veris</i> |
| • Selfheal | <i>Prunella vulgaris</i> |
| • Red Champion | <i>Silene dioica</i> |
| • Hedge Woundwort | <i>Stachys sylvatica</i> |
| • Upright Hedge-parsley | <i>Torilis japonica</i> |
| • Tufted Vetch | <i>Vicia cracca</i> |
| • Common Bent | <i>Agrostis capillaris</i> |
| • Sweet Vernal-grass | <i>Anthoxanthum odoratum</i> |
| • False Brome | <i>Brachypodium sylvaticum</i> |
| • Crested Dogstail | <i>Cynosurus cristatus</i> |
| • Tufted Hair-grass | <i>Deschampsia cespitosa</i> |
| • Red-fescue | <i>Festuca rubra</i> |
| • Wood Meadow-grass | <i>Poa nemoralis</i> |

13.24.5 Newly formed landscaped areas post the development could be supplemented by integrating a variety of native species. Patches of bare soil can be sown with wildflower seed mixed to increase the biodiversity of the site and also offer aspects of aesthetic appeal.

- | | |
|----------|-----------------------------|
| • Yarrow | <i>Achillea millefolium</i> |
| • Betony | <i>Betonica officinalis</i> |

• Common Knapweed	<i>Centaurea nigra</i>
• Wild Carrot	<i>Daucus carota</i>
• Meadowsweet	<i>Filipendula ulmaria</i>
• Hedge Bedstraw	<i>Galium album</i>
• Lady Bedstraw	<i>Galium verum</i>
• Field Scabious	<i>Knautia arvensis</i>
• Rough Hawkbit	<i>Leontodon hispidus</i>
• Oxeye Daisy	<i>Leucanthemum vulgare</i>
• Birdsfoot Trefoil	<i>Lotus corniculatus</i>
• Wild Marjoram	<i>Origanum Vulgare</i>
• Hoary Plantain	<i>Plantago media</i>
• Salad Burnet	<i>Poterium sanquisorba</i>
• Cowslip	<i>Primula veris</i>
• Selfheal	<i>Prunella vulgaris</i>
• Meadow Buttercup	<i>Ranunculus acris</i>
• Yellow Rattle	<i>Thianthus minor</i>
• Common Sorrel	<i>Rumex acetosa</i>
• Red Campion	<i>Silene dioica</i>
• Ragged Robin	<i>Silene flos-cuculi</i>
• Wild Red Clover	<i>Trifolium pratense</i>
• Common Bent	<i>Agrostis capillaris</i>
• Crested Dogstail	<i>Cynosurus cristatus</i>
• Red-fescue	<i>Festuca rubra</i>
• Smaller Cat's-tail	<i>Phleum bertolonii</i>

13.24.6 Planting around any available wall space on the new buildings and rear garden areas. Climbing plants provide excellent habitat opportunities on the vertical plane, particularly invertebrates, which in turn are an important food source for other species such as birds and bats. A combination of species could include clematis (*Clematis montana*), old man's beard (*Clematis vitalba*), jasmine (*Jasminum officinale*), honeysuckle (*Lonicera perichlymenum*), field rose (*Rosa arvensis*) and climbing hydrangea (*Hydrangea petiolaris*).

13.24.7 SUDS are to be included along the southern boundary, these should be seeded with a mixture of native wet meadow plant species, this could be conditioned as part of planning, Emorsgate EM8 is a suitable seed mixture.

13.24.8 Bird boxes may be incorporated into the scheme to increase the number of breeding opportunities for species such as house sparrows, starlings and swallows within the site. These can be erected on the external structure of proposed buildings or incorporated into the building's structure. Boxes can also be hung on the mature trees along the southern site boundary.

13.25 Conclusions

13.25.1 The site itself is not designated, however the site lies within proximity of the Blackwater Estuary SPA and Colne Estuary SPA, sites of international importance for waterbird species. A survey has been undertaken to determine any significant effects upon these designations, the results of which can be found in a separate report.

13.25.2 The site does not lie within or adjacent non-statutory designation sites although two lie within 2km of the site. No direct impacts are considered likely to occur on either site as a result of the proposals but considerations should be given towards indirect impacts to West Mersea Foreshore from increased disturbance.

- 13.25.3 The habitats found on site are common and widespread throughout the UK and are considered to be of site value only. However, it is recommended that trees and hedgerows present be maintained. The hedgerows provide a linear landscape feature that may be utilized by foraging and commuting bats, as well as providing connectivity across the site to surrounding areas for a range species.
- 13.25.4 Whilst no bird nests were identified on the day of the survey, it is considered likely that birds may nest within the hedgerows and tree bounding the site. It is therefore recommended that any scrub clearance be undertaken outside the breeding bird season between March and September.
- 13.25.5 The site is not considered constrained by species such as dormice, reptiles, otters or water voles and no further surveys work is recommended for these species.
- 13.25.6 A number of general site enhancements are recommended, these include improvements of existing hedgerows, sowing of wildflower seed and planting of native shrubs and trees.

14.0 Wintering Bird Survey 2019/2020

- 14.1 A number of "European Sites" are situated within 2km radius of the site from which non-breeding waterbirds from which could use the proposed development site. Farmland also has potential value for a number of common, but declining birds, the conservation of which is identified as a priority at both national and local levels.
- 14.2 The site is close to two "European Sites" designated for their waterbird species; as their nearest points, The Blackwater Estuary Special Protection Area (SPA)/Ramsar site is c1200m to the north and the Colne Estuary SPA/Ramsar site c1000m to the east.
- 14.3 The protection of European Sites of interest for birds, through the *Directive 2009/147/EC on the conservation of wild birds*, is transposed into UK legislation through the *Conservation of Habitats and Species Regulations 2017*. Section 61 of this regulation states that:
- 14.4 "61.(1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which –
 (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
 (b) is not directly connected with or necessary to the management of that site, must make an appropriate assessment of the implications for that site in view of that site's **conservation objectives**."
- 14.5 Conservation objectives are to:

"Ensure the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Bird Directive, by maintaining or restoring;

1. *The extent and distribution of the habitats of the qualifying features*
2. *The structure and functions of the habitats of the qualifying features*
3. *The supporting process on which the habitats of the qualifying features rely*
4. *The population of each of the qualifying features, and*
5. *The distribution of the qualifying features within the site"*

- 14.6 Birds are mobile and several waterbird species that are *qualifying features* of the two SPA's either individually or as part of the waterbird assemblages, will likely feed on arable and grassland outside of the SPA boundaries. Occasionally impacts to such habitats can have a significant effect upon the special interest of a European site, through an impact on conservation objective 4 (effect on the population). Such habitats are defined as *functionally linked* to the site and so require assessment under the Habitats Directive and Regulations, as if they were within the SPA boundary (Chapman and Tyldesley 2016).

15.0 Archaeological

15.1 Planning Policy

- 15.1.1 The National Planning Policy Framework (NPPF 2018) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognize that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

- 15.1.2 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

15.2 Description of the Site

- 15.2.1 The application site lies within the small coastal town of West Mersea, which lies within the District of Colchester and the County of Essex. West Mersea is also situated on the island of Mersea, which lies off the East Coast, and is separated from the mainland by the Strood Channel. West Mersea is located 12km to the south of Colchester, 11km to the east-south-east of Tiptree, and 8km to the south-west of Brightlingsea, whilst the smaller village of East Mersea lies 4km to the east-north-east.

- 15.2.2 The site comprises a rectangular shaped plot of land, which covers an area of 4.2 acres (1.69 hectares). It is located to the south of East Road and the majority of the site's western and northern boundaries are demarcated by rear property boundaries.

15.3 Topography, Geology and Soils

- 15.3.1 The site is situated within the small coastal town of West Mersea. The latter is separated from the mainland by the Strood Channel. West Mersea also lies at the confluence of the Colne and Blackwater Estuaries. The topography of the site is thus dominated by its location on Mersea Island and its proximity to the coast, which lies only 750m to the south. The site is on a predominantly flat relief at c.17m AOD, with the surrounding relief sloping down to the south-east.
- 15.3.2 The solid geology of the site comprises Eocene Clay (BGS 2015), which is overlain by a drift geology of tertiary clay. Soils of the site are those of the Ratsborough Association, which are described as fine silty and fine loamy over clayey soils with slow permeable subsoils and slight seasonal waterlogging (SSEW 1983).

15.4 Archaeological Background

- 15.4.1 Based on the known archaeology, the site has a low potential for prehistoric, Anglo-Saxon and medieval archaeology, and a moderate potential for post-medieval and later remains. However, the site has a high potential for Roman-British remains as one of the five Portable Antiquities Scheme (PAS) findspots of Roman date recorded in the vicinity of the site was found within the northern sector of the site (HER MCC6786). There is also extensive settlement evidence for the Roman occupation of West Mersea.
- 15.4.2 Previous ground disturbance at the site is not judged to be extensive and will be limited to domestic activity given its previous and current use as recreational grassland. The impact of the proposed development on archaeological remains, if present, will be high. An archaeological evaluation such as trial trenching would characterise the archaeological remains, if present, and if required a mitigation strategy of archaeological excavation (preservation by record) would provide for any significant remains. A strategy would need to be agreed with the local authority historic environment advisor.

15.5 Archaeological and Historical Background

Prehistoric

- 15.5.1 The norther (Essex) side of the Thames Estuary has revealed a high intensity of evidence for prehistoric settlement and activity notable dating to the Bronze Age. Early exploitation of the Mersea Island is attested by a Portable Antiquities Scheme (PAS) findspot of Upper Palaeolithic to early Mesolithic dated from the vicinity of West Mersea. The location of the findspot is unspecified (HER MCC6294). A further Portable Antiquities Scheme dates to the late Neolithic to early Bronze age (HER MCC6286), and a third dates to the late Bronze Age (HER MCC5817). A test pit at No.2 Queens Corner also produced a quantity of pottery dating from Bronze Age onwards (HER MCC5732).
- 15.5.2 Evidence of Iron Age occupation and exploitation in West Mersea is extensive, not least the several later Iron Age 'red hills' or salt working sites found on Mersea Island (Tyler 2009), such as Barrow Hill just over 1km to the north of the site. A late Iron age Belgic burial comprising four pottery vessels and cremated bone was also found at No. 42 Fairhaven Avenue, which is 650m to the south-west of the site (HER MCC8263). Iron Age small finds are also recorded in the vicinity of the site, including a gold slater coin, a second stater, and two Portable Antiquities Scheme findspots (HERs MCC4894, MCC8821, MCC5925 and MCC9655)

Romano-British

- 15.5.3 The Roman landscape of Essex is characterised by the presence of small-scale rural occupation and enclosures with some villas, situated in a landscape to the south of *Caesaromagus* (Chelmsford) and the Roman Colonia of *Camulodonum* (Colchester). There is extensive settlement evidence for the Roman occupation of West Mersea, suggesting it was a higher class of settlement i.e. an officer camp, whilst also occupied by officers of the Roman army during the occupation of Colchester (Tyler 2009). A 1st Century Romano-British barrow lies to the north of Barrow Hill and when excavated in 1912, was found to comprise a central brick-built tomb containing the cremated remains of a high-status individual. The Church of St Peter and St Paul, which is 1.6km to the west of the site, is also judged to lie in the locality for several Roman villas (ibid.; Marriage 1999).
- 15.5.4 Within the vicinity of the site, Roman-British activity is attested by five Portable Antiquities Scheme findspots of Roman date (HERs MCC6784, MCC6786, MCC6787, MCC6788 & MCC9770) including one found within the norther sector of the site (HER MCC6786). Further Roman small finds comprise three coins (HER MCC8150, MCC8820 & MCC8776), and several Roman bronze objects including a fibula and a sestertius of Faustina II, plus a tessera (HER MCC8779). More significantly, Roman occupation is attested by a grey ware flask found along Seaview Avenue and 300m to the south-west (HER MCC8822), and a greensand and mortar Roman Wall and demolition material at No. 20 Yorick Road, and which is associated with a mausoleum (HER MCC5406).

Anglo-Saxon

- 15.5.5 Place-name evidence suggests a Saxon origin for Mersea, which is derived from the early 10th century word 'Meresig' meaning 'island of the pool or mere' (Tyler 2009; Howlett 2010). The Strood, which is the causeway to the island and derives from the Saxon 'strod' or 'marshy land', is Anglo-Saxon in origin, with recent investigations dating it to between AD 684-702. In AD 793, records state that the Vikings destroyed West Mersea Church and Priory, whilst the Anglo-Saxon Chronicle suggests that the Danes made a temporary camp on Mersea Island in AD 894, most probably at West Mersea (HER MCC8768; Howlett 2010). Anglo-Saxon evidence in the vicinity of the site is limited to two Portable Antiquities Scheme metal detecting finds (HERs MCC9583 & MCC9688).

Medieval

- 15.5.6 At Domesday, the manor of West Mersea was owned by the Abbey of St Ouen and consisted of 20 hides (approximately 2,400 acres; Williams & Martin 2002). A church is mentioned at West Mersea in 1086, although the extant Church of St Peter and St Paul to the west of the site is predominantly 14th century in date. A small medieval Benedictine priory existed to the west of the church. 'One fishery' is also mentioned in Domesday, indicating that commercial fishing in West Mersea has at least medieval origin (Tyler 2009).
- 15.5.7 The site lies towards the eastern extent of the modern town and thus beyond the known medieval settlement. Medieval evidence is relatively limited, comprising the Grade II listed Farmhouse Garden, which is a 15th century timber-framed house located almost 1km to the west of the site (HER MCC4659). To the north-east of the site is a large area of cropmarks of former field boundaries at West Barn Farm, which are judged to date to the medieval period and area marked on the 1st edition Ordnance Survey map (HER MCC5595). A Portable Antiquities Scheme metal detecting find from the medieval period is also recorded in the vicinity of the site (HER MCC9686).

Post Medieval and Later

- 15.5.8 In the post-medieval period, West Mersea retained its agricultural character, supplemented by its fishing and nationally-significant oyster industries (Tyler 2009). The importance of farming to West Mersea is attested by the large number of extant, often Grade II listed farmhouses and associated features, including a decoy pond located south of Waldegraves Farm and to the south-east of the site (HER MCC8931). To the north of the site fronting East Road, is the Grade II listed Brierley Hall, which is a late 18th – early 19th century house (HER MCC4661). The Grade II listed barn at Brierley Hall Farm, which is to the immediate north of the site, is a late 17th – early 18th century timber-framed barn (HER MCC4965). A Grade II listed garden wall also lies to the east of Brierley Hall (HER MCC4662).
- 15.5.9 The area surrounding the site also incorporates Grade II listed cottages dating to the 18th century including Garden Cottage and Peartree Cottage, both along East Road (HERs MCC4663 & MCC4664). The early modern period is also represented by a mill roundhouse of a former post windmill and late 19th century brickworks (HERs MCC5516 & MCC5354). Post-medieval pottery was found at No. 9 Brierley Avenue, and a sherd of 17th century pottery was found at No. 21 Prince Albert Road (HERs MCC5733 & MCC5731).
- 15.5.10 The history of West Mersea as a seaside resort begins in the early 20th century, as the town lacked a railway station and was not affected by the later 19th century railway boom (Edgson 1993). Troops were stationed in Mersea Island during WWI and the island was affected by a small number of Zeppelin bombing raids (Marriage 1999). In WWII, Mersea Island formed part of the front line for invasion and was thus heavily fortified, including at least two pillboxes, two searchlight emplacements, two gun emplacements and a battery observation post in the vicinity of the site. In the later 20th century, a Cold War Nuclear monitoring post was established to the south-west near Victoria Esplanade (HER MCC5572).

15.6 Archaeological Potential

- 15.6.1 Based on the known archaeology the potential of the site may be judged as follows:

Prehistoric – Low. Limited prehistoric evidence is recorded in the vicinity of the site, with most HER records referring to chance finds of Portable Antiquities Scheme (PAS) findspots.

Roman – High. There is extensive settlement evidence for the Roman occupation of West Mersea and one of the five Portable Antiquities Scheme (PAS) findspots of Roman date recorded in the vicinity of the site was found within the northern sector of the site (HER MCC6786).

Anglo-Saxon – Low. Anglo-Saxon evidence in the vicinity of the site is limited to two Portable Antiquities Scheme metal detecting finds.

Medieval – Low. Medieval evidence is relatively limited in the vicinity of the site, which lies towards the eastern extent of the modern town and thus beyond the known medieval settlement.

- 15.6.2 In the light of the recent consent given in respect of the land at Brierley Paddocks the applicants have indicated they would provide the sum of £10,000.00 for the provision of display case and display of archaeological finds if uncovered..

16.0 Site-Specific Character and Context

16.1 A review of the Borough and County Landscape Character Assessments and sensitivity studies and undertaking the site-specific landscape character assessment, an assessment of landscape value, site feature and influences have identified the following as key characteristics and features which should be taken into account in the design of the proposals when considering the potential effects of development on the site:

- The site has a settlement edge character, with existing residential properties creating a harsh edge on the western and norther boundaries. Rear and side garden boundaries form many of the edges of the site and these boundaries are irregular comprising close board fencing, evergreen hedging and scattered tree planting. Residential properties sit along the skyline along the western and norther boundaries and form a backdrop to the site; and
- The site is well contained and has an enclosed character, with existing residential development enclosing the site to the north and west, and established vegetation forming the southern and eastern boundaries. This enclosed character separates the site from the wider more rural land to the west.

16.2 The following key landscape receptors have been identified

- Open arable land and wider countryside located to the east of the site;
- Abrupt settlement edge;
- Proximity of the site to the coast;
- Existing boundary vegetation;
- Relationship with Seaview Holiday Park;
- Existing entrance into the site off East Road to the north of the site.

16.3 These receptors will be taken into account in relation to the site-specific landscape character and features and will help to identify the susceptibility of the landscape to absorb and accommodate the proposed development.

Summary of Landscape Character

16.4 A review of baseline studies, landscape characteristics, identification of key features has helped to inform the proposal which are detailed in

16.5 Based on the above analysis, including a review of the published landscape character documentation and assessments, and the site-specific character and value indicators, it is clear that the site is influenced by the adjacent settlement of West Mersea. The site does not fall within any National designations but is classed as being within the Coastal Protection Belt as detailed in the adopted Colchester Local Plan.

16.6 The site is typical of the surroundings arable land internally, with native boundary hedgerows and tree planting forming its boundaries. It shares qualities with the wider landscape character but due to its confined and enclosed nature does not have expansive areas of tranquility that are identified as a key landscape characteristics for the wider area as identified in the Borough and County character assessments.

Visual Context and Visual Receptors

16.7 This section provides an overview of the area in which the proposed development may be visible, those people who may experience views of the development, the key viewpoints representative of affected views and the nature of the views at the viewpoints.

16.8 The Landscape Capacity of Settlement Fringes in Colchester Borough 2005 summarises the following visual sensitivities which relate to the site and is identified as Landscape Setting Area 3 within this assessment:

- *“Has moderate visual prominence; and*
- *Has moderate intervisibility.”*

17.0 Effects of Development

Summary description of the development components and construction

17.1 The proposals are for a new residential development which includes the following:

- Development of approximately 56 dwellings
- Proposed area of Sustainable Urban Drainage;
- Proposed areas of internal tree, hedge and wildflower planting;
- New vehicular access off East Road to the north of the site;

17.2 In response to the context of the site, the proposed layout has been informed by landscape analysis and the Design and Access Statement outlines the proposals in more detail and sets out the evolution of the scheme.

17.3 The following sets out the changes (impacts) that are predicted to occur as a result of the proposals, which relate to the landscape and visual context of the site.

Construction Phase

17.4 There will be a number of activities associated with the development of the site, and during the construction phase. They include the following temporary impacts relevant to the LVA:

- Construction traffic off East Road into existing access point;
- Demolition of existing residential building, to allow for new northern access point off East Road;
- Excavation and storage of spoil material;
- Localised lighting of the construction site, as necessary during the winter months, subject to a Construction Environmental Management Plan (CEMP) and compliance with appropriate conditions;
- Vehicles associated with the delivery of materials and staff, and movements within the site necessary for moving building materials;
- Fencing of the site to ensure security, for health and safety purposes, to screen the construction from view, and to protect existing vegetation from construction activities;
- Construction of infrastructure and new buildings;
- Implementation of new landscape proposals incorporating boundary planting; tree and shrub planting; and

Development Phase

17.5 The completed development will result in a number of long-term effects, including mitigation based on the Landscape Strategy objectives which include:

- A change in land use from private recreational amenity land to new residential development and associated infrastructure;

- New highway access off East Road to the north of the site to residential properties;
- Retained and managed trees and vegetation to the site boundaries;
- New tree and shrub planting internally.

18.0 Landscape Value and Overall Sensitivity

- 18.1 Development will lead to landscape and visual change within the local context. The effects on the landscape and visual environment are only part of the overall consideration in respect of making a decision in the planning balance.
- 18.2 As set-out within this report, the incorporation of design recommendations with regard to landscape and visual matters has ensured that the proposals for the development of the site have responded positively to the landscape and visual context, in order to deliver a development that provides a good contextual fit within the existing environment.
- 18.3 Overall we conclude that the proposed development of the site in East Road would provide a good contextual fit within the settlement edge and adjacent landscape context. The extent, scale, layout and design of the new development, combined with the additional new trees, hedgerow, wildlife meadow and open space proposals will assimilate development into the settlement edge of West Mersea, helping to reduce and mitigate the visual effects of the proposals. The visual effects of the proposed development upon public views and visual amenity will be largely neutral. The screening of the development by existing trees and hedgerows to the eastern, southern and western boundaries, and within the local landscape means that the new residential development will be filtered and assimilated into the wider landscape and rural edge of West Mersea.
- 18.4 Localised and direct views of the site from the existing residential properties will be inevitable due to their proximity, but landscaping will help to soften the development edge and reduce its impact on the existing residential properties.
- 18.5 The proposals to retain boundary trees and hedgerows and enhancement of boundaries with additional planting will strengthen the structure, soften the development edge and provide green corridors within the green infrastructure and open space. By creating additional recreational routes will further strengthen the green infrastructure links through the site and beyond to the coastal footpath to the wider local landscape.
- 18.6 The provision and importance of accessible public open space within the development has been key in the design and layout of the proposed development. The inclusion of areas of open space is in keeping with aspirations outlined in the relevant Landscape Character studies and aspirations of Colchester Borough Council Coastal Protection Belt. Relevant policies have informed the design and allow for areas of open space and linear green corridors through the site. These areas of open space help to mitigate the effects of the development and the impact the development has on surrounding views.
- 18.7 The proposed development protects the landscape character of the area through the retention of existing hedgerows and tree planting at existing site boundaries which provide a key character feature typical of the 'Mixed Marshland Edge' Landscape Character Type. In conclusion, this demonstrates that the proposals have been assessed against the specified Landscape Character Assessment from Colchester Borough Council (CBCLCA) and demonstrates that the scheme can be integrated within the landscape without detrimental effect on either the landscape or visual environment.

19.0 Landscape Characteristics

E1 Mersea Island Coastal Farmland

19.1 Key Characteristics

- Flat, low-lying predominantly arable farmland;
- Mixture of small, medium and large arable fields with hedged field boundaries (gappy in places);
- Small fields generally located in close proximity to small farmsteads;
- Network of drainage ditches traversing the island;
- Lack of woodland cover, however several mature trees present in hedgerow field boundaries;
- Views of sea restricted by domed landform of the island.

19.2 Overall Character

19.2.1 Mersea Island consists of low-lying predominantly arable farmland. The island is situated at the confluence of two River estuaries (the Colne Estuary to the east and Blackwater Estuary to the south) and the Strood Channel physically separates the island from the mainland at high tide. It is accessible via the Strood Tidal Causeway, which traverses open coastal estuarine marsh and connects with the mainland to the north. A mixture of small, medium and large regular arable fields enclosed by low to medium hedges are typical across the area. Small fields are generally situated in close proximity to groups of small farmsteads. Hedged field boundaries are gappy in places and interspersed with several mature deciduous hedgerow trees, however, there are no large areas of woodland within the character area. Pasture fields also contribute to the character of the area, enclosed by wooden post and rail fencing. A network of drainage ditches is visible across the character area, providing a constant reminder of the close inter-relationship that the landscape has with the surrounding coastal water. Settlement pattern consists of series of small farmsteads, halls and groups of houses, which extend from the main west-east road, connecting East and West Mersea. There are also a number of caravan parks spread along the southern edge of the island. West Mersea is the largest settlement on the island and provides local shops and services. Diverse and interesting views over the Blackwater Estuary, Salcott and Strood channels are afforded from the southern and western edges of the town.

19.3 Visual Characteristics

- Open views of Langenhoe Coastal Farmland are visible on the skyline to the north of the island;
- Views of open sea from the character area are restricted by the domed shaped landform of the island.

19.4 Historic Features

- Visual remains of use of the landscape as a food resource during the Roman-British period comprising a round barrow (Mersea Mount) at barrow hill and several red hills (visible at low tide) on the southern beaches, associated with the early salt-making industry
- Evidence of Second World War defences includes pillboxes and gun emplacements at West Mersea and a decoy bunker at East Mersea.

19.5 Ecological Features

- 19.5.1 The ecological character of shore and grassland habitats bordering large open fields (mostly used for arable). Ecological interest is confined to the borders of the shore and in small areas of semi-natural grassland. There are only a few pockets of scrub and woodland. Cudmore Grove Country Park SINC which comprises species-rich coastal grassland with typical and uncommon species such as fenugreek *trigonella foenum-graceum* and narrow-leaved bird's-foot-trefoil *Lotus tenuis*. This is managed for wildlife purposes.
- 19.5.2 At West Mersea a county rarity (and uncommon in the UK) has been discovered; sea spurge *Euphorbia paralias* along with sea mayweed. *Tropeurospermum maritimum*, which has a limited distribution in Essex. Also large populations of shrubby sea-blite *Suaeda vera* has been able to colonise unstable shingle along the drift line at West Mersea and Osea Island.
- 19.5.3 This area of farmland is included within the Blackwater Management Plan and the shoreline is designated under the Blackwater Estuary RAMSAR, Essex Estuaries cSAC, and Colne Estuary SPA, SSSI and NNR.

19.6 Key Planning and Land Management Issues

- Pressure from expansion of the settlement edges of West Mersea and around East Mersea;
- Potential for the introduction of visually intrusive agricultural buildings within the coastal farmland landscape, which would be visible from several surrounding character areas;
- Vulnerable to sea-level rise and the potential effects of global warming;
- Pressure on minor roads, especially during peak tourist periods;
- Visually intrusive caravan parks along the edges of Mersea Island;
- Continuing loss of hedges and field boundary vegetation.

20.0 Landscape Strategy Objective

Landscape Planning Guidelines

- Consider the impact of any new development in adjacent character areas avoiding visual intrusion and adverse impact on the generally undisturbed character;
- Conserve the open nature of some views across the coastal farmland;
- Consider the visual impact of any new small-scale development appropriate scale, form, design and use of materials appropriate to landscape character;
- Ensure any new small-scale development in or on the edges of West Mersea and East Mersea responds to the existing settlement pattern;
- Conserve and enhance the landscape setting of West Mersea;
- Ensure any new harbourside development at West Mersea avoids the introduction of suburban styles and materials and responds to landscape setting taking into account views to and from the adjacent areas of open and drained estuarine marsh;
- Prevent coalescence of tourist orientated development on the southern edge of the area.

Land Management Guidelines

- Strengthen hedgerow management, particularly of elm;
- Conserve, manage and enhance area of semi-natural grassland habitats;
- Seek to screen visually intrusive caravan park using structure planting (appropriate to local landscape character);
- Conserve existing WWII heritage features.

21.0 Essex County Council Landscape Character Assessment (2003)

21.1 At a county level the site is located within the Essex Landscape Character Assessment as lying within 'Coastal Landscapes (F)' area, more specifically the 'Mersea Island (F6)' area. The key characteristics of relevance to the site and its surroundings are described as:

- *"Oval shaped island with a broad low central clay ridge;*
- *Fringing low lying grazing marshes, pockets of saltmarsh and broad mud/sandflats;*
- *Mainly agricultural landscape with a few large farmsteads and a scattering of suburban houses along lanes;*
- *Predominantly open character with frequent views of sea and the estuary;*
- *Narrow zig-zagging and sinuous hedgerows lanes; and*
- *Most of the area is tranquil."*

21.2 Within the Essex County Council Character Assessment is a Sensitivity Study for the Character Area of West Mersea as a whole. This sensitivity study lists the following as being key issues and accommodation for change within the character area of Mersea Island:

- *"Moderate to high intervisibility;*
- *Visual exposure to ridgetops/ridge sides; and*
- *Tranquil character."*

21.3 This Landscape Sensitivity Study covers a much wider area than the site extents, and therefore although this can be considered, weight cannot necessarily be given to its findings within this appraisal.

22.0 Conclusion and Planning Balance

22.1 National Policy requires planning to be genuinely plan-led. The proposal is contrary to the adopted Local Plan as the site is outside the current settlement boundary of West Mersea.

22.2 The National Planning Policy Framework makes it plain that the purpose of the planning system is to contribute to the achievement of sustainable development and identifies three dimensions to sustainable development: economic, social and environmental.

22.3 In respect of the first of these considerations the current proposal would provide economic benefits, for example in respect of employment during the construction phase, as well as support for existing and future businesses, services and facilities by introducing additional residents that would make use of them and provide future spend in the local economy. The social role of sustainable development is described as supporting strong vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment with accessible local services that reflect the community's need and support its health, social and cultural well-being.

22.4 The proposal is considered to meet these objectives as it would contribute towards the number of dwellings required to support growth in West Mersea and the Borough as a whole. In respect of the third dimension, environmental, the proposal will provide housing in a sustainable settlement so that future residents would not be entirely reliant on the private car, being able to walk, cycle or use public transport to access necessary services and facilities, thereby minimising environmental impacts; ecological enhancements are also included as part of the development.

- 22.5 The applicants are confident that overall the development will not cause significant harm to the amenity of nearby residents or have an impact upon the highway network. Whilst the proposed development would have an impact on the existing character of the site (i.e. by introducing built development where there is none currently) through a general suburbanising effect on the wider area, which weighs against the proposal, the positive economic and social effects, as well as sustainability of the proposal weigh in favour of the scheme and could reasonably be judged to clearly outweigh the shortcoming identified given the significant weight afforded to the supply on new homes in the Framework and the proposal design that could be secured as part of any future reserved matters application.
- 22.6 In addition to the financial contribution of £10,000.00 (15.6.2) for the provision of display case and display of archaeological finds the applicants are proposing further contributions of £30,000.00 for NHS Practice Improvements and £80,000.00 towards costs of multi-purpose community facility. The 20 affordable housing units will be secured via a Legal Agreement and it is considered the benefits of the scheme demonstrably outweigh any adverse impacts identified and the proposal is considered to acceptable on this basis.

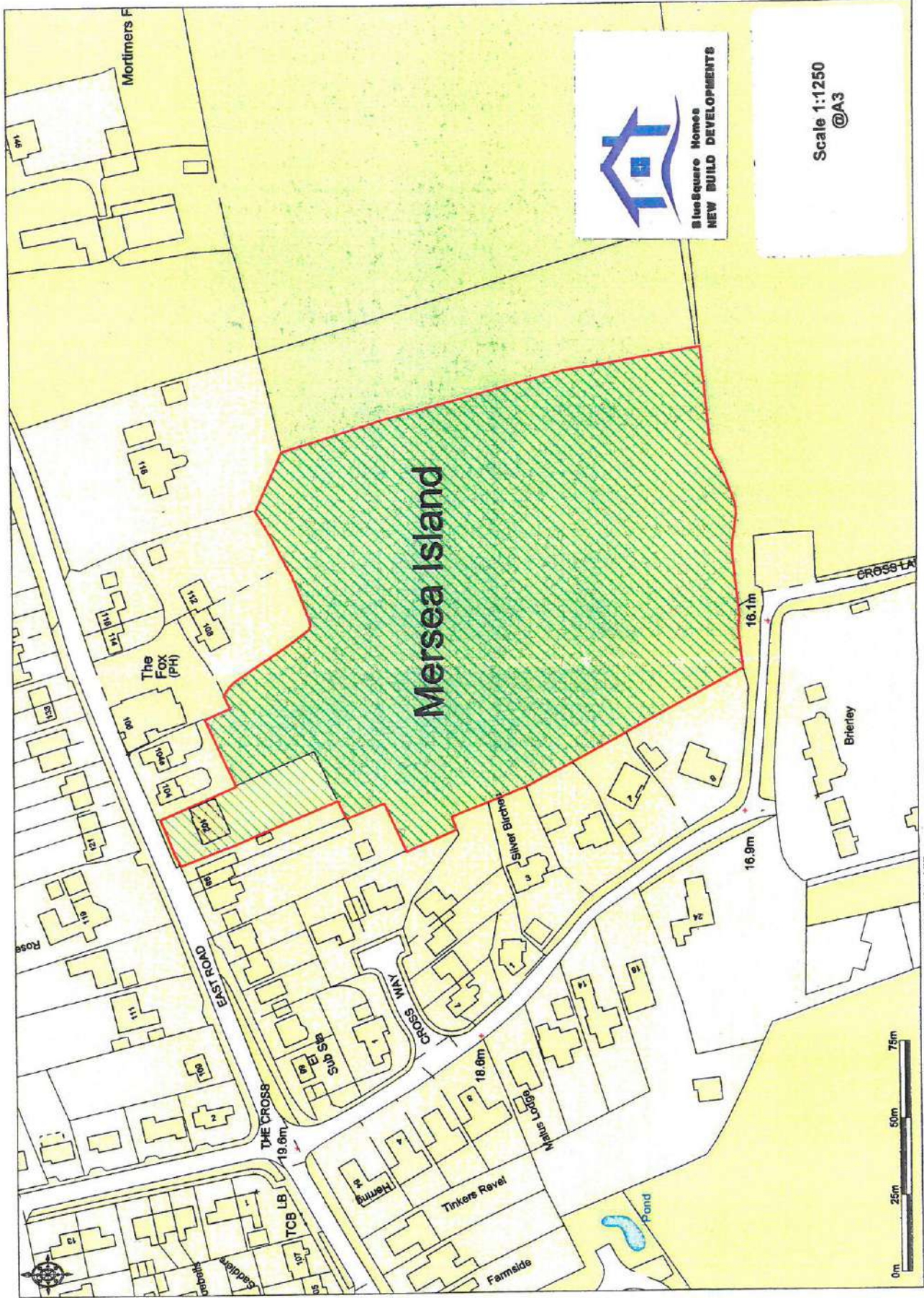
PLANNING STATEMENT

Outline Residential Development 102 East Road West Mersea

Appendix I Site Location Plan

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

Land at East Road
West Mersea



BlueSquare Homes
NEW BUILD DEVELOPMENTS

Scale 1:1250
@A3

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The Johnson Denney Planning Partnership
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PLANNING STATEMENT
Outline Residential Development
102 East Road
West Mersea

Appendix II
Indicative Site Layout

PLANNING STATEMENT

Outline Residential Development

102 East Road

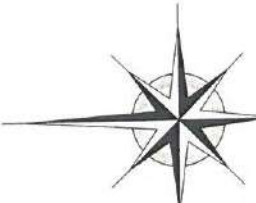
West Mersea

Appendix III

Landscaping Principles

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)

LANDSCAPING PRINCIPLES

GENERAL
PLANTINGS AND PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING BRITISH STANDARDS:
BS 4420 - CODE OF PRACTICE FOR GENERAL LANDSCAPE OPERATIONS
BS 2082 - SPECIFICATION FOR TOPSOIL AND REQUIREMENTS FOR USE

MIDFIELDER MZ/GRASS: BWARD_MX1

BROGFOOT TRENOL	2%
BLACK WEDG	2%
COMMON VETCH	2%
MEADOW BUTTERCUP	2%
RED FLOVER	2%
RED TILDA	2%
WINTER CREEPER	2%
SELF HEALING	2%
WHITE CLOVER	2%
YARROW	2%

GRASS COMPONENT

CRESTED DOG-TAIL	7%
NEARPO FESCUE	21%
RED FESCUE	10%
YORKSHIRE FOG	22%
YORKSHIRE FOG	1%

PLANT STOCK AND TIMING

PLANT MATERIALS SHALL CONFORM TO BRITISH STANDARDS WITH THE NATIONAL PLANT SPECIFICATION, BY NUMBERS ACCREDITED BY THE HORTICULTURAL TRADE ASSOCIATION. ALL PLANTS TO BE SUPPLIED SHALL BE PLANTED IN WELLS, WELLS, CONTAINER GROWN STOCK, MAY BE PLANTED OUTSIDE, THIS SEASON IF ACCOMPANIED BY WELLS, FERTILISER, FROST, DROUGHT, COLD DRYING WIND OR WHEN THE SOIL IS WATERLOGGED.

PLANTING

ALL PLANTS SHALL BE PLANTED UPRIGHT AT THE SAME LEAVING ROOM FOR GROWTH, ALL RESTRICTIVE CONTAINERS SHALL BE REMOVED WITH ROOTS NOT EXPOSED, PLANTS TO BE PLANTED IN A PLANTING PIT SHOULD BE PLANTED TO A MINIMUM 300MM. PLANTS TO BE TRIMMED, WATERED AND DEAD OR DAMAGED BRANCHES REMOVED BETWEEN MID-OCTOBER AND MID-MARCH AND TO BE CUT PLANTED, INCORPORATING SLOW RELEASE FERTILISER.

TREE VENTILATION

ALL TREES SHALL BE PLANTED AFTER PLANTING. ALL STANDARDS SHALL HAVE BRITANNIC VARIATION SYSTEM 50MM DIAMETER, 50% PERFORATED FLEXIBLE DRAINAGE, UP TO 100MM ABOVE GROUND LEVEL FOR BRASSIATION, ALL TREES TO BE FITTED WITH DIRT STOPPER.

TREE SUPPORTS AND PROTECTION

FEATHERED TREES TO BE SUPPORTED BY ONE, STAKE TO 125% HEIGHT AND BY TWO, STAKES TO 100% HEIGHT. ALL TREES TO HAVE RUBBER TIES AND SPACER BLOCKS, TRANSPARENT TO BEAL, SUPPORTED BY WOODEN FEATHERED AND STANDARD TREES TO HAVE INDIVIDUAL RABBIT GUARDS.

MALCHING

APPLICATION OF MALCH TO THE PLANTING AREAS SHALL BE COMPLETELY WEED AND WEED SEED FREE AND WATERED APPROPRIATELY TO ACHIEVE FINE CAPILLARY WITH A 100MM MINIMUM DEPTH OF 15-20MM NOMINAL PARTICLE SIZE, DARK WATEROOD CHIP MALCH (WZ/GRASS AND WZ/GRASS), ENSURING THAT THE LOW BRANCHES OF THE TREES, BRUSHES AND SHEDS ARE NOT DAMAGED BY APPLICATION. THE MALCH SHALL BE TOPPED-UP TO MAINTAIN, AFTER SETTLEMENT, A DEPTH OF NOT LESS THAN 50MM.



BlueSquare Homes NEW BUILD DEVELOPMENTS

LANDSCAPING PRINCIPLES

TREES, SHRUBS, ALPINE AND HERBACEOUS PLANTS CHOSEN FOR THEIR TOLERANCE TO DROUGHT IN CREATING A 'DRY GARDEN' ENVIRONMENT.

TREES

- RED HONEY LOCUST - (Robinia pseudoacacia)
- RED HAWTHORN - (Crataegus oxyacantha)
- WHITE BELLINGHAM CHERRY - (Prunella laurocerasus)
- YELLOW HONEY LOCUST - (Gleditsia triacanthos)
- WEEPING FLOWERING CRAB APPLE - (Malus Royal Beauty)
- LOMBARDY CHERRY - (Prunus laurocerasus)

SHRUBS

- FLOWERING QUince - (Chaenactis Galia Girl)
- JAPANESE BARBERRY - (Berberis Thunbergii)
- JAPANESE BARBERRY - (Berberis Thunbergii)
- DWARF BARBERRY - (Berberis Darwinii)
- WHITE BUCKLE - (Berberis Aquifolium)
- BLUEBERRY - (Caryocarpus X Inca)
- BLUE LEADWORT - (Ceratostigma plumbagineum)
- WINTER CREEPER - (Euonymus fortunei)
- COMMON SEA BUCKTHORN - (Rhamnus Fraxinosa)
- ATLANTIC IVY - (Hedera Helix)
- WHITE HERB - (Hedera Helix)
- LAVENDER - (Lavandula Angustifolia)
- WHITE ENGLISH LAVENDER - (Lavandula New Allot)
- ROSE-LEAVED YONKILDER - (Lonicera Fragrantissima)
- MAHONIA - (Mahonia X Charit)
- OSMANTHUS - (Osmantinus Delavayi)
- VAREGATED JAPANESE SPURGE - (Pachysandra Terminalis)

ALPINE

- PURPLE GROWWELL - (Lithospermum Diffusum)
- SILVER SHAMROCK - (Oxalis Adansoni)
- GOLDEN SCILLA - (Scilla Maritima)
- THYMAS - (Thymus Vulgaris)
- WHITE BLUE-EYED GRASS - (Sisymbrium Ala)
- MOUSE EAR - (Cerastium Triflorum)
- SILVER BUBBLE - (Chrysanthemum Niveum)

HERBACEOUS

- BERBERIS - (Berberis Vulgaris)
- ELDERBERRY - (Sambucus Nigra)
- RED HOT POKER - (Kniphofia Ulica)
- BURNING LOVE - (Lycium Chamaejasme)
- CATTAIL - (Najas X Fossilis)
- BALLISTIC ISLAND GRASS - (Phormium Tenax)
- RUGGIAN GRASS - (Panicum X Blue Sprig)
- SHRUBBY CHOCOLICE - (Panicum X Blue Sprig)
- FLOWERING ALMOND - (Prunus Mispalensis)
- HERB-OR-GRACE - (Rosa Grandis)
- LAVENDER COTTON - (Eucalyptus Globulus)
- SPREA - (Sporobolus Chrysanthus)
- TREE GERMANDER - (Tetradium Pruriens)
- ALBUQUERQUE LIVE PRICKLE - (Cholla)
- WHITE PIRNIMALE - (Vitis Minor Alba)
- THE SPANISH DAGGER - (Yucca Glauca)
- SNOWFLAKE - (Spiraea Japonica)
- JAPANESE SPREA - (Spiraea X Goldflame)
- VAREGATED SILVERBUSH - (Osageo)
- OLEASTER - (Elaeagnus Uniflora)
- ROSE ACACIA - (Robinia Pseudacacia)
- SHRUBBY BLOOM - (Ceanothus Thyrsiflorus)
- SHRUBBY ROCKROSE - (Hymenocallis Maritima)

ISOGONOLE HEDGES

- HAWTHORN - (Crataegus Monogyna) - 60%
 - FIELD MAPLE - (Acer campestre) - 10%
 - BLACKBERRY - (Rubus Fruticosus) - 10%
 - BLACKTHORN - (Prunus spinosa) - 20%
- ALL NEW HEDGES PLANTED AT 4 PLANTS PER METRE SET IN DOUBLED STAGGERED ROWS 500mm APART

	THE JOHNSON DENNEHY PLANNING PARTNERSHIP LTD. The Couch House, Beacon End House, London Road, Sawley, Colchester, Essex CO3 0NY Telephone: 00 44 1206 763334 Fax: 00 44 1206 763335 E-Mail: jdp@bjconnect.com	PROJECT RESIDENTIAL DEVELOPMENT 102 EAST ROAD WEST MERSEA ESSEX.	CLIENT BlueSquare Homes NEW BUILD DEVELOPMENTS	Revisions <table border="1"> <tr><th>DATE</th><th>NO.</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DATE	NO.								
	DATE	NO.												
	SCALE 1 : 500 (A1) DATE JAN 2020. FILE NO 4126. DRG No 12.1. P.J.	TITLE LANDSCAPING PRINCIPLES	CLIENT BlueSquare Homes NEW BUILD DEVELOPMENTS	SCALE 1 : 500 (A1) DATE JAN 2020. FILE NO 4126. DRG No 12.1. P.J.										

PLANNING STATEMENT

Outline Residential Development

102 East Road

West Mersea

Appendix IV

Indicative House Types

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

PLANNING STATEMENT

Outline Residential Development 102 East Road West Mersea

Appendix V Environmental Site Check

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

Sitecheck Data

102 East Road, West Mersea, COLCHESTER, CO5 8SA

Prepared for:

**Ms S Mclellan
Johnson Dennehy Planning Partnership
The Coach House
Beacon End House
Stanway
Colchester
CO3 0NY**

Report Reference: SCD_214106672_1_1

Report Date: 09-AUG-2019

Customer Reference: PRJ/SM/2069

National Grid Reference: 602560 213400

Site Area: 18936 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966

Fax: 0844 844 9980

Email: info@landmarkinfo.co.uk

Website: www.sitecheck.co.uk

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	10
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	13
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	16
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	17
This section contains information which may be of use when interpreting the report.	
Useful Contacts	18
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Sensitivity	Page No.	Reference Number (Map ID)
-------------	----------	---------------------------

Environmentally Sensitive Receptors

Environmentally Sensitive Areas

Essex Coast (decommissioned), Designation Date: 31st December 1994, Total Area: 16653030.43(m2), Contact Ref: 2	15	1
---	----	---

Other Factors	Page No.	Reference Number (Map ID)
---------------	----------	---------------------------

Geological

Radon Potential - Radon Affected Areas

Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	16	-
---	----	---

Radon Potential - Radon Protection Measures

Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	16	-
---	----	---

Potential for Landslide Ground Stability Hazards

Hazard Potential: Very Low, Contact Ref: 3	16	-
--	----	---

Potential for Running Sand Ground Stability Hazards

Hazard Potential: Very Low, Contact Ref: 3	16	-
--	----	---

Potential for Shrinking or Swelling Clay Ground Stability Hazards

Hazard Potential: Moderate, Contact Ref: 3	16	-
--	----	---

Potential for Collapsible Ground Stability Hazards

Hazard Potential: Very Low, Contact Ref: 3	16	-
--	----	---



Site
102 East Road, West Mersea, COLCHESTER, CO5 8SA

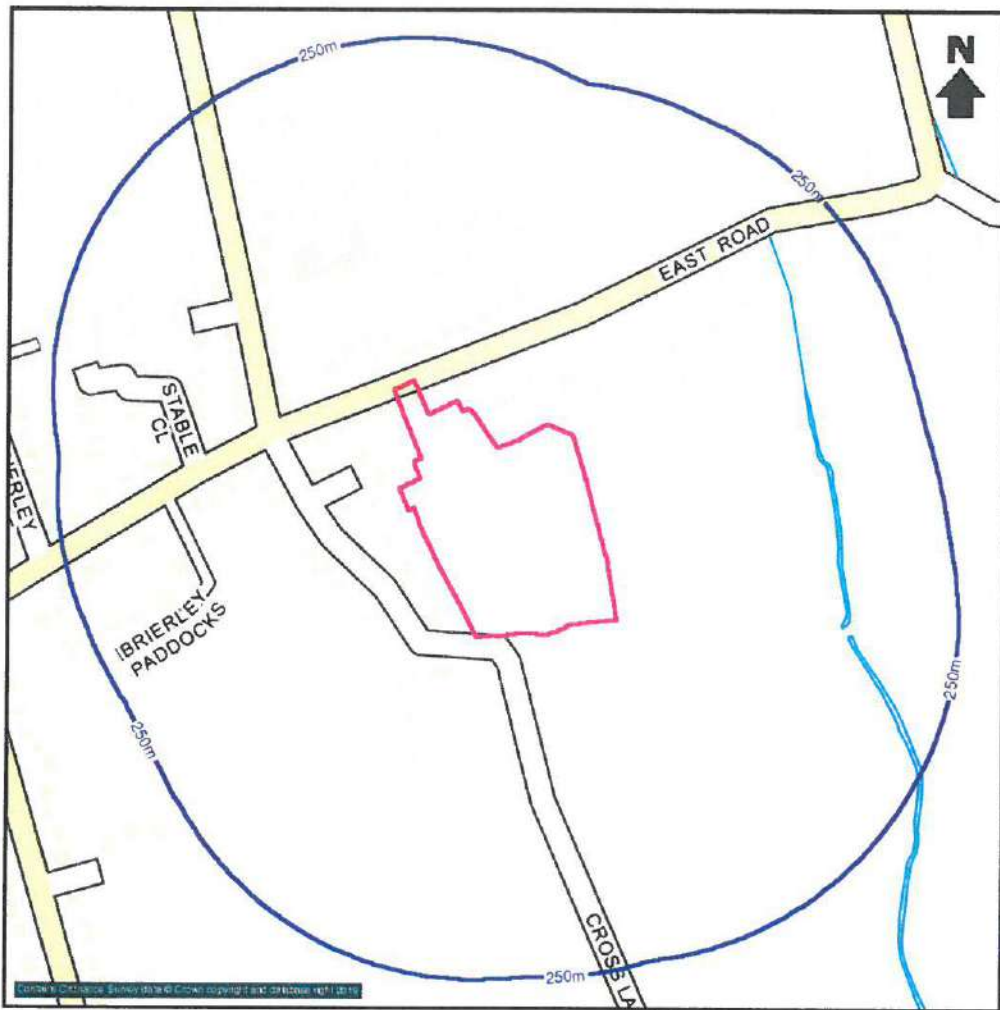
Grid Reference
602560, 213400

Report Reference
SCD_214106672_1_1

Customer Reference
PRJ/SM/2069

Size of Site
18936 m²





Site
102 East Road, West Mersea, COLCHESTER, CO5 8SA

Grid Reference
602560, 213400

Report Reference
SCD_214106672_1_1

Customer Reference
PRJ/SM/2069

Size of Site
18936 m²

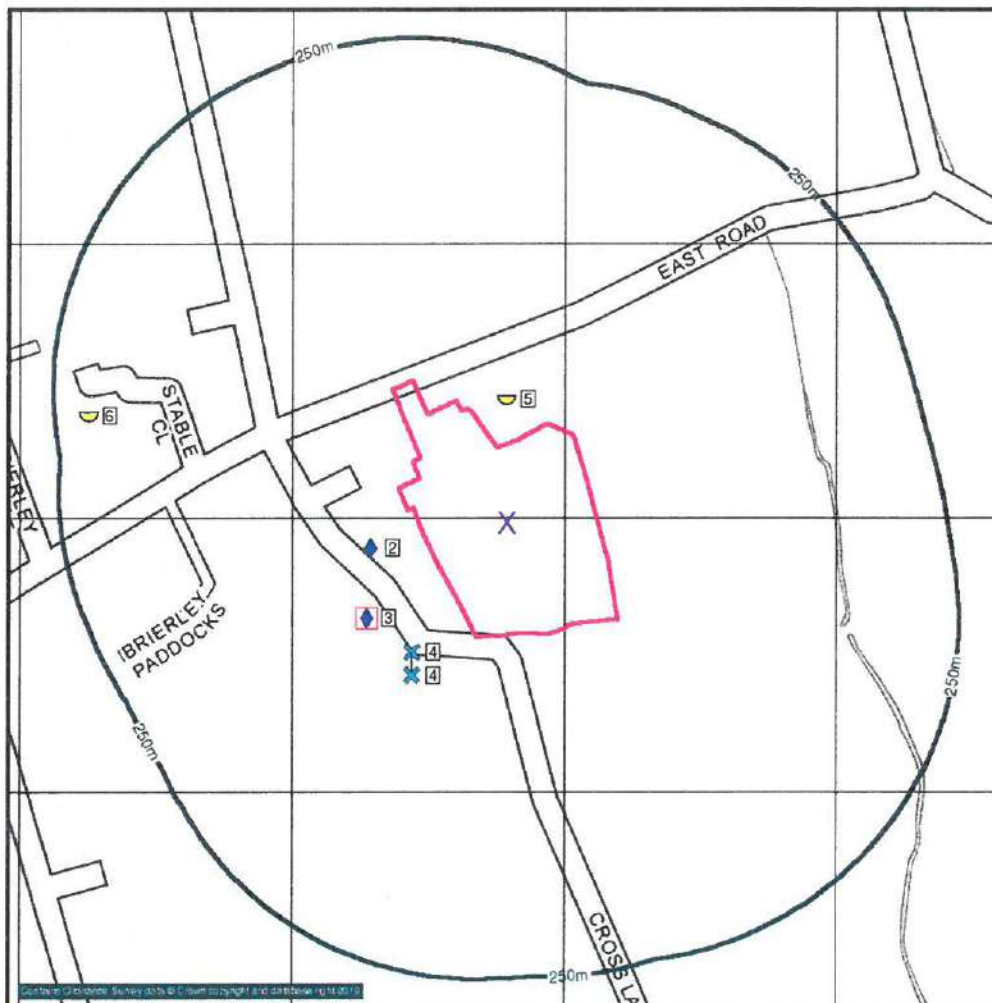


Current Land Use	On Site	0-250m
Contaminants	0	7
Waste / Landfill Sites		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
Statutory Authorisations		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
Discharge Consents		
Discharge Consents	0	4
Water Industry Act Referrals	0	0
Industrial Processes		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
Storage of Hazardous Substances		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
Contraventions		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	1

Current Land Use	On Site	0-250m
Contaminants	0	7
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	2
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	0
Historical Land Use	On Site	0-250m
Contaminants	0	2
Potentially Contaminative Uses		
Historical Tanks And Energy Facilities	0	2
Potentially Contaminative Industrial Uses (Past Land Use)	0	0
Potentially Infilled Land		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	0	0
Sensitivity	On Site	0-250m
Pathways and Receptors	1	1
Pathways		
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0
Flooding from Rivers or Sea without Defences	0	0
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0

Sensitivity	On Site	0-250m
Pathways and Receptors	1	1
Environmentally Sensitive Receptors		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	1	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	0	1
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	0
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

Other Factors	On Site	0-250m
Geological	8	0
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	0	0
Man-Made Mining Cavities	0	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	0
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	0
Potential for Ground Dissolution Stability Hazards	1	0
Potential for Landslide Ground Stability Hazards	1	0
Potential for Running Sand Ground Stability Hazards	1	0
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0
Non Coal Mining Areas of Great Britain	0	0



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations	
<ul style="list-style-type: none"> Site Boundary Search Buffer Bearing Reference Point Reference Number 	<ul style="list-style-type: none"> BGS Recorded Landfill Site Licensed Waste Management Facilities (Landfill) Local Authority Recorded Landfill Site Registered Waste Transfer Site Registered Waste Treatment or Disposal Site Registered Landfill Site Point Location of Registered Landfill Site 	<ul style="list-style-type: none"> BGS Recorded Landfill Site (Point) Licensed Waste Management Facilities (Location) Local Authority Recorded Landfill Site (Point) Registered Waste Transfer Site (Point) Registered Waste Treatment or Disposal Site (Point) Registered Landfill Site Potential Landfill Buffer 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Enforcement Planning Hazardous Substance Enforcement Prosecution Relating to Authorised Processes Enforcement and Prohibition Notice Substantiated Pollution Incident Register Prosecution Relating to Controlled Waters 	<ul style="list-style-type: none"> COMAH Planning Hazardous Substance Consent Explosive Site NHHS Industrial Processes Integrated Pollution Control Integrated Pollution Prevention Control Integrated Pollution Control Registered Waste Site Local Authority Integrated Pollution Prevention and Control 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Contaminated Land Register Entry or Notice (Point) Contaminated Land Register Entry or Notice Registered Radioactive Substance Discharge Consents Discharge Consent Water Industry Act Referral

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			

Local Authority Landfill Coverage

Name: Colchester Borough Council, - Has no landfill data to supply, Contact Ref: 4	-	On Site	NW
Name: Essex County Council, - Has supplied landfill data, Contact Ref: 5	-	On Site	NW

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			

Discharge Consents

Mark A Skinner, Cross Lane West Mersea, Colchester, Essex, Essex, Co5 8hn, Sewage Discharge, Reference: Prenf19344, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	2	0-250m	W
Timothy Jeffery, 24 Cross Lane, West Mersea, Colchester, Essex, Essex, Co5 8hn, Sewage Discharge, Reference: Eprxp3921gk, Version: 1, Status: New issued under EPR 2010, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	3	0-250m	SW
Micahel S Martin, Cross Lane No.14 Cross Lane, West Mersea, Colchester, Essex, Essex, Co5 8hn, Sewage Discharge, Reference: Prenf19223, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	3	0-250m	SW
Francesca Jeffrey, Cross Lane No.24 West Mersea, Colchester, Essex, Essex, Co5 8hn, Sewage Discharge, Reference: Prenf16089, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	3	0-250m	SW

Contraventions	Ref No.	Search Buffer	Direction
Substantiated Pollution Incident Register			

Substantiated Pollution Incident Register

Authority: Environment Agency - Anglian Region, Central Area, Incident Date: 5th November 2002, Incident Reference: 118843, Water Impact: Category 2 - Significant Incident, Air Impact: Category 3 - Minor Incident, Land Impact: Category 2 - Significant Incident, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1 Pollutant: Oils And Fuel: Kerosene And Aviation Fuel,	4	0-250m	SW
---	---	--------	----

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			

Contemporary Trade Directory Entries

J E Spalding, 112, East Road, West Mersea, Colchester, CO5 8SA, Gunsmiths, Status: Inactive, Positional Accuracy: Automatically positioned to the address	5	0-250m	N
---	---	--------	---

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			

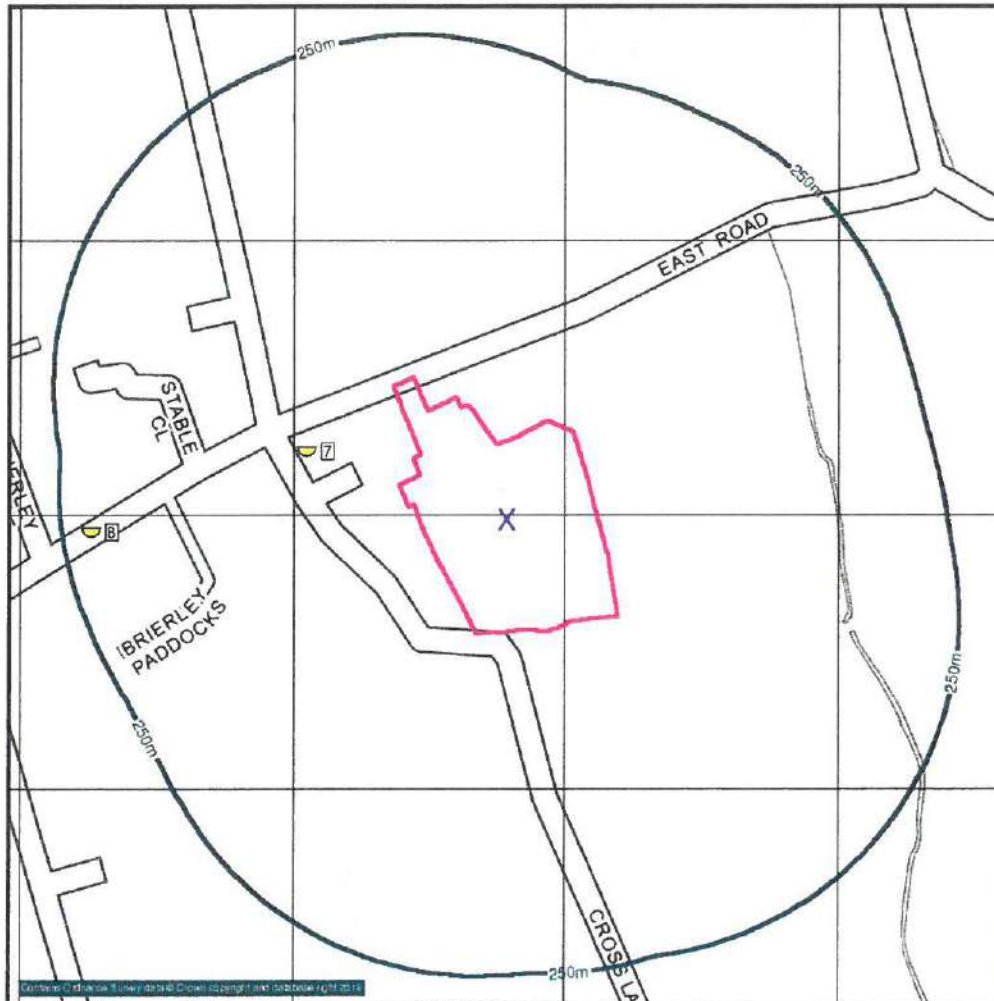
Contemporary Trade Directory Entries

Layer Products Ltd, 9, Stable Mews, West Mersea, Colchester, CO5 8HR, Blinds, Awnings & Canopies, Status: Inactive, Positional Accuracy: Automatically positioned to the address

6

0-250m

W



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number		

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	7	0-250m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	8	0-250m	W

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

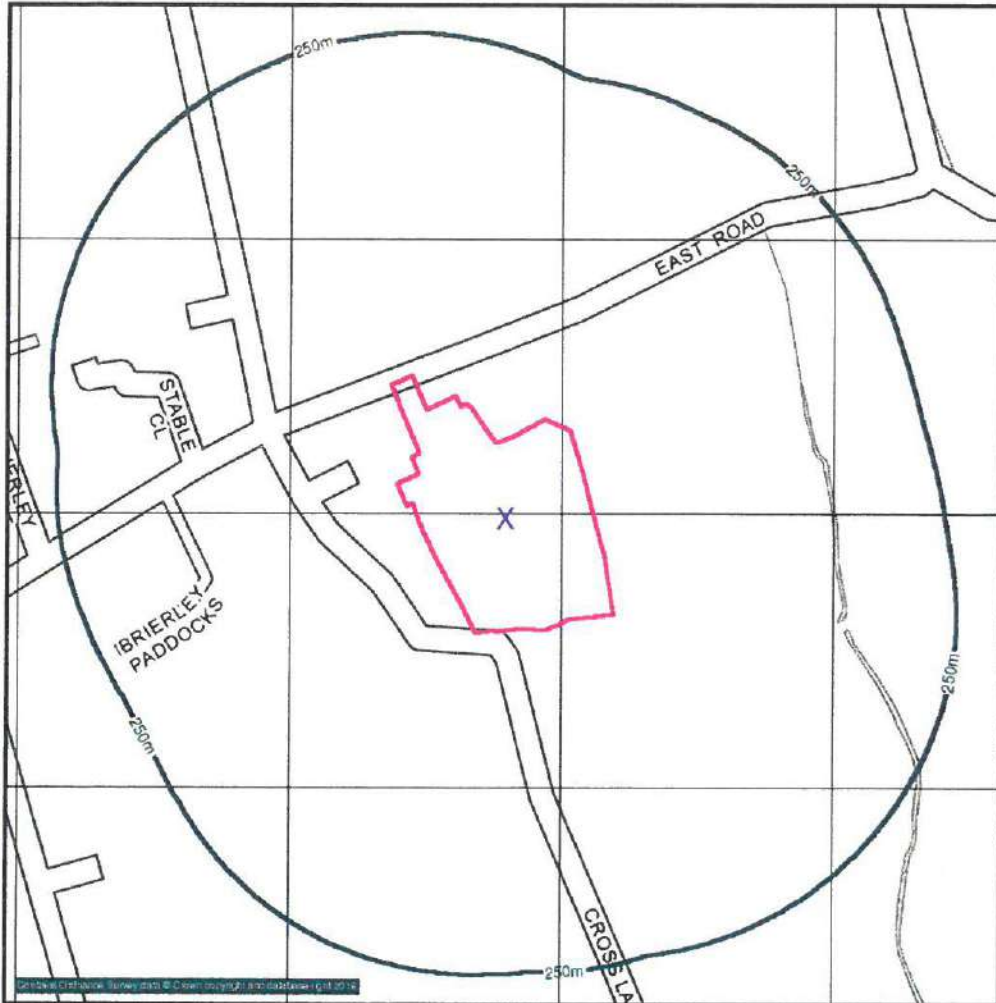
1:2,500	Mapsheet	Published
Ordnance Survey Plan	TM0213	1961
Ordnance Survey Plan	TM0213	1971

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	TM01SW	1979

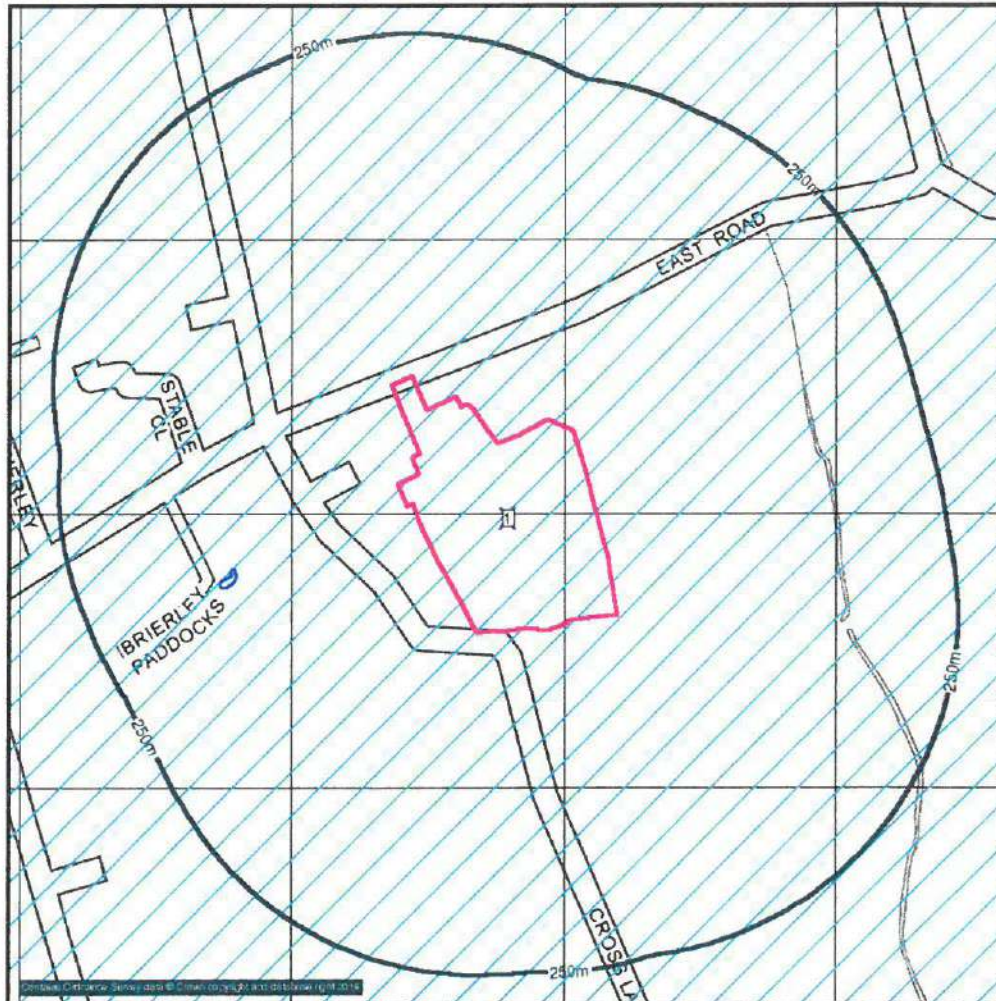
1:10,560	Mapsheet	Published
Essex	047_00	1880
Essex	047_NW	1898
Essex	047_SE	1925
Essex	047_SE	1938
Ordnance Survey Plan	TM01SW	1958

Flood Map



General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	Flooding from Rivers or Sea without Defences (Zone 3)
Search Buffer	Flood Water Storage Areas	Flood Defences	
Bearing Reference Point	Reference Number		

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
○ Site Boundary	■ Area of Outstanding Natural Beauty	▨ Forest Park
○ Search Buffer	□ Environmentally Sensitive Area	▨ National Park
× Bearing Reference Point	⊠ Local Nature Reserve	▨ National Scenic Area
□ Reference Number	▨ Marine Nature Reserve	
	▨ National Nature Reserve	
	▨ Ramsar Site	
	■ Site of Special Scientific Interest	
	▨ Special Area of Conservation	
	▨ Special Protection Area	
	~ Nearest Surface Water Feature	
	⚡ Water Abstractions	

Pathways and Receptors	Ref No.	Search Buffer	Direction
Environmentally Sensitive Receptors			
Environmentally Sensitive Areas			
Essex Coast (decommissioned), Designation Date: 31st December 1994, Total Area: 16653030.43(m2), Contact Ref: 2	1	On Site	NW
Nearest Surface Water Feature			
Distance: 135m	-	0-250m	W

Other Factors	Search Buffer	Direction
Geological		
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
No Hazard		-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NW
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NW
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low Contact Ref: 3	On Site	NW
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NW
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NW
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NW
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low Contact Ref: 3	On Site	NW
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Moderate Contact Ref: 3	On Site	NW

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

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Contact Names and Addresses

1 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 03708 506 506

enquiries@environment-agency.gov.uk

Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

2 Natural England

County Hall
Spetchley Road
Worcester
WR5 2NP

Telephone 0300 060 3900

enquiries@naturalengland.org.uk
www.naturalengland.org.uk

3 British Geological Survey Enquiry Service

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

4 Colchester Borough Council Environmental Health Department

P O Box 889
Town Hall
Colchester
Essex
CO1 1FL

Telephone 01206 282222
Fax 01206 282598

www.colchester.gov.uk

5 Essex County Council

County Hall
Chelmsford
Essex
CM1 1YS

Telephone 01245 492211

www.essexcc.gov.uk

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Imperial Way
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RG2 0TD

Telephone 0844 844 9966
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PLANNING STATEMENT
Outline Residential Development
102 East Road
West Mersea

Appendix VI
Topographical Survey

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

213000.00 mN

800000.00 mE

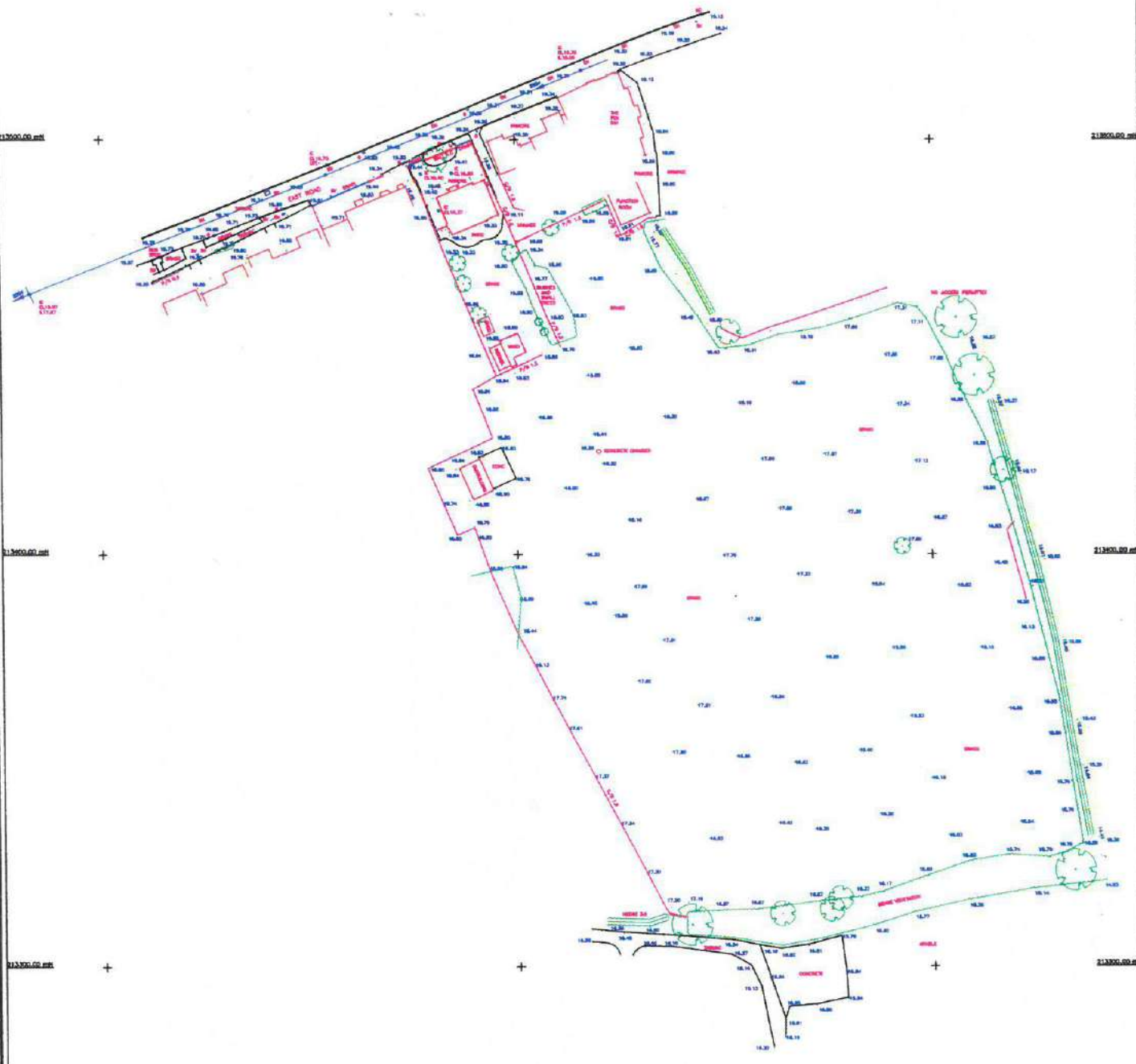
213000.00 mN

800000.00 mE

DATE	REV	DESCRIPTION	BY	APPROVED
A WEST BOUNDARY ADDED. DRAINAGE ADDED. 16/06/19				



BlueSquare Homes
NEW BUILD DEVELOPMENTS



- ASCS
- 1. Spot Height
- 2. Boundary Line
- 3. Boundary Line
- 4. Level Line
- 5. Road Edge
- 6. Site Line
- 7. Masonry
- 8. Drain
- 9. Site Line
- 10. Boundary Line

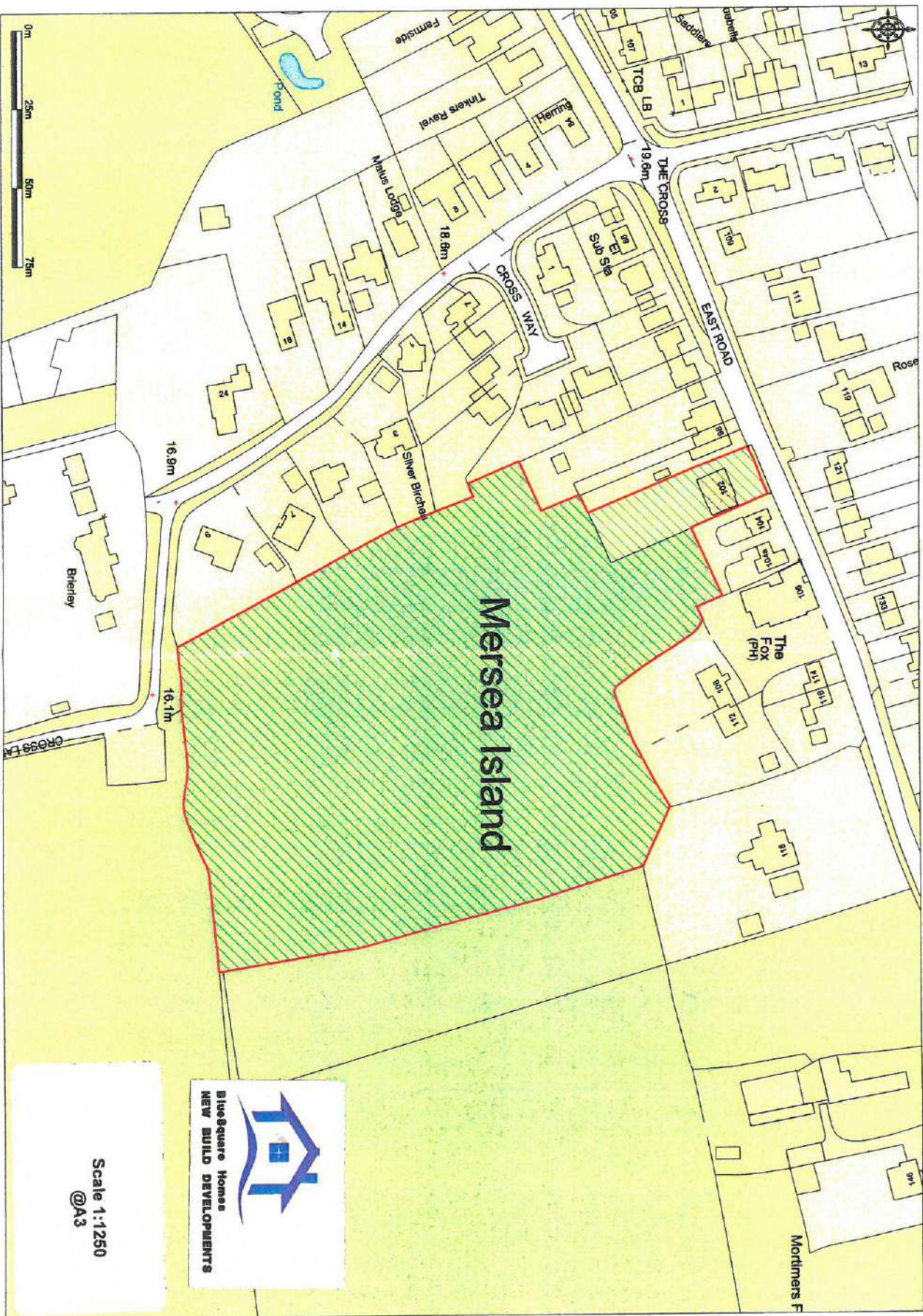
Sterling Surveys
 Jonathan New
 Site Survey
 01753 507979
 14527 1st
 Avenue, 17660 1st Ave
 PO Box 10000, 17660 1st Ave
 www.sterlingsurveys.com

Peter Whitley
 Land Roving
 Site Engineering

TOPOGRAPHIC SURVEY AT EAST ROAD, WEST MERSEA SURVEY RELATED TO OS NATIONAL GRID (OSN718)			
SHEET	DATE	DRAWN BY	REV
A1	JULY 2019	1677-1	A
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The Johnson Dennehy Planning Partnership
The Coach House
Beacon End House
London Road
Stanway
Colchester
Essex, CO3 0NY

Land at East Road
West Mersea

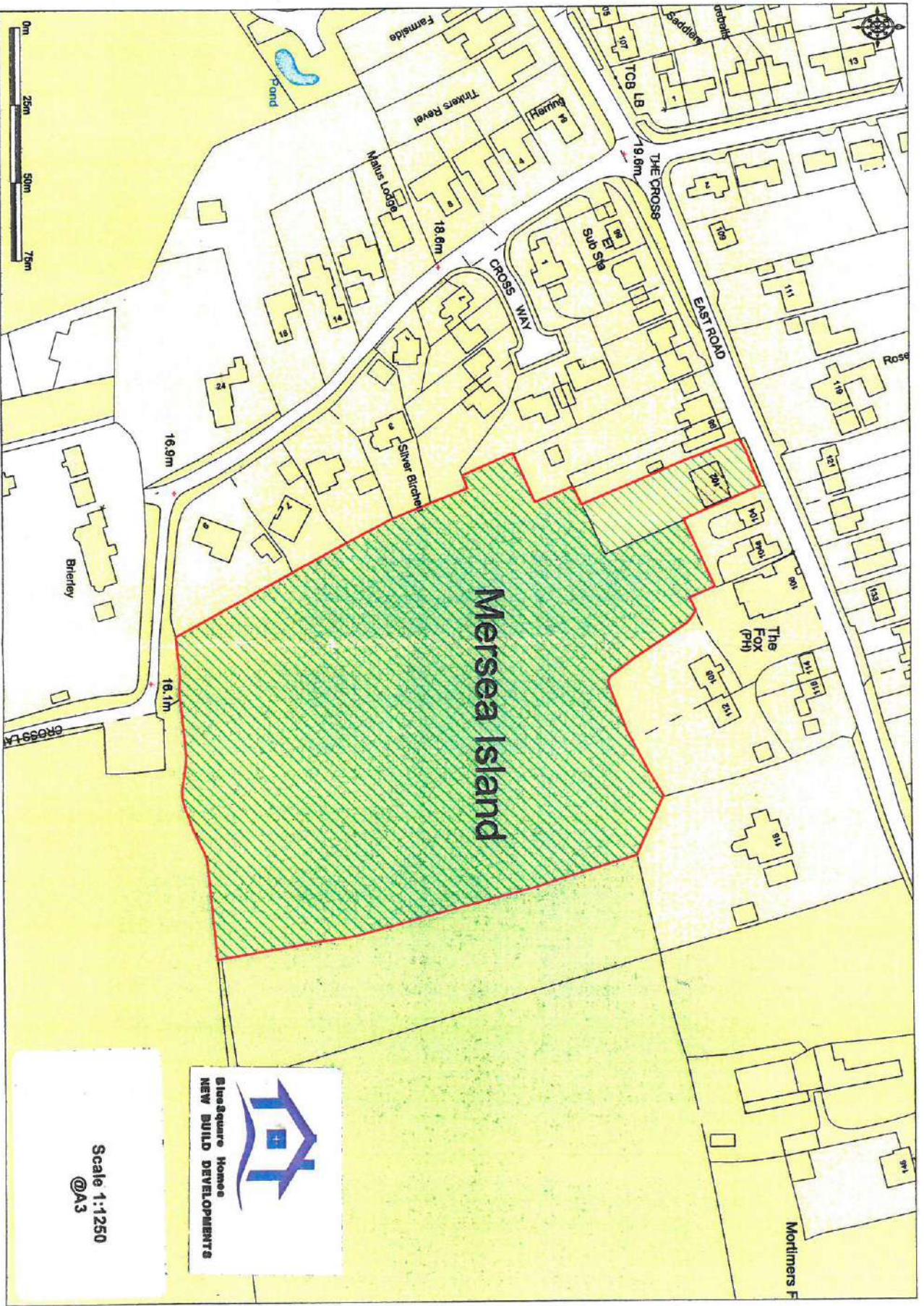


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T: 01206 763334 F: 01206 763335 E: jdp2@btconnect.com

Land at East Road
West Mersea

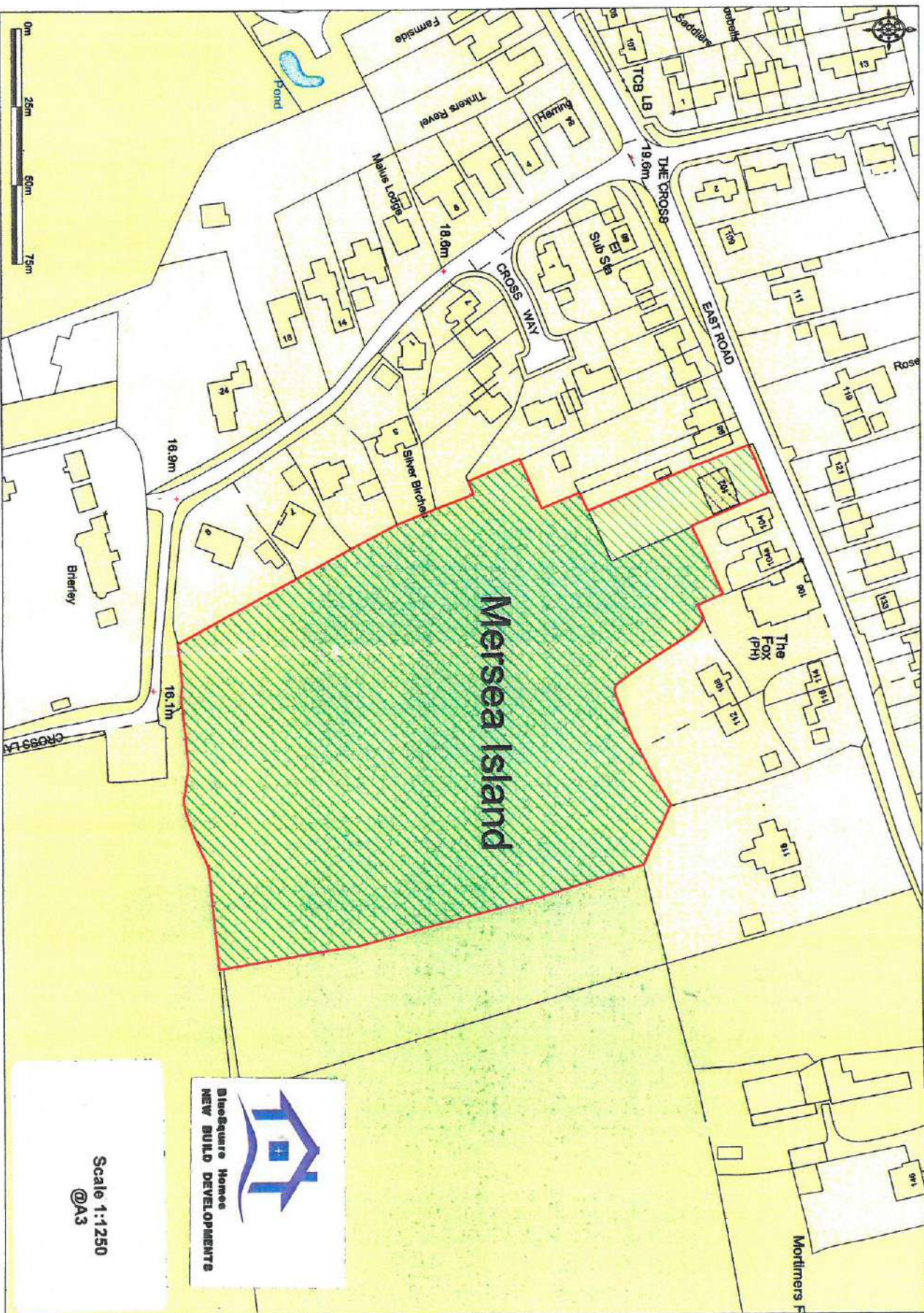


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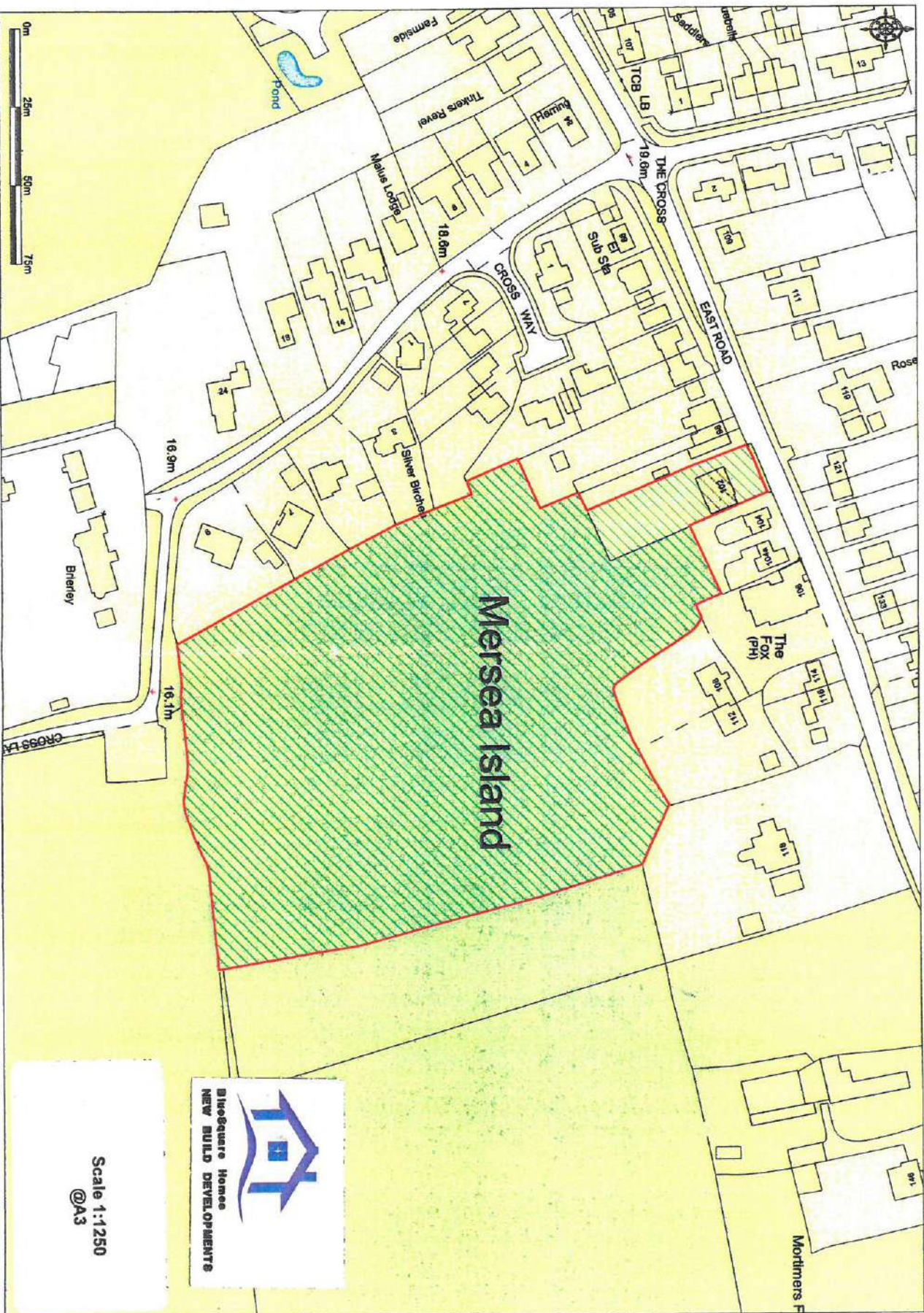
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