

Ruth Clifford, Stansted Mountfitchet Parish Clerk,
Council Offices
The Mountfitchet Exchange
72 Chapel Hill
Stansted Mountfitchet
CM24 8AQ

17 April 2020

Dear Ruth,

Proposed Residential Development west of Pennington Lane, Stansted Mountfitchet

On behalf of Bloor Homes Eastern I would like to update you and the Parish Councillors on the proposed residential development of land to the west of Pennington Lane, which I'm sure you are aware of.

Bloor Homes will shortly be engaging with the local community on outline plans for a residential development of up to 168 new homes. The masterplan proposes:

- 168 homes with a broad mix of house types and 40% affordable homes.
- Large public open spaces and amenity spaces.
- An equipped children's play area.
- Entrance to the site from Rainsford Road, with a new junction layout to improve access including to Pennington Lane. The access plans will be a detailed part of the application.
- A 20mph zone from the school to the site access and through the new development.
- Pedestrian and cycle routes with access to Pennington Lane and a new footpath/cycle crossing across Pennington Lane.
- Landscape improvements including landscaped buffer areas to all site boundaries.
- Ecological and biodiversity enhancements.
- Development in accordance with the Council's housing mix policy and to include an affordable housing mix which addresses the area's specific needs.

Enclosed is a landscaped masterplan view of the proposals.

As you are probably aware, there was a previous planning application by Taylor Wimpey including a part of this site in 2014. These new proposals are significantly different, and this site only includes around one-third of the previous Taylor Wimpey application site. The proposed new homes are set well away from the Bentfield Green Conservation Area.

Bloor Homes has undertaken assessments of drainage, ecology, visual impact and transport, and has consulted with Uttlesford District Council planning officers and Essex Highways

Authority. A scoping opinion application submitted in September 2019 (for up to 199 homes) received a significant number of local comments and Bloor Homes has considered these in the development of the planning application.

Bloor Homes will shortly undertake public consultation on the proposals. Given the current situation, this will be undertaken by writing to residents in the area with an outline of the plans and providing further information on a website for residents to view and comment on. If needed, residents will also be able to send comments by email or post. The website will be www.penningtonlane.co.uk.

Bloor Homes intend to submit an Outline Planning Application for the site in the next month. We would be happy to provide any further information that you may require or to arrange a discussion about them. Please contact me if you would like to discuss this further.

Yours faithfully,

A handwritten signature in blue ink that reads "Chris Brown". The signature is written in a cursive style with a horizontal line underneath the name.

Chris Brown