

Land between Stansted Mountfitchet and Birchanger

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Welcome

Welcome to this drop-in event to discuss City & Country's proposed site known as Land between Stansted Mountfitchet and Birchanger.

This is an introductory event to introduce the site to local residents and stakeholders and understand if development was to go ahead what the local community would like to see delivered as part of the proposals.

At the event today, there is a selection of materials for you to read and interact with to understand what is being currently proposed.

These proposals are at a very early stage as City & Country is seeking allocation of the site in the Draft Local Plan for Uttlesford District Council, as a highly sustainable location that is suitable and deliverable for development that can make a significant, positive contribution to meet local housing and other needs. This is your opportunity to help shape these proposals by providing your views on how the housing retail, employment, community and recreational, and green spaces and other uses and infrastructure could benefit the people of Stansted Mountfitchet and Birchanger.

Pick up
a feedback
form

We value your feedback

Please feel free to provide your comments on the mood boards, illustrative masterplan and feedback forms provided.

If you have any questions, then please do speak to a member of the project team.



Share your views

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About City & Country

“City & Country isn’t a normal housebuilder. These guys have got a real passion for heritage which is obvious from the first moment you step foot into the stunning buildings they’ve restored.”

George Clarke, Channel 4’s Restoration Man and City & Country Brand Ambassador



**Winners of the
Housebuilder of the
year award 2024**

City and Country are the UK’s leading heritage developer who have a great reputation in restoring Britain’s rich architectural character and a growing reputation of making new places for communities to live and enjoy.

We cherish the past and wish to use our skill in making better places for the future that serve societal needs sustainably. We are a local business to Stansted, having based our head offices there for over 20 years, we are proud to have worked with the local community over the years as a local employer, award winning developer and charity supporter.

Our larger schemes to date have been in east Essex although historically we have done smaller new build schemes within 20 miles of Stansted. Our development at St Osyth Priory is one such example. The new properties at St Osyth Priory have been carefully designed to provide a range of pretty cottages and elegant family homes to stylish apartments. Our development is part of this idyllic historic country estate, benefiting from all that a brand new home offers and a beautiful setting.

We have a desire and passion to viably conserve, restore and newly create Britain’s architectural heritage. Our new build homes are designed with the utmost care and precision taking into account the local area design. Ensuring every aspect meets the highest of standards and quality. Our commitment to excellence guarantees that every home not only meets but exceeds expectations, providing a living space that is both beautiful and functional. Embracing the best of the present, through exceptional design and build standards, we sensitively add value to very special places; to be enjoyed today and cherished by future generations.

Existing City & Country development – Manningtree Park



In Essex, we are a long-time supporter of the Essex Wildlife Trust, which is one of the country’s leading conservation charity. The aim of the trust is the protect wildlife for the future and for the people of Essex. City and Country recently donated a range of books to primary schools close to their developments in Essex, this was to recognise Roald Dahl Day, which celebrates the authors contribution to children’s literature, while encouraging young people to be excited about reading.

At Manningtree Park, we have allocated funding towards healthcare facilities in Mistley and Manningtree Parish. This investment will strengthen healthcare provisions, ensuring that residents have access to quality medical services within their locality.

Last year, we won the Evening Standard’s Best Out of London Home award, as well as Whathouse?’s Best Public Realm award for our scheme at St Osyth Priory. In November, we have won Whathouse?’s Housebuilder of the Year 2024.

Current City & Country development



Existing City & Country development – Manningtree Park



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Past local developments

In recent years, City & Country has brought forward three successful developments in Essex, delivering high-quality new homes, while conserving the heritage on these significant sites.

These developments include St. Osyth Priory, Manningtree Park and Sanderling Reach on Mersea Island, where we have delivered high-quality, sustainable communities by enhancing the natural green spaces on the sites, restored the historic buildings, and built high-quality new homes to importantly bring these spaces back to life.

Manningtree Park

Manningtree Park is a recent development in Essex, providing a range of two to five-bedroom houses, surrounded by open countryside, between the rural towns of Manningtree, Mistley and Lawford. Inspired by our commitment to creating communities, Manningtree Park is a friendly community and a safe, welcoming village offering something for a variety of lifestyles.

At Manningtree Park, we are proud of the £4 million community contributions that will help shape the growth of the local area, to enhance the quality of life for new and existing residents to create a place that promotes sustainable growth.

Some of the community initiatives we have helped fund include:

- **Healthcare facilities:** We recognise the importance of accessible healthcare services; we have allocated funding towards healthcare facilities in Mistley and Manningtree Parish. This investment will strengthen healthcare provisions, ensuring that residents have access to quality medical services within their locality.
- **Community amenities:** It is important to us to create a space to promote wellbeing and community connections. The development will feature community hub for local residents to meet and enjoy.
- **Highway improvements:** We will organise the implementation of new bus stops, access roads and cycle ways to improve accessibility for all.
- **A commitment to affordable housing:** 30% of homes will be affordable.



Sanderling Reach, Mersea Island

Sanderling Reach is a City & Country development in Essex, offering two-to-five-bedroom homes, with just a five-minute walk to the beach. The development offers extensive parkland for neighbours to meet and for children to play, creating a cohesive community just 500m walk to the beach.

Each home is surrounded by significant landscaped open spaces, with rich biodiversity and planting. Sustainability has been at the heart of this development as it includes provision for electric vehicle charging, water conservation measures and energy efficient appliances throughout.



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Background to the proposals

The proposals will be delivered over a group of land parcels between Stansted Mountfitchet and Birchanger.

Site location

The location is on the southern fringe of Stansted Mountfitchet, to the west of Stansted Airport and north and northwest of the village of Birchanger.

Main roads around the sites are Stansted Road (B1383) to the west, A120 to the south, and M11 to the east.

The site is currently split into individual parcels of land for development of a range of uses that focus on high quality placemaking principles and create sustainable neighbourhoods, including significant new employment opportunities and retail uses, with an expansive area of community parkland covering around 57 acres at its heart. Each of these parcels are being considered as part of the land allocation for these proposals.

Local facilities

The sites are connected through a variety of different local transport networks, providing access to Stansted Mountfitchet, Stansted Airport and Birchanger.

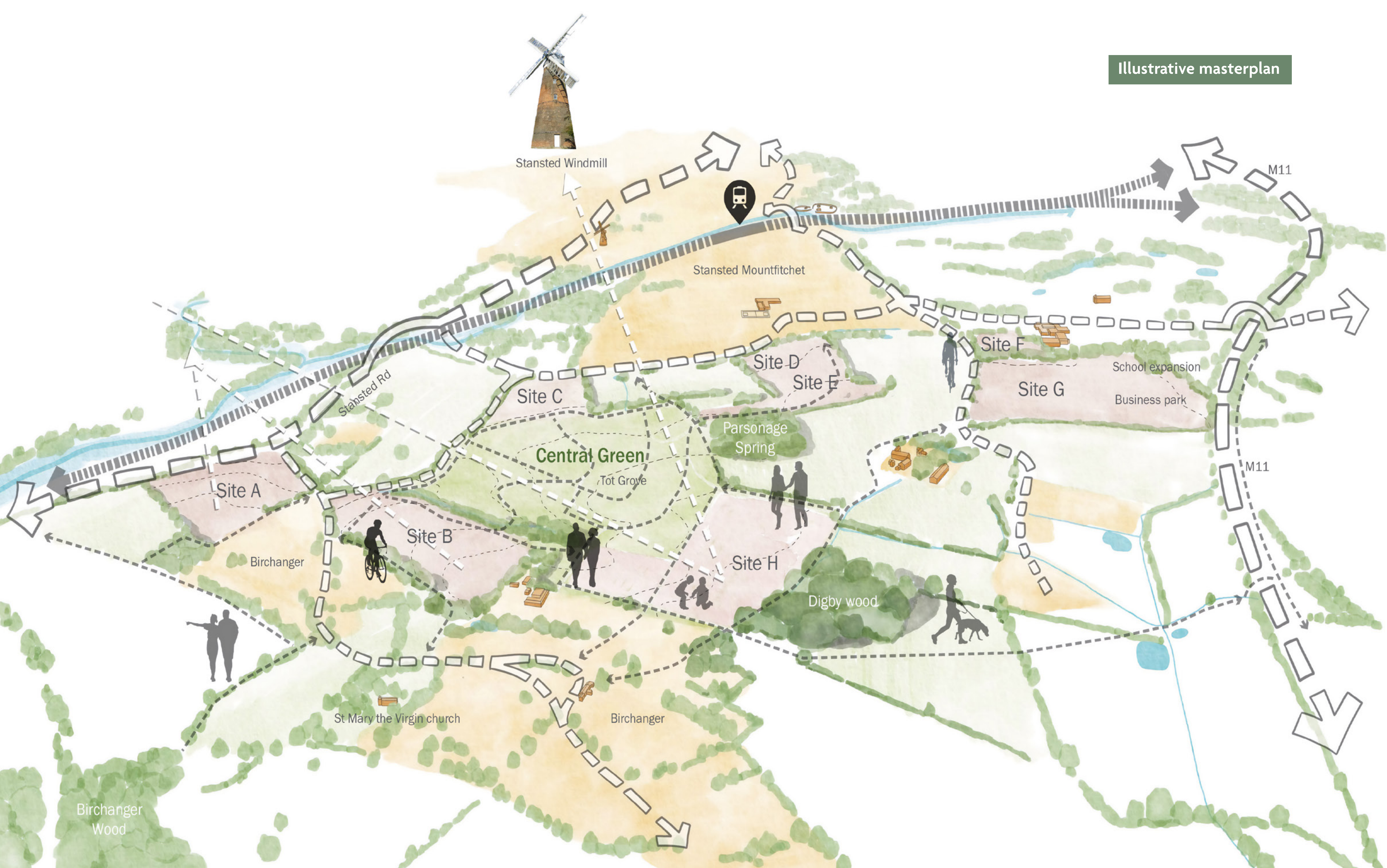
The sites are serviced by two primary schools (Birchanger CoE Primary School & St Mary's CofE Foundation Primary School), one secondary school (Forest Hall School), two churches (St Mary the Virgin, Birchanger & St Mary the Virgin Church) and Birchanger Sports & Social Club.

These proposals seek to add further community facilities for the local community, and we would be keen to hear what you feel is important to come forward as part of this development.

Uttlesford Draft Local Plan

City & Country is proposing that this site be included in the draft Local Plan for Uttlesford District Council, given its highly sustainable location and ability to provide convenient access to a range of key local services and the major transport network with the M11 motorway, a mainline railway station and Stansted Airport all within close proximity of the site.

The previous Local Plan for Uttlesford was adopted in 2005 and therefore is out-of-date and in need of being updated. This will allow the Council to plan for sustainable development which provides housing and other infrastructure and which enhances biodiversity and protects the environment. The Council concluded consultation on the Publication (Regulation 19) version of its new draft Local Plan in October 2024 ahead of submitting the plan for independent examination in 2025.



Illustrative masterplan



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The vision for the site

City & Country's vision for the site is to make these proposals highly sustainable and to ensure the scheme is sensitively designed, embodying high-quality placemaking principles that will make sure the development successfully integrates with the existing settlements and preserves and enhances the surrounding natural environment.

These proposals will consider:

Proximity to infrastructure

Development which is close to key existing social infrastructure such as schools and shops minimises the environmental impact and promotes convenience to residents.



Respond to the environment

Development that truly understands its context and the history of the location are those that are most successful, and they promote positive interaction with the existing natural and cultural setting.



Access to transport

Development located close to local transport hubs and public transport reduces the reliance on personal transport.



Design quality

New development can provide beautiful landscapes, inclusive places and interesting new buildings, complementing existing architecture and using sustainable materials.



Community and Lifestyle

Development providing spaces within which to socialise and exercise fosters stronger, healthier communities and promotes interaction with the local environment for benefits to people's well-being and mental health.



Energy efficiency

Buildings that optimise the use of energy and water through sustainable materials and building practices reduce carbon emissions and owners' utility bills.



Illustrative view of the site through the central parkland toward Site C

Illustrative view of the site of proposed parkland towards Site B



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Social impact and community benefits

As part of the evaluation of this site, City & Country has conducted a social impact analysis to understand the local needs and how these can be unlocked by the development of this site.

Social impact focuses on understanding and delivering positive impacts for local communities through design, construction and operation of places.

The opportunities uncovered are shaped around the local policy goals, particularly the Uttlesford Corporate Plan, focusing on housing and sustainability and the role sustainable planning and development play in tackling climate change and protecting the natural environment.

The main themes and topics identified from this research centre around housing, community, and the environment and are the following:



Provide affordable, energy-efficient housing

Address the growing demand for housing with a focus on sustainable construction, social housing, and retrofitting homes to improve energy efficiency.



Increase community cohesion and wellbeing

The Council plans new schools, health care facilities, and leisure services to support population growth. The district aims to enhance social and community infrastructure while maintaining its rural character.



Protect and enhance the natural environment

Focus on climate change adaptation, biodiversity net gain, and sustainable resource management. Protection of Uttlesford's chalk streams and designated wildlife sites is prioritised.

As a result of these proposals, this site could help the Council to tackle these challenges by providing the following benefits:

▶ Build new, beautiful homes that respond to the local architecture and materials.

▶ A commitment to deliver 50% of the new homes as affordable, greater than the district average.

▶ A landscape-led approach which preserves the “best” onsite green spaces and wider rural countryside.

▶ Create an expansive parkland at the heart of the development for the community, increasing access to the natural environment and promoting healthier communities.

▶ Future expansion of Forest Hall School adjacent to the M11 to provide critical infrastructure to the local community.

▶ Providing additional services and amenities close to Birchanger and Stansted to increase choices sustainably.

▶ Improve cycling and pedestrian connection to local facilities and transport.

▶ Carry out extensive planting of trees and shrubs to restore lost historic landscape and introduce new species to improve the biodiversity value of this part of countryside.

▶ Providing housing in close proximity to the region's largest employer – London Stansted Airport – making best use of existing infrastructure so reducing the need to travel.



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Your views

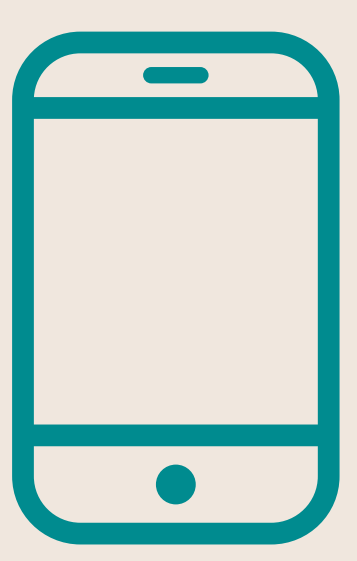
City & Country is committed to delivering a highly sustainable development which maximises the potential and local benefits for the community.

Your views on what is most needed in the local area will help to shape our plans.

Please do fill in a feedback form to provide your views on this project as well as indicate what community facilities or assets you'd like to see come forward as part of these proposals.

We will consider all feedback provided during this event to help shape these proposals, ahead of a future consultation on more detailed proposals once these are available.

How to get in touch



0800 148 8911 (freephone)
Monday - Friday
9:00am - 5:30pm



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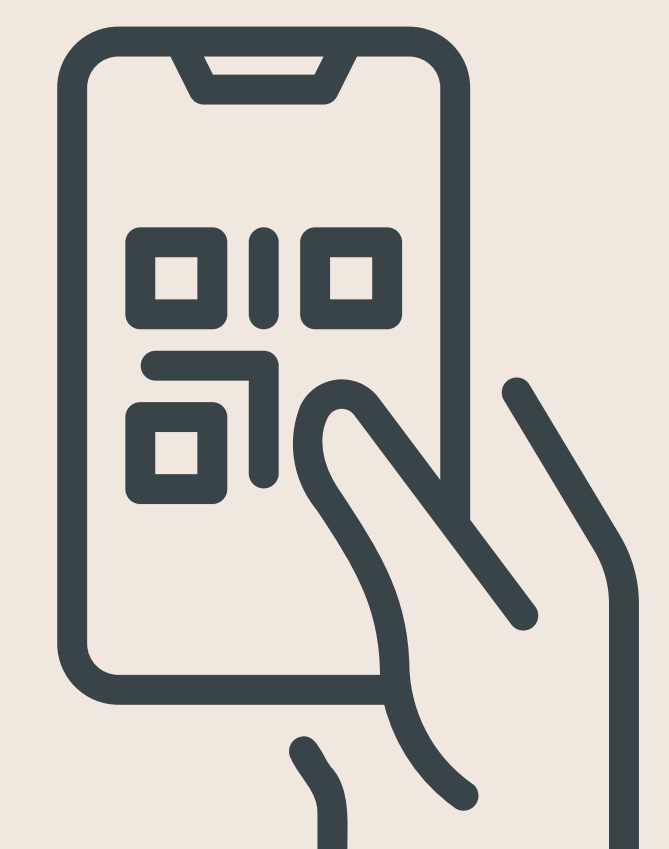


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