



Mount Pleasant Golf Course Lower Stondon

JULY 2024



Illustrative Masterplan presented at March exhibition

Public Consultation

On Friday 1st March and Saturday 2nd March 2024 Bloor undertook a community engagement exercise that presented the initial concept plans for the redevelopment of the Lower Stondon Golf Course.

The presentation boards were uploaded by the Parish Council to their website following the event.

A leaflet drop (to 2,334 homes) was also conducted in the surrounding area which provided a QR code and website address for residents to access information about the proposals; the website also gave visitors the opportunity to complete a survey with feedback forms.

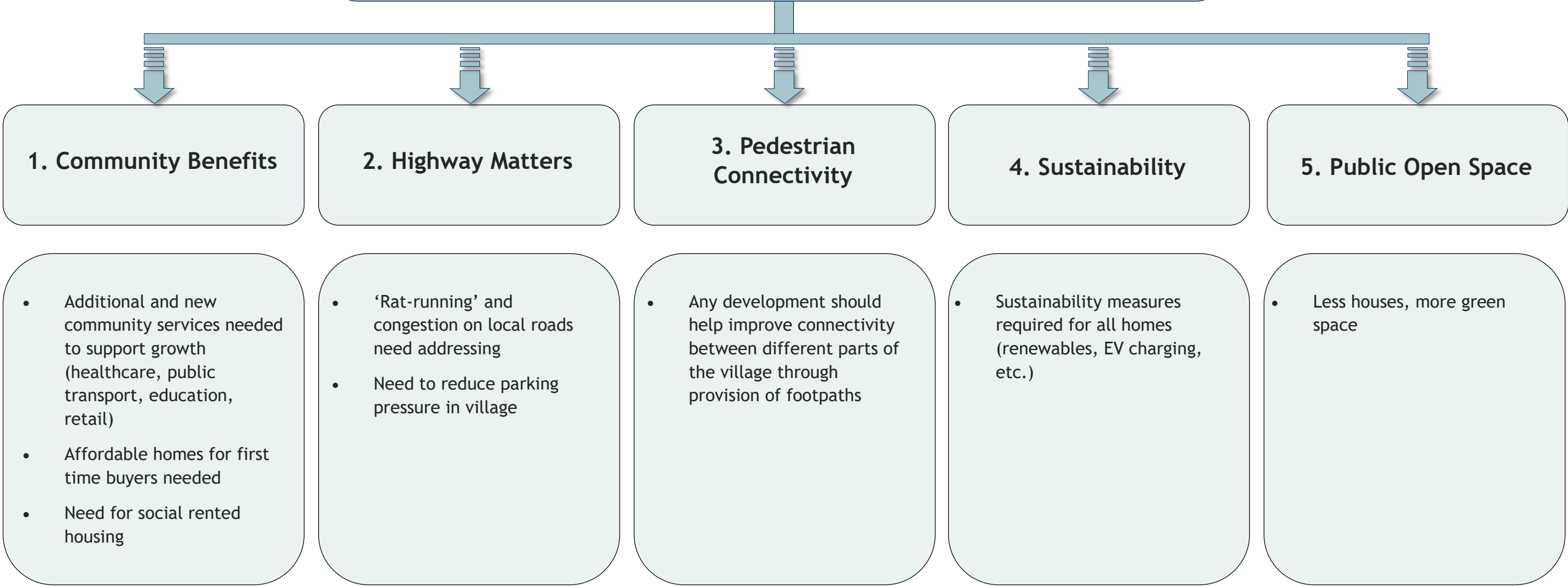
Visitors who attended the public consultation in person were also directed to the website to fill in the survey and provided with feedback forms.

The public consultation was attended by 53 people and 32 participants completed the online survey. The results are summarised in sections on the next page.

The survey asked residents:

Do you have any suggestions you think could improve the proposals?

Here is a summary of responses below:



The following pages illustrate how the feedback from the local community has been taken on board and how the masterplan has been revised accordingly...

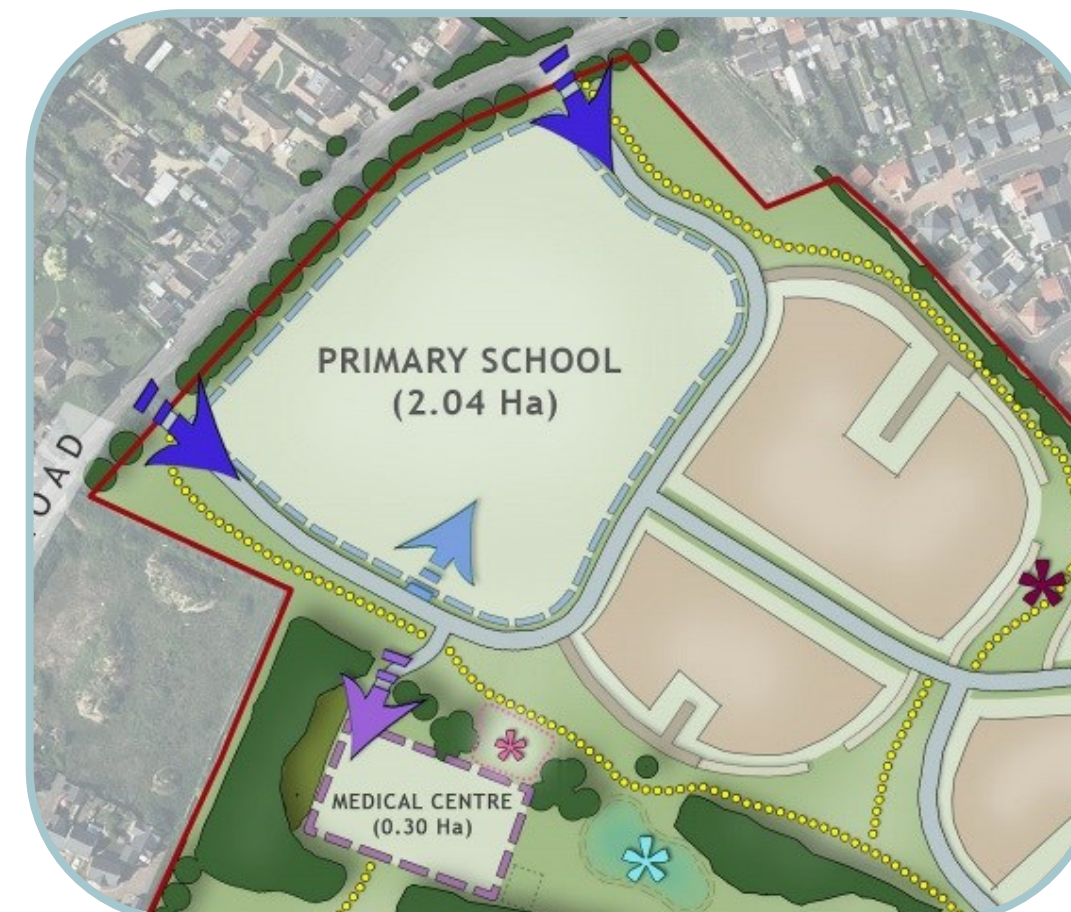
1. Community Benefits



KEY PLAN



PREVIOUS MASTERPLAN (EXTRACT)



REVISED MASTERPLAN (EXTRACT)

Proposed 'community use' area to be offered as land for a new Primary School

'Community use' area site rotated to keep Station Road frontage free of development to maintain long-distance views to the Chilterns

1. Community Benefits



KEY PLAN



PREVIOUS MASTERPLAN (EXTRACT)



REVISED MASTERPLAN (EXTRACT)

The extent of residential development has been reduced, freeing up space in the southern parcel for further community use.

In response to feedback from the local community, a new medical centre has been incorporated into the revised masterplan.

1. Community Benefits



Affordable Homes

The proposals will deliver 30% affordable homes in accordance with Central Bedfordshire Council's Policy H4, amounting to approximately 120 affordable homes.

These will be provided on the basis of:

- 72% affordable rented homes
- 28% intermediate tenure, such as shared ownership homes

Housing Standards

All new homes will be designed to meet the 'Nationally Described Space Standards' and adaptable and accessible homes will also be incorporated in accordance with Policy H2, as follows:

- At least 35% 'Category 2 Requirement MA (2) adaptable homes
- At least 5% 'Category 3 Requirement MA (3) wheelchair adaptable homes

Self-Build and Custom Housing

A minimum of 10% of the new dwellings (approximately 40 plots) will be allocated as serviced plots for self and custom build homes, in accordance with Local Policy H6.

2. Highway Matters

This plan illustrates how traffic-calming measures could be introduced along Station Road.

The photographs below show examples of what the traffic-calming measures could look like.



3. Pedestrian Connectivity



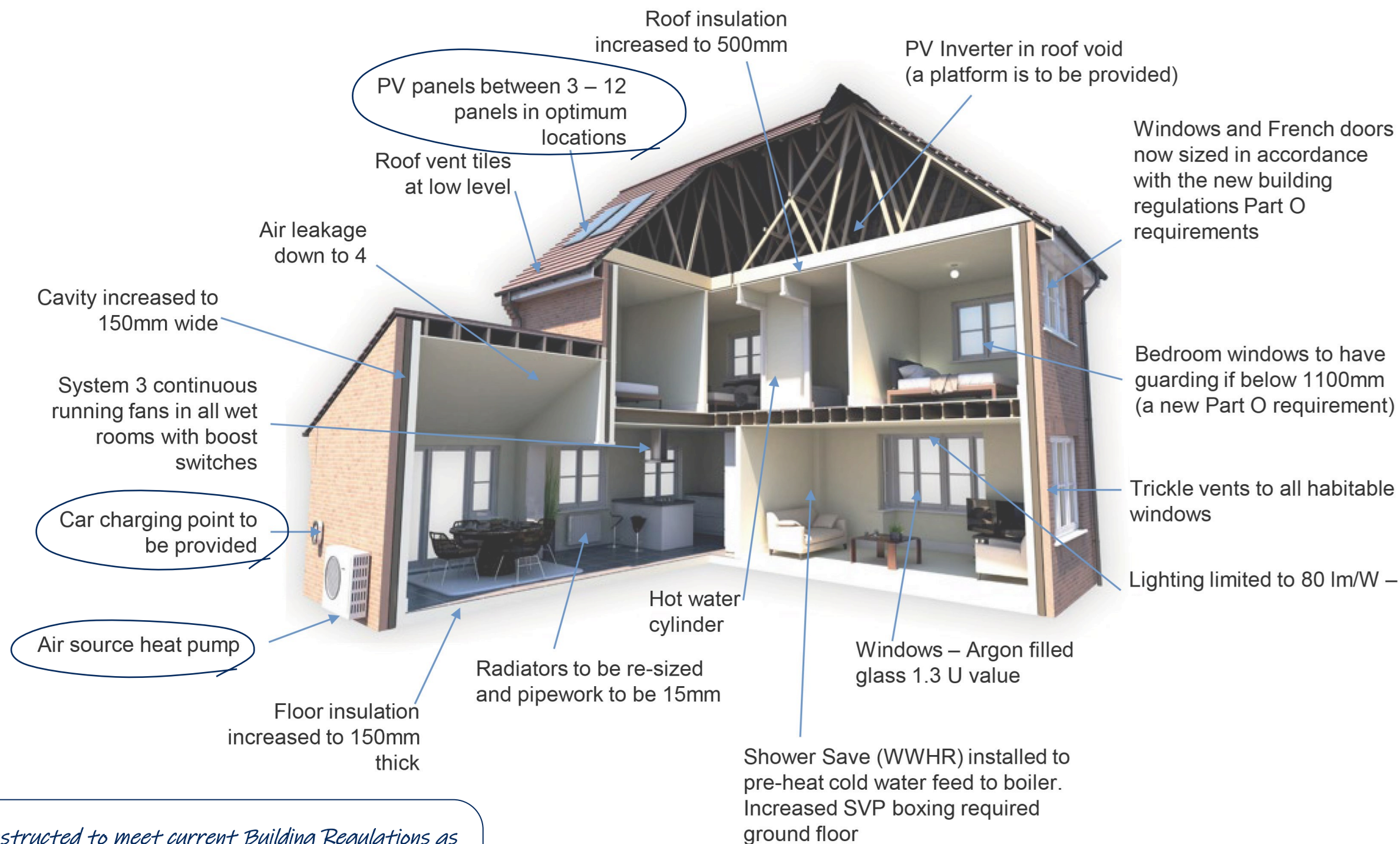
PREVIOUS MASTERPLAN WITH PEDESTRIAN CONNECTIVITY HIGHLIGHTED



REVISED MASTERPLAN WITH PEDESTRIAN CONNECTIVITY HIGHLIGHTED

Reducing the extent of residential development to the northern parcel only helps increase the pedestrian connectivity between the eastern and western parts of the village

4. Sustainability



New homes will be constructed to meet current Building Regulations as well as to meet the new Future Homes Standard.

EV charging points, air source heat pumps and PV panels, among many other sustainable building measures, will be incorporated.

5. Public Open Space



Proposed dwelling numbers have been reduced from 450-500 homes to c.400 homes and proposed residential development contained within the northern parcel to increase the amount of public open space in the southern parcel

KEY

- Site Boundary
 - Residential development
 - Existing trees and woodland
 - Existing pond
 - WW2 Pill Box
 - Existing Public Rights of Way
 - Existing footpath connections to Pollards Way Park
 - New footpaths in open space
 - New footpath connections
 - Primary School
 - Medical Centre
 - Potential vehicular access points from Station Road
 - Potential vehicular access to new school
 - Potential vehicular access to new medical centre
 - New attenuation ponds
 - New areas for play
 - Public open space
 - Proposed mixed scrub habitat and wildflower planting
 - Indicative foul water pump station
- Stondon Parish Green Infrastructure Aspirations (2022):
- Green Infrastructure Site to be protected/enhanced
 - 'Other Green Infrastructure' (Pollards Way Open Space)
 - New Public Footpath Link from new parkland path from south-west corner of Pollards Way open space to FP78



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