

# Opportunities

Through thorough evaluation of the site and its surroundings a number of features have been identified which should be protected, retained and enhanced.

As part of the initial design process these factors have been taken into consideration, to shape the development.



Existing	Opportunities	Opportunities
Footpath	Potential Access	Potential Footpath & Cycle Path
Existing Play Area	Potential Habitat & Ecology Enhancement	Suggested Street Structure to reflect the character of the West Mersea avenues
Existing Sports Areas	Retention & Enhancement of existing habitat	Potential Car Parking overflow to serve existing sports facilities
Existing Landscaping	Potential for Community Facilities	Potential SuDS
Public Right of Way		