

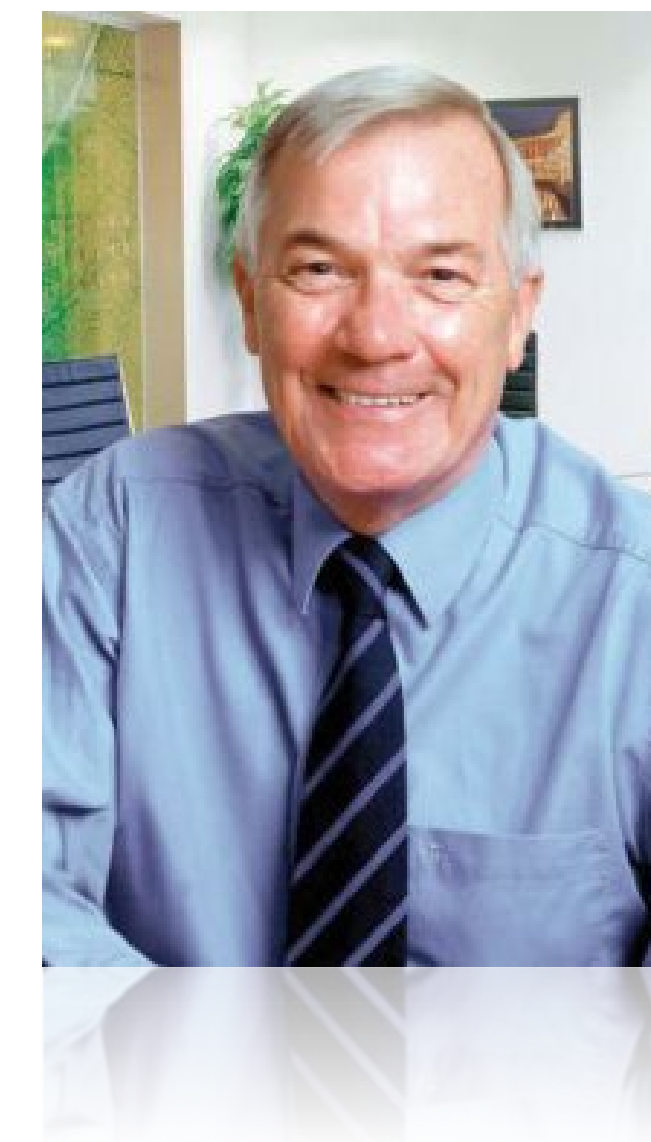
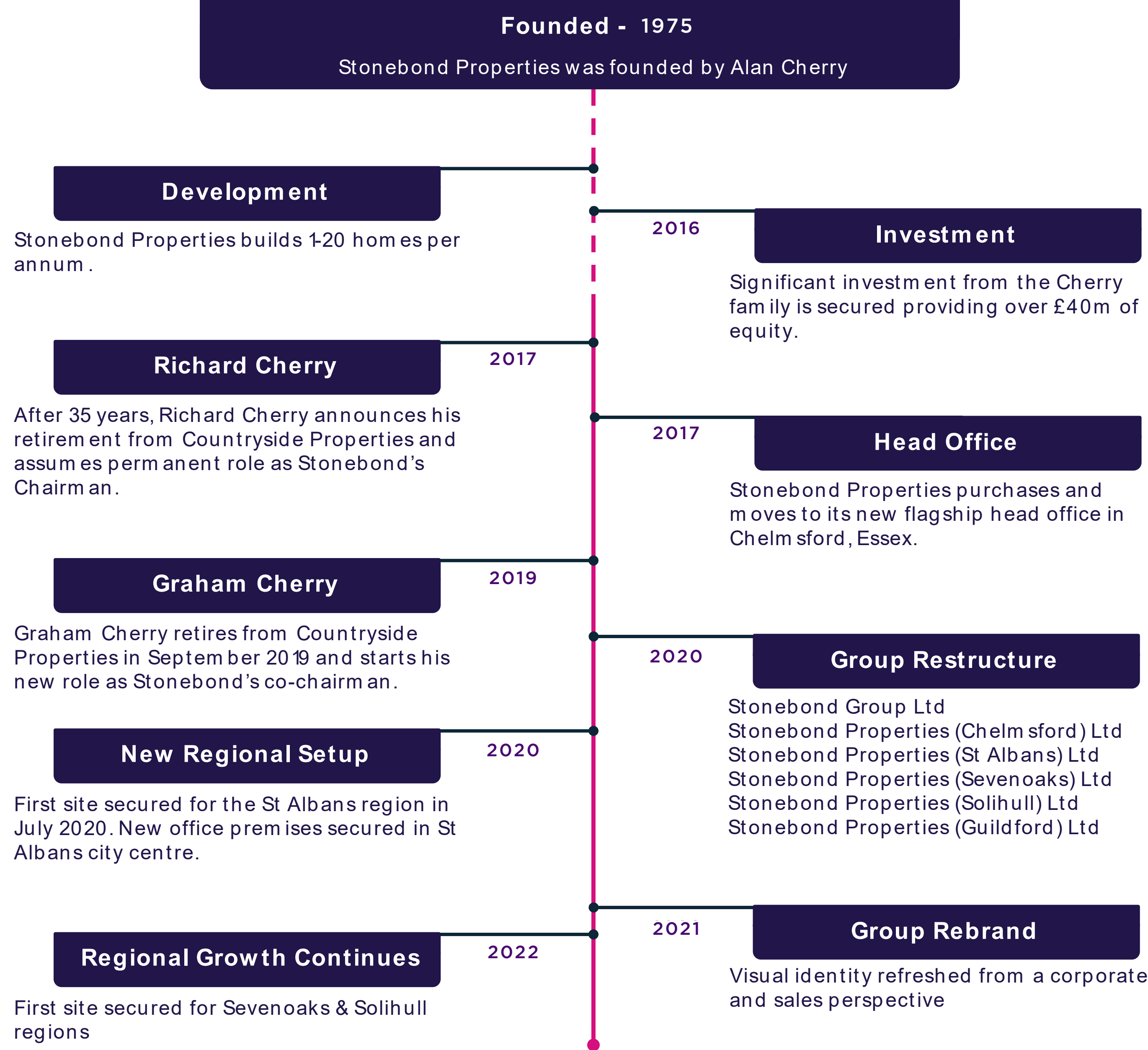
PARISH COUNCIL MEETING

ASHDON ROAD
SAFFRON WALDEN
ESSEX

Stonebond

Carter Jonas

DAP
ARCHITECTURE LTD



ALAN CHERRY

Founded Stonebond
in 1975





Premium Land-Led Partnerships Developer

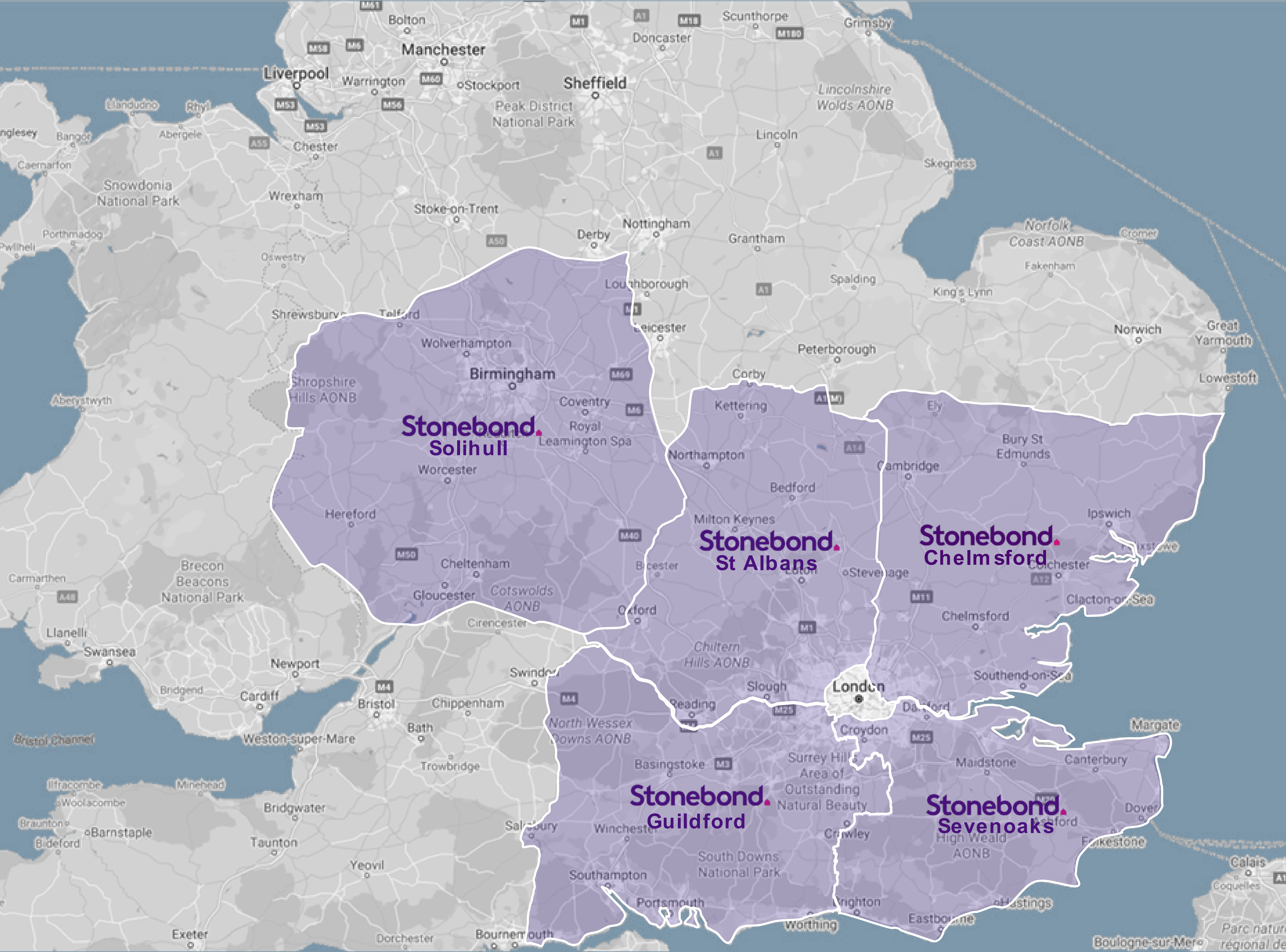
Development of homes for our affordable & build-to-rent partners (70%) and private purchasers (30%)

Operations currently in the Northern, Southern Home Counties & the Midlands

Niche position as a mid-sized partnerships housebuilder

Privately Owned by Richard and Graham Cherry and the Senior Management Team





REGIONAL AREAS



Graham Cherry
Co-Chairman



Richard Cherry
Co-Chairman



Andrew Cornelius
Chief Executive Officer



Robert Wilkinson
MD - Chelmsford





Orchard Gardens, Melbourn



Stableford Green, Bishop's Stortford



Linmere, Houghton Regis



The Heathers, Hatfield Peverel



Sandford Paddocks, Blackmore



Sandford Paddocks, Blackmore



The Heathers, Hatfield Peverel



Lynfield Mews, Stock

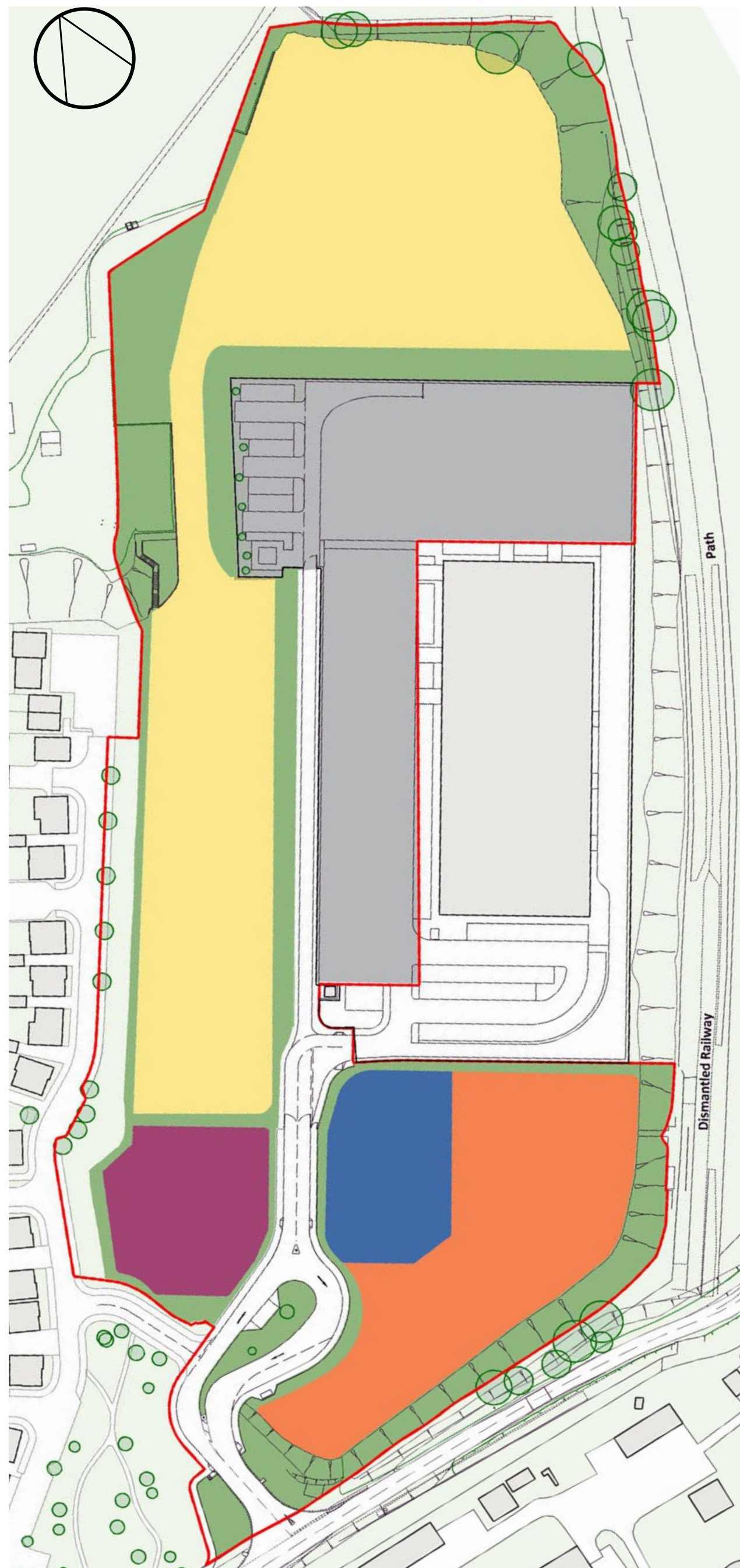






MILLER STREET

ASHDON ROAD



Planning permission was granted in 2013 for the wider development of land north of Ashdon Road. Phases 1, 2 and 4 are now complete (Bloor Homes).

A separate planning permission was subsequently approved in 2017 for the development of phases 3 and 5 for up to 55 dwellings and for retail and employment uses on separate parcels to the south.

The employment phases are coming forward under separate proposals on land to the south of the current Ridgeons warehouse (coloured blue and orange on the approved land uses parameter plan). Land immediately south of phases 3 and 5 (coloured purple) is also being marketed separately for retail use. These employment and retail phases are and will therefore being delivered by other applicants and are land outside Stonebond's ownership. Stonebond are seeking to deliver the 55 approved dwellings on the phase 3 and 5 land.

Following the grant of outline permission for 55 dwellings on phases 3 and 5 approving the principle of development and the access, Stonebond are now seeking approval of the 'reserved matters', which include details of appearance, landscaping, layout and scale.



SITE OPPORTUNITIES + CONSTRAINTS



CONSTRAINTS

- Adjacent to Residential Dwellings
- Adjacent to Commercial
- Adjacent to Oil Storage
- Oil Pipeline Running along West Boundary
- Overhead cables cross the North East corner of the site
- Site topography and level changes across the site
- Access
- Policy Designations

OPPORTUNITIES

- Principle of Development already has approval
- It is a key site on the entrance into the development that will complete the development
- Will add to the Local Character of the area and improve the quality of the appearance of the site
- Housing Delivery to the area and the site has approval for Residential Use
- Mature Landscaping to the North East of the site
- Neighbouring Amenity spaces
- Existing Access
- Site Height Reduction

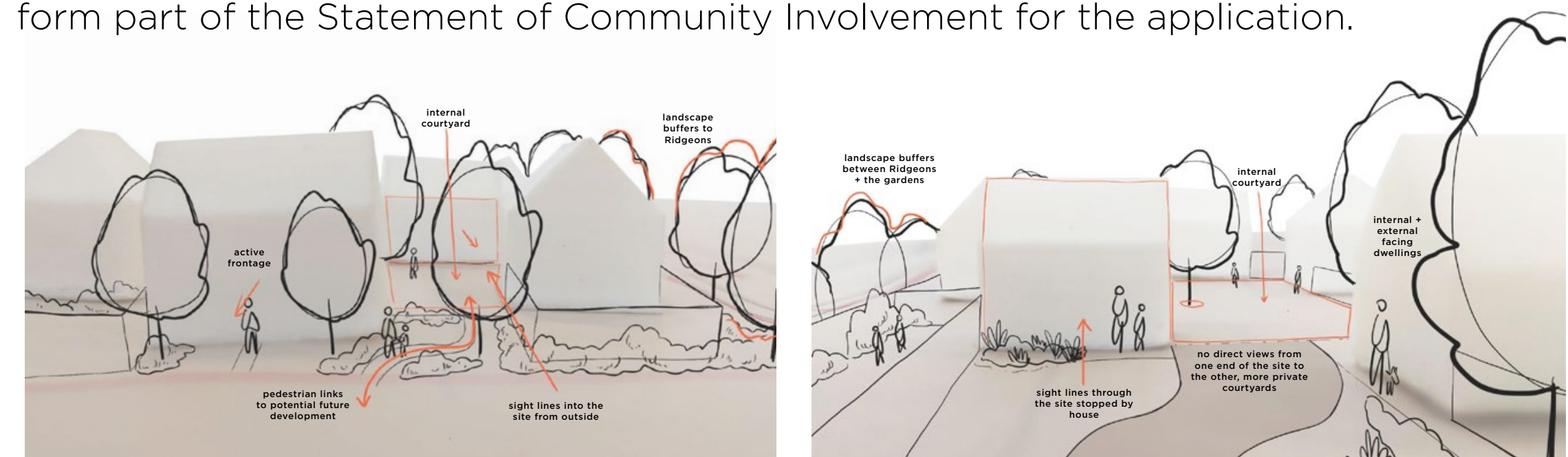


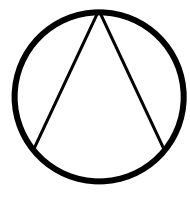
Stonebond and the project team are currently engaging in pre-application discussions with Uttlesford District Council's planning and urban design officers in the production of the current layout and amendments have subsequently been made to the layout and design.

Stonebond would also like to engage with local residents to obtain feedback on the plans and to inform the preparation of the reserved matters submission. The meeting with the Town Council is a key part of this process and would welcome discussion with members.

PUBLIC CONSULTATION

Prior to the submission of the reserved matters application Stonebond will run a two week consultation process. This will take the form of a letter drop to local postcodes served off Ashdon Road on the eastern edge of the town providing key details of the proposals. The letter will include a link to website where residents will be able to provide comments and ask questions. The comments and questions will be collated and will form part of the Statement of Community Involvement for the application.





PROPOSED PLAN



Proposal :

55 residential houses with a mix of

1 no.	1B2P Bungalow M4(3)	20 no.	3B5P Houses
2 no.	2B3P Bungalows M4(3)	4 no.	3B6P Houses
8 no.	2B3P Houses	9 no.	4B6P Houses
11 no.	2B4P Houses		

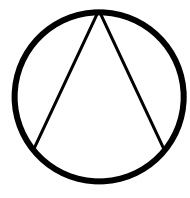
The site the plan has been designed to optimise the space available around the sites constraints as well as mitigate issues like noise + SUDs. The site has vehicle access off Miller Street, crossing the oil pipeline. There is a secondary, emergency access onto the road servicing Ridgeons.

Due to the sites topography the site is split in two either side of the incline in the centre of the site. The Northern half is raised up and within this parcel the houses are inward facing due to the mature hedgerow that borders the site keeping it enclosed.

The Southern half of the site is outward facing to create an active frontage with the Bloor development and create a better sense of place.

There is a planted buffer along the Eastern boundary that helps to protect and mitigate the noise from the Ridgeons warehouse.

Along the Western boundary the oil pipeline prohibits any planting or footpaths in the Southern half of the site. The raised bank along this boundary is an area of ecology that will be maintained, with an natural play area proposed nearby.



LANDSCAPING



EXISTING VEGETATION

There is dense, mature vegetation along the Northern boundary that encloses and protects that area. This will be maintained and enhanced to give the proposed dwellings screening and protect the existing wildlife.

There is an area of ecology along the Western boundary that will also be maintained and protected to enhance the bio - diversity of the site.

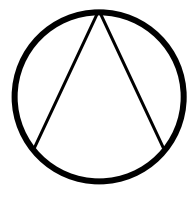
PROPOSED LANDSCAPING

Along the Eastern boundary there will be vegetation planted to act as a buffer to the noise from the Ridgeons yard.

Planting will be proposed across the site including street trees to help soften the urban environment and enhance the quality of living for future residents.

SUDs

Some open drainage has been proposed on the site as ponds to the South of the site. Due to the sites incline SUDs will be primarily in the Southern half of the site.



PEDESTRIANS

Pedestrian access across the site has been considered and is a key aspect of the design. All of the roads provided are shared surface to allow pedestrian movement to be coherent, safe and attractive. Footpaths have also been added for ease of movement between the spaces provided.

VEHICULAR CIRCULATION

Vehicles access the site via Miller Street, with a secondary emergency access to the road serving Ridgeons Yard.

PARKING PROVISION

The parking proposed on the site is all policy compliant in line with the county's parking standards. Spaces are to Essex preferred standard of 2.9m x 5.5m.

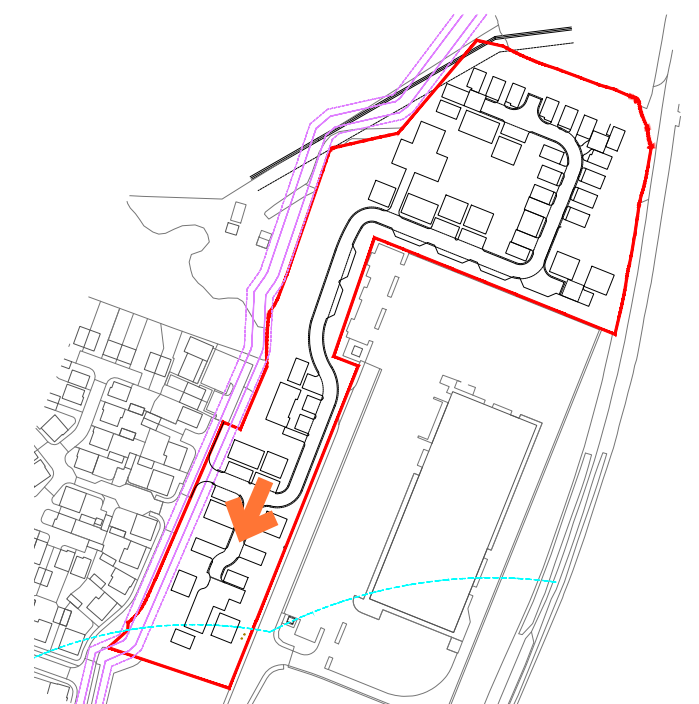
The proposal is also compliant on the number of visitor spaces. There are 14 unallocated visitor spaces, 0.25 spaces for every dwelling.

A minimum of 1 covered cycle storage space will be provided per dwelling in the rear gardens, respectively.

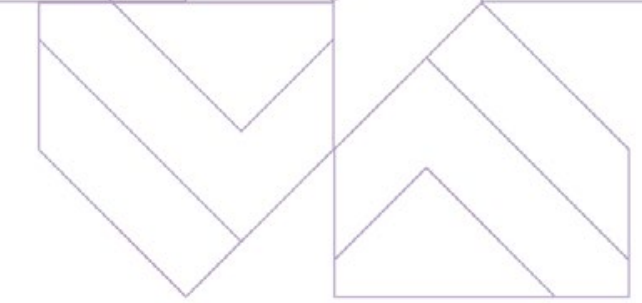
SOUTHERN PARCEL : COURTYARD



- 1** Shared surface road throughout the proposal to promote pedestrian and cycle movement
- 2** Breaking up the view through the development and termination of key views with buildings.
- 3** Courtyard layout to Southern half of the site
- 4** Landscaped areas within the courtyard including street trees

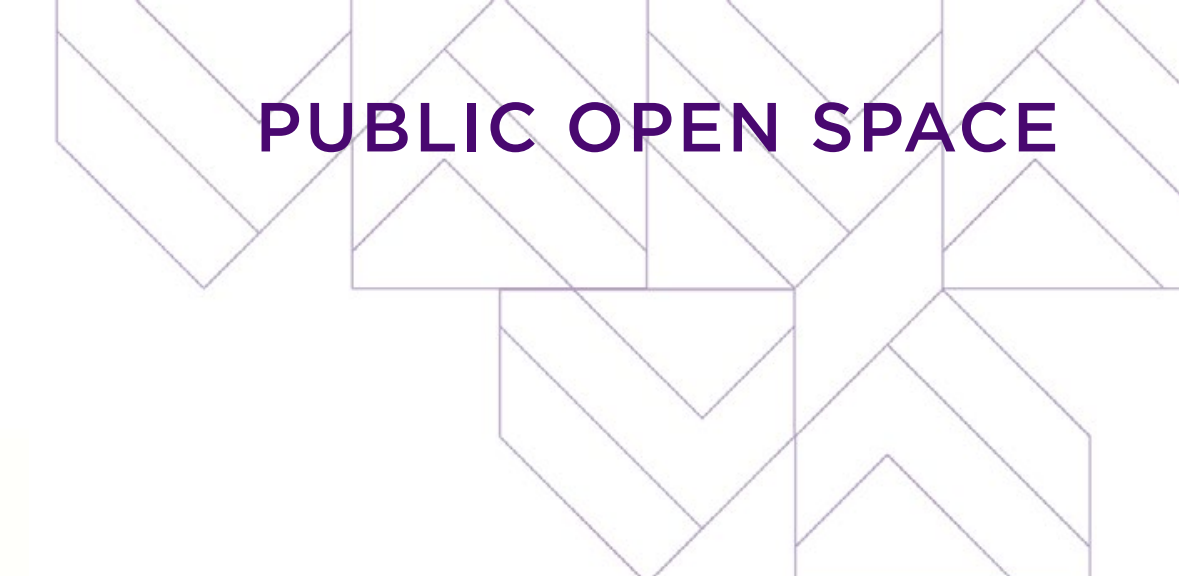


FRONTING BLOOR + OIL PIPELINE EASEMENT



- 1** Oil pipeline easement : long grass meadow with trodden paths through
- 2** Neighbouring Bloor Development
- 3** Courtyard layout to Southern half with bricked garden walls
- 4** Active frontage out to Miller street whilst still being accessed from the internal courtyard
- 5** Existing mature hedgerow, area of bio - diversity





PUBLIC OPEN SPACE

- 1** Mature existing hedgerow and trees along the boundary
- 2** Natural seating and play area to encourage incidental play
- 3** Retaining wall up the slope to the Northern half of the site
- 4** Shared surface road throughout to promote pedestrian and cycle movement
- 5** Termination of key view with car parking to the rear, hidden from the street scene



KEY BENEFITS OF THE PROPOSAL



- 55 New Homes for the area
- Developing a brownfield site
- Providing affordable homes
- A range of 2 storey Family Homes
- Wheelchair accessible Bungalows
- Clearing the contamination from the site
- Providing a sustainable development in line with Stonebonds values
- Increasing the bio - diversity on site



ANY QUESTIONS?