



Land at Walpole Meadows (A) and Land East of High Lane (B), Stansted Mountfitchet

Site A:

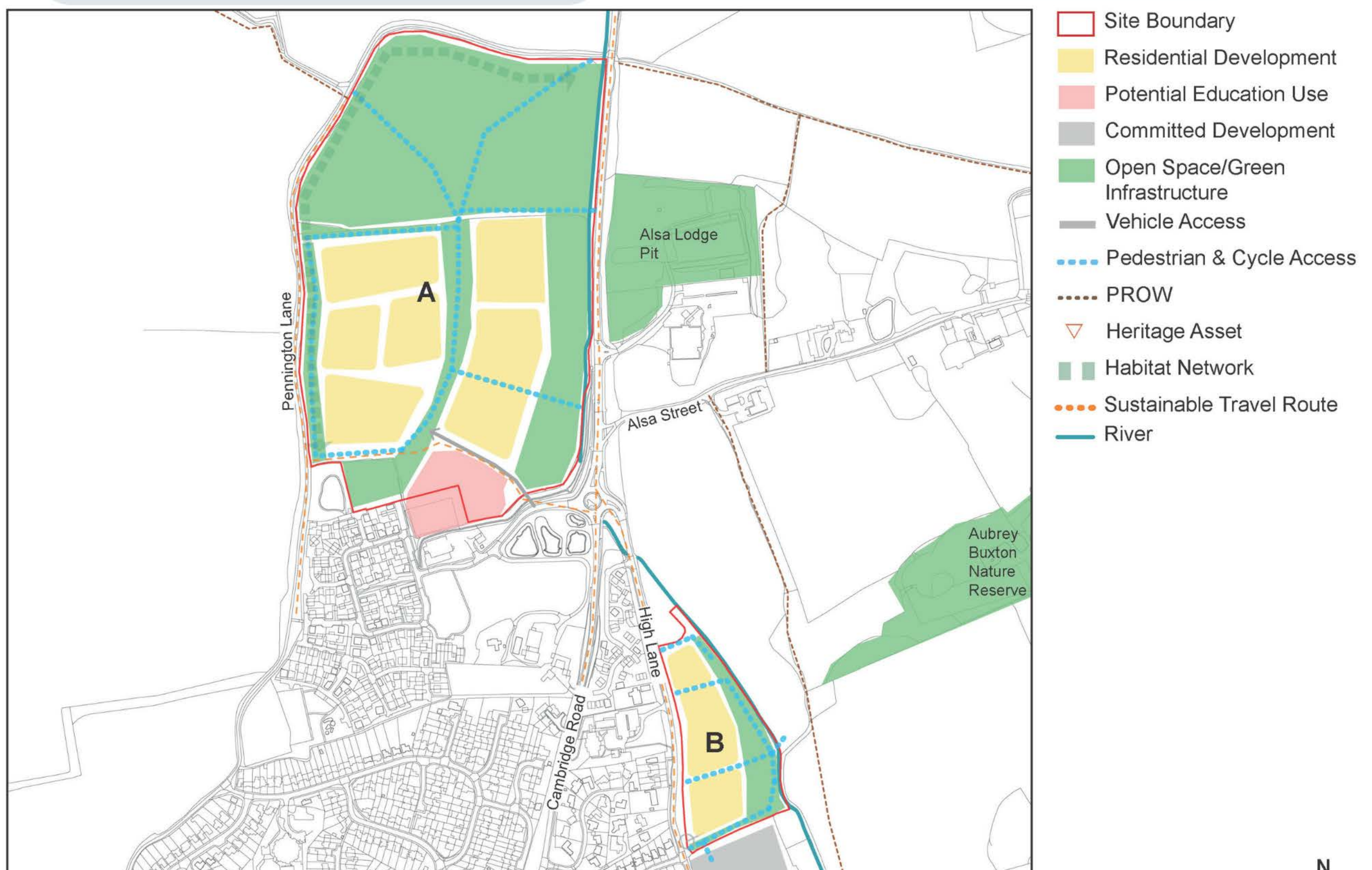
Site Area: 23 hectares

Proposed Uses: Residential (c. 270 homes subject to detailed masterplanning) / Potential Education

Site B:

Site Area: 3 hectares

Proposed Uses: Residential (c. 55 homes subject to detailed masterplanning)



Please note: This plan is for illustrative and indicative purposes only. Any proposals that come forward under this framework will be subject to full scrutiny by the local planning authority.

Design Principles

- Deliver a high-quality residential development that is integrated with and connected to the surrounding landscape, new development at Walpole Meadows and at High Lane, as well as existing communities in Stansted Mountfitchet.
- Provision towards the delivery of a new 56 place early years and childcare facility at Walpole Meadows.
- Create approximately 12 hectares of public amenity multifunctional green space, including a country park at Walpole Meadows.
- Development should be located away from Pennington Lane and the existing hedgerow and tree planting running alongside the lane should be preserved to maintain the open, rural views from the road.
- Provide new or improved off-site active travel routes connecting to key facilities within Stansted Mountfitchet and to the railway station.
- Make High Lane an attractive and safe route for connecting pedestrian and cycle movement between the town centre and the site. This should connect to schemes identified in the Essex Local Cycling and Walking Infrastructure Plan (LCWIP) such as routes to Stansted Airport and Bishops Stortford.

Refer to the Site Development Templates Appendix 4A for details.