

# Land East of Main Road Great Leighs

For further information visit  
[www.bloorhomes-greatleighs.co.uk](http://www.bloorhomes-greatleighs.co.uk)  
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## Welcome

**We are delighted to welcome you to this consultation event for the proposed residential development at Land East of Main Road, Great Leighs. This event is an important opportunity to share our vision for the site and to hear your thoughts and feedback.**

Bloor Homes is currently preparing an Outline planning application for a mix of up to 160 high-quality new homes, carefully designed to meet the needs of the local community and respect the character of Great Leighs. Alongside the new homes, the plans include significant public open spaces, walking and cycling routes, and ecological enhancements that aim to create a vibrant, sustainable neighbourhood.

### Your feedback

Your feedback is an essential part of this process. We encourage you to share your thoughts by filling out a feedback form and handing it to a member of staff, or completing it at home and posting it via the Freepost address on the form.

All feedback will be reviewed and considered ahead of submitting the Outline planning application to Chelmsford City Council in Spring 2026.

## We value your feedback

Thank you for taking the time to attend today.

Your input is invaluable in helping us shape a development that delivers real benefits for Great Leighs and its community.

### You can provide feedback in the following ways:



Completing and returning one of our feedback forms.



Visiting our website and completing the online survey, or leaving your comments on our interactive map.



Getting in touch with us directly via email, Freephone or Freepost.

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### Contact us

Email at  
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## About Bloor Homes

**Bloor Homes has been building quality homes for 50 years and is one of the UK's leading housebuilders.**

As the largest privately-owned housebuilder in the UK, Bloor has a proven track record in delivering successful new communities. We take great pride in delivering high-quality, energy-efficient homes, with designs that have continually evolved through years of customer feedback.

Bloor Homes is widely regarded for its build quality and customer satisfaction. It has a long standing 5-star HBF rating awarded by its purchasers and is one of the leading developers on the Trustpilot review forum. Bloor Homes' mission is to create better life experiences, one home at a time.

Learn more about Bloor Homes  
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## Background

**This site presents a logical and sustainable location for new housing within Chelmsford City Council's planning framework, reflecting the growing need for homes in the area.**

The proposed development could provide a mix of up to 160 high-quality homes, carefully designed to meet the housing needs of the community. The plans include a mix of property types and tenures, ensuring they cater to a variety of residents, including families, first-time buyers, and those seeking affordable housing options.

The Council's adopted Local Plan identifies Great Leighs as an area for strategic growth and this site will assist in meeting the increasing housing needs of Chelmsford.

The site's location makes it an ideal extension to the village of Great Leighs, seamlessly connecting to the existing community while respecting its character. The proposals include significant areas of public open space, thoughtfully designed to enhance the local landscape and provide opportunities for recreation and social interaction. The development will also integrate walking and cycling routes to promote sustainable travel and healthier lifestyles.

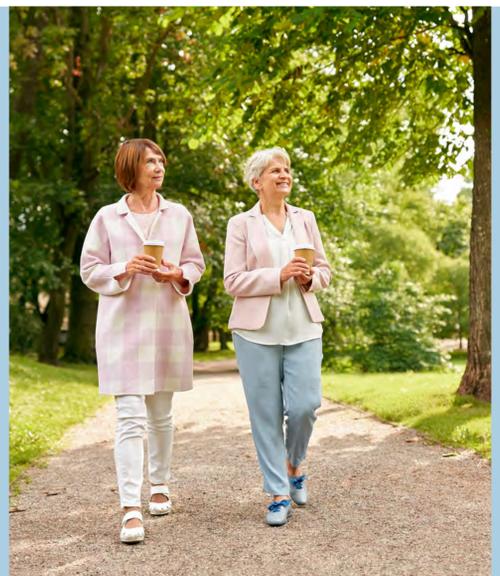
The site benefits from excellent transport links, including its close proximity to the new Beaulieu Park Railway Station which offers direct connections to Chelmsford, London and beyond. The site will also benefit from easy access to the Chelmsford North East Bypass once constructed.



Aerial red-line image of the site

**Bloor Homes is committed to delivering a development that not only addresses local housing needs but also enhances the wider community.**

**We are actively engaging with residents and stakeholders to ensure that the proposals provide long-lasting benefits for Great Leighs.**



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## Community benefits and opportunities

Bloor Homes is committed to delivering proposals that have been carefully designed to reflect local character and help support housing needs for local residents at a well-connected and sustainable location.

### Framework Plan Key

-  Site location
-  Residential development area
-  Proposed principal route
-  Public open space
-  Existing vegetation
-  Indicative attenuation basin
-  Equipped children's play area
-  Proposed pedestrian and cycle recreational route
-  Existing prow
-  Extent of cordon sanitaire
-  Tree protection order
-  Primary vehicular access
-  Pedestrian and cycle access point
-  Indicative landmark building
-  Land in flood zones 2 and 3



## Key benefits of the proposed development



### Housing

**A mix of up to 160 high-quality new homes**, comprising of family homes, bungalows and starter homes.

**30% Affordable housing** to help support the Council's local housing need.



### Outdoor space

**Significant public open space** carefully designed for recreation, relaxation and social interaction.

**Sustainable new walking and cycling routes** integrated into the development.

**A policy-compliant Biodiversity Net Gain (BNG)** through retained and strengthened boundary vegetation.



### Transport & infrastructure

**Close proximity to the new Beaulieu Park Railway Station** for easy access to Chelmsford London and beyond. Plus, convenient access to the future Chelmsford North East Bypass.

**A boost to the local economy** supporting jobs during construction.

**Collaboration with the Council and local service providers** to deliver meaningful financial contributions for community infrastructure.



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## New homes and affordability

**The proposals will deliver a mix of up to 160 high-quality new homes, in a range of housing types, sizes and tenures addressing the differing needs of residents in the local area. This includes a mix of family homes, bungalows and starter homes.**

All new homes on the site will be designed to complement the local area and create a community with its own distinct sense of place, whilst respecting and preserving the existing character of the surrounding local area. Given that this is an outline application and is to establish the principle of the new homes, further design details will come forward at a later Reserved Matters stage.

The proposals include a 30% affordable housing provision, which would be made up of different tenures including affordable rent and shared ownership. The affordable housing provision will also help to reduce Chelmsford City Council's housing waiting list.

In the open market housing, we would provide a range of options for residents seeking to step onto the housing ladder, move into a larger family home, or to downsize.



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## Access and connectivity

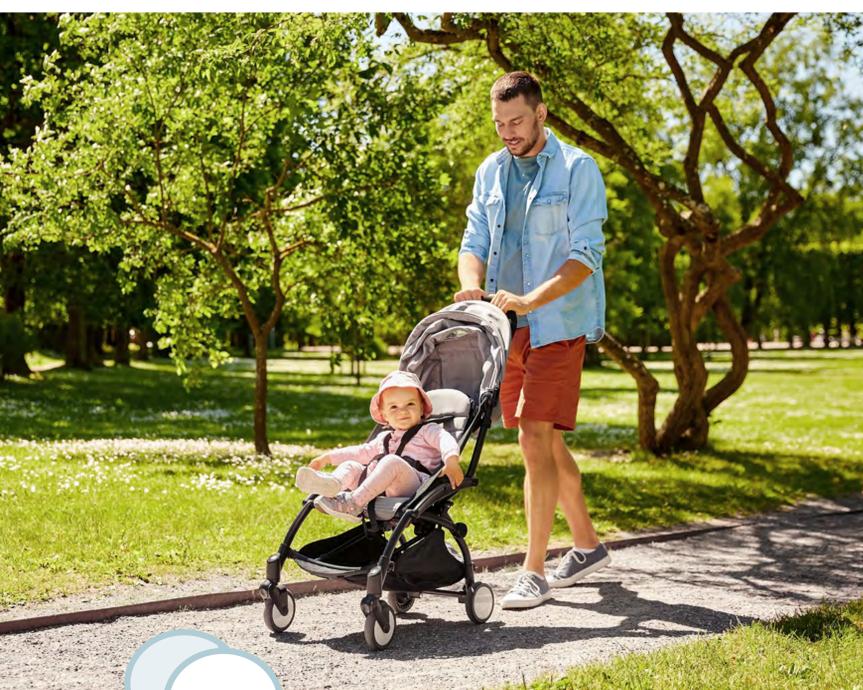
The proposed primary vehicular access point for the new development will be taken from Main Road at the southwest of the site.

In addition to this vehicular access point, we are proposing pedestrian and cycle access points toward the north, connecting with the existing Public Right of Way (PRoW) within the site.

### Gateway location

The development's proximity to the new Beaulieu Park Railway Station and the future Chelmsford North East Bypass (CNEB) significantly enhances connectivity to Chelmsford, Colchester and London with connections to Ipswich, Norwich and more.

As a gateway location, the development will alleviate pressure on existing village routes by providing direct and efficient access to major transport links.



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## Landscaping

As part of the proposals, the new development will deliver a significant area of green open space that will be accessible to all, designed to foster community activities and recreational opportunities.

The landscape proposals will promote a Biodiversity Net Gain of at least 10% by seeking to:



**Retain, protect and enhance** the existing boundary vegetation.



**Create significant new public open space** to support informal and nature engagement, contributing to health and wellbeing.



**Incorporate natural drainage features** at the south of the site which will also enhance the landscape and ecology of the site.



## Sustainability

The development plans are being brought forward with sustainability as a key focus. This will be achieved through significant ecological enhancements, biodiversity net gain, and the retention and reinforcement of existing vegetation, aligning with local and national environmental policies.

Sustainable travel will be promoted through integrated walking and cycling routes that connect with existing roads and footpaths. This not only reduces carbon footprint but also encourages a healthier lifestyle among residents.

New housing will achieve modern standards of energy efficiency. Development within the site will commit to the emerging Future Homes Standard, due by December 2026, which will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency.



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## Flood mitigation strategy

Beyond the site's southwestern boundary lies the River Ter and its associated floodplain; however, the entirety of the site itself is located in Flood Zone 1 meaning that it is assessed to have the lowest risk of flooding from the river.

The proposals have been designed to effectively manage surface water. To do this, the proposals incorporate the following measures:

- **Natural drainage features (attenuation basins) such as ponds**  
These will help slow and store surface water runoff whilst also providing an area for biodiversity and amenity.
- **Surface water management**  
The surface water drainage system is designed to manage severe and rare rainfall events which also considers climate change.
- **Flood risk mitigation**  
Surface water discharge will be to the adjacent River Ter. To ensure the development does not increase the downstream risk of flooding, discharge into the River Ter will be restricted to the rate in which water currently runs off the site in its undeveloped greenfield state.



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## Have your say

**Bloor Homes would like to thank you for attending this consultation event.**

**Your time and interest in our proposals for Land East of Main Road, Great Leighs, are greatly appreciated. This consultation is an important part of the process, and your feedback will help shape the plans for the development.**

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We are committed to creating a development that reflects the needs and aspirations of the Great Leighs community. Your views and suggestions are invaluable in ensuring that the proposals deliver lasting benefits for both current and future residents.

**If you have comments or questions**, please speak to a member of our project team today.

**You can also share your feedback** by completing a feedback form. Forms can be submitted to a team member at the event or returned to us later using the Freepost address provided on the form.

For your convenience, you can also access further information and submit your feedback online by scanning the QR code presented.

This will direct you to the project website, where you can review the plans, learn more about the proposals, and provide your comments.

**We will carefully review all feedback received during this consultation as we refine our plans before submitting an Outline planning application to Chelmsford City Council. Thank you again for your input and for helping to shape the future of Great Leighs.**

### Indicative timeline

- February 2026**  
Public consultation launches.
- March 2026**  
Review of all feedback received during consultation and improve the plans where possible.
- Spring 2026**  
Targeted submission of Outline planning application to Chelmsford City Council.
- Winter 2027**  
Anticipated determination of Outline planning application by Chelmsford City Council.

### Get in touch

If you would like to speak to the team directly, you can contact us at:



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