

VISION FOR THE GROWTH OF CLACTON SHOPPING VILLAGE

Coinciding with its 25th anniversary, Columbia Threadneedle Real Estate is introducing an emerging vision for the future growth of Clacton Shopping Village.

We are proud of the Village's recent success - achieving and maintaining full retail occupancy since 2023 and consistent significant growth in footfall. Building on this momentum, we are bringing forward proposals to expand the Village and enhance its role as a key retail destination in north Essex.



Visualisation of the proposed expansion to Clacton Shopping Village

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We are confident we have created the right conditions to bring forward an ambitious expansion project for the Village. Clacton Shopping Village is going from strength to strength.



Annual footfall grown from **600k** to **1.6m** visitors since 2012



Full retail occupancy since 2023



Regular market enquiries from **retailers, food and drink outlets**, and **gym providers** about the availability of space



Original retailers returning to the Village



Programme of **family and community events** on site to drive footfall

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OUR EMERGING PROPOSALS



Growth of the Village with commercial development on parts of the large car park to the south side of Stephenson Road



Five new commercial units primarily for retail use, but with the potential for a **new gym** to serve the wider commercial area



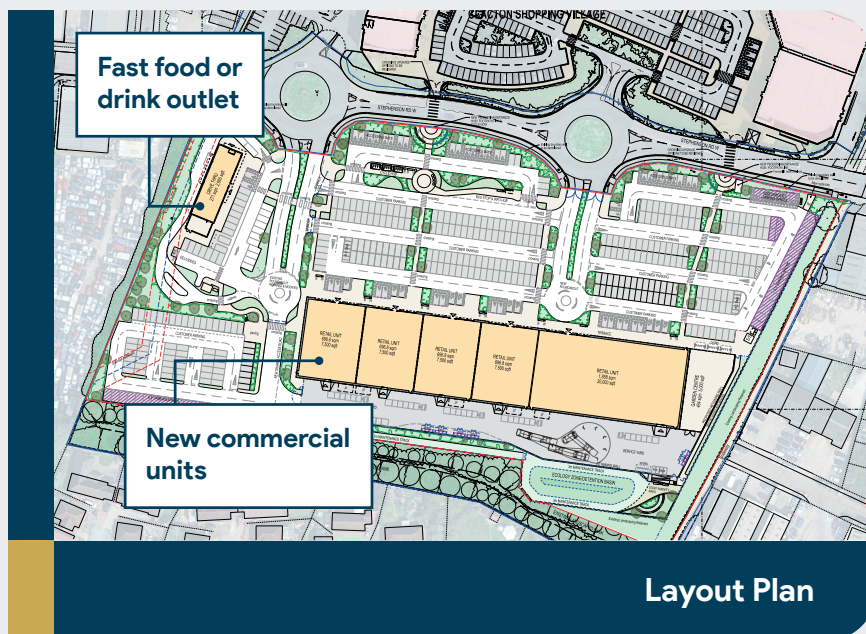
A drive-through **food or drink** outlet



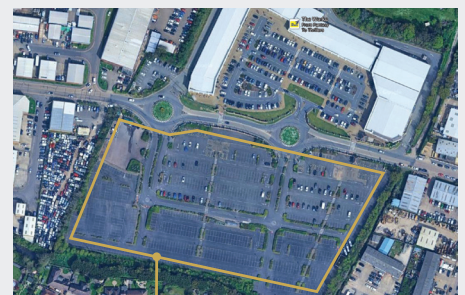
Associated **landscaping and parking** improvements



The **principle of a commercial development on this site** has **already been established** through previous planning consents, which ultimately were not delivered by previous owners and due to the impact of Covid-19 on retail businesses



Layout Plan



Area of proposed expansion

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LOCAL ECONOMIC IMPACTS



c. £3.1m-£4.4m
GVA added



£17m
investment in the Village



c. 70-100
new jobs



c. £2.1m-£3m
wage growth



c. 100-150
construction jobs



Complementary to existing
retail facilities within Clacton



Visualisation of the proposed new commercial units

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NEXT STEPS

We want your views

Our team have held early discussions with Tendring District Council's planning team. The team are also keen to hear the views of residents and visitors.

If you would like to provide any feedback on our emerging plans you can do so by emailing clactonshoppingvillage@5654.co.uk.



Summer/Autumn 2025

Initial discussions with Tendring District Council, the community and Village visitors



Nov 2025

Planning application submission



Q1 2026

Anticipated planning determination



Q3 2026

Commence construction of Phase 1 (pending planning consent)



2027

First occupation (pending planning consent)