

Land South of Stansted Mountfitchet and North of Birchanger



For further information scan the QR or visit
www.cityandcountry-stanstedbirchangervision.co.uk

Welcome

Welcome to our community engagement event, where you can view the revised proposals coming forward for the 'Land South of Stansted Mountfitchet and North of Birchanger' sites.

The sites offer an exciting opportunity to develop a wide mix of new homes, including a considerable proportion of affordable homes, to help meet the significant local housing need across Uttlesford District.

This development, led by local developer City & Country and designed by award winning Architect – Feilden Clegg Bradley Studios – aims to set new standards for new-build housing here in Uttlesford. It is an important principle of City & Country that this scheme sets a benchmark for exemplar design, which is both sensitive to its surroundings and forward-thinking in its sustainability credentials, respecting the history of both Stansted and Birchanger.

An integral part of the design process has involved reviewing the feedback from the previous engagement period last year and incorporating this in the enhanced proposals. You can view these updated proposals on the banners at this event.

City & Country development – Manningtree Park

We'd love to get your feedback



We are now seeking your feedback on our revised plans which will help us shape our final proposals ahead of submitting outline planning applications to Uttlesford District Council for consideration.

After viewing the plans on display and speaking with our project team, please fill out a feedback form and leave it with us or return it to our Freepost address:

Freepost MEETING PLACE CONSULTATION
(no stamp needed)

Members of the project team are at hand to discuss the materials with you and answer any questions you may have.



Contact us

info@cityandcountry-stanstedbirchangervision.co.uk
0800 148 8911 (Freephone)
Monday - Friday, 9:00am - 5:00pm

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About City & Country

City & Country is 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 in 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, and charity supporter.

We are an award-winning developer, last year we won the WhatHouse? Housebuilder of the Year, as well as a number of UK Property Awards including Best Development in Essex for Manningtree Park, in addition to numerous awards won over previous years, highlighting the strong industry reputation we have built.

To find out more about
City & Country, scan the
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City & Country development – Manningtree Park



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Building homes, creating places, connecting people



City & Country believes these sites provide an opportunity to bring forward landscape-led proposals for much needed market and affordable homes in these two sustainable locations, in conjunction with significant improvements to walking and cycling routes, restoration of historic woodland, and the provision of community and commercial space.

High-quality housing will be embedded into the existing landscape along with public open space, sustainable urban drainage, new connecting footpaths and cycleways as well as new and enhanced landscape features on and off site, whilst respecting the farmland gap between Birchanger and Stansted Mountfitchet.

Uttlesford District Council's new Local Plan is nearing adoption, but currently there is a housing shortfall in the district. Sites like South of Stansted Mountfitchet and North of Birchanger can help the council deliver high-quality new homes in the short term to help reduce this deficit.

These sites fit into the new category of sustainable sites, known as Grey Belt, which the Government supports, but only if they meet certain criteria:

- To provide at least 50% affordable housing.
- To provide the necessary infrastructure improvements.
- To create or enhance accessible public green spaces.

The larger amount of affordable housing on these sites will help address the council's rising housing waiting list of over 1,400 households currently, an increase of 34% in the last six years.

The new market housing will help provide for the general housing shortage whilst also giving more choice to local people.

The site at Stansted Mountfitchet will also provide commercial space next to the M11 and space for community services and facilities.



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The proposed sites

As part of our updated plans, the number of parcels proposed to be developed has reduced from eight to four. These include:

Sites A and B

Located to the north and north west of the Birchanger village. The two sites are adjacent to Stansted Road (B1383), Birchanger Lane and Tot Lane, bordering the existing Birchanger settlement.

Sites F and G

Located to the southeast of Stansted Mountfitchet next to Forest Hall School and Mountfitchet Romeera Leisure Centre. Immediately surrounding these two sites are Forest Hall Road and Parsonage Lane leading to the M11 Business Link, with Stansted Airport and the M11 to the east of the site.



Sustainable location, sustainable travel

The four parcels removed from the plans are also under the ownership of City & Country and will largely remain in agricultural use. The undeveloped land will be enhanced with the replanting of historic woodland and hedgerows, as well as new pedestrian and cycle routes to increase connectivity and encourage sustainable car-free travel.

The proposed sites are strategically placed in sustainable locations with strong transport links, local amenities, and good connections to the existing settlements of Stansted Mountfitchet, Birchanger and the nearby town of Bishop's Stortford.

With convenient access to local bus stops and proposed cycle routes from the site towards Stansted Mountfitchet Railway Station, the location offers fast links to both London and Cambridge.



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Previous consultation

On Thursday 28th November 2024, we held our first community drop-in event regarding our initial vision for the site.

Throughout the evening, we had over 200 attendees, including residents, local councillors, and representatives of local community groups, view the proposals and share their initial thoughts.

At the close of the first round of consultation, we had received around 1,000 constructive feedback responses to the original plans. City & Country have since been working hard to review all submitted feedback and revise the plans for the site where appropriate. We are now at a stage where we would like to present these updated proposals and gather your thoughts again.



You said, we did!

Shaped through detailed dialogue with local councillors, Uttlesford District Council Planning Officers, the Planning Inspectorate and the local community, City & Country have made the following changes to the proposals:

You said: The proposed number of new homes is too high.

We did: The number of new housing proposed has been greatly reduced from up to 1,050 homes to up to 520, whilst retaining 50% affordable housing.

You said: The size and scale of the development is too large.

We did: Removed four parcels of land from the proposed scheme with development focused on the most sustainable locations.

You said: This development may cause coalescence between Stansted and Birchanger.

We did: The country park proposal between Stansted and Birchanger has now been removed from our plans, instead retaining the existing farmland character.

You said: The area currently lacks sustainable travel routes to local amenities and services.

We did: Included in our proposals is a mixture of new and enhanced pedestrian and cycle routes throughout the area, connecting to surrounding key areas whilst making the most of the picturesque landscape.

You said: A greater emphasis needs to be placed on landscape elements such as woodland protection, green spaces and community spaces.

We did: Introduced new opportunities for community-led gardens, and children's play areas, with plans to protect existing woodland and hedgerows and reinstate historic field boundaries.



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Proposals

Our proposals and the benefits will greatly assist Uttlesford District Council in achieving their housing requirements and help meet local needs across the district.

Key benefits



Provision of up to 520 homes, with 50% allocated as affordable housing.



Biodiversity net gain of at least 20%, with ecological enhancements and new wildlife habitats.



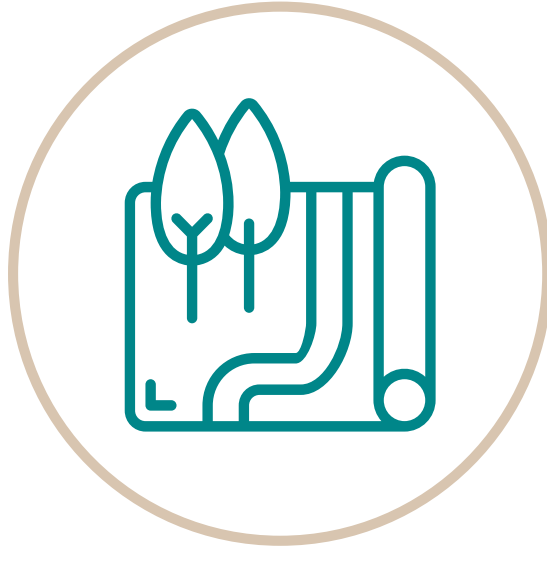
A mixture of starter homes through to large family homes, from 1 to 6 bedrooms.



New and enhanced pedestrian and cycle routes promoting car-free travel and safe access to surrounding areas and amenities.



Significant financial contributions towards local key services and amenities.



Sustainable location for development, close to key transport links and employment centres.



Economic boost to the local economy through job creation, and increased spending through local services, transport and infrastructure.



Potential to reserve land for retail and business uses, benefitting the wider community through provision of services and employment.



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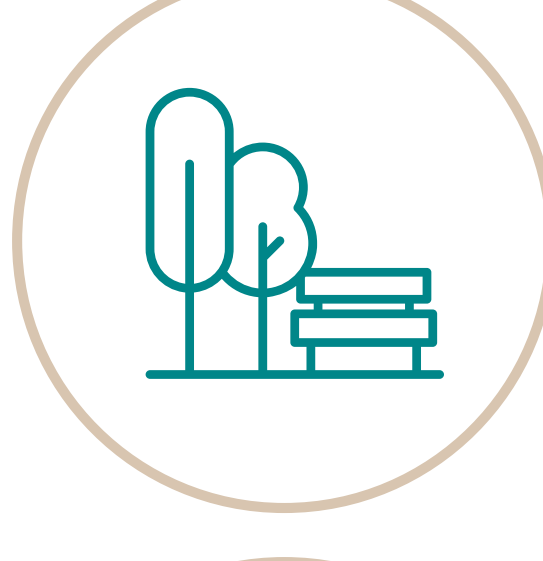
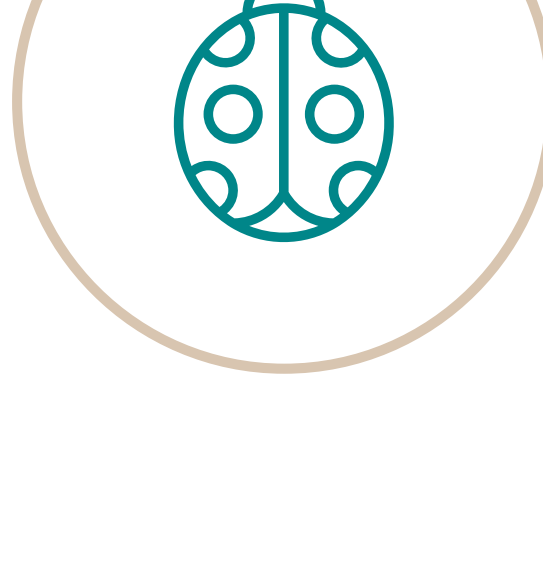
A landscape-first development

The proposals will deliver over 11 hectares of publicly accessible landscape, plus over 2.5km of new paths across the surrounding farmland. The landscape within the development and the wider farmland area has been designed to foster community activities and recreational opportunities whilst enhancing and rebuilding lost Essex landscape features such as historic woodlands and hedgerows.

This development will include:

- 1 Re-established and enhanced lost ancient woodlands and hedgerows.
- 2 New village greens for community cultivation.
- 3 Communal garden spaces.
- 4 Open common landscapes.
- 5 Greater accessibility within the farmland landscape and connectivity between Stansted Mountfitchet and Birchanger.
- 6 Space for nature-based play and informal sports.

Potential benefits of the proposed landscaping strategy include:

-  **Protect and improve existing landscapes**, including trees, plants, and green spaces.
-  **Introduce significant new public open green spaces** for new and existing residents to enjoy within each proposed site.
-  **Provide new community gardens** and children's play areas.
-  **Provide better walking and cycling routes across the neighbouring farmland** to link Birchanger with Stansted Mountfitchet Railway Station and other amenities.
-  Landscape proposals to contribute towards at least a **20% biodiversity net gain**.



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Transport and movement issues

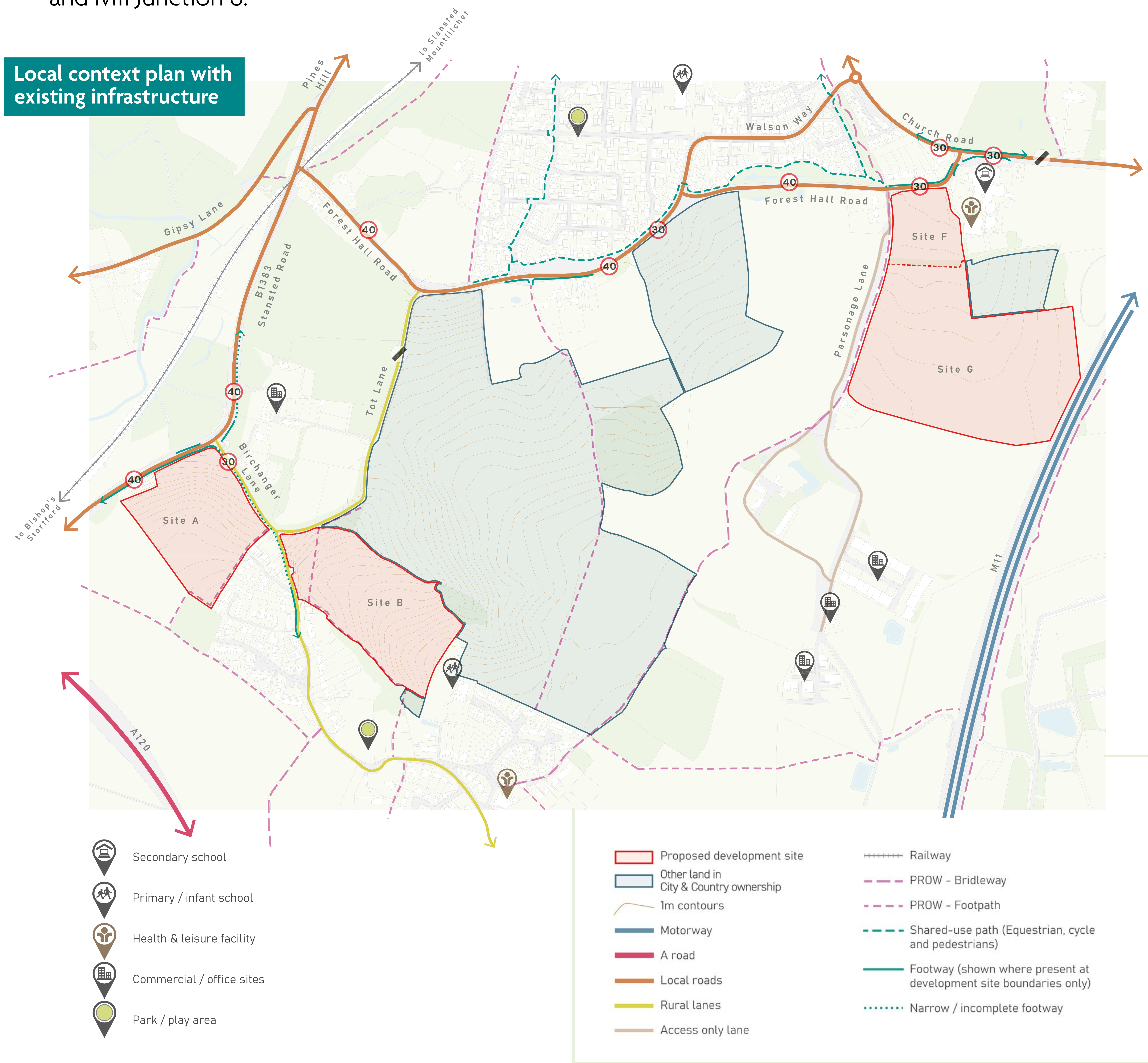
As part of the planning process, we are carrying out a Transport Assessment to understand how the development may affect local roads and the wider highway network. This work is ongoing – decisions have not been finalised yet.

From the first round of consultation and discussions with local stakeholders, we are aware of existing concerns:

- **Birchanger Lane:** Narrow in places, with limited footways. While traffic is usually modest, congestion on the A120 can lead to rat-running.
- **Tot Lane:** A single-track lane with informal passing places. Current traffic levels are very low, but residents are concerned about future use.
- **Birchanger Lane/B1383 Junction:** Drivers report queues and difficulty turning out, especially at peak times, though highway upgrades are planned at the A120/Birchanger Lane roundabout and M11 Junction 8.

- **A120 roundabout and Bishop’s Stortford traffic:** This is a known congestion hotspot at peak times, though highway upgrades are planned at the A120/Birchanger Lane roundabout and M11 Junction 8.
- **Site F, near Forest Hall School:** Concerns about safety at drop-off and pick-up times.

These points, along with input from Essex County Council as Highway Authority, will be fully reviewed as part of our Transport Assessment to help identify any improvements needed to keep people moving safely.



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Emerging transport and movement proposals

We want to promote active and sustainable travel, helping people to walk, cycle and use public transport. This will reduce reliance on cars, cut carbon and support healthier lifestyles.

Early ideas include:

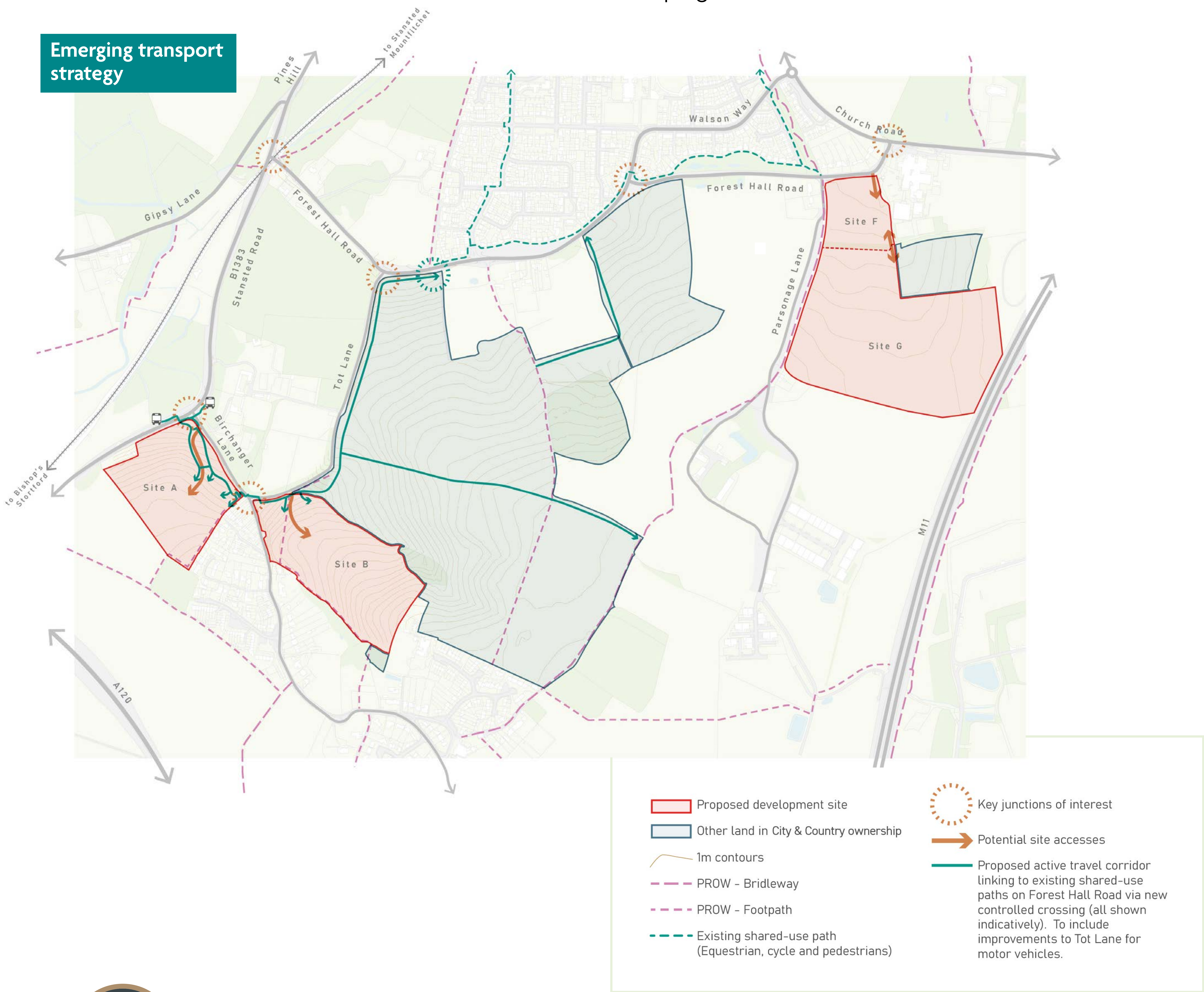
- **A new walking and cycling route** from Forest Hall Road, parallel with Tot Lane, linking Sites A and B to Stansted Road.
- **Options for Tot Lane:** either improve passing places with a HGV ban, or close the road to motorised vehicles while keeping walking and cycling access.
- **New pedestrian crossings.**
- **Safety measures** such as calming traffic speeds and improving visibility.
- **Speed reductions** on key stretches of road.

Our Transport Assessment will also test:

- Wider junction capacity, including the A120 roundabout
- Impacts on local bus and train services.
- Opportunity to encourage sustainable travel and reduce car use.
- Better links to Stansted Airport for work and onward journeys.

These proposals are not final – they will be refined as we gather more evidence and listen to community views. Your feedback is vital to shaping the best outcome.

Emerging transport strategy



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Share your thoughts

Thank you for attending today’s public consultation event. An indicative timeline for submission of the outline planning applications can be viewed below.

Take part



We encourage you to interact with the boards, annotate our maps and plans, and ask any remaining questions to the project team at hand.

Give your feedback



Please fill out a feedback form and either hand it to a team member or leave it in the provided box. You can also take it with you and return it via our Freepost address:

Freepost MEETING PLACE CONSULTATION
(no stamp required)

We value your feedback and will consider all comments to help shape our final plans.



November-December 2024

First round of engagement launched.



Early 2025

Reviewed community feedback and updated proposals where appropriate.



Spring 2025

Ongoing conversations with the council regarding the plans and updating them ahead of a second round of engagement.



September/October 2025

Second round of engagement takes place.



Late 2025 – Early 2026

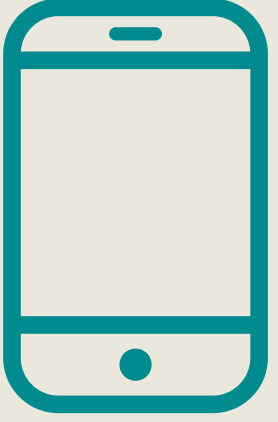
Further review of community feedback and refine proposals where appropriate.

Submit outline planning applications to Uttlesford District Council.

Get in touch



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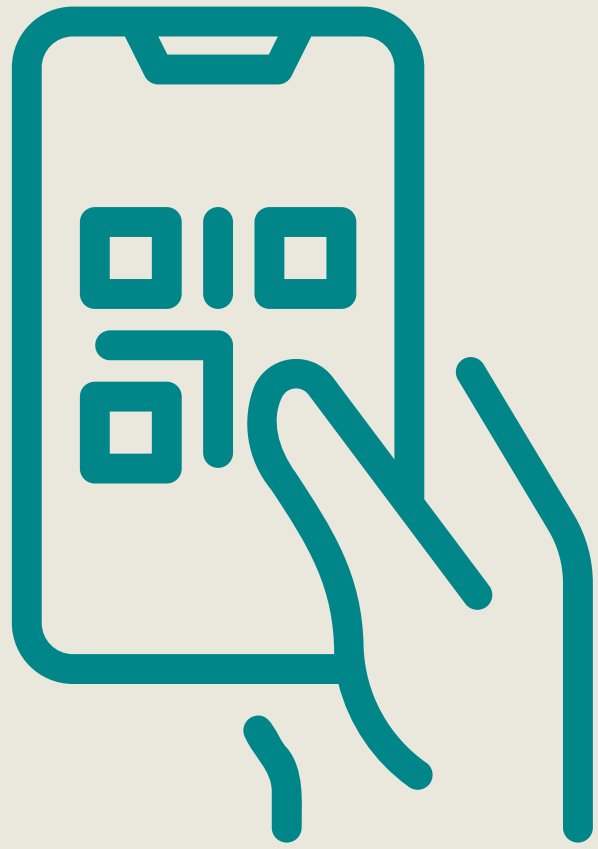
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We want to know what you think of Stansted Mountfitchet & Birchanger now to help us build a picture of what might be valuable in the future.

Share your views



Tell us what you think...
Any other comments
you'd like to highlight?



Tell us what you think...
What's missing from
the area?



Tell us what you think...
What's great about the
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Historical inspiration

City & Country's aim is for this development to reflect the existing, historical character of the local area.



Using the images opposite as inspiration, let us know:

Which local, historical buildings would you like reflected in this development?

