

## LOWER STONDON NEW HOMES

# WELCOME

Bloor Homes is considering the redevelopment of land at Mount Pleasant Golf Course.

It is hoped that any potential scheme would deliver high quality sustainable development and we would welcome suggestions in relation to community facilities/benefits that could be included.

Our vision is to explore the possibility of providing a place with a variety of homes, places to play and meet others and a community with a focus on health and wellbeing.

## Why now?

Central Bedfordshire Council has commenced work on its new Local Plan, with a 'call for sites' that could be allocated to help meet the need for new homes expected later this year.

Bloor Homes is undertaking this engagement to help shape its proposals and call for sites submission to the Council.

## Let us know what you think

We would love to hear your feedback about what you would like to see in the village in terms of community facilities and open space.

Further information can be found at our website:  
[www.lowerstondon-newhomes.co.uk](http://www.lowerstondon-newhomes.co.uk)

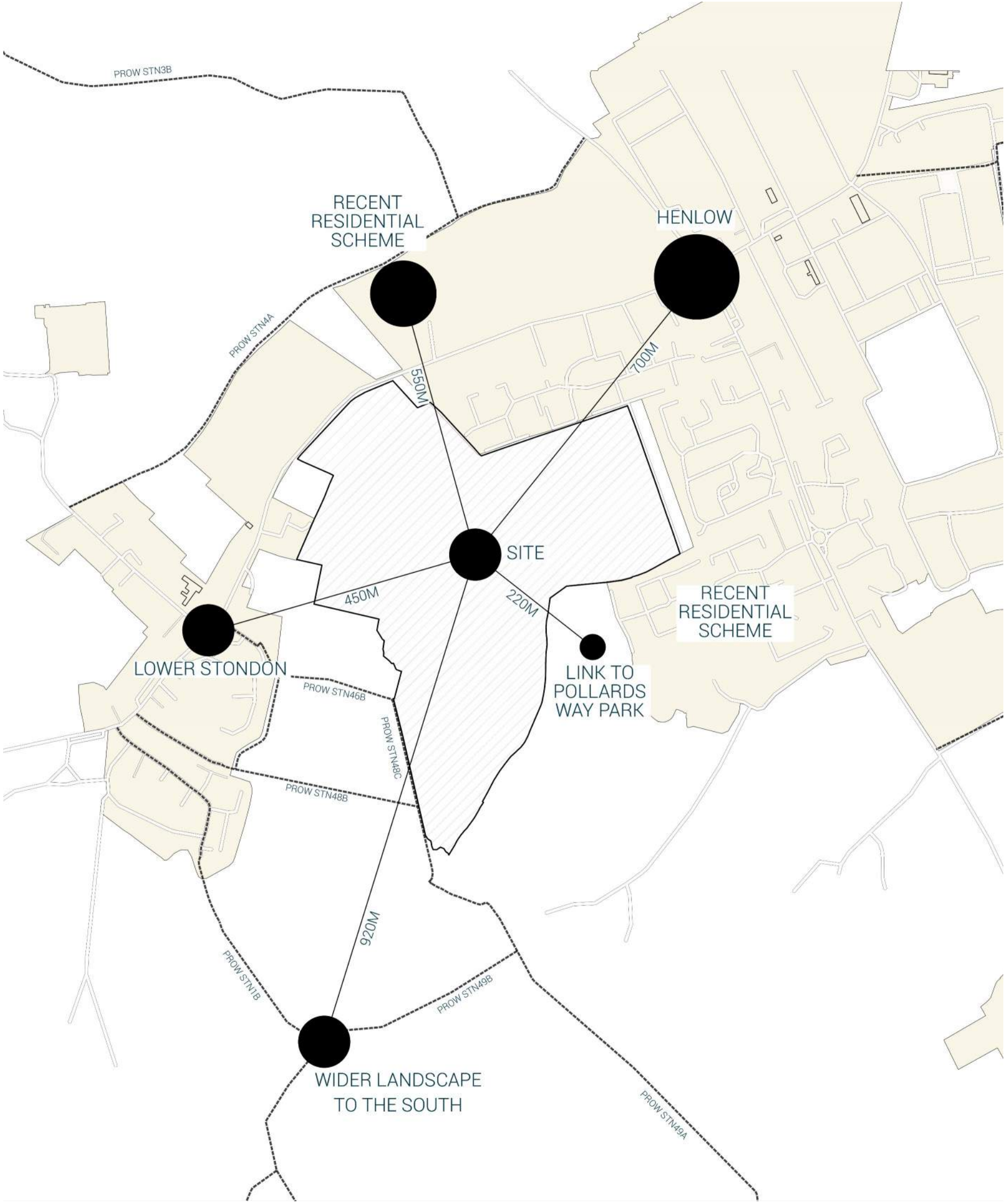


SCAN ME



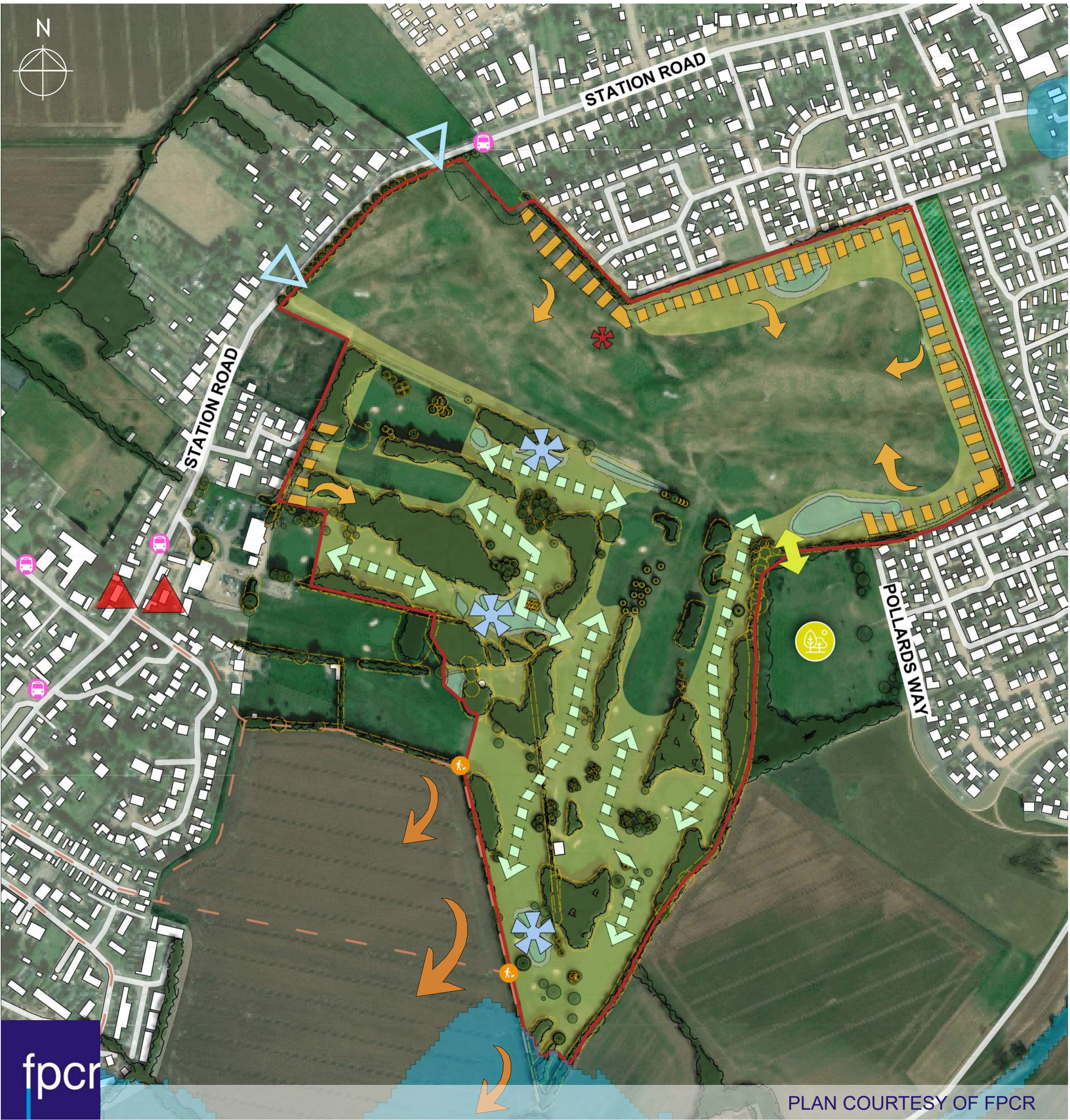
# About the site

- Site Area  
36.3 ha (89.7 acres)
- Residential & Community Use Area  
c.13 ha (32.1 acres) & c.2 ha (5 acres)
- Green Infrastructure  
c.21.3 ha (52.6 acres)



## KEY SITE FEATURES

- Mature woodland, trees and hedgerows in the southern area
- Character to golf fairways, particularly landscape structure and vistas created by them
- Varying topography within the northern area and along northern boundary
- Existing ponds in the northern area
- Adjacent to Pollards Way Park
- Adjacent allotment gardens



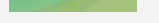
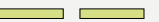
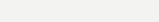
### KEY

- |                               |                                      |                                     |
|-------------------------------|--------------------------------------|-------------------------------------|
| Site boundary                 | Existing Building                    | Potential Green Link                |
| Existing Trees & Woodland     | Existing Roads                       | Potential Attenuation Area          |
| Existing Allotment            | Existing WW2 Pill Box                | Views into Site                     |
| Existing Pond                 | Sensitive Edge                       | Potential Open Space                |
| Existing Public Rights of Way | Grade II Listed Buildings            | Potential Access                    |
| PRoW Access Points            | Flood Zone 2                         | Potential link to Pollards Way Park |
| Bus Stop                      | Views Towards Pegston / Barton Hills |                                     |

# Draft Illustrative Masterplan



## KEY

-  Site boundary
-  Potential areas of residential development
-  Existing trees & woodland
-  Existing pond
-  Existing Public Rights of Way
-  Existing WW2 Pill Box
-  Potential vehicular access point
-  Potential new footpaths in open space
-  Potential new footpath connections
-  Potential new attenuation ponds
-  Potential areas for play
-  Potential public open space

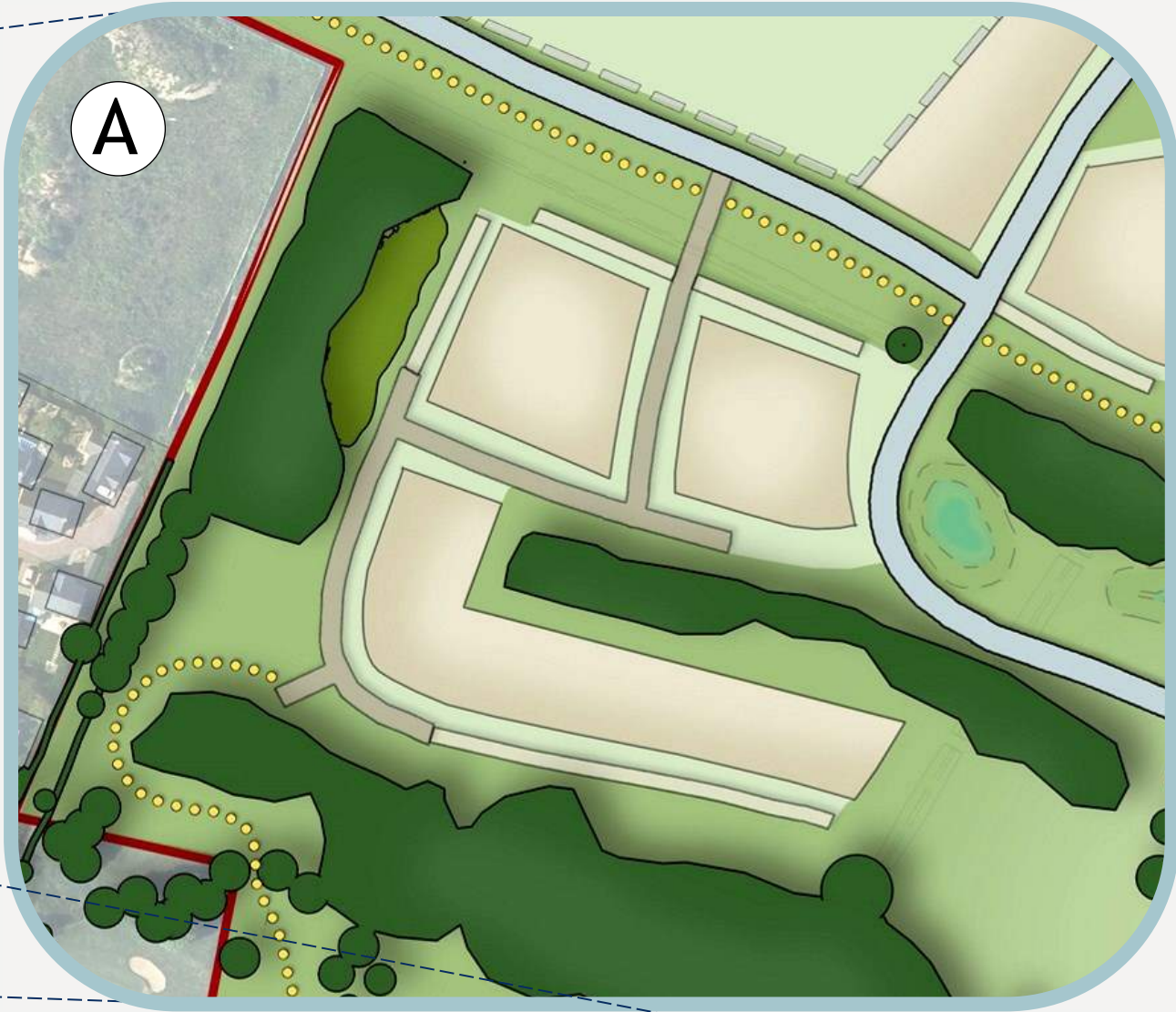
**In order to prompt suggestions, an illustrative draft masterplan has been prepared.**

Our preliminary thoughts envisage a residential scheme of circa 450-500 homes, the potential for provision of a community facility, and extensive areas of green and blue infrastructure (c.56.2 acres equating to around 60% of the site) would provide new landscaping, public footpaths and biodiversity habitat.

**The scheme could deliver a number of benefits including:**

- Publicly accessible green space including children's play areas
- New public footpaths throughout the site, including links that join to the existing village
- Enhanced biodiversity
- High quality private sale homes
- High quality affordable homes for rent or shared ownership
- Self-Build and Custom Housing
- Potential provision of a new community facility
- Planning contributions towards local infrastructure such as health and education

How many new dwellings could be accommodated on the site?



Potential proposed development could respond to existing landscape features



...approximately 400 dwellings

...approximately 450 dwellings

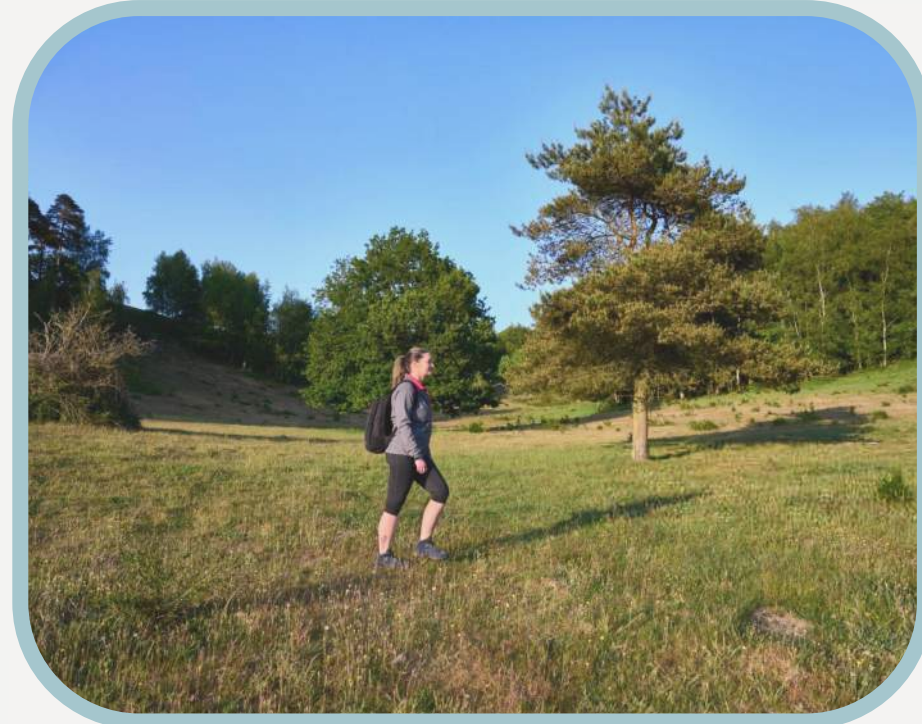


The new homes would be high quality 1, 2, 3 and 4 bedroom homes of which 30% would be affordable (rent and shared ownership) and 10% would be Self-Build and Custom Housebuilding plots in accordance with Central Bedfordshire Council policy.

The Golf Course Club House and a portion of the golf course to the south-west of the site is not included in the development site area.

Bloor Homes are keen to discuss your view on the site's potential and are happy to consider alternative options at this early stage.

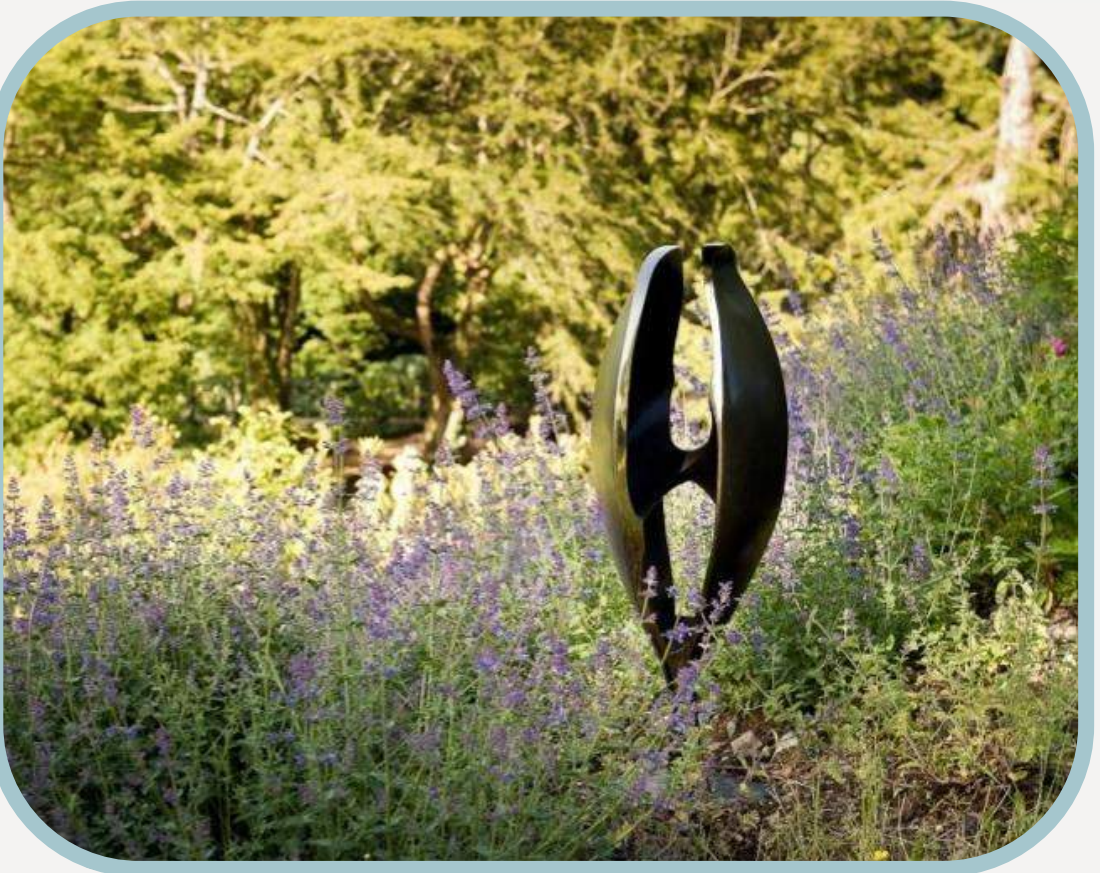
# What could the public open spaces be like?



The development could provide substantial new community open space, throughout which there could be a network of new routes and a range of open spaces including areas of formal and informal play, amenity green space and natural and semi-natural landscapes encouraging biodiversity.

This has the potential for passive and active recreation for all of Lower Stondon's residents to enjoy.

The draft illustrative masterplan shown here provides an indication of where new public open spaces and landscaping could be located.



# What could the benefits be for your local community?

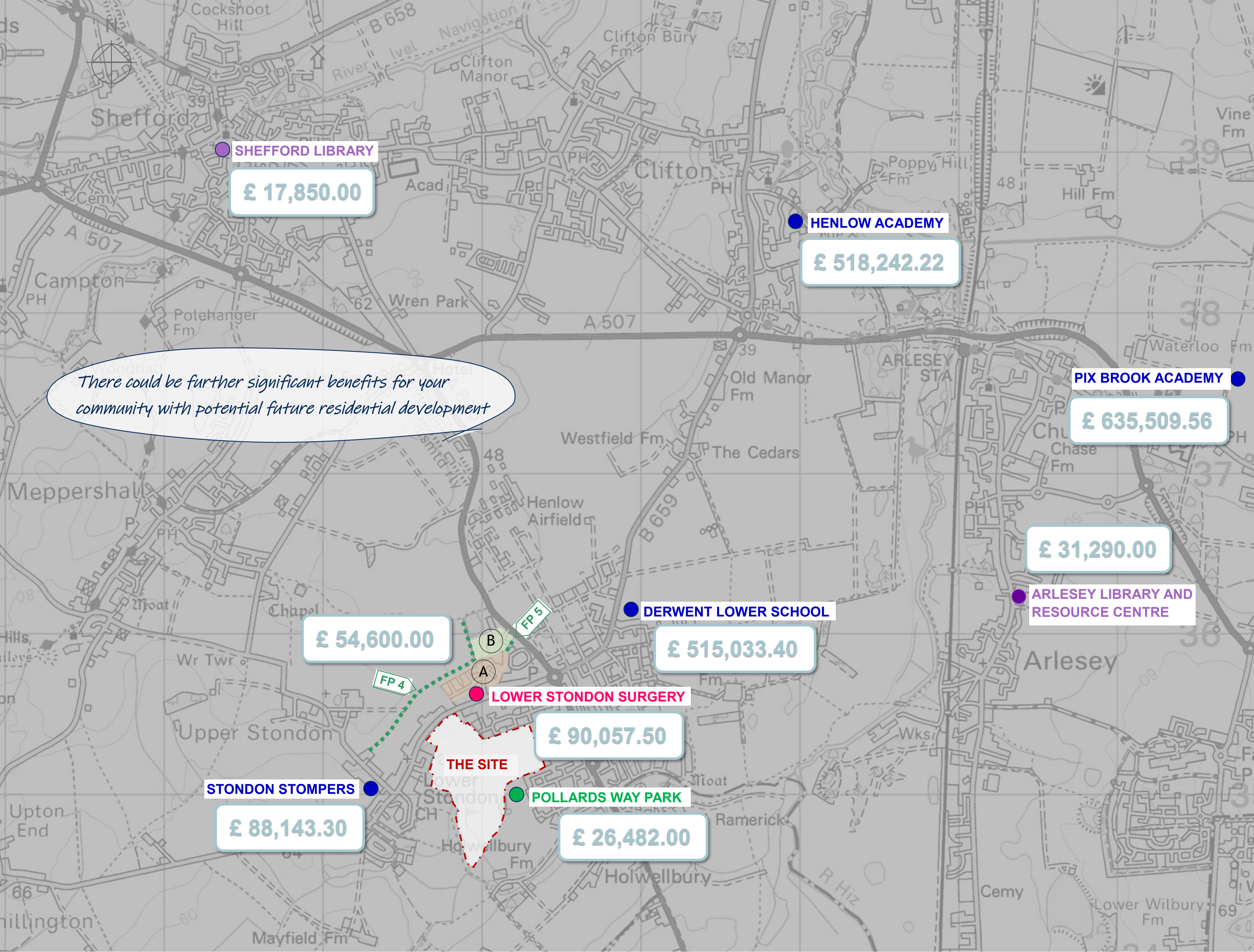


Baseline ecological assessments have been prepared to support the draft masterplan; these have identified key features of the site which have been incorporated into the draft scheme, such as existing trees and ponds.

Over half of the site has the potential to be retained as green space in the form of parks and woodland, as well as the creation of new habitats, all for the community's enjoyment.

We would love to hear your ideas for potential wildlife-friendly elements that could be incorporated in the design of homes and landscape areas.





# Community Benefits

Bloor Homes has committed to substantial financial contributions that will improve many community facilities in the area, including the following:

- A** 149 dwellings off Station Road delivered 52 affordable dwellings and S106 contributions towards local infrastructure/projects totaling:  
**£ 2,188,986.18**
- £ 50,000.00 towards a new community facility in Lower Stondon
  - £ 364,305.00 towards the provision of health facilities
  - £ 54,600.00 towards upgrades to Rights of Way (FP4 and FP5)
  - £ 31,290.00 towards upgrades to Arlesey Library and Resource Centre
  - £ 20,000.00 for 2 new bus stops on Station Road
  - £ 635,509.56 education contribution to Pix Brook Academy
  - £ 518,242.22 education contribution to Henlow Academy
  - £ 515,033.40 education contribution to Derwent Lower School
- B** 85 dwellings off Bedford Road delivered 35% affordable housing and S106 contributions towards local infrastructure/projects totaling:  
**£ 1,624,555.35**
- £ 93,126.00 towards a new community facility in Lower Stondon
  - £ 90,057.50 health care contribution towards reconfiguration and extension to Lower Stondon Surgery
  - £ 17,850.00 towards upgrades to Shefford Library
  - Transfer of open space to Parish Council with a Maintenance Sum of £ 175,948.58
  - £ 88,143.30 education contribution to Stondon Stompers
  - £ 293,811.00 education contribution to Stondon Lower or Derwent Lower Schools
  - £ 295,644.96 education contribution to Robert Bloomfield Academy or Henlow Academy
  - £ 362,539.01 education contribution to Samuel Whitbread catchment area
  - £ 97,000.00 towards replacement or new play equipment in Stondon
  - £ 83,953.00 towards indoor sports provision
  - £ 26,482.00 towards the Parish Council's project to improve Pollards Way Recreation Ground with a multi-use games area and running track



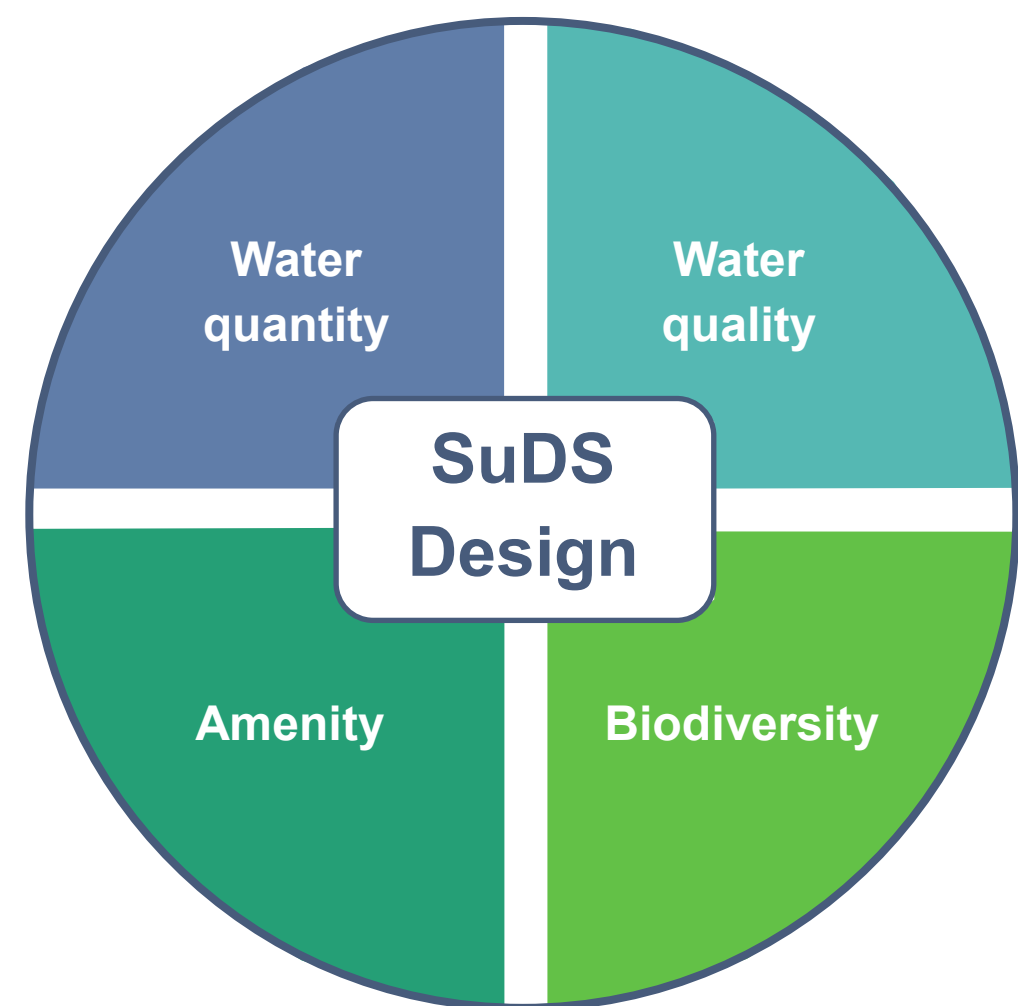
# Draft Illustrative Connectivity Plan

We see a huge benefit in creating safe and legible pedestrian and cycle links connecting to the existing village, Public Right of Way network and adjacent Pollards Way Park.



## KEY

- Site boundary
- Potential vehicular access point
- Existing public footpaths
- Potential new footpaths in open space
- Potential new footpath connections
- Potential footpath link through site connecting Station Road to Pollards Way and village centre beyond
- 1 Potential primary residential access from Station Road
- 2 Potential access to community use area and residential areas
- 3 Potential vehicular access to community use area
- 4 Potential safe footpath connection through central open space
- 5 Potential footpath in open space corridor to promote site connectivity
- 6 Potential leisure footpath through different types of open space
- 7 Potential pedestrian connection to Pollards Way Park and Play Area
- 8 Existing PRoW FP46
- 9 Existing PRoW FP47
- 10 Existing PRoW FP48
- 11 Potential footpath routes through retained open space and landscape features



# Drainage and Flood Risk

The site is located within Flood Zone 1 (land at a low probability of river flooding).

The site is also identified to be at low to very low risk of flooding from surface water runoff from large storm events.

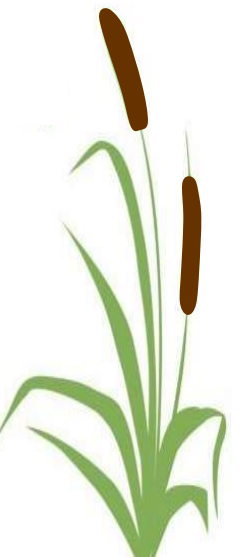
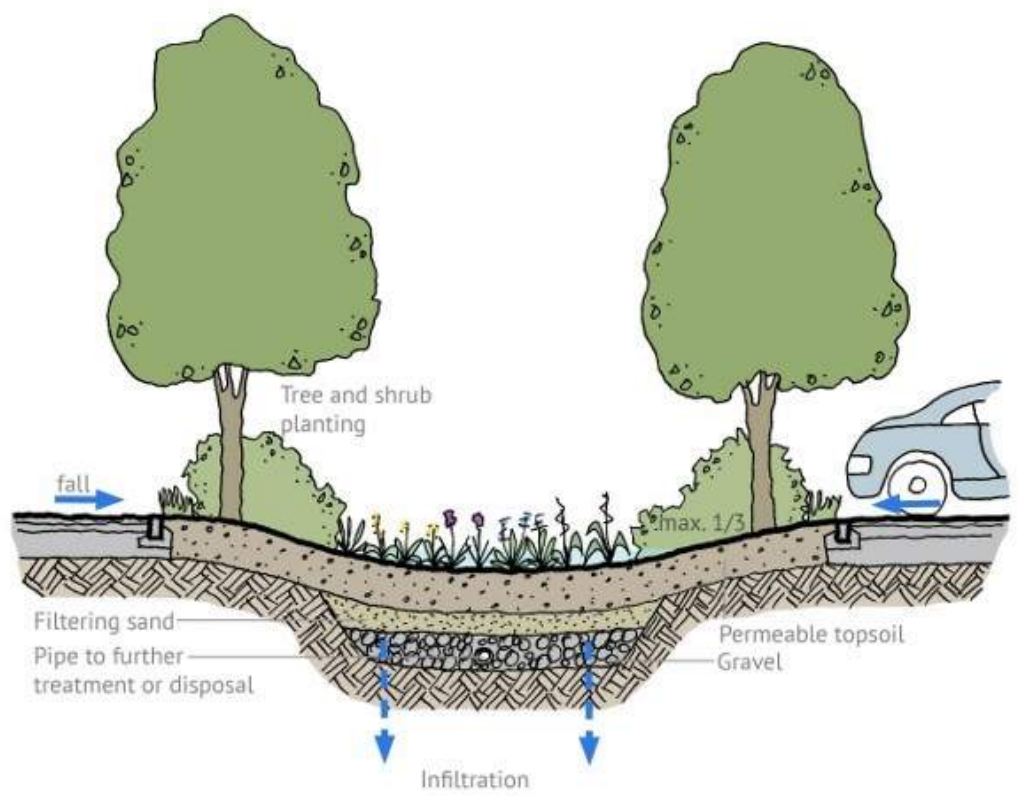


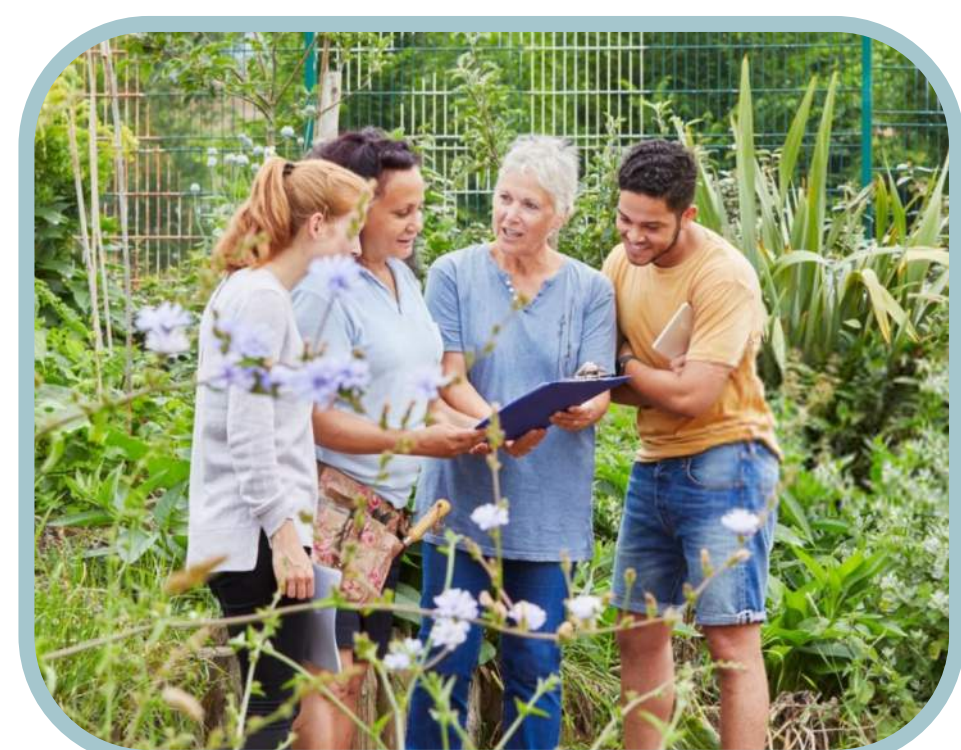
Existing ponds on site (like this one near Pollards Way Park) could be retained and form part of a drainage strategy

Bloor Homes envisage that any potential development on site would retain existing ponds; additional sustainable drainage features, such as basins, new ponds, and swales could also be incorporated into the design of the potential new development.

Info: the **sustainable drainage systems (SuDS)** philosophy is to replicate, as closely as possible the natural drainage from site before development.

The overarching principles of SuDS design is that surface water runoff should be managed for **maximum benefit**.





## Next Steps

At this stage, all ideas are conceptual, and the purpose of this consultation is to understand what potential benefits could be delivered as part of any future proposals at Mount Pleasant Golf Course.

Following this consultation, we will consider your feedback and suggestions to help shape potential future proposals we intend to submit to Central Bedfordshire Council in response to their 'call for sites' as part of the Local Plan process.

Your feedback on these early conceptual ideas is important, so please complete our feedback form or provide your thoughts and ideas via our development website by **31 March 2024**.

You can find our website by scanning the QR code or by following the website address below:



[lowerstondon-newhomes.co.uk](https://lowerstondon-newhomes.co.uk)

Bloor Homes and the project team will consider all of the responses received.

**Thank you for attending today.**