

Sainsbury's Manningtree Park

Welcome

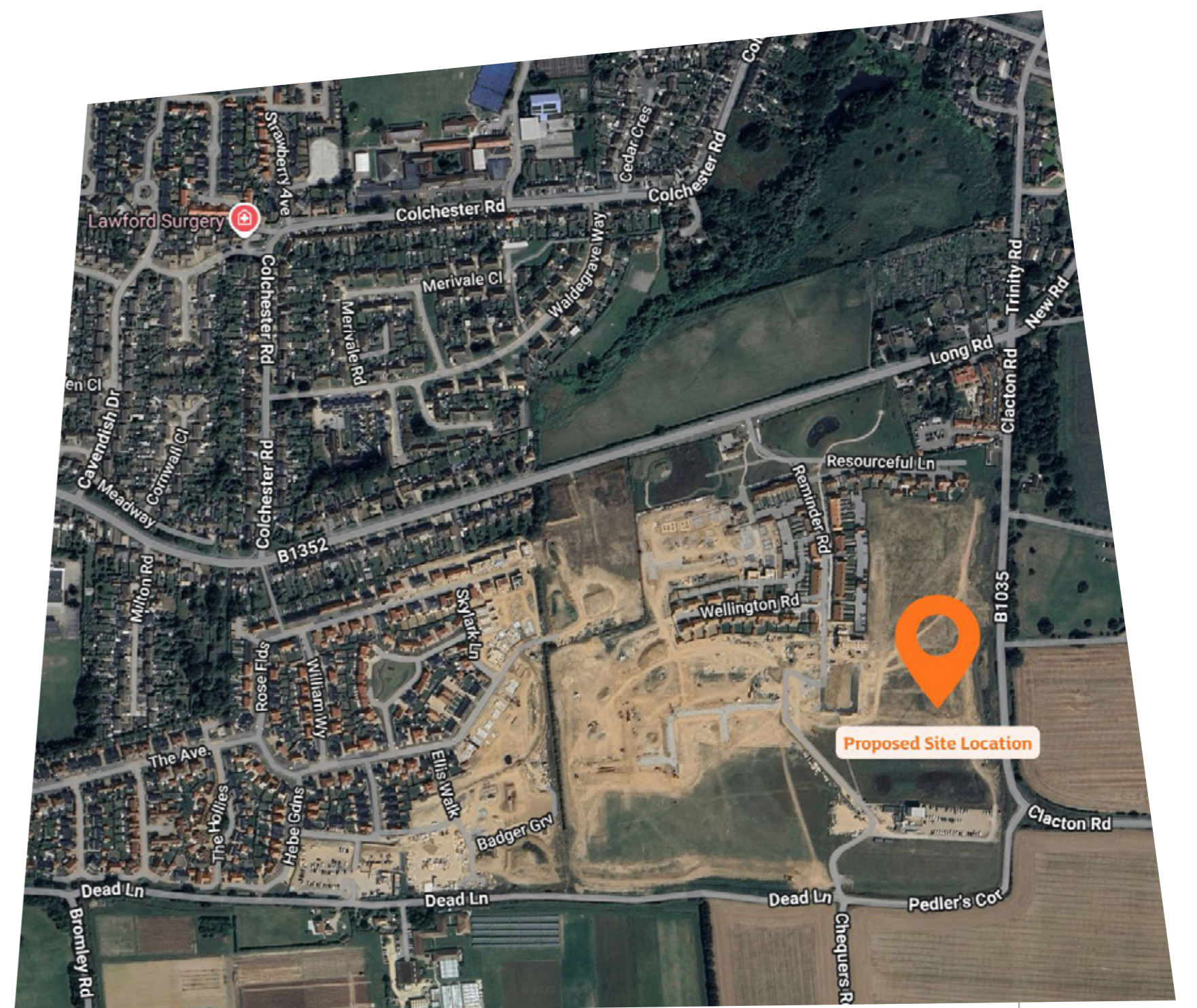
Sainsbury's is pleased to present our proposals for a new supermarket at Manningtree Park, on land to the west of Clacton Road.

The store forms part of the wider masterplan already under construction and will provide high-quality, great-value food shopping for the growing communities of Manningtree, Lawford and Mistley, including new residents at Manningtree Park and Lawford Green.

The new supermarket is designed to meet local grocery needs by offering a convenient place for a full weekly shop, reducing the need for residents to travel

to Colchester or Ipswich. Sainsbury's is passionate about providing good food for all of us, and this store will help deliver that ambition in Manningtree.

We are now presenting the evolving scheme ahead of submitting a full planning application. These boards summarise the proposed design, benefits and next steps. We welcome your feedback and invite you to share your views.



Maps data :
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Sainsbury's
Good food for all of us

Your Manningtree Park Sainsbury's Store

A modern, small supermarket for Manningtree Park

The proposed Manningtree Park store represents a new generation of small Sainsbury's supermarkets, designed for market towns and new communities. It will provide an accessible, high-quality weekly food shopping destination tailored to local needs.

The supermarket will have a gross internal area of 1,563 sqm with a net sales area of around 930 sqm, delivered within a sensitively designed building that uses local materials drawn from the approved Manningtree Park palette.

What the store will offer



- A curated Sainsbury's food range focused on **fresh fruit, vegetables, bread, bakery items and other everyday essentials.**
- A **limited non-food range**, ensuring complementarity with Manningtree town centre.
- **No café, pharmacy, meat, fish or deli counters**, avoiding competition with independent local shops and the town market.
- An **in-store Click & Collect** point for items from **Sainsbury's, Argos, Tu and Habitat.**

By reducing the time and distance required for a weekly shop, the new store will provide greater everyday convenience for the community.



Site Layout & Design

A sensitively designed store integrated with Manningtree Park

The store's position, orientation and layout have been shaped through extensive pre-application discussions with Tendring District Council and Essex County Council.

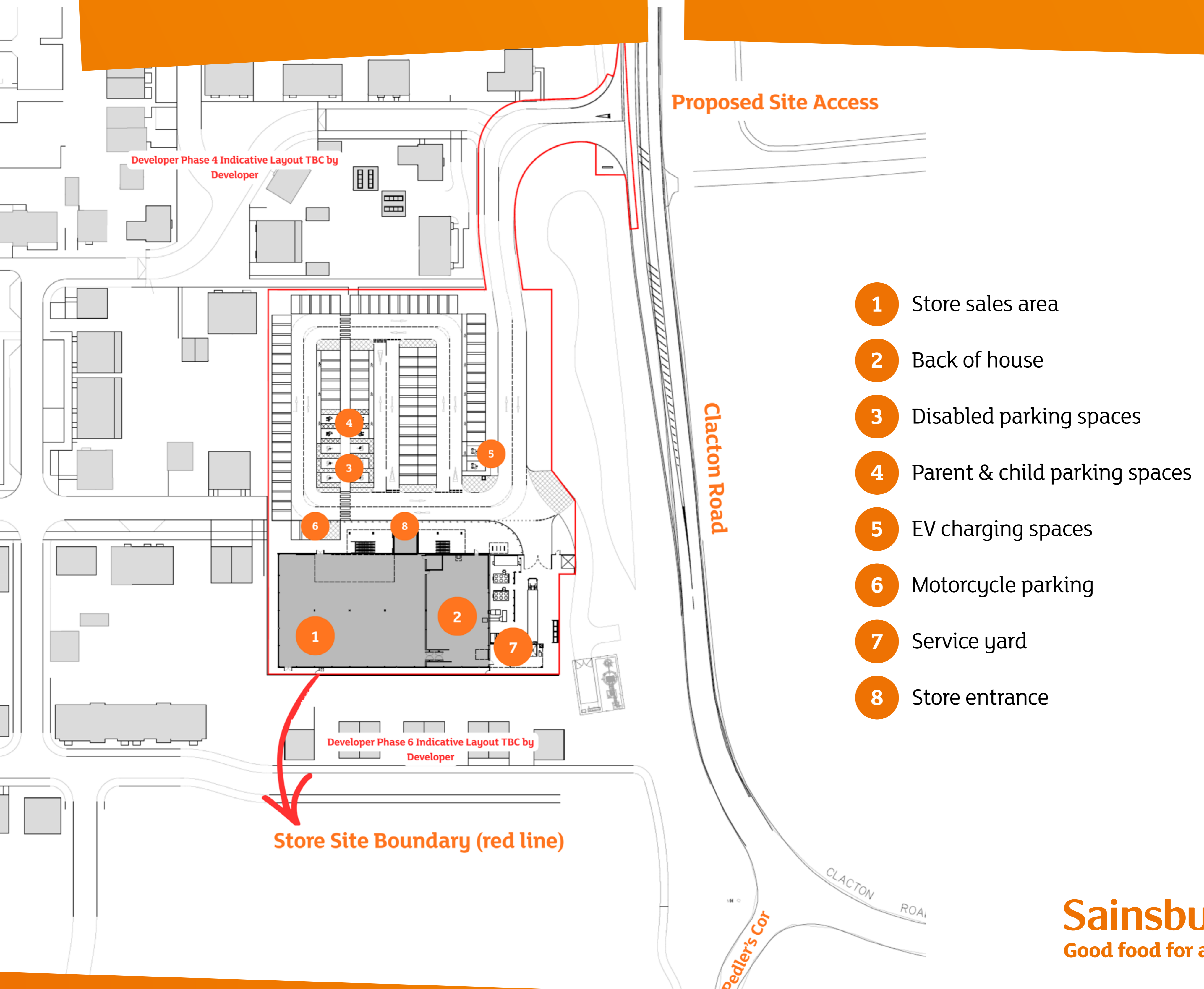
Key elements include

- A welcoming building frontage that aligns with new pedestrian routes through the neighbourhood.
- Use of **local brick, timber and high-quality detailing** consistent with the emerging residential character.
- Soft landscaping, tree planting and lawned areas to help **soften views from Clacton Road** and complement the wider masterplan.
- A layout that provides natural surveillance, good wayfinding and safe pedestrian movement.

Access & Movement

- A new vehicular and pedestrian access from **Clacton Road**, shared by customers and service vehicles.
- A dedicated service yard to the **east** of the building, designed to minimise interaction with the customer car park.
- **Cycle parking** located prominently at the store entrance to encourage active travel.

A full **Transport Assessment** and **Travel Plan** will accompany the planning application.



Community benefits

The Manningtree Park Sainsbury's will deliver a wide range of benefits for residents, shoppers and the local economy:



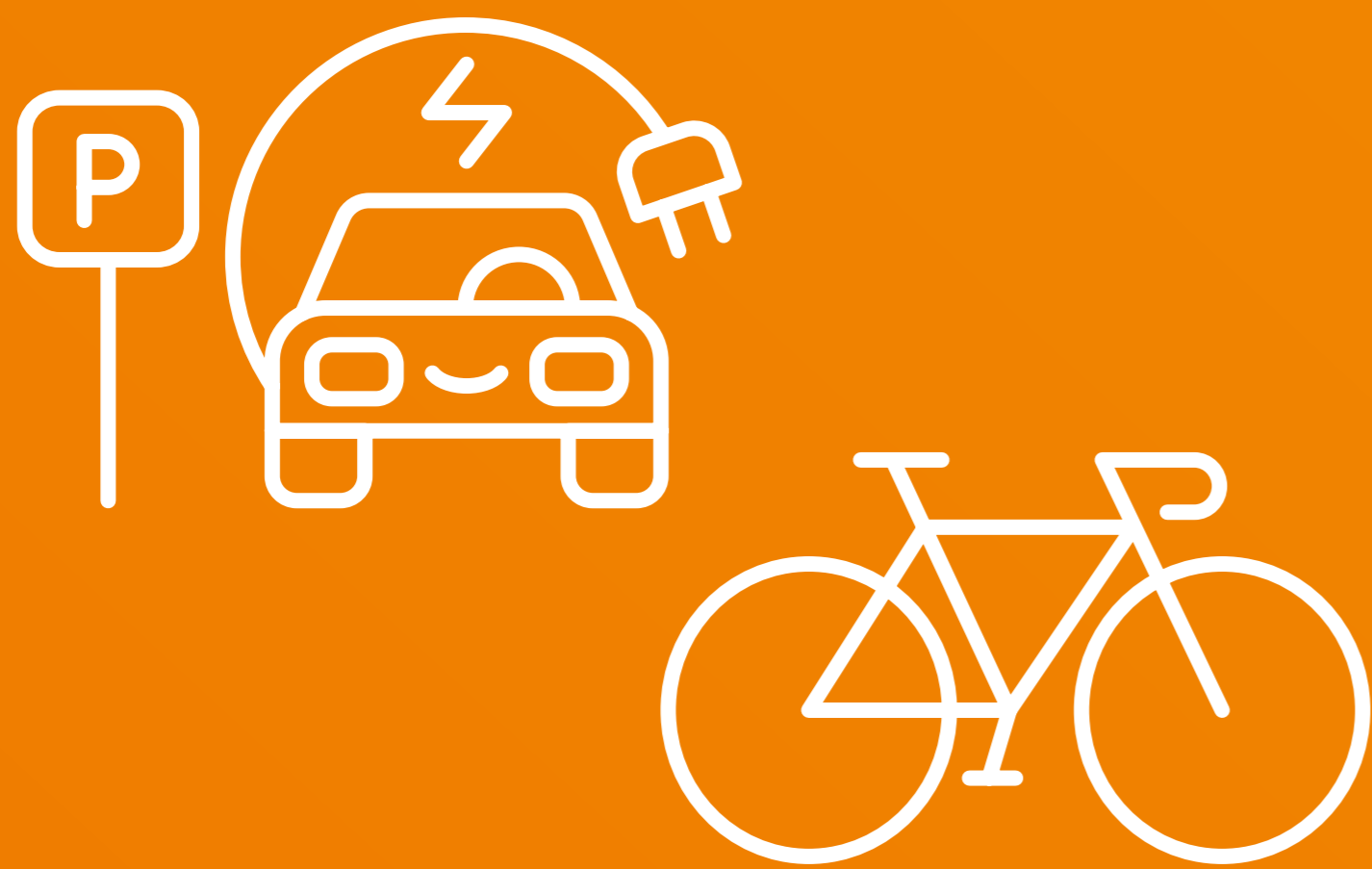
Local shopping choice

High-quality, great-value food shopping for existing and future residents who currently travel outside the town for their main grocery shop.



Local employment opportunities

Around **60 new jobs**, offering a mix of full and part-time roles with training and career development.



New customer parking & sustainable transport

- **105 parking spaces**, including parent & child bays and disabled spaces.
- **Cycle parking** and new pedestrian links to support sustainable travel.
- **EV charging spaces.**



Support for the growing community

- A store located within easy walking distance of new homes at Manningtree Park.
- A contribution to the vibrancy of the area by offering services close to where people live.
- Support through Sainsbury's Plan for Better commitments, community initiatives and local charity partnerships.

Shopping & Services

At the heart of the new store is a commitment to providing convenience, choice and quality.

Food and grocery range

- **Fresh produce**, including fruit and vegetables and a limited selection of other chilled items.
- **Bread and bakery** items.
- **Pantry staples and everyday essentials**.
- **A selection of specialty items** to suit different tastes and dietary preferences.

Click & Collect

A convenient service allowing customers to order online and collect groceries and non-food items from **Sainsbury's**, **Argos**, **Tu** and **Habitat** on site.

The store will not include services such as a pharmacy or café, maintaining a complementary relationship with Manningtree town centre.



Sustainability



Building a store for the future

Sainsbury's is committed to becoming Net Zero in operations by 2035. The Manningtree Park store will play a part in this national ambition.

Key sustainability features

- 100% **renewable electricity** supply
- **No natural gas** usage
- **Solar panels** on the roof
- **LED lighting** throughout
- Highly **thermally efficient** building materials
- **All-natural refrigerants**
- **Rainwater harvesting** and water-saving fittings
- Advanced **refrigerated cabinet technologies**
- **EV charging points**
- Design that **encourages walking and cycling**

These measures reduce carbon emissions, lower operational energy use and help future-proof the store for decades to come.

Feedback & Next Steps

Sainsbury's is committed to engaging with the local community and is seeking your feedback on the proposals.

Have your say

You can provide feedback by completing a feedback form today, or by taking it home and returning it to us via email or at **FREEPOST DEVCOMMS**. This will ensure that we understand your views on our scheme and can keep you updated as the project progresses.

Feedback Deadline

Please provide any comments by **Thursday 22 January 2026**.

Contact Us

Phone:
0800 080 3262

Email:
sainsburys-manningtree@devcomms.co.uk

Sainsbury's looks forward to hearing your views and continuing to work with the community as we prepare a planning application to be submitted to Tendring District Council.

Further information can be found on our project website **sainsburys-manningtree.co.uk** or by scanning the QR code.



We are currently working to the following timescales

* Estimated dates

- January 2026**
Public information event
- February 2026**
Application submission
- Late 2026***
Application determination
- Spring/Summer 2027***
Start work on site
- December 2027***
Store opening