

Information supplied by City & Country Mersea Ltd - August 2022

Construction

Construction is progressing well on site and continuing at a pace. All phase 1 plots (30 in total) are now in build with plots at varying stages of completion. The archaeological dig has completed for phase 2 which has allowed us to begin work in this section of the development.

Particularly during the summer months, dust suppression is a priority, with the wheel wash in constant use as vehicles exit the development and water bowsers, which release a fine spray, used throughout the site.

Archaeology

Excavation of the west half of the area revealed settlement activity on the site from at least as early as the Iron Age, through to the 4th century CE in the Roman period. A group of nine probable roundhouse ring ditches were found and appears to have been an unenclosed settlement. In the early Roman period, the roundhouses became abandoned and field boundaries were created to enclose the land, and by the mid-to-late Roman period, further enclosure of the land was made to the south and a coaxial field system was constructed to the north.

A small cemetery containing at least seven individual inhumation graves and some possible cremations was found beyond the edge of the northern boundary ditch. No human remains survived due to soil conditions, however grave good vessels were present in two, as was the soil-stained outline of a coffin with nails. Two large pits of unknown function were investigated and found two contained waterlogged fragments of tool marked timber. A considerable quantity of ceramic building material was recorded including roof tiles, bricks, box flues and wall tiles, indicating a substantial farmstead or villa with a hypocaust central heating system existed on or near the southern end of the site.

The excavations of the east half of the area have recently finished and the assessment is ongoing. However, discoveries of more waterlogged timbers, a trumpet brooch and a carved amber bead from a rubbish pit were recorded. The carving looks like a possible Roman centurion as you can make out a helmet and cheek guards:



Planning

No significant planning applications are ongoing; a series of smaller planning applications have recently been recently submitted or approved, which are set out below for clarity.

- A non-material amendment (reference 221924) has recently approved for minor elevational enhancements, i.e. additions of chimneys, adjustments to windows and doors – no changes to the approved layout were sought.
- A separate non-material amendment (reference 221371) has also recently been approved to remove the reference to the demolition of 43 Seaview Avenue. This is because the most recent planning consent for the site shifts the entrance from Seaview Avenue, as such allowing for the property to be retained.
- We have also submitted an advert consent application for a 'totem' style marketing sign on the approach to the sales and marketing suite area; the application has now been validated. For clarity, there is no additional signage proposed under this application, as the sign is already in situ.
- City & Country have an ongoing and positive dialogue with West Mersea Town Councillors, as well as a number of Borough Councillors, and will continue to maintain this communication to ensure that Sanderling Reach is successfully built, creating an exemplary new build scheme that integrates with the existing community.

Sales

Phase 1 of Sanderling Reach launched in February 2022 with our new sales suite which is accessed from Seaview Avenue. There are a selection of 30 beautiful 2, 3 and 4 bedroom homes within phase 1, of which 90% are now reserved. A new show home opened at the end of July which looks fabulous and the opening of this also coincided with the launch of phase 2, when we released a selection of new 3, 4 & 5 bedroom homes. Following a hugely successful launch, phase 2 is now over 50% sold.