Introduction

The Gemmill Family and Knight Developments welcomes you to this Public Exhibition which sets out our proposals for land at Elms Farm and the adjoining Stansted Parkland.

Stansted Mountfitchet is the third largest settlement within the Uttlesford District, however, there are very few opportunities for it to grow within its existing boundaries. We recognise that any developments in Stansted should be very carefully considered and we believe that it is right that local people should also enjoy specific tangible benefits from any new growth.

Our proposals at Elms Farm represent a unique opportunity to create a high quality residential development of 58 houses less than one minutes walk from the station, and which would facilitate; a new area of public open space extending to around 6 acres, new community allotments, improved public access to Stansted Park through new footpath routes, cycleways and bridleways, improvements to the parkland with new tree planting and landscape restoration, plus flood alleviation works. These proposals will also provide the catalyst for specific repair of the parkland and its long term active management.

Whilst land at Elms Farm is within one of the most sustainable locations in the village it also falls within the Green Belt, which to the east of the village extends out to the M11. Development of this site would enable the creation of a robust and permanent urban edge reinforced by the new area of open space, and would not undermine any of the wider purposes of the Green Belt.

Our proposals do not propose to alter the Green Belt boundary but rather we are proposing development as an exception within the Green Belt which will be fully justified by a very special circumstances case, part of which is the very special benefits which the site can offer.

Since the public consultation in February 2011 significant progress has been made and the design team have drawn on local feedback and detailed assessment work to formulate these current proposals.

Please feel free to peruse the boards and ask any questions from the team.

Land at Elms Farm
Stansted Mountfitchet
Design Considerations Plan

The relationship of the Elms Farm site to the parkland and the wider landscape has been a key driver in determining the appropriate extent of development on the site. A detailed assessment of the historic landscape was undertaken to determine the most appropriate location for development.

This assessment work was then refined by both detailed landscape analysis and a wider assessment of physical constraints and opportunities to arrive at the current development area.

The key design considerations are summarised in the diagrams below.

### Physical Design Considerations

- The railway line
- Environment Agency access to Stansted Brook/wildlife river corridor
- Underground mains sewer
- Extant planning consent for offices
- Existing housing to be retained
- Existing housing/farm buildings to be demolished
- Listed Building
- Flood risk area (1 in 100 year event, prior to alleviation work)

### Landscape Considerations

- Long range view from Chapel Hill
- Medium range views from Mountfitchet Castle into the Parkland
- Lower lying land along railway screened from wider views
- Contours
- Boundary of the historic parkland

### Opportunities

- Open up new access to parkland
- Open up new panoramic viewpoints from Stansted approach its new public open space
- Open up linking view from Church Road into the parkland
- Continue the urban edge
- Check the existing sprawl of livery use with a new defensible edge
The photos below show various views of the existing Elms Farm site which is located within the heart of Stansted Mountfitchet, a short walk from the historic centre and only one minutes walk from the railway station. The site sits within a hollow and is not visible from the majority of the wider parkland.

Redevelopment of the Elms Farm site would open up a strong visual and physical connection between the park and village via the new gateway open space and wider pedestrian, cycle and bridleway routes.
Key Benefits

The development proposals can facilitate a number of key community benefits and improvements to the parkland as well as providing a catalyst for future active management of the park.

The key benefits are summarised to the right and in the diagram above:

- Creation of a new gateway from the village to the park
- Improved parkland access with 5km of new footpaths, bridleways and cycleways
- Creation of new public open space
- Flood alleviation and landscape restoration
- Restoration to pasture land
- Provision of new community allotments
- Enhancement of the parkland landscape with new and replacement tree planting
- Ecological & biodiversity enhancements
- Removal of unsightly and sprawling livery buildings
- Removal of the extant office scheme
- Provision of land to facilitate the new footpath/cycleway

Opportunities for New Public Access & the Repair of the Historic Parkland
The Masterplan

The masterplan shows an indicative layout of 58 houses, which are framed by a large area (circa 6 acres) of new public open space. The proposed form of development has been derived from careful analysis of the Stansted Parkland and other parkland landscapes.

The existing buildings, set within the historic parkland, share a similar geometry and alignment. Although there are different uses and building types, much of the parkland development is orientated along an east-west/north-south axis. Following the typical orientation of ecclesiastical buildings, the St Mary’s Church is orientated east-west. Topography and orientation to the sun also have an effect with the existing layout of buildings. This is clearly seen in the orientation of the south facing walled garden and the south facing lawn of Stansted Hall, for example. The geometries found in the parkland buildings share a grid-like structure. This is historically evident in the form of Stansted Hall and the Old Vicarage and more functionally in the case of the existing farmyard buildings, for example.

These key principles of geometry have helped to inform the proposed illustrative masterplan. New blocks of dwellings are arranged to form distinct south facing courtyard spaces. These blocks are also rotated to share geometries exhibited by existing parkland buildings. Green fingers extend from the main public open space into courtyard spaces located between residential blocks and link the proposed dwellings and the adjacent public open space. It is proposed that these spaces would have different qualities all informed by traditional courtyards, walled and kitchen gardens originally found within the wider estate. The green fingers and courtyard spaces also punctuate the development, providing breaks to the built edge.

To improve the quality of streets, courtyards and the wider parkland setting, the layout has been carefully designed to minimise the impact of moving and parked vehicles. Parking spaces, driveways and garages are largely concealed from view of the main public open space.
The following illustrative views show how the development will be seen from key views both in and outside of the site.

**View from Church Road**
Removal of selected farm buildings would open up local views from the site entrance and create a strong visual connection between Stansted Mountfitchet and the historic parkland.

**View from the New Park Edge**
The new public open space is directly addressed by the proposed dwellings providing natural surveillance over the park. One of the ‘green fingers’ extends into a courtyard from the public open space.

**View Towards Stansted Mountfitchet**
This view is taken from within the proposed new area of public open space and looks north-west towards the Castle and Town beyond. It shows how the proposed development sits within a hollow and how the ‘green fingers’ soften the development edge.

**View from Chapel Hill**
The new public open space can be seen from Chapel Hill, however, none of the proposed development would be visible from this key public view.

These views are achieved by accurately merging photographs with computer modelling. The final images are then traced by hand.
Character

Proposals for the site are indicative at this stage and have not yet been worked up in detail. In line with our design concept it is recognised that proposals should be of high quality and reflect an architectural language which is appropriate for the parkland setting.

It is proposed that the development would comprise a mix of housing with adaptable layouts which will be attractive to a broad cross-section of the community. We are not proposing to provide flats and we anticipate that development would be limited to two storeys.

The imagery below provides an indication of the parkland vernacular and illustrates the quality of materials and indicative styling which could inform part of these proposals.
Thank you for attending our exhibition. We would welcome your feedback on our proposals and would be grateful, if you have time, to fill out one of our questionnaires.

We will reflect on all comments received and will use these to inform and help refine our planning application proposals.

We are hoping to be in a position to formally submit a planning application to Uttlesford District Council in the new year.

If you have any questions about the proposals please ask one of the team who are here today.