

# Proposals for development on land east of High Lane, Stansted Mountfitchet

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## Welcome

**Welcome to Bloor Homes’ public consultation event on emerging proposals for high-quality new homes on land east of High Lane, Stansted Mountfitchet.**

The plans are still currently in early stages of development and we would like to get a feel for what the local community believes Stansted Mountfitchet is in need of most as we move forward with our proposals for the site.

We are currently preparing a full planning application which will evolve further following the feedback you can provide at this stage of the process.

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 will be pivotal in shaping these plans further. 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.



Red line image of site



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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. It has a long-standing 5-star HBF rating awarded based on customer satisfaction 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.



Scan the QR code above to learn more about Bloor Homes or visit  
**[www.bloorhomes.com](http://www.bloorhomes.com)**



Example of previously developed Bloor Homes Scheme



Example of existing Bloor Homes scheme in Elsenham



Example of existing Bloor Homes scheme in Elsenham



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## Site location

The site lies to the east of High Lane on the northeastern edge of Stansted Mountfitchet, and comprises approximately 2.58 ha of land. It is formed of a roughly triangular single parcel which gently falls to the east away from High Lane.

The site will be accessed off High Lane and sits directly adjacent to the St Theresa of Lisieux Roman Catholic Church (where you are now). The site’s location adjacent to the existing settlement edge places the hub of facilities that Stansted Mountfitchet offers within a 15 minute walk of the proposed development via pedestrian connections on High Lane.



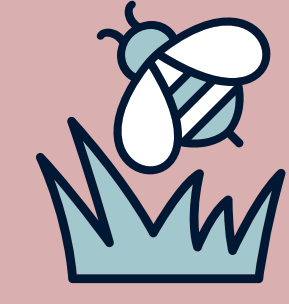
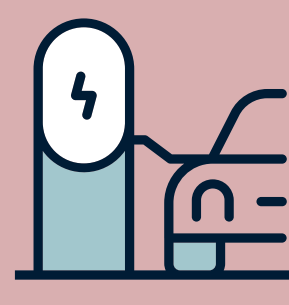
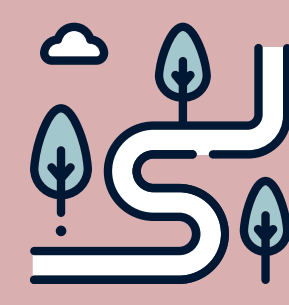
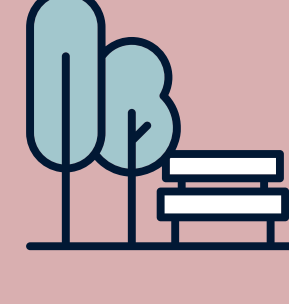
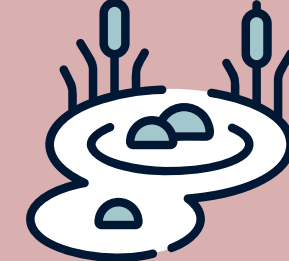
## Proposals

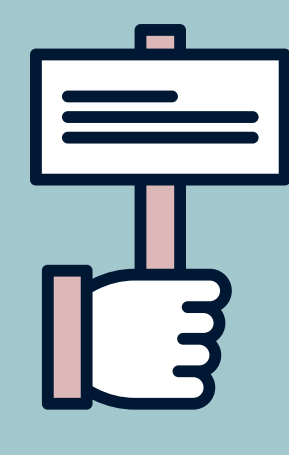
Bloor Homes is proud to be bringing forward proposals that will deliver a mix of 57 new high-quality homes, of which 20 will comprise of affordable tenures (in alignment with emerging local policy).

The scheme will also deliver publicly accessible landscaped open green space for new and existing residents to enjoy. Furthermore, development of the site includes opportunities for highway improvements along High Lane.

The scheme has been designed to reflect the character of the local area and to meet the needs of local residents, providing a range of options for residents through a mix of high-quality house types and varied tenures.

The development will deliver a number of key benefits including:

-  A mix of **57 new high-quality homes**.
-  **35% will be affordable tenures** including family homes, maisonettes and bungalows.
-  At least a **10% Biodiversity Net Gain (BNG)**.
-  Use of **sustainable building practices, air source heat pumps and the provision of electric vehicle charging points**.
-  **Opportunities to enhance connectivity along High Lane**, aiming to improve access and ease of movement for the community.
-  **Publicly accessible landscaped open space**.
-  **Sustainable Drainage System (SuDS)**.

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





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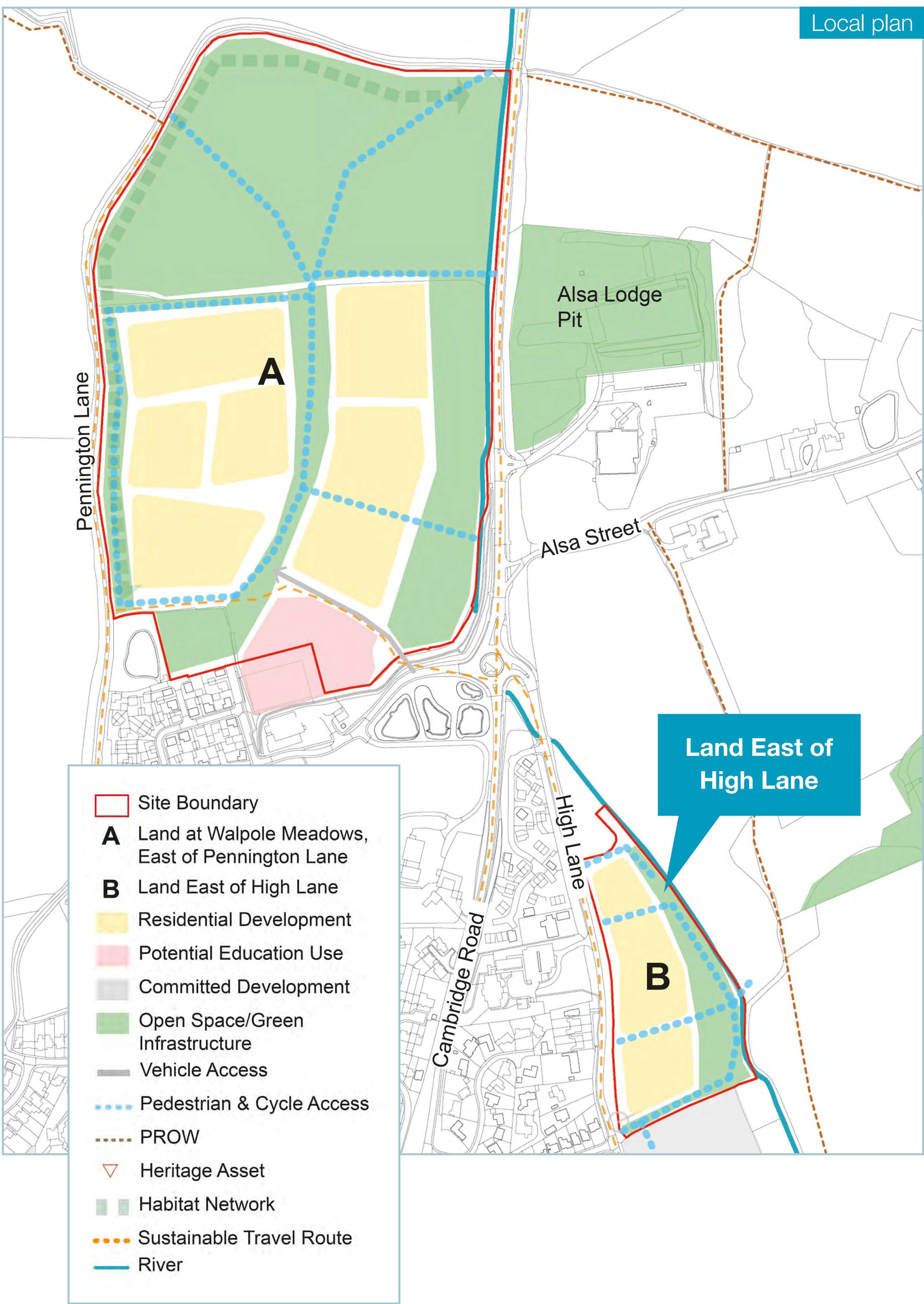
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## Principle of development

The land east of High Lane, Stansted Mountfitchet has been identified by Uttlesford District Council as a site for future development within their emerging Local Plan which was submitted for independent examination in December 2024.

An extract from the emerging Local Plan of the draft allocation is shown below. The inclusion of this site by the Council as part of their growth strategy demonstrates its suitability for development and the sustainability of its location.



## 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 designed with tenure-blind principles to ensure consistency in appearance across different housing types. This is to eliminate visual distinction between different housing tenures whilst ensuring a variety of styles.

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.

## Affordable tenures

These proposals will provide 35% affordable housing, which is compliant with Uttlesford District Council's affordable housing policy.

This will include a mix of affordable tenures, including the provision of social rented and shared ownership, offering a range of options for residents looking to get onto the housing ladder.



Example of existing Bloor Homes scheme in Feering



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## Landscape and open space

**A landscape-led approach has guided the development to assist with assimilating the proposals into the surrounding context.**

As part of the proposals, the new development will deliver landscaped public green open space for both new and existing residents to enjoy. This will be located in the eastern portion of the site and will provide the opportunity to improve local biodiversity through the enhancement of existing vegetation and new planting, whilst creating a strong landscaped buffer along the boundaries of the site and limiting visual impact.

Analysis of existing features and the unique characteristics of the site will allow new landscaping opportunities to be explored to ensure that improvements are made, and appropriate ecological enhancement and mitigation operations are applied.

The retention of existing habitats and the creation of wildlife friendly habitats will improve connectivity to the wider landscape and through the site in a way that will ensure a policy compliant biodiversity net gain will be secured.

In the eastern portion of the site, the sustainable drainage basin identified to deal with the surface water runoff from the proposed development (the new roofs, roads and areas of hardstanding), will also benefit local wildlife through the planting which will be incorporated.





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## Transport

As part of the application, Bloor Homes’ transport consultants will submit a transport assessment which will review the anticipated impact upon the local highway network.

Alongside current vehicular use, this also takes into account the projected trips based on the housing numbers and expected visitors to the site as a result of development.

### Access and connectivity

The primary vehicular access point for the new development will be from High Lane to the west of the site. Two private driveways off of High Lane will also serve several homes within the northern portion of the development.

Within the Uttlesford District Council Local Plan (which has been submitted to the Planning Inspectorate for examination) there are aspirations for High Lane to be improved to encourage active travel.

Early discussions with Uttlesford District Council have led to the consideration of reducing the speed limit on the northern section of High Lane from 40mph to 30mph. Changes to the speed limit and other measures on High Lane will be discussed with Essex County Council ahead of determination of the application.

Further views and other ideas for enhancing High Lane are welcome. This could include the following measures:

- Improved Gateway and reducing the current speed limit.
- Consider footway / cycleway provision on High Lane (and PROW connections).
- A priority working / traffic calming scheme and Vehicle Actuated Signs to reduce speeds.



View of the B1383

### Highways and transport

A Transport Assessment will assess any projected impact on the local road network and other aspects of movement, such as public transport, walking and cycling.

A Travel Plan will support the development proposals; this will provide useful information and incentives towards sustainable travel opportunities for residents.





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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.

As our plans develop, we would like to hear your feedback on the proposals to help with the evolution of the design of the proposals ahead of submission of an application to Uttlesford District Council.

An application will be submitted in Spring 2025, and we will continue to keep residents updated with the progress through our dedicated project website.



Example of previously developed Bloor Homes scheme

## Timeline

- 13 February 2025  
**Public consultation event**
- March 2025  
**Feedback collation and review by the project team**
- Spring 2025  
**Submission of full planning application to Uttlesford District Council**
- Autumn 2025  
**Anticipated determination of planning application**
- Summer 2026  
**Construction to commence on site**
- Summer 2027  
**Anticipated first new homes completed**

## How to get in touch

Call us on our Freephone line:  
**0800 148 8911**  
(Monday-Friday, 9:00am-5:30pm)

Email us at:  
**[info@bloorhomes-highlane.co.uk](mailto:info@bloorhomes-highlane.co.uk)**

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

Visit our website or scan the QR code:  
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