

# **Pines Hill, Stansted Mountfitchet**

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## **Statement of Community Involvement**

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Prepared on behalf of  
Luxus Homes

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August 2021

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# 1. Introduction

This Statement of Community Involvement (SCI) sets out the comprehensive programme of community consultation undertaken by Luxus Homes to prepare for the submission of an outline planning application for up to 31 new homes on land at Pines Hill, Stansted Mountfitchet.

This document demonstrates that the applicant has actively informed and involved the local community about the plans for an outline planning application in accordance with Uttlesford District Council's Statement of Community Involvement and national planning guidance. It also gives an overview of all consultation activity undertaken.

Luxus Homes adopted a proactive grassroots approach to ensure the local community were informed of the proposals and were able to provide feedback. Following submission, Luxus Homes remains committed to maintaining a positive dialogue with residents and stakeholders including during the construction phases if planning permission is granted.

Luxus Homes is a Hertfordshire based property development company that specialises in actively creating an assortment of desirable housing and luxury properties across local counties, London and the South-East. Luxus Homes has access to a highly skilled and experienced team of in-house contractors which means they are able to respond quickly and diligently to new development opportunities and demands. Luxus Homes adheres to the highest quality standards and never compromise on the quality of workmanship. From luxury properties to affordable homes, they cater for the entire spectrum of housing in the UK property market.

This report has been prepared by MPC on behalf of Luxus Homes. MPC specialise in consulting communities on planning issues and have worked with Luxus Homes to consult the community through the outline and reserved matters processes.



## 2. Requirements of the consultation

Community involvement is at the forefront of national planning policy and is noted in the revised version of the National Planning Policy Framework (NPPF hereafter), updated in July 2021. The NPPF states that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.” It further explains that “good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

The Localism Act (November 2011) enshrines in law the need for consultation. The act requires developers to consult local communities on planning applications, allowing people to comment when there is genuine scope to make changes to proposals.

### 2.1 Uttlesford District Council’s Statement of Community Involvement

Following the adoption of its revised Statement of Community Involvement in January 2018, Uttlesford District Council held a public consultation on the document in 2019, which included changes made to the Addendum of the Local Plan and updated Sustainability Appraisal.

The SCI outlines how the Council will involve the community and other national and local stakeholders in the planning process. The SCI sets out that the authority’s key principles for engagement are as follows:

- *Engaging the community and stakeholders in the early stages of plan-making.*
- *Encouraging pre-application advice, by advising applicants to discuss future development proposals prior to submitting a planning application.*
- *Undertaking meaningful consultation, before applications for major development are submitted.*
- *Recognising and enhancing a sense of identity with the local area, creating a local sense of pride and greater sense of ‘community’.*
- *Reaching out to those whose voices are seldom heard, being inclusive, fair, and representative in the plan-making process.*
- *Empowering communities through supporting localism, supporting neighbourhood planning and other community-related planning activities.*



- *Providing the opportunity for feedback; the Council will consider all comments received through consultations on policies and make appropriate changes accordingly.*
- *Ensuring consultation is worthwhile and achieves value for money by balancing cost, time constraints and available Council resources.*
- *Continued engagement with community and stakeholders after a decision has been made on a planning application including S106 issues.*



### 3. We have responded to this by...

**Involving site neighbours and local residents:** In June 2021, residents in Stansted Mountfitchet received a newsletter from Luxus Homes (**Appendix B**). This newsletter was sent to 175 addresses (**Appendix A**) within the Stansted Mountfitchet area. Contained within the newsletter was a feedback slip (**Appendix C**) in which residents could fill out their initial thoughts on the application.

The newsletter provided information on the proposals and gave context to the planning application. It also detailed how neighbouring residents could get in touch via telephone, post, email, and the dedicated website [REDACTED] (**Appendix F**). The website provided additional information and set out how residents could contact the project team and provide feedback to the application.

In addition to the newsletter, extra letters were sent to those residents living close to the site with an offer of a near-neighbour consultation appointment. These appointments took place over the phone or via a videocall to ensure all questions neighbouring residents may have were answered directly by Luxus Homes.

**Engaging with local representatives:** As part of the engagement with stakeholders, meetings were sought with the local ward councillors and Stansted Mountfitchet Parish Council to ascertain their feedback on the emerging proposals. Meetings were subsequently held with the following stakeholders on the following dates:

- Stansted Mountfitchet Parish Council – Wednesday 9<sup>th</sup> June 2021

The meetings provided the project team with an opportunity to provide the councillors with information about the proposal as well as to highlight its benefits.

**Encouraging feedback:** The newsletter distributed to residents encouraged individuals to provide feedback and raise their comments with the project team via email or a mobile number or using a Freepost address.

**Consulting with the local community by phone:** The project contact number was publicised on both the newsletter that was sent to residents and the project website.

**Consulting online with the local community:** As with the phone number, details on how to access the website were publicised on the newsletter.



## 4. Consultation

### 4.1 Stakeholder engagement

From the outset of the pre-application period, Luxus Homes sought to engage with key local stakeholders who have a strong interest in the future of the site.

To help deliver the best possible scheme for Stansted Mountfitchet and the wider Uttlesford area, the project team kept Stansted Mountfitchet Parish Council and the local ward councillors updated on the progress of the plans.

#### Meetings with ward members

A letter was sent via email to both ward members which explained the proposals and sought to gather a date for a virtual meeting (**Appendix E**). Despite following up the letter and emails by phone, the project team received no communication back from either ward member.

The project team will continue to update the ward members via email to let them know when the planning application is submitted. Should the ward members wish to meet at any point, Luxus Homes would be delighted to arrange this as soon as possible.

#### Meetings with Stansted Mountfitchet Parish Council

Luxus Homes has engaged with the Parish Council to keep them updated with the site. A meeting was held on Wednesday 9<sup>th</sup> June, and the key themes that were discussed in the meeting were:

- Issues of potential traffic generation from the development and were keen to ensure no vehicular access onto Stoney Common Road.
- Coalescence with Bishops Stortford was a key issue to be considered.
- A convincing case would need to be put forward to justify the proposals.
- Queries raised over access into the adjoining land with the existing commercial use to the southeast of the site, and future potential for development.

Moving forward, the project team will continue to keep the Parish Council, ward councillors and appropriate members of Uttlesford District Council's updated with the application. Luxus Homes remain committed to engaging with the local community, and political stakeholders, throughout the lifetime of the project.



## 4.2 Community engagement

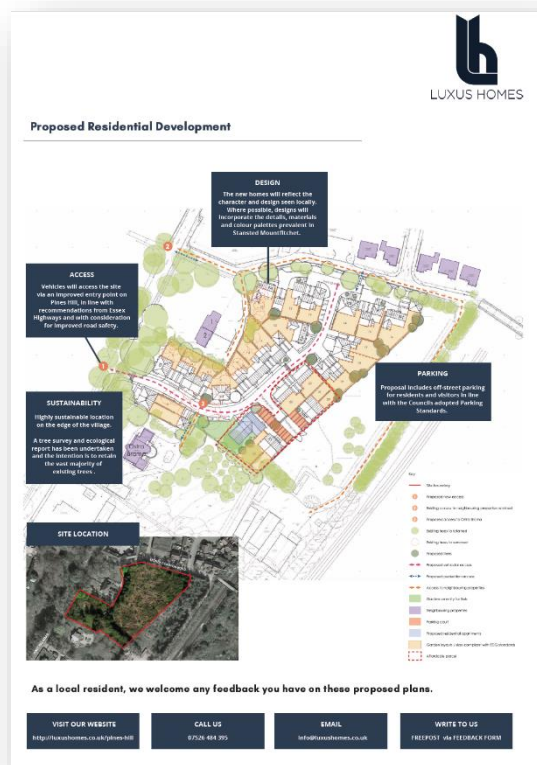
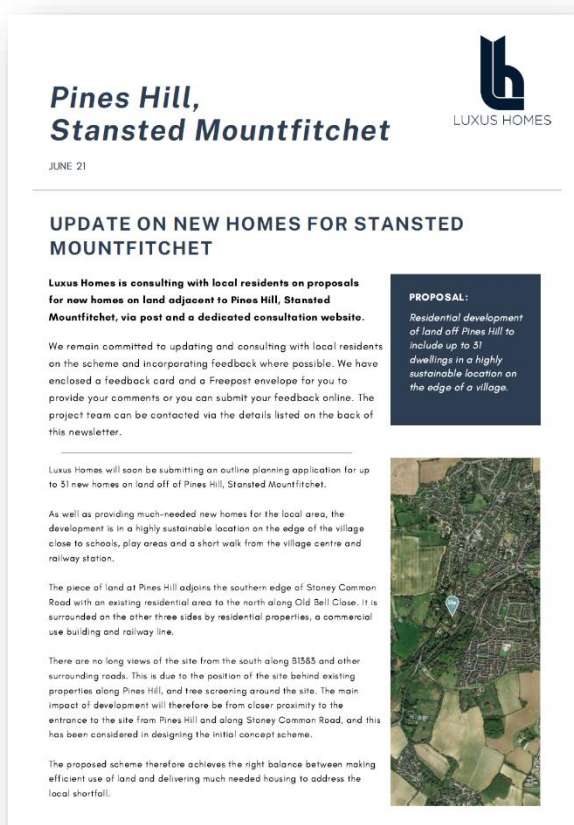
Luxus Homes has maintained a commitment to ensure the local community has been made aware of the proposals and provided with the opportunity to comment on the planning application.

As such, to ensure the local community was able to meaningfully provide feedback and give their initial thoughts on the plan, a newsletter was circulated to 175 homes and businesses in the local area. The newsletter included information on the proposals for new homes as well as gave additional information on sustainability, design, parking and access.

The newsletter contained an email address, telephone number and address of the project website, giving a variety of different ways for residents within the local community to register their feedback.

13 newsletter responses were received and feedback on the proposals can be found in **Appendix D**.

All responses received to date have been via the post or email.



Luxus Homes, Pines Hill, Stansted Mountfitchet  
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## Near-neighbour consultation

In addition to the newsletter being sent to local residents and businesses, near-neighbour telephone/video call meetings were offered to those residents whose properties are located close to the site boundary.

An additional letter was sent to these residents with details of how to set up a meeting. One resident took up this offer with one more yet to be booked in. There has been one additional meeting request and the project team are waiting to hear back from the resident on suitable dates and time. Even if the reply comes in after the planning application has been submitted, Luxus Homes are committed to meeting with the resident.

## Replies to responses

Luxus Homes have written directly to the 12 residents who submitted feedback during the consultation process (**Appendix G**). These letters have been tailored to provide responses to the themes raised in the consultation feedback to reassure local residents that a certain matter is either in hand or a reason as to why certain suggestions are not possible to implement.

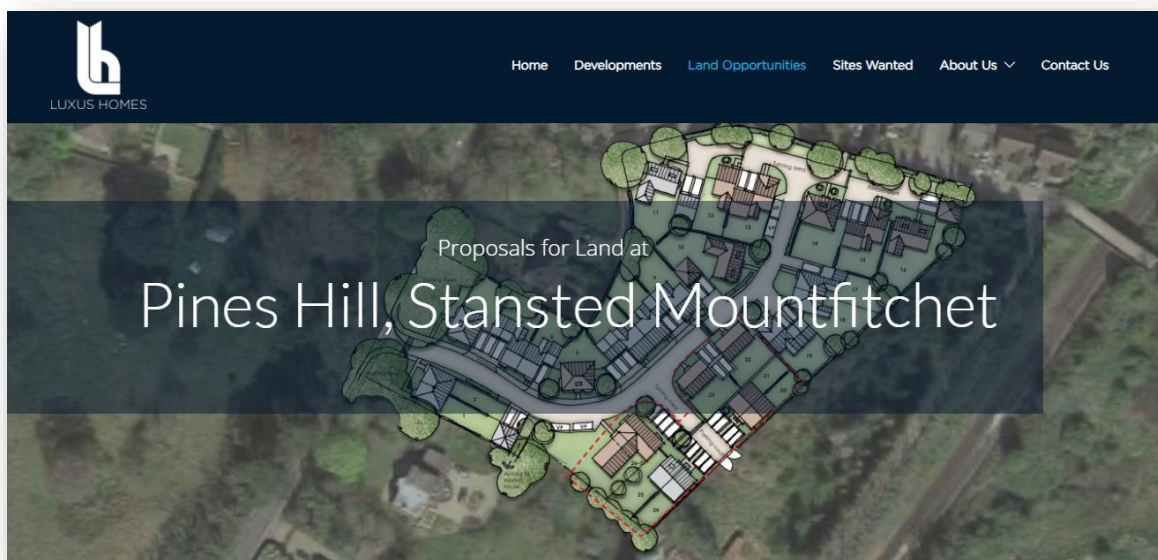
Again, should additional responses be sent in after the planning application has been submitted, Luxus Homes will write back to them as they have done to date.



### 4.3 Website

Across the lifetime of the project, Luxus Homes have maintained a dedicated project website, [www.luxushomes.co.uk/pines-hill](http://www.luxushomes.co.uk/pines-hill) to allow the local community to easily access information regarding the proposals and provide a further avenue for residents to comment and submit their feedback on the scheme.

The website was advertised on all materials circulated to the local community. The website will also be updated once the planning application has been submitted. This will also include updates after the determination.



## 5. Responding to feedback

### 5.1 Traffic

A number of residents were concerned about the overall impact this development would have in Stansted especially on traffic.

#### Applicant's response

Luxus Homes and its design team have instructed Highways Consultants to prepare a detailed Transport Statement which addresses all the potential issues on surrounding traffic and access onto the site. The site is accessed from Pines Hill which is an adopted road and we have designed footpaths to both sides of the incoming road. Further information can be seen in the Transport Statement.

### 5.2 Infrastructure

Some residents were concerned regarding surrounding infrastructure including roads, power, water and broadband provisions.

#### Applicant's response

The Transport Statement addresses the issue of impact on roads. The Foul & Service Water & Drainage Strategy sets out the strategy to deal with drainage. In relation to the other infrastructure requirements, the scheme will meet statutory requirements through both the discharge of relevant planning conditions and other legislation requirements imposed on developments, such as the building regulations.

### 5.3 Design

Given the changes to the working lifestyle following the COVID-19 pandemic, there were some enquiries wanting to know whether the proposals feature provisions to accommodate residents working from home.

#### Applicant's response

As part of our application, we have intentionally designed units which significantly exceed the minimum gross internal floor areas and storage requirements as detailed by Nationally Described Space Standards. Given the changes to the working lifestyle following the pandemic and the



prevalence of working from home, we felt it was important to provide spacious units that could offer the potential for home offices or study areas.

## **5.4 Environment**

There were concerns raised that the development would impact the local environment and wildlife.

### **Applicant's response**

The PEA report & Arboricultural Impact Assessment & Method Stated provide further information about this issue and how matters will be addressed through the development and discharge of planning conditions. Where possible, we have tried to retain many of the trees, particularly those on the boundaries. We have done this by creating limited dig road constructions and by introducing a retaining wall to keep some frontage to Pines Hill. Without these specific designs, we wouldn't have been able to retain as many trees.



## 6. Conclusion

Luxus Homes has undertaken a robust programme of public consultation with the local community, including residents living and working in close proximity to the site in Stansted Mountfitchet and local stakeholders including reaching out to ward members and meeting with Stansted Mountfitchet Parish Council, in line with the guidance in Uttlesford District Council's Statement of Community Involvement.

A newsletter was sent out to 175 residents living in Stansted Mountfitchet which contained details of the plans for the site and gave additional information on access, sustainability, parking and access. It also contained a feedback slip which residents could return via the enclosed Freepost envelope.

Separate letters were sent to the ward councillors via email. The letters also contained details of the proposals as well as inviting them to meet with the project team virtually to discuss further.

Luxus Homes have worked closely with stakeholders and asked for feedback from residents in relation to the scheme. Luxus Homes will continue to keep stakeholders and residents updated from submission through to application determination and construction. Luxus Homes are confident that the new application reflects the wishes of the community and stakeholders in order to deliver a more appropriate and suitable scheme for Pines Hill, Stansted Mountfitchet.



## Appendix A: Newsletter distribution area



Luxus Homes, Pines Hill, Stansted Mountfitchet  
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## Appendix B: Community newsletter

# Pines Hill, Stansted Mountfitchet

JUNE 21



### UPDATE ON NEW HOMES FOR STANSTED MOUNTFITCHET

**Luxus Homes is consulting with local residents on proposals for new homes on land adjacent to Pines Hill, Stansted Mountfitchet, via post and a dedicated consultation website.**

We remain committed to updating and consulting with local residents on the scheme and incorporating feedback where possible. We have enclosed a feedback card and a Freepost envelope for you to provide your comments or you can submit your feedback online. The project team can be contacted via the details listed on the back of this newsletter.

Luxus Homes will soon be submitting an outline planning application for up to 31 new homes on land off of Pines Hill, Stansted Mountfitchet.

As well as providing much-needed new homes for the local area, the development is in a highly sustainable location on the edge of the village close to schools, play areas and a short walk from the village centre and railway station.

The piece of land at Pines Hill adjoins the southern edge of Stoney Common Road with an existing residential area to the north along Old Bell Close. It is surrounded on the other three sides by residential properties, a commercial use building and railway line.

There are no long views of the site from the south along B1383 and other surrounding roads. This is due to the position of the site behind existing properties along Pines Hill, and tree screening around the site. The main impact of development will therefore be from closer proximity to the entrance to the site from Pines Hill and along Stoney Common Road, and this has been considered in designing the initial concept scheme.

The proposed scheme therefore achieves the right balance between making efficient use of land and delivering much needed housing to address the local shortfall.

#### PROPOSAL:

*Residential development of land off Pines Hill to include up to 31 dwellings in a highly sustainable location on the edge of a village.*



Luxus Homes, Pines Hill, Stansted Mountfitchet  
Statement of Community Involvement





## Proposed Residential Development



As a local resident, we welcome any feedback you have on these proposed plans.

**VISIT OUR WEBSITE**  
<http://luxushomes.co.uk/pines-hill>

**CALL US**  
07526 484 395

**EMAIL**  
[Info@luxushomes.co.uk](mailto:Info@luxushomes.co.uk)

**WRITE TO US**  
FREEPOST via FEEDBACK FORM

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## Appendix C: Feedback form

# *Pines Hill, Stansted Mountfitchet*



### LET US KNOW WHAT YOU THINK

**We are keen to get your feedback on the proposed development of land at Pines Hill, Stansted Mountfitchet. All comments received will be reviewed carefully and will be incorporated wherever possible.**

Please fill in this feedback form with as much or as little details as you like to include.

The information supplied on this form will be retained by Meeting Place Communications on a database and will be used to compile responses. The information may also be used to keep you informed about future development and you could be contacted by letter, fax, telephone or email.

If you do not wish to receive such further information, please tick this box

Name: .....

Age:  Under 15  15-25  26-40  41-60  Over 60

Address: .....

.....Postcode: .....

Telephone: .....

Email: .....

This information is being collected on behalf of Luxus Homes and will be shared with them and the project team, securely stored and destroyed at the end of the planning process. All written feedback will be anonymised and shared with the Local Planning Authority.



# ***Pines Hill, Stansted Mountfitchet***



1. What are your initial thoughts on plans for the proposed development of Pines Hill, Stansted Mountfitchet?

2. What parts of the proposed development do you like?

3. What changes would you suggest to improve the proposed development?

4. Do you have any other comments or suggestions?



## Appendix D: Feedback from Newsletter

Verbatim comments include:

- Do not build the houses
- We do not need anymore houses in Stansted we need better roads more amenities for all the news people that live in Stansted and surrounding areas illegible
- Don't build it
- To propose a development to entrance from either Pines Hill or Stoneycommon Road is far too dangerous. Local roads cannot cope now!
- Totally outrageous
- Needs no development
- Leave the land alone
- The houses disrupt the environment despite what you say
- Make it not happen
- The roads need properly maintaining from now plus with people working from home noise needs to be a consideration plus also services we can't have power/internet/water turned off.
- We do not have the infrastructure in Stansted for any more housing development
- Not good will cause more traffic than what already is
- Not a good idea very bad location



## Appendix E: Letter to stakeholders



SENT VIA EMAIL

June 2021

Dear Councillor,

### Community consultation for land at Pines Hill, Stansted Mountfitchet

I am writing to you to invite you to meet to discuss our developing plans for new homes on land at Pines Hill, Stansted Mountfitchet. As a local ward member, we would be keen to discuss these proposals with you. In line with the current government restrictions, we would suggest a virtual meeting using a mutually convenient platform.

For context, the proposed site is currently disused land located between Pines Hill to the west and Stoney Common Road to the north. To the eastern site boundary lies an area of land and commercial use to the south-west corner, with the railway line beyond.

We are currently preparing an Outline application for up to 31 new homes and are now seeking the input of local residents and stakeholders. We recently met with Stansted Mountfitchet Parish Council and will shortly be writing to neighbouring residents and meeting with those who directly back on to the site as part of our consultation process.

By way of background, Luxus Homes is a Hertfordshire based property development company that specialises in actively creating an assortment of desirable housing and luxury properties across local counties, London and the South-East.

We would be very grateful if you could advise us as to a convenient time to meet with you and discuss your thoughts on the proposals.

In the meantime, please don't hesitate to ask any questions that you might have.

Yours sincerely,

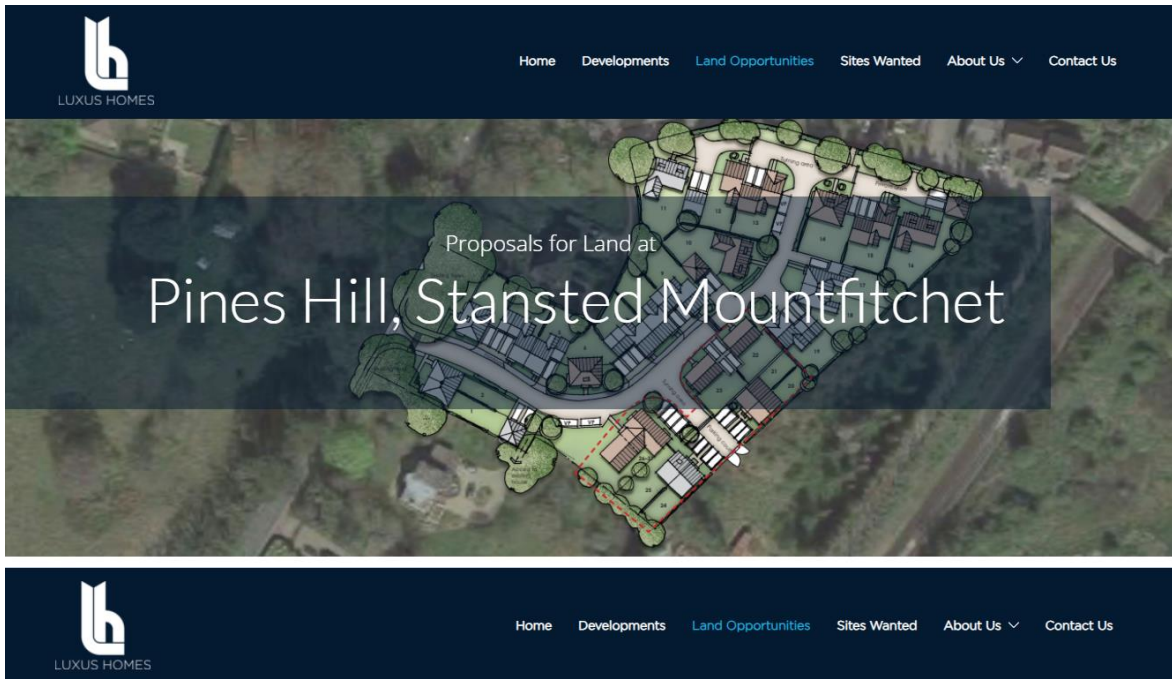
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Joel Favers

On behalf of Luxus Homes



## Appendix F: Project website

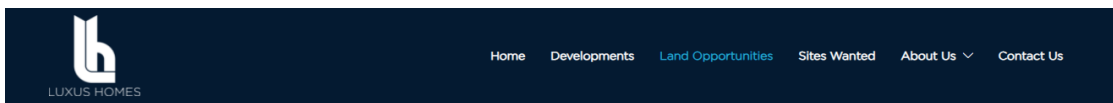
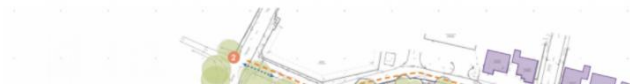


Welcome to Luxus Homes' consultation website for the proposed development of land at Pines Hill, Stansted Mountfitchet.

Luxus Homes has submitted a pre application to the Uttlesford District Council for a proposed residential development of up to 31 dwellings on land off of Pines Hill to the South of Stansted Mountfitchet.

The parcel of land is currently vacant scrubland that will be accessed from Pines Hill, in between a pair of semi-detached properties (1 and 2 Pines Hill) and a detached property (Ostra Brama). The site is bordered to the north by Stoney Common Road and the residential area of Old Bell Close. To the south east of the site is an existing commercial premise that does not form part of the site and to the east is the main railway line to between Bishops Stortford and Stansted Mountfitchet and Stansted Brook.

There are no long views of the site from the south along B1383 and other surrounding roads. This is due to the position of the main part of the site behind existing properties along Pines Hill, and tree screening around the site.



We remain committed to consulting with local residents on the scheme and incorporating feedback where possible. You are able to submit your feedback by using the form below.

This website will be regularly updated with news on the progress of the proposal as plans move forward.

For further information on the proposed development and current application, see [Land at Pines Hill - Pre-app.](#)

### Submit your feedback

Full Name

Email  Phone

Comments

Luxus Homes, Pines Hill, Stansted Mountfitchet  
Statement of Community Involvement





## Appendix G: Responses to residents



LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: info@luxushomes.co.uk

For the Attention of: ADDRESS 1

ADDRESS 1

Dear Sirs,

Thursday 8th July 2021

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

In terms of parking [spaces](#) we are ensuring compliance with the Essex Design Guide which dictates 2no parking spaces for 2 bedroom units and above. In terms of Stoney Common Road as this road is unadopted then this creates [it's](#) own complications but we are exploring options.

Your suggestion regarding access via Pines Hill to Stoney Common Road is noted and we are looking into several possibilities.

We would not have any intention of using Stoney Common Road for building access.

Thank you for a very proactive and well thought out response. We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:

Contactable Monday to Friday 8.30am till 4.30pm

E: info@luxushomes.co.uk





LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number: [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: info@luxushomes.co.uk  
W: [REDACTED]

For the Attention of: ADDRESS 2

ADDRESS 2

Friday 23rd July 2021

Dear Sirs,

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

Your response is helpful, proactive and important to us. We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:

[REDACTED]  
Contactable Monday to Friday 8.30am till 4.30pm

E: info@luxushomes.co.uk  
[REDACTED]







LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: info@luxushomes.co.uk  
W [REDACTED]

For the Attention of: ADDRESS 3

ADDRESS 3

Thursday 8th July 2021

Dear Sirs,

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:  
[REDACTED]

Contactable Monday to Friday 8.30am till 4.30pm

E: info@luxushomes.co.uk

W [REDACTED]





LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number: [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: info@luxushomes.co.uk

For the Attention of: ADDRESS 4

ADDRESS 4

Dear Sirs,

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

We see your comment with regards to exit and entrance onto Stoney Common Road. To answer this, our plans have no current intention to link vehicle movement between the new development proposals and Stoney Common Road. Access and egress are only being proposed via Pines Hill.

We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:  
[REDACTED]  
Contactable Monday to Friday 8.30am till 4.30pm  
E: info@luxushomes.co.uk  
V [REDACTED]

Thursday 9th July 2021





LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number: [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: [info@luxushomes.co.uk](mailto:info@luxushomes.co.uk)

For the Attention of: ADDRESS 5

ADDRESS 5

Dear Sirs,

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

We see your comments with regards to additional footfall for schools and comments with regards to the environment. We are undertaking the relevant ecological surveys to demonstrate the environmental impact on the area.

In terms of your comment with regards to social housing our plans already include for 4no Shared Ownership houses which are affordable for first time private buyers, 2no Social Rent Houses and 6no Social Rent apartments. In essence we are providing 40% of the total number of units as affordable housing/ social housing and a total number of 12nr units designated for affordable on this scheme.

We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:

[REDACTED]

Contactable Monday to Friday 8.30am till 4.30pm

E: [info@luxushomes.co.uk](mailto:info@luxushomes.co.uk)

W: [REDACTED]





LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: info@luxushomes.co.uk

For the Attention of: ADDRESS 6

ADDRESS 6

Dear Sirs,

Wednesday 14th July 2021

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

We see your comments with regards to traffic movement on Old Bell Close and Stoney Common Road. We are exploring numerous potential solutions to this.

Your response is helpful, proactive and important to us. We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:

Contactable Monday to Friday 8.30am till 4.30pm

E: info@luxushomes.co.uk

W: [REDACTED]





LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: [info@luxushomes.co.uk](mailto:info@luxushomes.co.uk)

For the Attention of: ADDRESS 7

ADDRESS 7

Dear Sirs,

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

We see your comments with regards to traffic movement on Old Bell Close and Stoney Common Road. We are exploring numerous potential solutions to this.

We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:

[REDACTED]  
Contactable Monday to Friday 8.30am till 4.30pm  
E: [info@luxushomes.co.uk](mailto:info@luxushomes.co.uk)

W [REDACTED]





LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number: [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: info@luxushomes.co.uk  
W: [REDACTED]

For the Attention of: ADDRESS 8

ADDRESS 8

Dear Jess,

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

We take on board your comments with regards to Stoney Common Road, this seems to be most local residents concern. We will be exploring solutions for this matter.

Your comments with regards to green space, allotments, maintenance, noise and services are noted also.

Your response is helpful, proactive and important to us. We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:  
[REDACTED]

Contactable Monday to Friday 8.30am till 4.30pm

E: info@luxushomes.co.uk

W: [REDACTED]





LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: info@luxushomes.co.uk

For the Attention of: ADDRESS 9

ADDRESS 9

Dear Sirs,

Wednesday 14th July 2021

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

Your response is helpful, proactive and important to us. We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:

[REDACTED]

Contactable Monday to Friday 8.30am till 4.30pm

E: info@luxushomes.co.uk

V [REDACTED]





LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: [info@luxushomes.co.uk](mailto:info@luxushomes.co.uk)  
W: [www.luxushomes.co.uk](http://www.luxushomes.co.uk)

For the Attention of: ADDRESS 10

ADDRESS 10

Dear Sirs,

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:

[REDACTED]  
Contactable Monday to Friday 8.30am till 4.30pm

E: [info@luxushomes.co.uk](mailto:info@luxushomes.co.uk)  
[REDACTED]







LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: info@luxushomes.co.uk

For the Attention of: ADDRESS 10

ADDRESS 10

Dear Sirs,

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:

[REDACTED]

Contactable Monday to Friday 8.30am till 4.30pm

E: info@luxushomes.co.uk

[REDACTED]





LUXUS HOMES  
2 Dairy Yard,  
Star Street, Ware,  
Herts  
SG12 7DX

Pines Hill Dedicated Contact  
Number: [REDACTED]  
Contactable Monday to Friday  
8.30am till 4.30pm  
E: info@luxushomes.co.uk

For the Attention of: ADDRESS 12

ADDRESS 12

Dear Sirs,

Thur [REDACTED]

**RE: Land at Pines Hill, Stansted Mountfitchet**

Thank you for responding to our questionnaire and providing feedback on your thoughts of our proposed development.

We will update you in due course of our actions undertaken following all feedback received during the resident consultation period.

Yours sincerely,

**Luxus Homes Limited**

Pines Hill Dedicated Contact Number:

[REDACTED]  
Contactable Monday to Friday 8.30am till 4.30pm

E: info@luxushomes.co.uk

W [REDACTED]

