

Update on proposals for land north of Walpole Meadows

Stansted Mountfitchet



Welcome

Welcome to Bloor Homes’ public consultation event on the emerging proposals for high-quality new homes, community facilities and parkland on the land north of Walpole Meadows, Stansted Mountfitchet.

We are currently preparing an outline planning application which will establish the principle of development. Once approved, a reserved matters application will then be submitted to Uttlesford District Council to establish the finer details of the development.

Additional information about the proposals can be found on the information boards. If you have any questions, members of the project team are on hand to assist.

Your feedback is important to us. After looking at the materials on display, please fill in a feedback form and leave it with us or return it to our Freepost address.



Visit our website
www.bloorhomes-standsted.co.uk



Previously developed Bloor Homes site in the region

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About Bloor Homes

Bloor Homes has been building quality homes for 50 years and is now one of the UK’s leading housebuilders.

As the largest privately-owned housebuilder in the UK, Bloor has a proven track record in delivering successful new communities. We take great pride in delivering high quality and energy efficient homes and our designs have evolved over the years of customer feedback.

Bloor Homes is widely regarded for its build quality and customer satisfaction. With a 5-star HBF rating awarded by its purchasers, it is one of the leading developers on the Trustpilot review forum. Bloor Homes’ mission is to create better life experiences, one home at a time.



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Image of previously developed Bloor Homes site in Tiptree



Image of previously developed Bloor Homes site in Colchester

Learn more about Bloor Homes
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Site location

The site extends to 22 hectares, and is located within Stansted Mountfitchet, a village near the Hertfordshire border, just 35 miles north of London.





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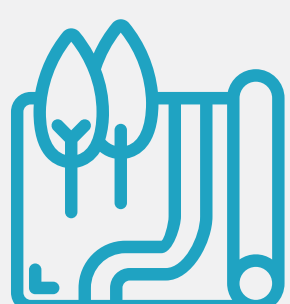
Planning history


Since Bloor Homes consulted on this application in early 2023, the project team has been reviewing the proposals ahead of a planned submission and met with the Design Review Panel.


Having taken into account public feedback and engagement, the application will come forward with the following changes to the scheme:


- 

A reduction in the number of dwellings proposed from ‘up to 350’ to approximately 270 new homes.
- 

The removal of a secondary vehicular access point off Cambridge Road.
- 

Rearrangement of internal green spaces to create a more open layout to the north of the site with a play area, which provides an appropriate transition into the northern community parkland.
- 

An evolved SuDS strategy to reflect the improved layout to the site.
- 

Improved location for the proposed community building nearer the site entrance.
- 

A new development parcel layout to create a more natural progression of development from the site’s boundaries.

Bloor Homes wish to gain the views of the community as part of the consultation, and we welcome your thoughts on the changes made.

Aerial red line image of the land north of Walpole Meadows, Stansted Mountfitchet



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Proposals

Bloor Homes is proud to be bringing forward detailed proposals that will deliver a mix of approximately 270 high-quality new homes, with policy compliant levels of affordable homes, including First Homes.

The scheme will also deliver landscaped open green space for new and existing residents to enjoy as well as new footpath and cycle paths to encourage active travel.


The scheme has been designed to reflect the character of the local area and to meet the needs of local residents, including a mix of high-quality house types and varied tenures to provide opportunities for residents to upsize, move into a family home or to downsize.




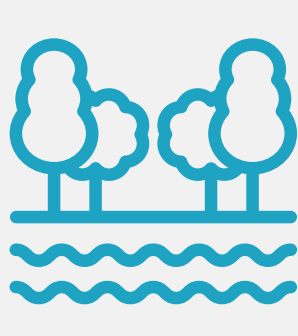
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Key benefits


The development will deliver a number of key benefits including:


- 


A mix of approximately 270 new, high-quality homes.
- 

Policy compliant affordable homes, including First Homes.
- 

New public parkland, comprising 8.75 hectares.
- 

Land safeguarded for a new community building.
- 

Policy compliant biodiversity net gain and sustainable practices such as provision of electric vehicle charging points and air source heat pumps.
- 

New pedestrian and cycling links, including potential improvements along Cambridge Road.
- 

Significant financial contributions to support local community infrastructure such as schools, healthcare, highways and sustainable transport.



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New homes

The new development will deliver a range of innovative and high-quality new house types, which vary in size and tenure addressing the differing needs of residents.

As this is an outline planning application, there is currently no fixed housing mix. This will be set at the reserved matters stage following the granting of outline planning permission which establishes the principle of the development.

The new homes have been designed to not only complement the local area but also to allow the development to establish its own distinct sense of place.



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Affordability

As part of the proposals, a policy compliant amount of affordable housing will be provided in varying sizes and tenures including affordable rent, shared ownership, and First Homes, offering a range of options for residents looking to get onto the housing ladder.



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Landscape and Open Space

As part of the proposals, the new development will deliver landscaped public green open space for both new and existing residents to enjoy.

We will ensure that the visual impact is limited through screening provided by both established and new planting creating a strong landscaped buffer along the boundaries of the site. The inclusion of a mixed-use community parkland to the north, comprising open woodland trails, linear play, sitting areas and wildflower meadows, will also assist with assimilating the proposals into the surrounding landscape whilst embedding recreational access into the development.

Throughout the development site we will be using green wedges and verges, mixed carefully with trees, forming a linked canopy, boosting biodiversity and the local ecosystem.

Additionally, through our proposed mix of planting, a policy compliant biodiversity net gain will be secured.



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Precedent image of parkland

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Transport

As part of the application, Bloor Homes’ transport consultants will submit a ‘Transport Assessment’ to assess if there would be any impact on local transport, how access is delivered, and connectivity for all modes. Within this report existing junctions are assessed in detail.

In addition, a ‘Travel Plan’ will be submitted alongside the application with travel information and measures to encourage walking, cycling and bus use for local trips.

We have previously held pre-application meetings with Essex County Council who are the Highway Authority. Transport connectivity has also been discussed with Uttlesford District Council as part of their inclusion of the site as a draft allocation in the new Local Plan.



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Access

Our proposed vehicular access will be from a new T-junction off Hornbeam Way which serves the existing Walpole Meadows development which will continue to have priority.

Walking and Cycling

Our plans include the creation of new walking and cycling links, both within the site and to the surrounding network. This allows safe and convenient connections to the wider area.

As part of the review, we have heavily considered your feedback and are assessing the provision of a shared cycleway on Cambridge Road and improving street lighting for safety. The review could also consider the current speed limits in the discussion with Essex County Council.

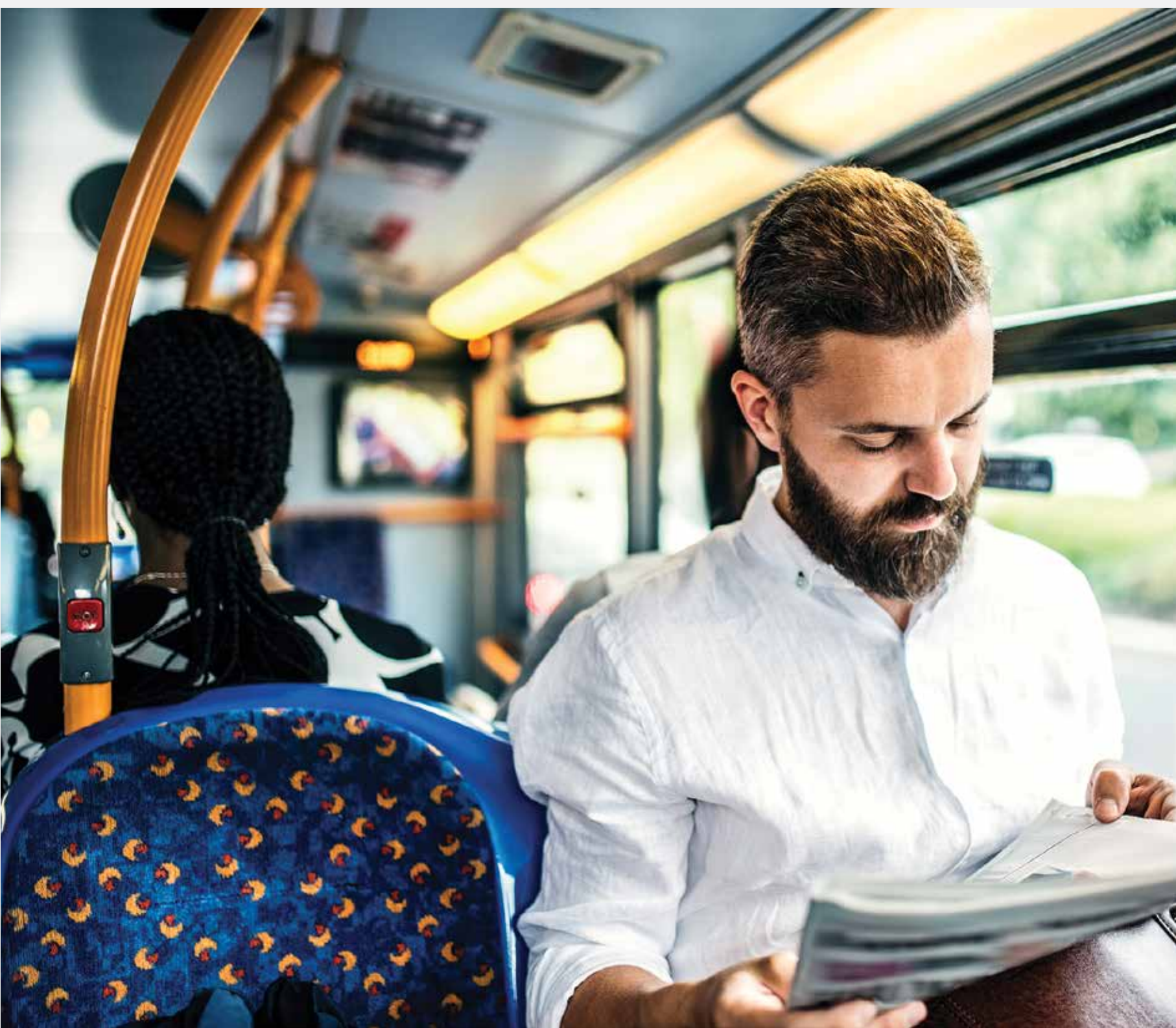
We are also assessing the potential to prohibit vehicle traffic on Pennington Lane and enable this route to be traffic free.

Bus

An hourly service will be available for access from the new bus stops on Cambridge Road which is around a 5-minute walk from all houses. This service will allow a scheduled 15-minute journey into Bishops Stortford and to Saffron Walden.

The development will contribute towards the enhancement of local services and how these could be upgraded will be part of our discussion with Essex County Council.

Any suggestions as to where bus services could and should go are welcomed by submitting a feedback form.



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Next steps

Thank you for attending our consultation event.

We appreciate your feedback, so please fill out a feedback form and either hand it to a member of staff or leave it in the box provided. Alternatively, take it with you and return it via our Freepost address.

We will consider all feedback provided during the consultation and will take on board comments wherever possible.

An application will be submitted in summer 2024, and we will continue to keep residents updated with the progress through our dedicated project website.

How to get in touch

Call us on our dedicated Freephone line:
0800 148 8911
(Monday-Friday, 9.00am - 5:30pm)

Email us at:
info@bloorhomes-stansted.co.uk

Write to us at:
Freepost MEETING PLACE CONSULTATION
(no stamp is needed)

Visit our website:
www.bloorhomes-stansted.co.uk



Timeline

- ▶ ○ **24 April 2024**
Community consultation event
- **8 May 2024**
Consultation period end
- **Summer 2024**
Application submitted
- **Winter 2024**
Anticipated determination by Uttlesford District Council



Image of previously developed Bloor Homes site in Sible Hedingham