



SANDON GATE
EST. 2026



Bloor Homes' new Sandon Gate development, on land north of Beaconside in Stafford, will deliver a new community of circa 2,000 new homes, including affordable homes, a new combined primary and secondary school, shops, community facilities, and a flood storage area.

Bloor Homes is the largest privately owned housebuilder in the UK, completing over 4,000 new homes each year across nine operating regions. Bloor Homes is proud to be a 5-Star housebuilder, rated number one by the Home Builders Federation in both its eight-week build quality survey and nine-month customer satisfaction survey in 2025.

Sandon Gate will deliver the following:

- Up to 2,000 dwellings including affordable housing
- Local shops and community facilities
- A health centre
- An elderly-living facility of up to 60 beds
- A combined two-form-entry primary and five-form-entry secondary school
- A new Flood Storage Area designed to reduce flooding incidents on the Marston Brook, downstream of the site

- New junctions on Beaconside and Sandon Road to access the development
- Further supporting infrastructure, including green infrastructure, highways, drainage and associated works
- Nearly £30m in S106 contributions

These homes will help Stafford Borough Council meet its housing needs, and Bloor Homes' infrastructure-first approach will support the new community, and the wider area.

The first phase at Sandon Road will include around 350 homes and associated infrastructure including sustainable drainage systems (SuDS). Some of these homes will be delivered under Bloor Homes' premium brand "Fitchett", but all of them will be built to the high quality expected by Bloor Homes' customers.



Bloor Homes’ first phase of homes for Beaconside, Stafford



OUR TIMESCALES?

Alongside this note, more information will be added to the project website as the different aspects of the project are confirmed. This includes details of a new Outline application coming forward later this year. There will also be more Reserved Matters applications coming forward for the different phases of the site.

In the short term, our current timeline includes the following phases:

ENABLING INFRASTRUCTURE-ONLY WORKS ON SANDON ROAD – TO BE COMPLETED SUMMER 2026

These works are delivering key drainage and attenuation infrastructure for the first phases, as well as the proposed combined primary and secondary school site.

Amey, on behalf of SCC, will now take forward the rest of the works on Sandon Road to provide non-project upgrades to the local infrastructure.

SCHOOL ENABLING INFRASTRUCTURE – PLANNED TO COMMENCE SPRING 2027

Bloor Homes is continuing to work with SCC to progress the enabling infrastructure needed to support the early delivery of the combined school site, planned to start in Spring 2027. These works include key highways, drainage and utilities infrastructure to provide the serviced land ready for transfer to SCC to deliver the school.

PHASE 1A RESIDENTIAL – COMMENCED SPRING/SUMMER 2026

Phase 1A is the first residential phase of development and will deliver around 350 homes north of Sandon Road. The first residents are expected to move into their new homes in Summer 2027.

SANDON ROAD – BLOOR HOMES

Since the autumn of 2025, Bloor Homes have been carrying out works on Sandon Road to prepare the enabling infrastructure needed for the new combined school, and the first 750 homes. These enabling works are nearly complete.

The works, being completed by Bloor Homes in Summer 2026, include surface water attenuation to serve the first phases, together comprising around 750 residential units, as well as the new school site.

This surface water attenuation is part of a site-wide network which includes new SuDS being delivered before the first tranche of new homes are completed; and a proposed new Flood Storage Area, plans for which are currently being developed as part of the new overarching Outline planning application.

Bloor Homes are now working towards the delivery of the new combined school site, with the aim of delivering it ready for the County Council to commence work on the school itself, well ahead of the timelines agreed in the planning conditions.

STAFFORDSHIRE COUNTY COUNCIL’S UPGRADES

Residents will still see works taking place on Sandon Road, however, as Staffordshire County Council (SCC) have taken the opportunity to carry out much needed, and long-planned, general infrastructure upgrades to the road, alongside providing access to serve the new development. SCC have engaged Amey to carry out this new work on Sandon Road which will bring this part of the road network

up to current standards, including the delivery of around 1km of new highway drainage, as the existing highway drain has been found to be deficient.

Amey’s initial phase of works is expected to run until December 2026, before continuing into the new year. Further details of the 2027 work schedule will be shared with residents and businesses by Amey, once confirmed with SCC.

KEEPING RESIDENTS INFORMED

Bloor Homes kept Sandon Road and Hopton residents informed as works progressed, including through direct letters to households affected by the Sandon Road works. These updates explained the purpose and timing of road closures, access arrangements for residents, diversion

routes, and who to contact for further information.

Bloor Homes also met with Hopton Parish Council and a local business owner to discuss the works. A holding site also went live - www.sandongate.co.uk – with initial details.

As the Sandon Road highway works move forward, SCC’s contractor, Amey, will continue to communicate with affected residents and businesses about the phasing of its works, including any changes to access arrangements or traffic management.





LOOKING AHEAD

Now that construction work has started in the eastern part of the site, Bloor Homes is progressing a new, overarching outline planning application to address several matters, including:

- The relocation of the Flood Storage Area to the Beaconside frontage
- The removal of development areas from parts of the site affected by peat which has led to construction works starting from the eastern part of the site
- The introduction of residential development on land previously covered by HS2 restrictions
- The introduction of a community facility to the scheme
- Improvements to the main local centre to provide a vibrant neighbourhood heart for the new community
- Expansion land for the school site to accommodate the increased development capacity

These amendments would all be provided within the existing red line / Local Plan allocation area. The new application is expected to be submitted in October 2026.

Bloor Homes will continue to update councillors, residents, businesses and other stakeholders as the plans progress.

As with all Bloor Homes developments, we are keen to work as closely as possible with councillors, the community and other stakeholders in the areas where we work.

Please email Matt Detzler at matthew@calcomms.co.uk to find out more or request a meeting.