

Welcome

Welcome to this information event in respect of planning application 240313, which seeks consent for an additional 18 new dwellings, including 6 gifted affordable alms-houses at City & Country's Sanderling Reach development.

City & Country propose to construct the 6 affordable homes and gift these to West Mersea Town Council (or an associated trust) to manage, for zero cost. The specific eligibility criteria will need to be agreed with the Local Planning Authority - it is our intention that these homes will be reserved for the local community.

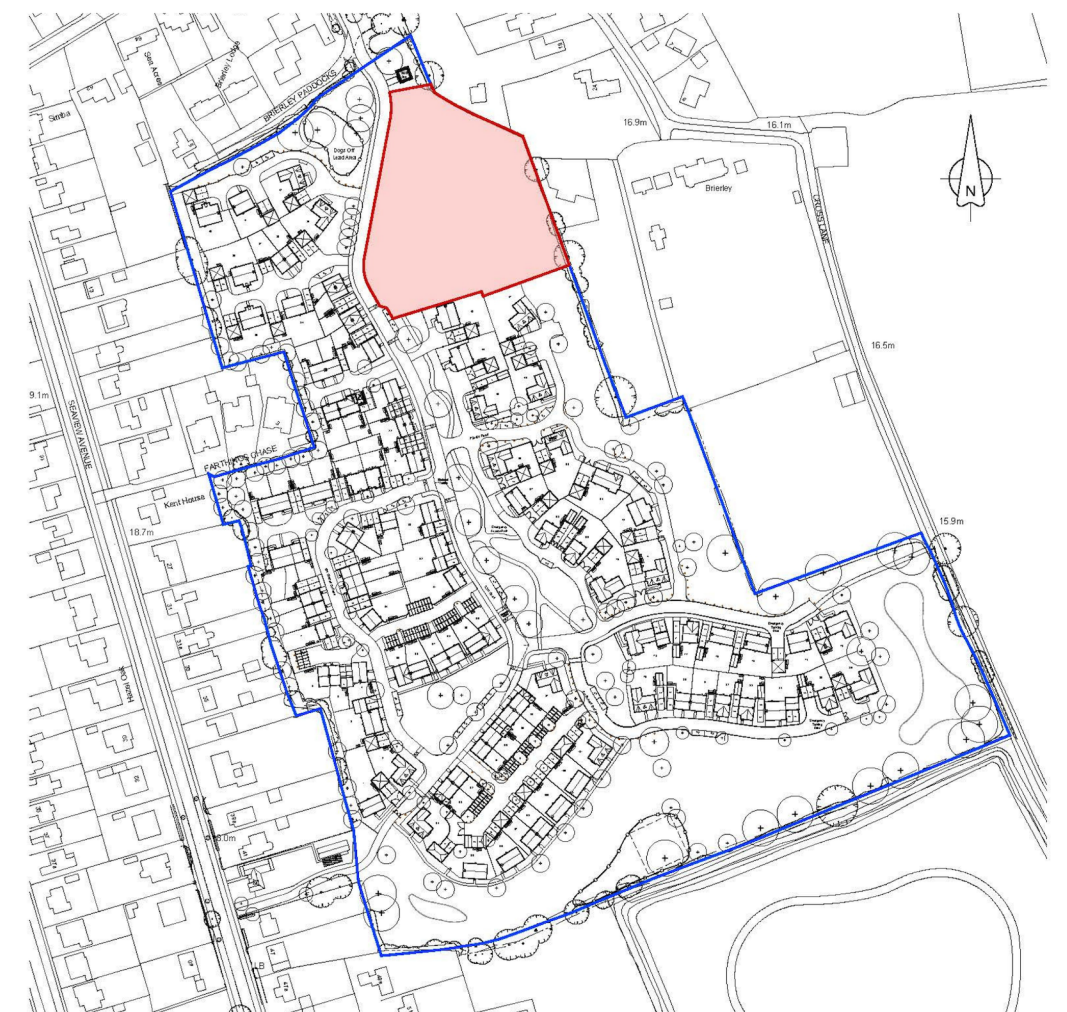
The application effectively re-designs the area to the north-east area of the site, which has consent for buildings with commercial use, such as offices, research & development, or light industrial; and a doctor's surgery/healthcare element.

Despite marketing, the interest in these buildings has been very limited.

As such, we are re-planning this area of the site to better respond to market demands and importantly provide new homes, including 6 affordable bungalows for the local community.

Members of our Planning and Design Teams are available to answer your questions!

The application is publicly available to view and comment on. It can be found under the planning section of Colchester City Council's website, reference **240313**.





Factory No 1, Bristol - High Street Ground Floor Retail/Commercial Units



The 1840, South West London - Conversion Apartments



St. Osyth Priory, West Field - New Build Housing



The General, Bristol - Apartments with Mezzanine First Floor



Burderop Park - New Build Housing



King Edward VII Estate - Mix of Conversion and New Build Housing

About City & Country

City & Country are a family-owned business, founded in 1962, delivering high quality residential and mixed-use schemes across the UK. Over the last 60 years the Group has evolved to become an award winning, market leading niche developer specialising in the restoration and conversion of historic and listed buildings into unique dwellings of exceptional quality and character.

City & Country also successfully integrate new build properties sensitively within the grounds of important historic buildings. In more recent years, they have expanded to also deliver fully new build schemes of exceptional design and build standards, carefully considering the character and context of the local area.

Working closely with heritage specialists, external consultants, local authority planners, conservationists and their own team of experts, City & Country apply fresh and original thinking to space planning whilst preserving the original proportions, features and splendor of the prestigious buildings and sensitive areas in which they work.

Consultation

City & Country currently have planning consent for 101 high quality new homes at Brierley Paddocks and construction is well underway.

The planning consent also includes a commercial building (which could be used for offices, research/development purposes, or light industrial uses) and a doctor's surgery/healthcare building.

Despite marketing, the interest in these buildings has been very limited.



Consultation Feedback on the Re-Plan

City & Country carried out a public consultation event regarding the re-plan of the commercial area in August 2023.

Since then, we have had numerous discussions and engaged with West Mersea Town Council. The proposal has evolved over a number of months, with the final submission version summarised on the next board.

Some of the key themes arising from this consultation process are set out below. Further to the initial proposal discussed in August, we have adapted the design of our proposal to take these suggestions on board.

Bungalows

Alms housing

Smaller houses / Starter homes (1-2 bed)

Affordable housing for local people

Single storey properties along eastern boundary

The Proposals

Summary of Proposal

Delivery of 12 high quality new private homes, comprising of:

- 4 x 2 bedroom houses
- 3 x 3 bedroom houses
- 4 x 4 bedroom houses
- 1 x 5 bedroom house

Delivery of 6 high quality new affordable alms-houses for local people. These will be constructed by City & Country and gifted to West Mersea Town Council (or an associated trust) to manage. These comprise of:

- 2 x 1 bedroom bungalows
- 4 x 2 bedroom bungalows

Single storey properties sensitively located along the eastern boundary.

Utilises existing entrance at Brierley Paddocks.

Attractive landscaping, delivering a significant biodiversity net gain.



Proposed Layout

The Proposals

Proposed Street Scenes

The Historic heart of West Mersea has some wonderful architecture with a variety of styles typical of the Essex coastline.

The external materials are proposed to be a mix of weather boarding, brick, and clay tile, aligned to the consented scheme.



Street Elevation A-A Plots 102, 116-119



Street Elevation B-B Plots 102-107

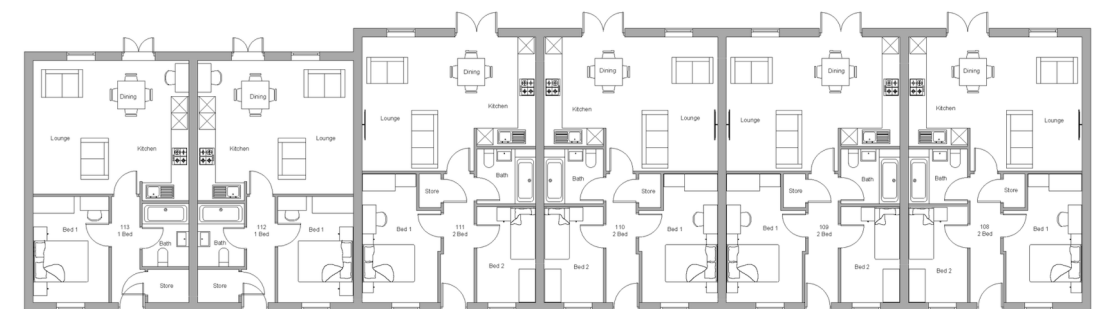


Proposed Elevations & Plans – Alms-housing

Floor plans and elevations for the affordable alms-housing are shown below.



Proposed West Elevation



Proposed Floor Plan - Plots 108-113

Scheme Benefits

Some of the benefits of redesigning the commercial parcel of land are considered to be:

Delivery of an additional 18 high quality new homes for the area, increasing the variety and number of new homes available across the development.

This includes 6 alms-houses (bungalows), gifted to West Mersea Town Council (or an associated Trust). The Town Council would directly manage the tenants through agreed eligibility criteria. We propose that these homes are ringfenced for local people.

Additional developer financial contributions towards education, healthcare and other important sectors.

Proposals will generate fewer daily vehicle movements from East Road, via Brierley Paddocks, than the consented commercial use.

A significant biodiversity net gain and attractive landscaping.

Provision of solar panels and electric vehicle charging points in relation to all properties.



Additionally, the public benefits from the wider consented scheme will still be delivered, including:

- Delivery of new publicly accessible landscaped open space to enhance biodiversity.
- 30 new affordable homes from the consented scheme (affordable rented and shared ownership), in addition to the proposed 6 gifted affordable bungalows.
- New play spaces for children.
- Attractive cycle and pedestrian links to connect the new community to the existing.