

Land to the East of Wedow Road, Thaxted



For more information and future updates, please visit www.countryside-thaxted.co.uk

Welcome

Welcome to Countryside's consultation for their proposals for Land to the East of Wedow Road, Thaxted.

Countryside is proud to be bringing forward a reserved matters application for 49 high-quality new homes, 40% of which will be affordable, alongside generous open green space for new and existing residents to enjoy and an overall biodiversity net gain.

Your feedback is really important to us. After looking at the materials on display, please fill in a feedback form and leave it with us or return it using our Freepost address. Members of the project team are at hand to discuss the proposals with you and answer any questions you may have.

Your feedback will be taken on board prior to the submission of the application to Uttlesford District Council.



About Countryside

Countryside have been building quality homes for over 60 years and is now one of the UK's leading housebuilders.

At Countryside they pride themselves on creating places where people love to live, with sustainable communities built to last.

With excellent customer service and a 10-year New Home Warranty and insurance policy, they offer their support and expertise to homeowners through every stage of the buying process. They have also been awarded a 5-star rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.

Place-making is at the heart of everything they do, designing places people love and helping to build successful communities. They are committed to high quality design, construction and management creating a positive legacy for future generations.



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Site masterplan

The site is located to the east of Wedow Road and will incorporate a number of additional benefits to enhance the local area including new public open green space, new pedestrian and cycle connections including a new link over Cripsey Brook as well as supporting the need for further housing in Uttlesford.



Homes previously delivered by Countryside





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Proposals

Countryside is excited to present proposals for 49 high-quality new homes, with 40% dedicated as affordable housing to support first-time buyers and meet local needs.

The development will feature extensive landscaped green spaces, providing enjoyable outdoor areas for both new and existing residents. In addition, the project includes carefully designed drainage and flood management solutions to protect the site and surrounding areas from potential flooding.

New footpaths and cycle routes will connect seamlessly with existing networks, promoting active travel and accessibility.

Reflecting the character of the local area, the scheme offers a thoughtful mix of 1- to 4-bedroom homes, catering to a variety of lifestyles and community needs.



Key benefits

The development will deliver a number of key benefits including:



A mix of 49 high-quality new homes, with a mix of house types comprising between 1- and 4-bedroom properties.



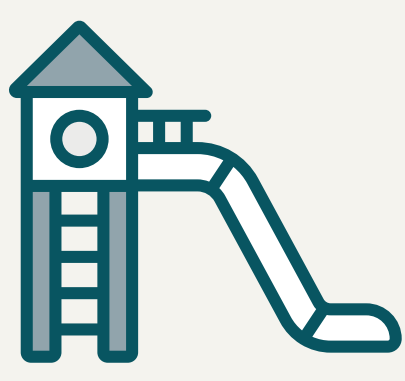
Additional tree and landscape planting in keeping with the character of the community woodland to the east of the site.



40% will be classed as affordable.



Footbridge over Cripsey Brook to the south of the site linking the Public Rights of Way network and enhancing connectivity.



New children's play equipment.



Significant public green open space.



Biodiversity net gain.





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Local infrastructure

As part of the development, financial contributions will be made towards infrastructure and services in the area including contributions towards early years, primary and secondary school education.

Countryside have committed to make these contributions in a staggered way to ensure the County Council has the funds to improve school places in advance of the new homes being occupied.

Construction management

A construction environmental management plan is a condition of the Outline Application and will be submitted to provide details of the construction traffic routes and mitigation approaches to dust, noise and vibrations.

Ahead of this some key information relating to construction management include the following:

- Construction hours being restricted to between 8am and 6pm Monday to Friday, between 8am and 1pm on Saturdays and at no time on Sundays, Bank or Public Holidays.
- Notice boards on the site hoarding adjacent to the access gates containing the main point of contact for the construction project and the person responsible for the implementation of the construction management plan onsite. Contact details will include name, position, contact number, email and postal address of the site manager.

If the reserved matters application is approved, the construction management plan will then be enacted.

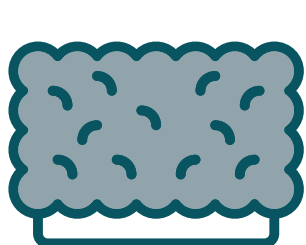




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Landscape and open space

Countryside is dedicated to not only preserving but enhancing the landscape for local residents to enjoy. The proposals will provide a large number of landscaping improvements which include:



Retention of and improvements to existing grassland, scrubland, hedgerows and trees where possible.



Additional planting across the site complements the community woodland and provides natural soft screening.



Permeable fencing to support hedgehog movement.



Bee bricks and log piles to encourage a diverse habitat.



Installation of bat and bird boxes.



Children’s play equipment through the open space.



Heritage benefits, including protected views of the Grade I listed Church.

Through the above measures, the proposals have been designed to achieve a net gain in biodiversity, with enhancements that foster a thriving environment.

Flooding

To mitigate the impacts of the development on flooding, Countryside is working closely with the Lead Local Flood Authority to design a scheme that works on the site and is future proofed from day one.

The proposed drainage strategy introduces new Sustainable Drainage Systems (SuDS) features in the form of carefully designed drainage basins integrated into the landscaping.

The development drainage proposals and the improvements to the existing drainage will ultimately reduce the flood risk pressures on site and within the vicinity of the site.

Example of drainage basin integrated into the landscaping



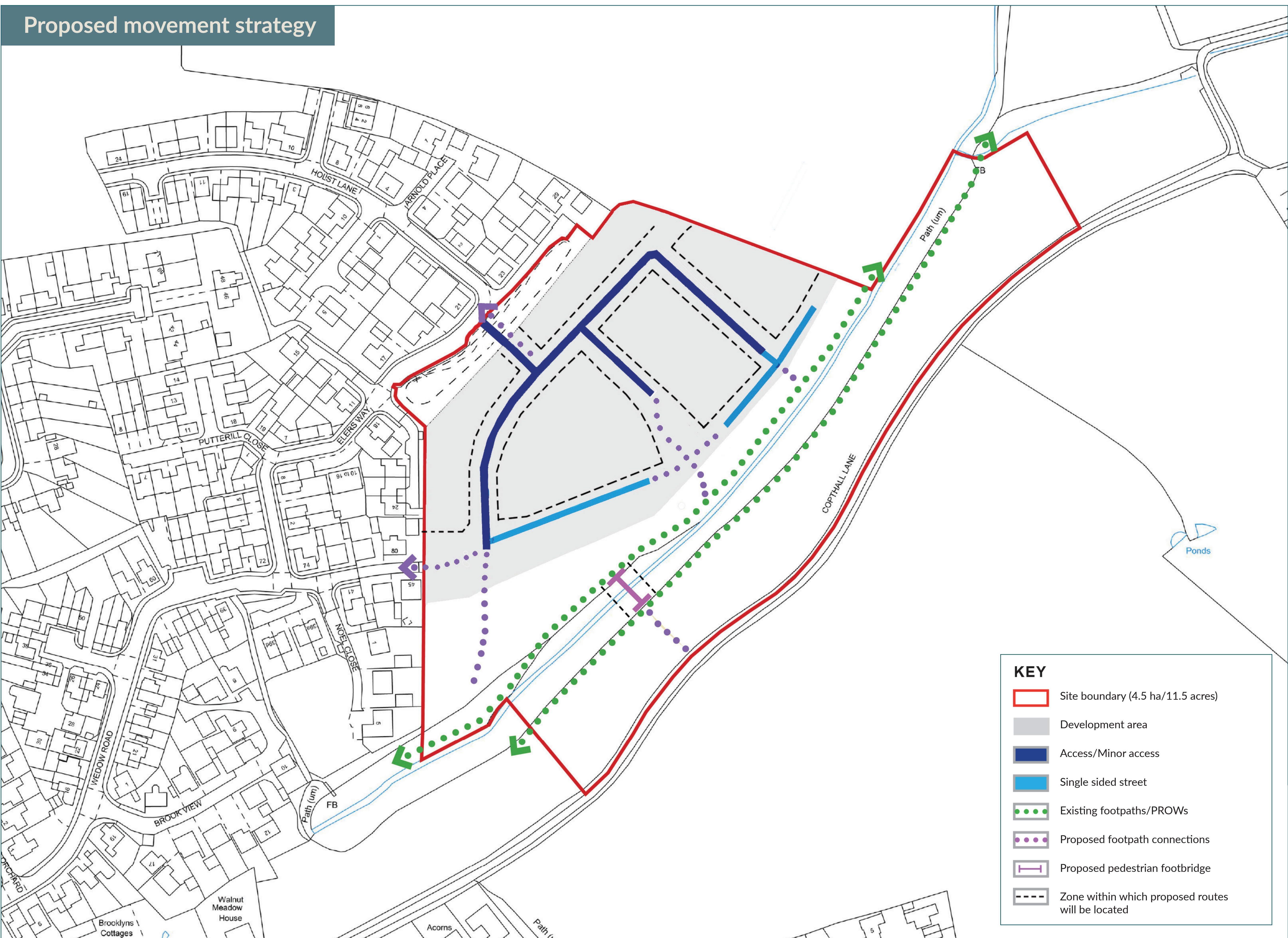
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Access

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Transport

The access arrangements were approved under the Outline permission. This means the site will be accessed off Elers Way via a new priority junction which will serve as the vehicular access point for the new homes. A spine road from the main access will provide access to the rest of the development.

The proposals deliver a number of walking and cycling routes around the site with a landscaped buffer. There are a number of potential connection points for the site to link into existing Public Rights of Way – creating vast opportunities for active travel and provide the opportunity for new residents to have easy access open green space.





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Next steps

Thank you for attending our consultation event.

We appreciate your feedback, so please fill out a feedback form and either hand it to a member of staff or leave it in the box provided. Alternatively, take it with you and return it via our Freepost address.

We will consider all feedback provided during the consultation and will take on board comments wherever possible.

The application will be submitted over the coming months and we will continue to keep residents and stakeholders updated with the progress.

How to get in touch



info@countryside-thaxted.co.uk



Freepost MEETING PLACE CONSULTATION
(no stamp required)



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

Homes previously delivered by Countryside

