

Proposals for development on Land South of Hammonds Road



Welcome

Welcome to Durkan Homes’ public consultation event on emerging proposals for high-quality and affordable new homes on Land South of Hammonds Road, Hatfield Broad Oak.

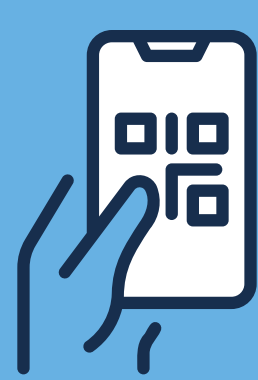
The plans are still currently in their early stages and we would like to get a feel for what the local community believes the local area needs the most as we move forward with our proposals for the site.

We are currently preparing a full application which will include all details of the development, including the design of the homes. This will evolve further following feedback you can provide at this stage of the process.

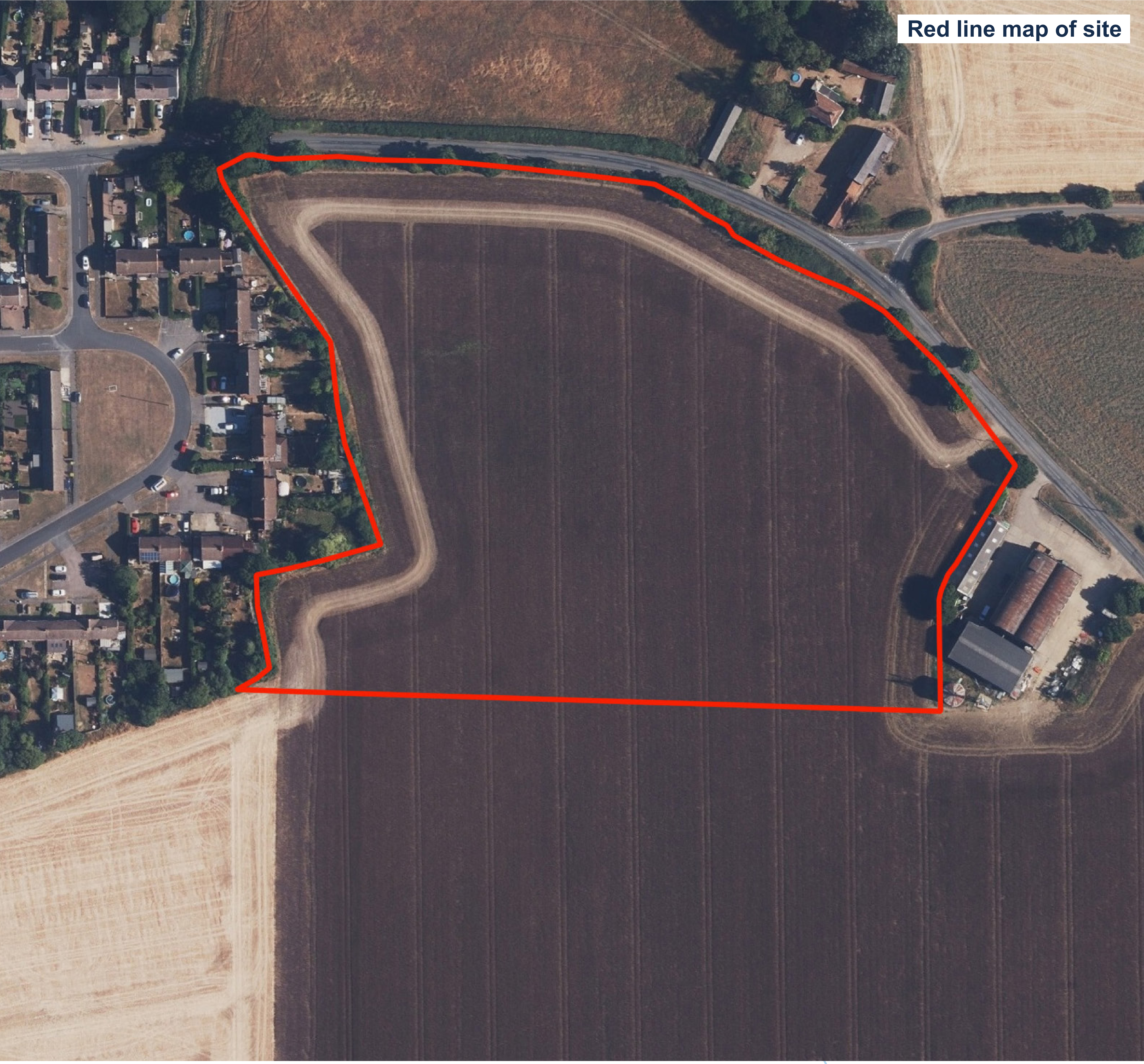
Additional information about the proposals can be found on the consultation banners. If you have any questions, members of the project team are on hand to assist.

Your feedback will be pivotal in shaping these plans further. After looking at the materials on display, please fill in a feedback form and leave it with us or return it to our Freepost address.

Get in touch



Scan the QR code or visit
www.hammondsroad.co.uk



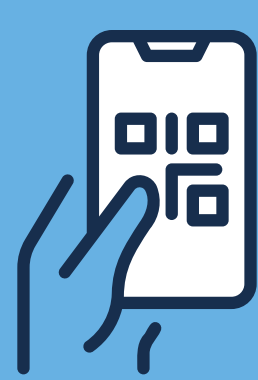
About Durkan Homes

Building high quality homes requires excellence, expertise and innovation and we have been delivering all three for over 50 years. Housebuilding methods and designs change to meet the evolving needs of homeowners, and we thrive on continually responding to those needs, creating desirable properties in outstanding locations.

Our customers are more discerning than ever so we work closely with our suppliers, consultants and contractors to deliver premium, well-designed homes which satisfy the needs and aspirations of our homeowners. We always put our customers first. We're committed to minimising environmental impact by managing resources efficiently.

We drive change through the implementation of sustainable building methods, products and materials. It is this focus on excellence together with determination to keep building quality homes and thriving, sustainable communities which makes us a homebuilder of choice for the North Home Counties, London and the South East.

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Images of previously delivered homes in Bengeo, Hertford



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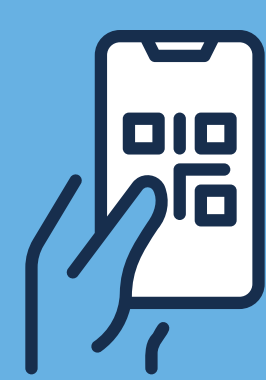
Site location

The site is located at the eastern fringe of Hatfield Broad Oak, a village which was once one of the largest rural parishes in Essex. The parish is approximately 5 miles southeast of Bishop’s Stortford and is steeped in history with royal associations predating the Norman Conquest.

Hammonds Road has a mix of residential properties ranging from contemporary suburban to rural cottage and chalet bungalows. The scale of properties ranging from larger 2.5 storey detached houses to single storey bungalows, to smaller traditional two storey semi-detached and terraced housing.

The proposals will aim to reflect these precedents, and the building materials and architecture will take inspiration from the existing homes within the village.

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Durkan Homes wishes to gain the views of the community as part of the consultation and welcomes your thoughts on the changes made.



Proposals

Durkan Homes is bringing forward proposals to deliver a mix of up to 95 new high-quality homes, including 40% affordable housing.

The scheme will also deliver publicly accessible landscaped open green space for new and existing residents to enjoy. Existing habitat areas such as trees and hedgerows will be retained wherever possible and fully integrated into the design. The combination of landscaping and ecological strategies will result in significant biodiversity improvements.

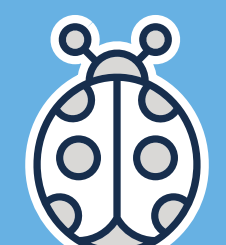
The scheme has been designed to reflect the character of the local area and to meet the needs of local residents. There are a wide range of benefits this development can offer including:



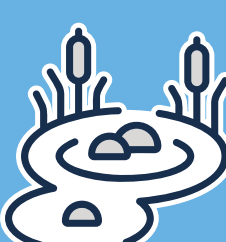
A mix of up to 95 new high-quality homes



40% of homes will be designated as affordable



A 10% Biodiversity Net Gain (BNG)



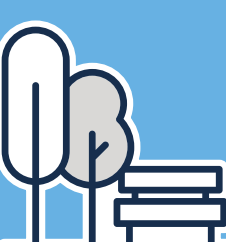
Sustainable Drainage Strategy (SuDS)



A fabric first approach to energy conservation with construction methods designed to reduce heat loss



Opportunities for new footpaths will promote active walking and access in and out of the site



Provision for publicly accessible landscaped open space

What are the benefits for Hatfield Broad Oak?

As part of the evaluation of this site, Durkan Homes has conducted a social impact analysis to understand the local needs and how these can be unlocked through the development of this site.

Social impact focuses on understanding and delivering positive impacts for local communities through design, construction and operation of places.

The opportunities uncovered are shaped around Uttlesford Council's policy goals, particularly the Uttlesford Corporate Plan, focusing on housing and sustainability and the role sustainable planning and development play in tackling climate change and protecting the natural environment.

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The Parish Council ran a neighbourhood survey as part of its Neighbourhood plan. Feedback from the survey identified the following key benefits that residents wish to see in Hatfield Broad Oak:



Support housing and the local economy

Residents wish to live in a location with more job opportunities, to have more affordable housing, and a more diverse range of housing options.



Improve community infrastructure and transport

Improve existing local services such as the GP surgery, library and local education.

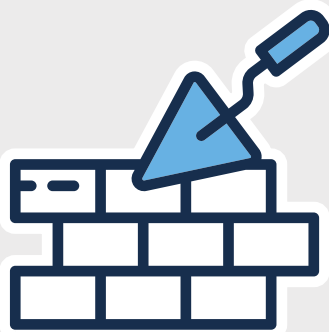
Residents were also concerned concerned by current levels of traffic and road safety.



Protect and enhance the natural environment

Respondents of the survey wish to protect the existing green spaces and wildlife habitats of Hatfield Broad Oak.

As a result of these proposals, this site could help the Council to tackle these challenges by providing the following benefits:



The new development will provide employment opportunities and provide new housing to attract key workers such as NHS staff and care workers. Currently, 59% of 'hard to recruit' GP training places are in rural areas.



Delivering 40% affordable housing will also help retain young professionals and key workers allowing and families in the area, increasing local spend for shops, pubs and sports clubs.



Streets and public areas will be designed using 'Safer by Design' principles, improving visibility and reducing crime risks.



Provide S106 payments for community infrastructure for local services and roads.



The development will incorporate a biodiversity net gain strategy, protecting the existing greenery onsite and providing an increase in green spaces and native planting.



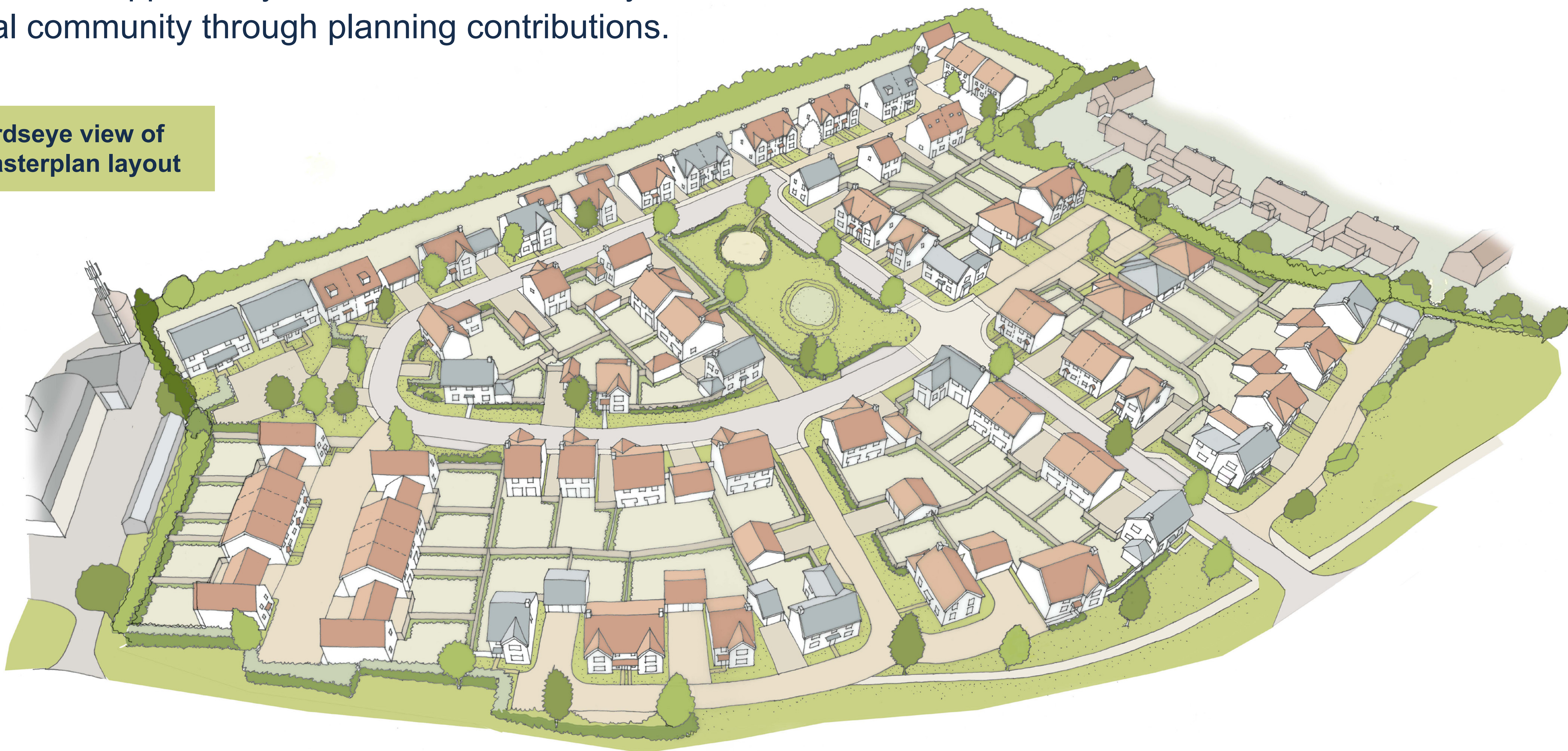
New green spaces and walking routes will enhance residents' access to nature and promote well-being.

Principle of development

Uttlesford District Council submitted their emerging draft Local Plan to the Secretary of State for examination in December 2024. Within this Local Plan, Hatfield Broad Oak has an identified housing requirement of 141 homes to be delivered up to 2041.

Durkan Homes believes this site would be able to deliver a significant portion of these homes within this timeframe thus allowing the Council to meet its housing obligations as identified in their emerging Local Plan. The delivery of this quantum of new housing will avoid the necessity to provide piecemeal development in and around the village. The proposed development would also create the opportunity to introduce community benefits for the local community through planning contributions.

Birdseye view of
masterplan layout



New homes

The new development will deliver a range of innovative and high-quality new house types and tenures to provide opportunities for residents to upsize, move into a family home or for some to downsize.

The new homes have been designed to not only complement the local area but also to allow the development to establish its own distinct sense of place.



Affordability

As part of the proposals, a policy-compliant amount of affordable housing will be provided (40% of the proposed homes).

This will include a mix of affordable housing, offering a range of options for residents looking to get onto the housing ladder.

Previous Durkan Homes developments



Landscape and open space

Incorporating green infrastructure into development is an important requirement for planning proposals in Uttlesford and so a landscape-led approach has guided our development proposals for the site.

Our approach will combine both the old and new – incorporating brand new landscaped areas while retaining and protecting the existing trees and hedgerows onsite.

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Biodiversity net gain

The biodiversity net gain from the development will be a minimum of 10% above the current biodiversity assessed onsite.

This will be achieved through combining new and existing tree and landscape planting as well as habitat creation to improve the existing landscape quality and biodiversity. A combined ecological and landscaping strategy, including the reinforcement of the existing mature trees and hedge planting, will significantly enhance biodiversity.

The retention of existing mature trees and hedges along the site boundary will see to contribute a sense of enclosure, helping to naturally screen and soften the development.

Play spaces

A Local Area for Play (LAP) can provide a safe play area for children, overlooked by housing to provide security and make it an inviting place for both new and existing residents.

Drainage

Sustainable drainage features including strategically located balancing ponds will form a fundamental method of mitigating potential flooding and will be fully integrated into the completed design.

This will be assessed as part of the project’s flood and drainage strategy and agreed with Uttlesford District Council and statutory bodies.



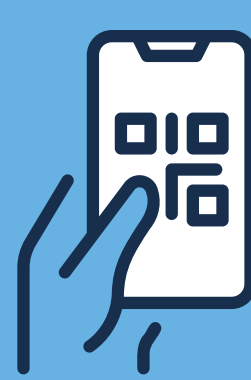
Transport and access

As part of the application, Durkan Homes’ transport consultants will submit a transport assessment which will review the anticipated impact upon the local highway network.

Alongside current vehicular use, this also takes into account the projected trips based on the housing numbers and expected visitors to the site as a result of development.

A Travel Plan will support the development proposals; this will provide useful information and incentives towards sustainable travel options for its residents.

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Access and connectivity

The primary vehicular access point for the new development will be on Hammonds Road, which will be designed for cars, cycle and pedestrians. Pedestrian routes within the site will be designed to create permeability throughout.

Vehicular access and active travel routes will be designed to adoptable standards in consultation with the local highway authority and will include the provision of shared surfaces where appropriate.

Connections beyond the site will include the possibility of a connected footpath at the entrance of Barnfield which leads into Hatfield Broad Oak from the southeast, and an additional connection to Hammonds Road along the northern boundary.

Parking

Parking will be designed in accordance with Uttlesford District Council’s current parking standards.

As part of the proposals, visitor spaces will be located throughout the site’s layout. Garages will also be designed in line with internal dimensions required by the current design standards.



View looking west along Hammonds Road towards Hatfield Broad Oak



View looking east on Hammonds Road towards Waters farm

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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.

As our plans develop, we would like to hear your feedback on the proposals to help with the evolution of the design of the proposals ahead of submission of an application to Uttlesford District Council.

An application will be submitted in Summer 2025, and we will continue to keep residents updated with the progress through our dedicated project website.

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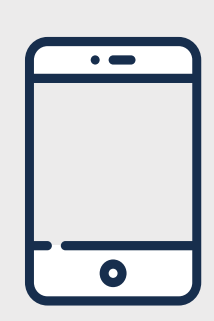


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Timeline

- **Wednesday 14 May 2025**
Public consultation event
- **May/June 2025**
Feedback collation and review by the project team
- **Summer 2025**
Submission of full planning application to Uttlesford District Council
- **Autumn 2025**
Anticipated determination of planning application
- **Summer 2026**
Construction to commence on site
- **Winter 2026**
Anticipated first new homes completed

How to get in touch



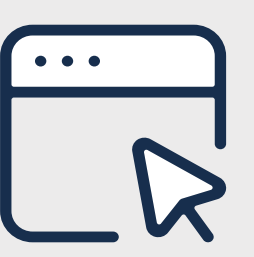
0800 148 8911 (Freephone)
(Monday-Friday, 9:00am-5:00pm)



info@hammondsroad.co.uk



**Freepost MEETING PLACE
CONSULTATION** (no stamp required)



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Image of previously delivered homes in Hatfield East

