

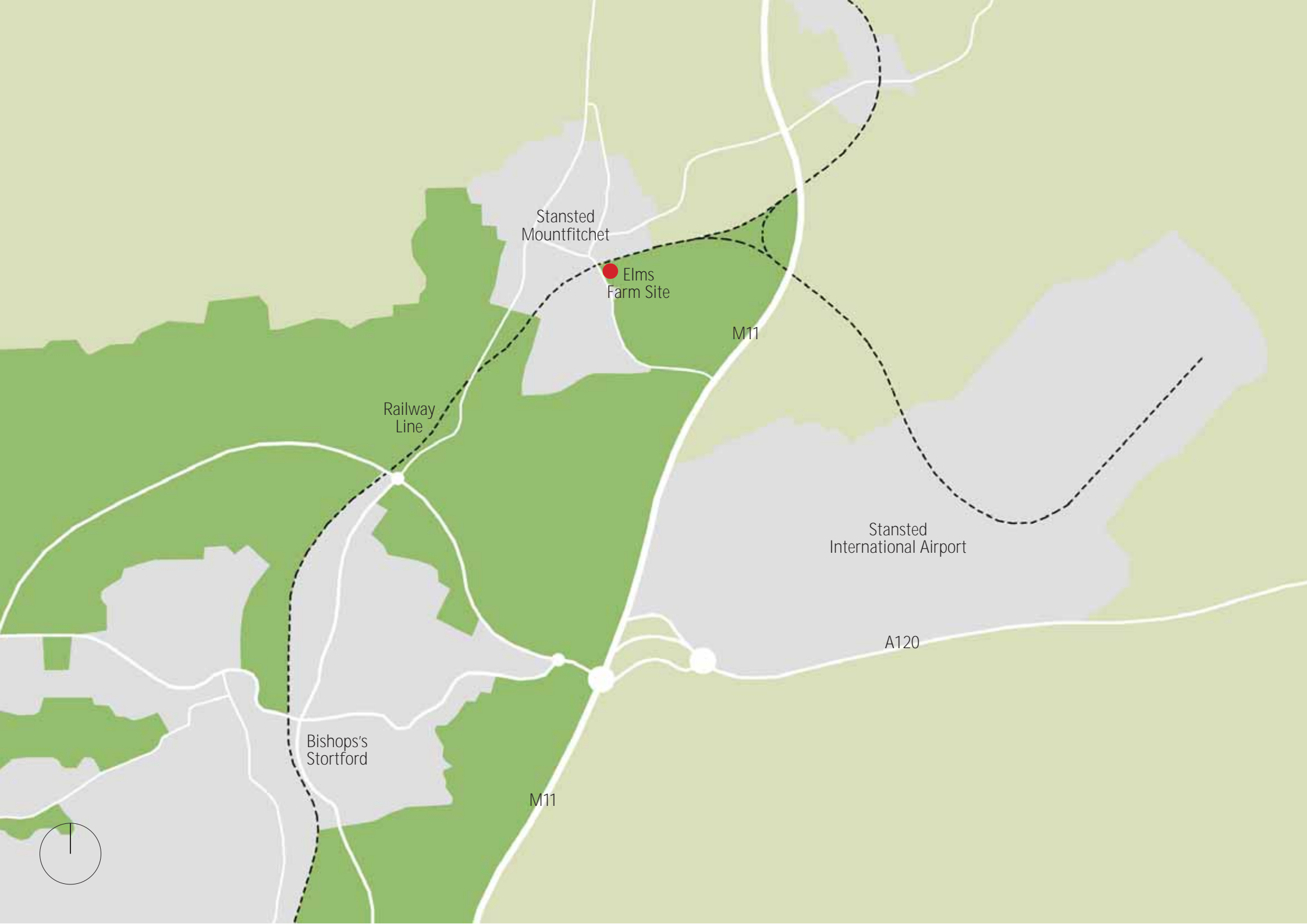
# Parish Council Presentation

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## Land at Elms Farm Stansted Mountfitchet

February 2013





Stansted  
Mountfitchet

Elms  
Farm Site

M11

Railway  
Line

Stansted  
International Airport

A120

Bishop's  
Stortford

M11







Stansted International  
Airport

M11

M11

Stansted  
Hall

Mountfitchet  
Mathematics &  
Computing College

Foresthall  
Park

Stansted  
Park

Mainline  
Railway

Elms  
Farm

Train  
Station

Mountfitchet  
Castle



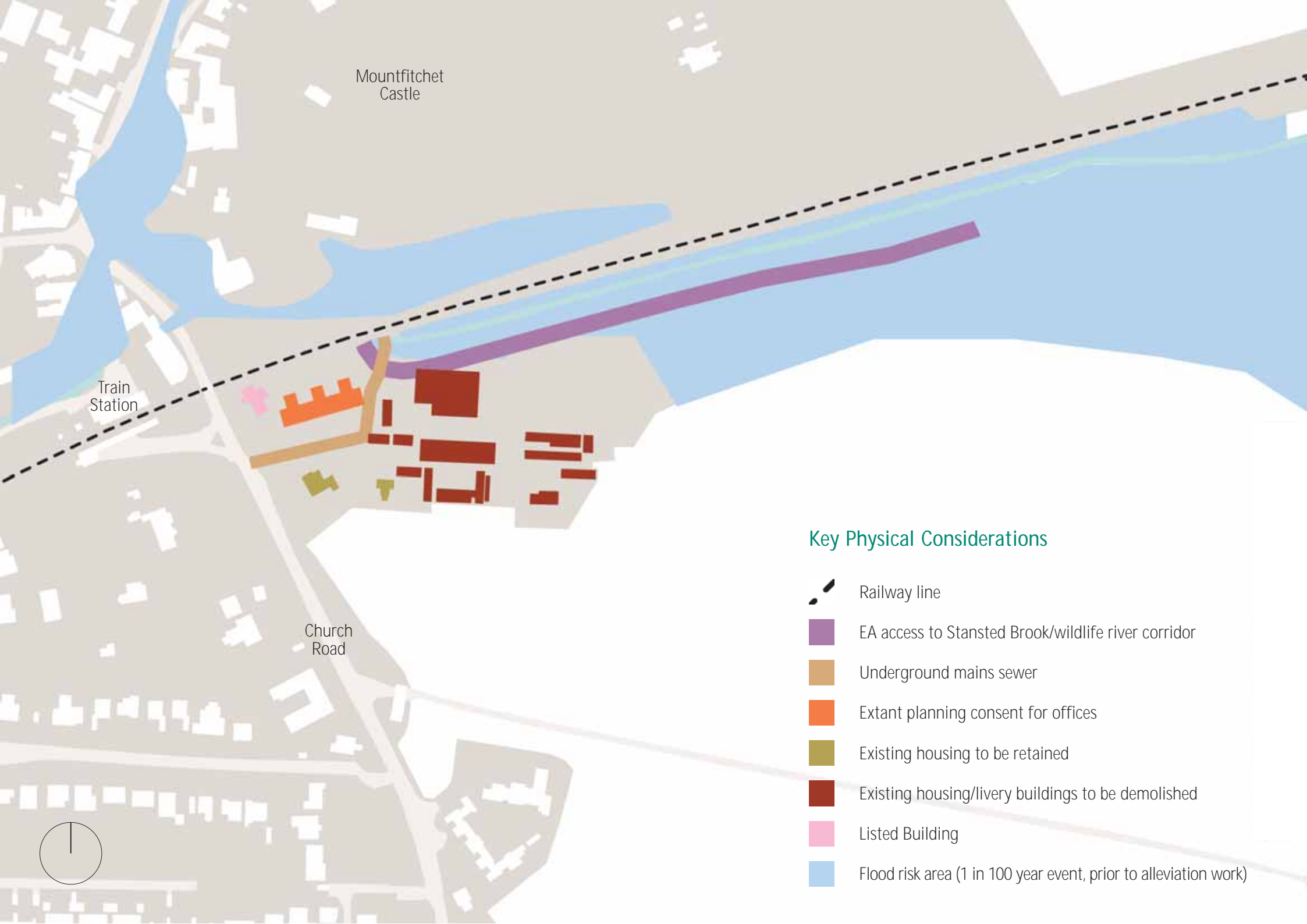




## Design Considerations

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Mountfitchet  
Castle

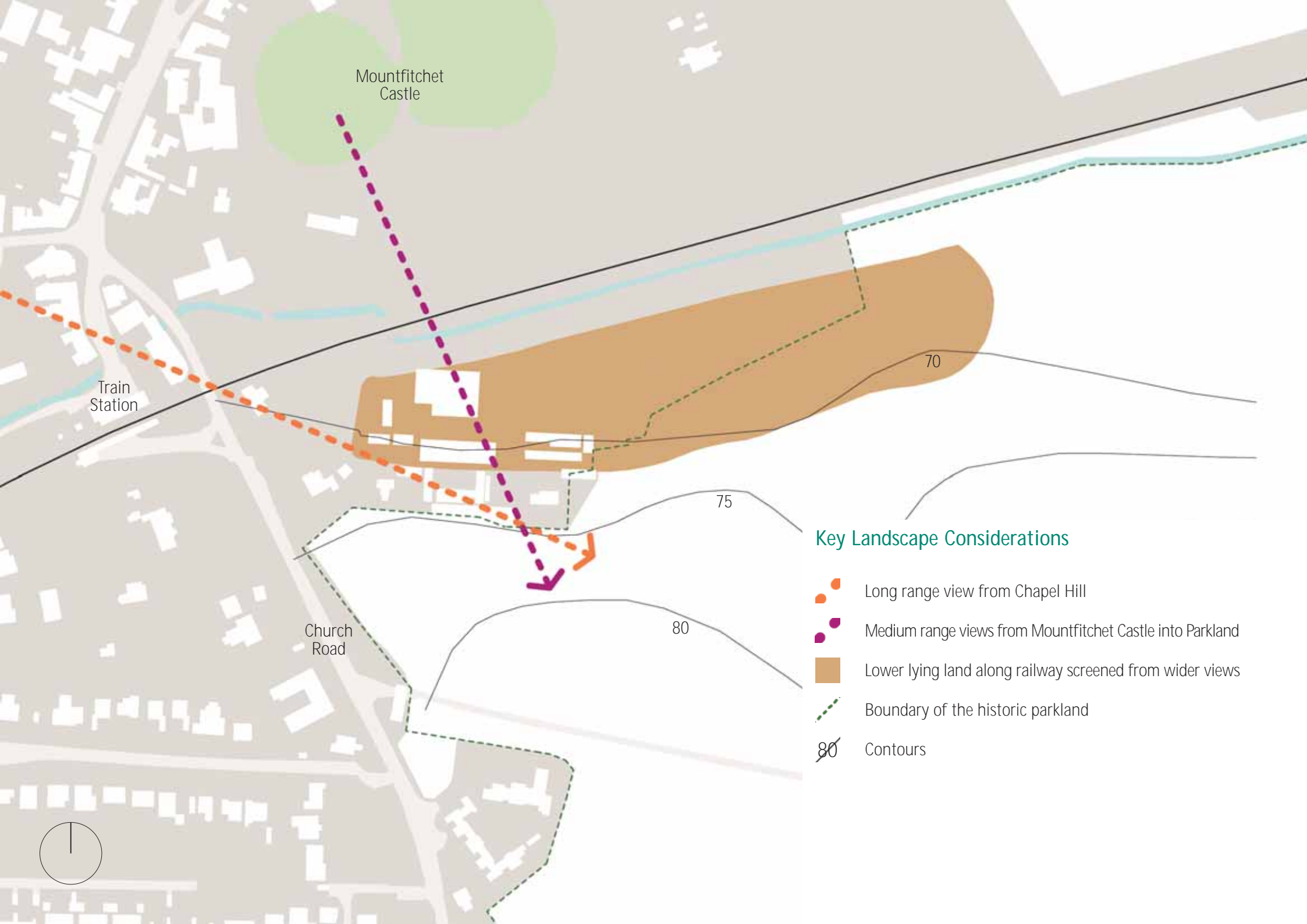
Train  
Station

Church  
Road

## Key Physical Considerations

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





Mountfitchet  
Castle

Train  
Station

Church  
Road

### Key Landscape Considerations

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



Mountfitchet  
Castle

Train  
Station

Church  
Road

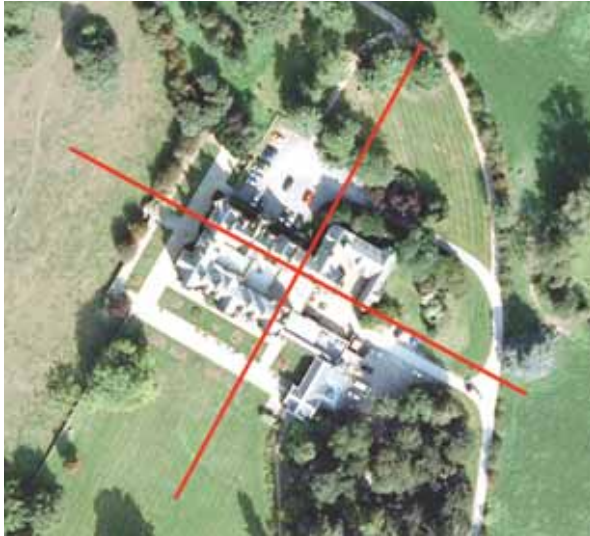
### Key Opportunities

-  Open up new access to parkland
-  Open up linking view from Church Road into the parkland
-  Open up new panoramic viewpoints from Stansted approach & new public open space
-  Continue the urban edge
-  Check the existing sprawl of livery use with a new defensible edge

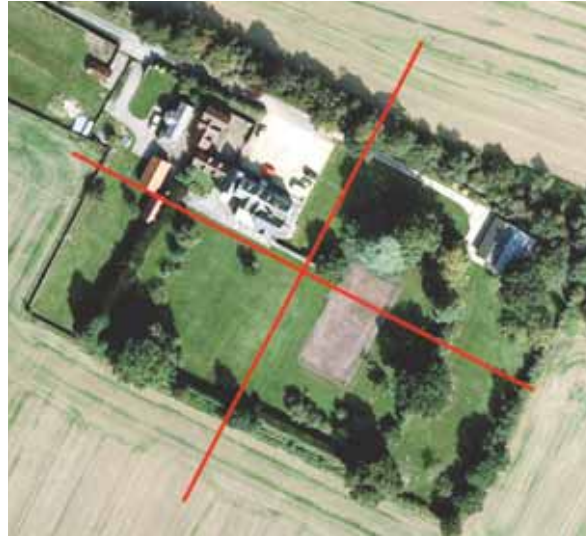




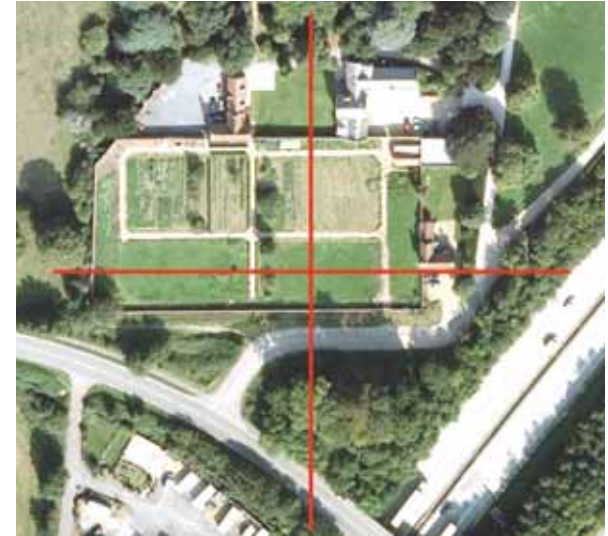
# Alignment



1. Stansted Hall



2. The Manor House



3. The Walled Garden



4. St Mary's Church



5. The North Lodge



6. Elms Farm



# Geometry



1. Elms Farm livery buildings and barns



2. Stansted Hall walled garden



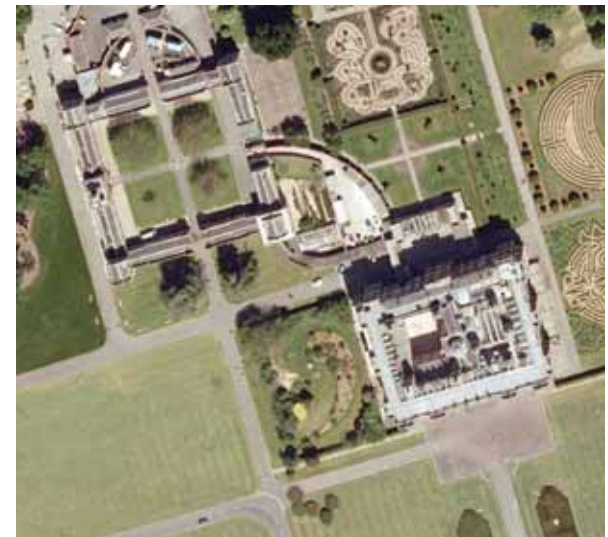
3. Stansted Hall



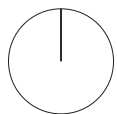
4. Hylands House, Chelmsford



5. Harewood House, Leeds



6. Longleat House, Longleat





# The Elms Farm Masterplan

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Stansted Brook

New Hedge  
1.8m high hedge & dark green powder coated wire mesh fence

Wildlife Corridor  
Proposed small willows & sallows on new embankment

Access Corridor  
Environment Agency access

Footpath Link  
Informal grass footpath

Existing hedge retained

New Hedges  
Formed of native indigenous species

Green Finger

Green Finger

Green Finger

New Footpath  
New southern valley side permissive footpath

Estate fencing or close centred timber post to open space edge

Gap in fencing for access to open spaces

Possible New Footpath  
With mown verge

Public Open Space  
Semi-natural green space with wildflower grassland

Strategic View Point  
With interpretation board for the historic park & views of castle

Amenity grass

New Hedge  
Formed of native indigenous species

New Planting  
New clump of parkland scale trees to frame important views

Existing gate retained

Stansted Approach

North Lodge

Church Road

Green Finger







## Appearance

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## Key Benefits

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*The Elms Farm proposals represent comprehensive proposals to improve the development site and wider Parkland, and offer a wide range of specific benefits for the Local Community including:*

- Creation of a new gateway from the village to the Park;*
- 6.3 acres of new public open space;*
- Improved parkland access with 5km of new footpaths, bridleways and cycleways;*
- Provision of new community allotments;*
- Flood alleviation works which will also benefit the railway line and village;*
- Restoration, Enhancement and longer term management of the parkland;*
- Improved links to Foresthall Park and the Mathematics College*

