

# Update on proposals for land north of Walpole Meadows Stansted Mountfitchet

## Dear Resident,

Bloor Homes is bringing forward the second phase of development for the land north of Walpole Meadows, Stansted.

Bloor Homes previously ran a public consultation event and community webinar in early 2023 to give residents the opportunity to provide their views on the proposals.

Since then, Bloor Homes has been working to update the proposals ahead of a planning submission in Summer 2024.

In order to do so, Bloor Homes wishes to give the local community the opportunity to view and provide feedback on the proposals.

## You're invited to our consultation event

We would like to invite you to attend our public consultation event which will be a chance to meet our team and discuss the proposals in further detail.

Where: **Stansted Free Church Hall  
Chapel Hill,  
Stansted Mountfitchet,  
Stansted  
CM24 8AG**

When: **Wednesday 24 April 2024, 3.00pm – 7.00pm**

## Key benefits of the proposals



A mix of approximately 270 high-quality new homes.



Policy compliant levels of affordable homes, including First Homes.



A 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.



Aerial red line image of land north of Walpole Meadows site



Image of the site

## Changes to the application

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

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

- Reduction of the initial proposal of 'up to 350' new homes to approximately 270.
- Change in approach for the transport strategy by removing the secondary access point off Cambridge Road.
- Rearrangement of open spaces within the site to create an improved, more open layout to the north of the site and location for the play area.
- 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 on site.

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



Image of the site



Image of previously developed Bloor Homes site in Colchester

## New homes

The new development will deliver a range of innovative and high-quality new house types and tenures to provide opportunities for residents to upsize, move into a family home or for some to downsize.

Homes will be built tenure blind and include a variety of house types and sizes to maximise the opportunity for residents looking to get onto the housing ladder, residents who want to downsize to bungalows or those residents wanting a family home.

## Access and transport

The vehicular access point for the new development will be from a single access point to the south of the site near the roundabout.

A Travel Plan will be submitted alongside the application to demonstrate that the local road network will be able to accommodate the additional activity as a result of the development.



## Landscape and open space

Landscape plays an important role in the sustainability of a development.

Significant green public open space, including play areas, will be delivered through the proposals which will increase existing levels of biodiversity on site.



Image of the site

Potential benefits of the proposed landscaping strategy include:

- Ensuring that the visual impact is limited.
- Create a mixed-use parkland to the north, comprising open woodland, trails, linear play, sitting areas and wildflower meadows.
- Provide a strong landscaped buffer to the eastern edge of the site.
- Create multipurpose open spaces, and make use of the overflow drainage basins for passive recreation.
- Create green wedges across the site, by careful location of trees; forming a linked canopy.
- Provide a strong North-South avenue of trees linking the existing copse with the parkland.
- Additional tree planting and sensitive landscaping to set the site back from Pennington Lane.
- Provide links to the surrounding highway network where possible, to allow for pedestrian/cycling connections to existing long-distance footpaths and other public rights of way.



Image of previously developed Bloor Homes site in Sible Hedingham

## 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 Homes 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. It has a long standing 5-star HBF rating awarded by its purchasers and 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.



Image of previously developed Bloor Homes site in Tiptree

## How to get in touch

If you have any questions regarding the development, please do contact us using the details below:



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**  
(Website will be live from Friday 19 April)

