

APPENDIX 2

Amenity Benefits by ADW

AMENITY BENEFITS

A&B (NORTH FIELD) | CM6 3SH & C&D (SOUTH FIELD) | CM6 3RA, Stebbing, Dunmow, Essex

Issued: 20 September 2023

Produced by Austin Design Works on behalf of Montare



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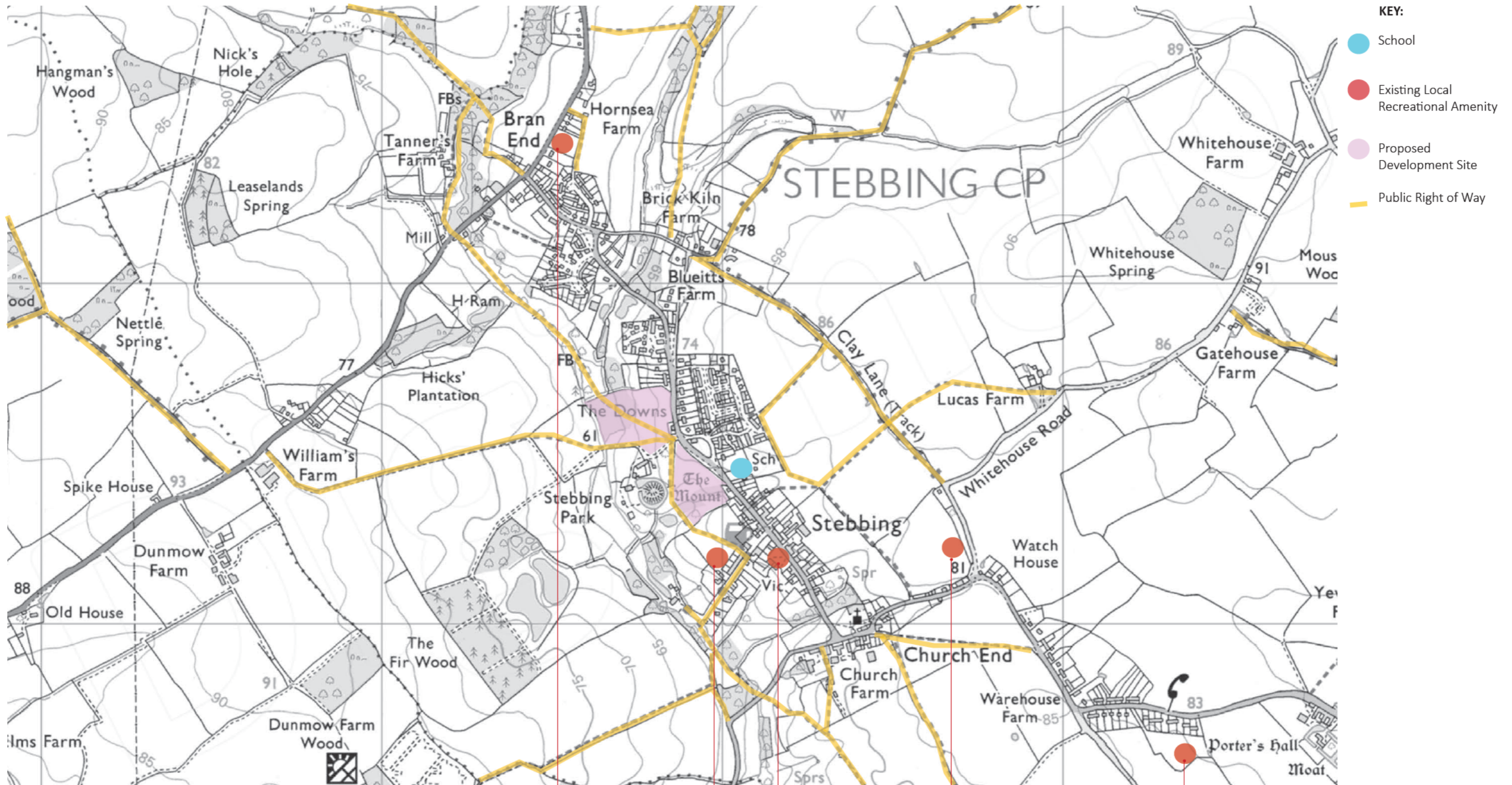
Austin Design Works
COMPANY NUMBER 04622286

The proposed design is landscape-led and centres around people and nature, the two benefiting each other, such as the natural water management systems on the site helping to create habitat and amenity value for well-being and learning.



Artists impression of the proposed dipping pond in South Field (C&D)

1.0 AMENITY AREAS IN AND AROUND STEBBING



Distances have been measured in a straight line from the school to the amenity area. Playing fields and playgrounds are for public use, tennis, bowls and cricket are used by members, and the space enjoyed by the public.

Pulford Field Play area and Playing Field
1.07km from School

Cricket Ground and Playground
260m from School

Stebbing Bows Club
265m from School

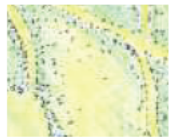
Stebbing Tennis Club
650m from School

Alcott Field football pitch and playground
1.5km from school.

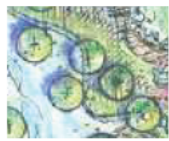
2.0 CONCEPT MASTERPLAN

PRESENTED TO THE
COMMUNITY JUNE 2022

KEY:



Mown paths and open areas within richly planted meadows, managed on a hay cutting regime to maintain species diversity. Arisings will be collected and composted on site.



New wet woodland habitat with marginal planting and kingfisher bank set within the flood zone of the North Field (A&B). This area will be permanently wet and will also provide attenuation during rain storms, alleviating flood risk to areas lower down stream.



Community composting area included within the maintenance yard. Sustainable and management is key to increasing biodiversity within the site and will be a commitment for the next 30 years, this area will service the entire site.



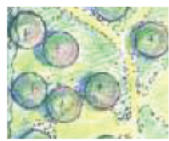
The edges of the developments will be planted with native hedgerow species, the idea being to create a habitat network that provides a green corridor for insects and small mammals to migrate through the site as well as a food source for birds.



New dipping pond and marginal planting will enhance biodiversity in the site and also create a space for exploring nature. Wide shelves with marginal planting will act as a safety barrier to the open water.



Heritage orchard planting provides a distinctive feature that over time provides a unique habitat for birds and insects as well as a pop of seasonal colour in Spring and a community resource.



Heritage Orchard with meadow underplanting and mown paths.



Internal roads and parking bays will be paved using SuDS compliant permeable paving or gravel, so that rainwater can be captured within the development areas and attenuated, downpipes will be fed into rain gardens and released slowly into the ground.



Where internal roads meet the highway, they will be surfaced in tarmac to provide an easy to maintain access way for service vehicles. All paths within the development areas will be fully accessible.



Sustainability is at the core of the design approach with biodiversity net gain, climate resilience, health and well-being key drivers.

3.0 PROPOSED AMENITY AREAS & RESOURCES

CURRENT MASTERPLAN

Amenity and Community resources within the proposed development setting.

KEY:

- **Community Car Parking**
 - Car parking is a scarce resource in the village, the addition of approximately 30 new spaces, should help alleviate this problem.
- **Affordable Commercial Unit**
 - A building available to local business for below market lease rates.
- **Green Gym and Play along the Way**
 - opportunities will be made to incorporate balance and strength training equipment along the desire routes, as well as seating for those less able. The equipment will be aimed at all age groups and will be informal as part of a training circuit or recreational route. This could be incorporated into a social prescribing package.
- **Community Orchard**
 - These areas for productive orchard provide an opportunity for community to learn how to prune and manage orchard trees and reap the rewards in the harvest, the product could supply the local cider maker and village shop, these orchards can help keep heritage varieties alive and provide excellent habitat value in the long-term.
- **Forest School**
 - This area can be a place to explore the outdoors, build dens and learn in nature. Outside of school use, this would be a place for children and adults alike to connect with nature and play in safety.
- **Potential Area for Village Events: Village Green with electrical supply**
 - There are many events in this village and having a permanent home for them with an electricity supply could be a valuable addition.
- **Community Composting Area**
 - The site will be managed to compost all arisings from the meadows that are not baled on site in order to create the optimum conditions for wild flowers. This composting area could be opened up to the community to help people compost their garden waste for re-use in the village.

— Existing public right of way

— Proposed right of way



SPACES FOR COMMUNITY IN NATURE



Orchards are brilliant for wildlife and bringing in seasonality to the place, helping to conserve the heritage varieties of the county and engage volunteers and community groups in pruning works, picking, pressing and making preserves. Fortunately the site is large enough to allow for two small orchard plots.

There will also be space within the site for informal areas for picnicking and engaging in outdoor fitness classes as well as a larger space for village gatherings and events.



ORCHARD WILDLIFE BENEFITS



Hedgehog



Blossom and Insects



Redwing



Bullfinch



Mistletoe



Redstart



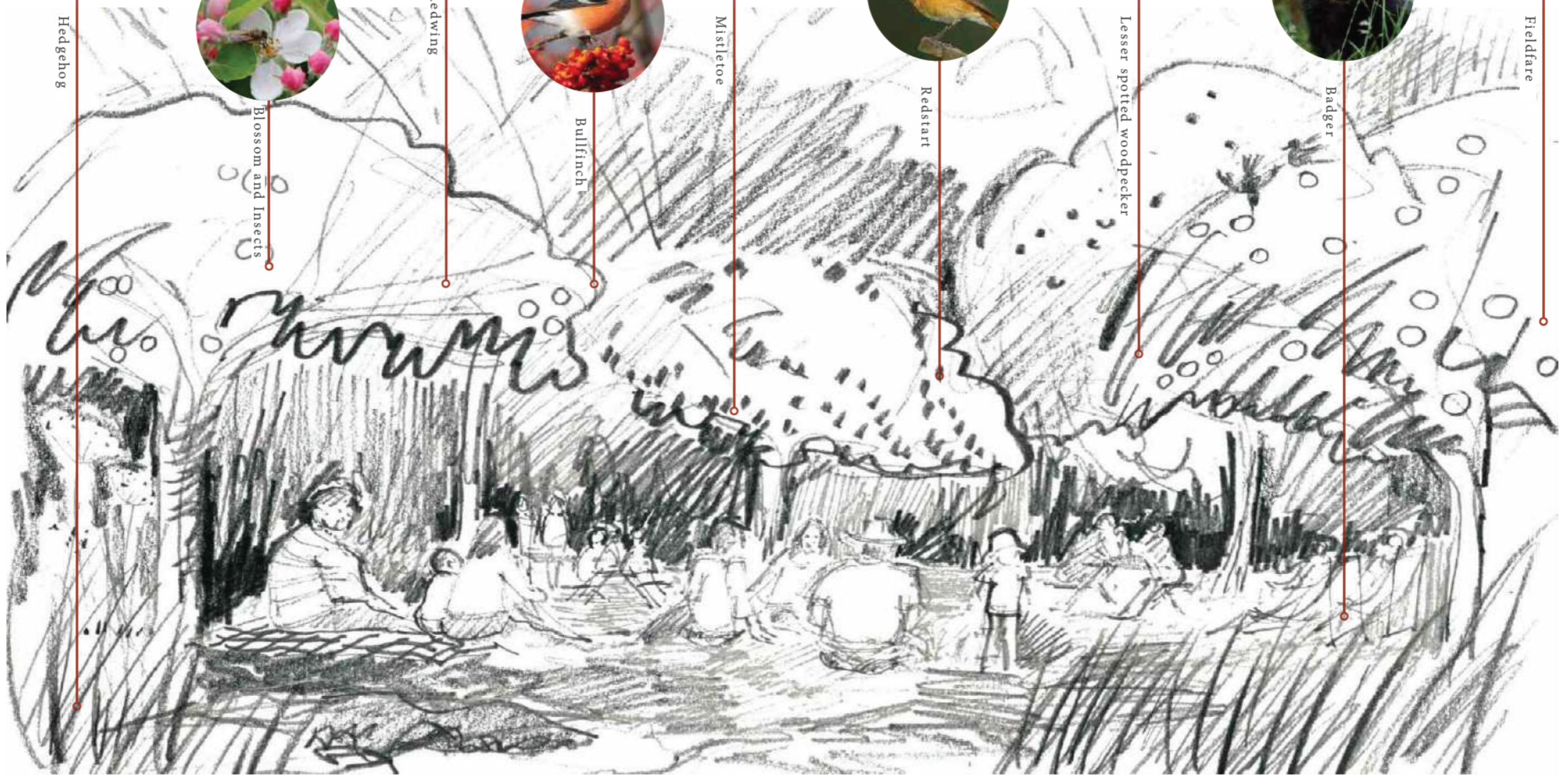
Lesser spotted woodpecker



Badger



Fieldfare



PLAY - FOREST SCHOOL- GREEN GYM

NORTH FIELD (A&B)



Encouraging children to connect with nature develops healthy mental and physical well-being and a sense of adventure, forming healthy habits and developing practical skills and challenging their physical limits.

There is opportunity within the site for some more formal play for younger children as well as forest school area and space for older children and young adults to gather, hang out and take part in green gym.

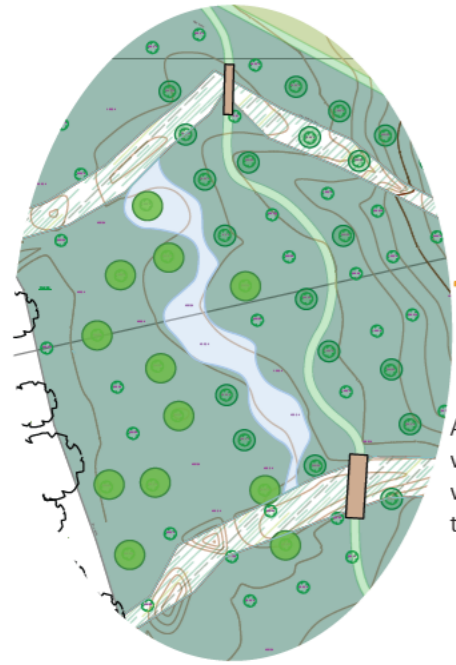




FOREST SCHOOL



WET WOODLAND & KINGFISHER WALK

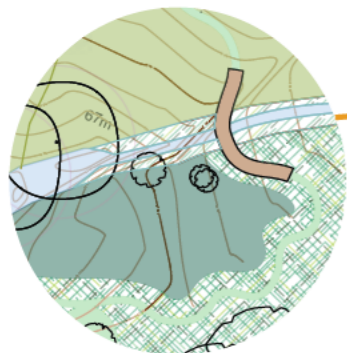


A new area of wet woodland will be created within the flood plain in the North field.

NORTH FIELD (A&B)



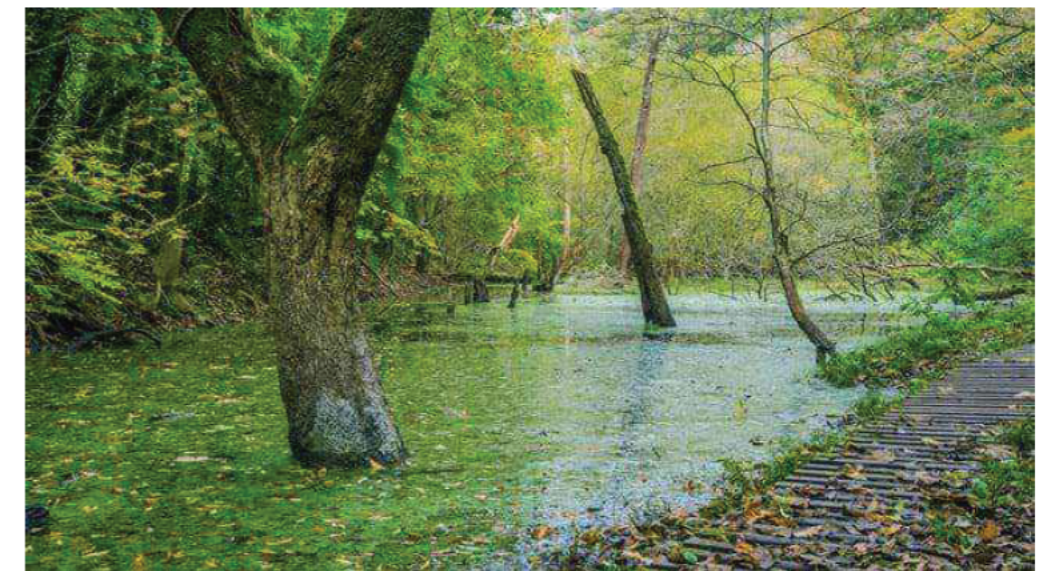
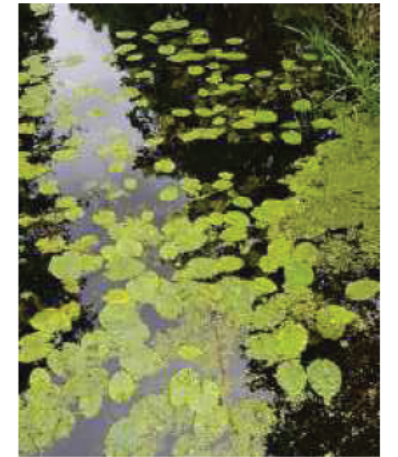
SOUTH FIELD (C&D)



The wet woodland in the South field will be enhanced and the area made more accessible to the public.

The excavated material from the formation of pools will be stacked to create banks which provide a nesting habitat for both sandmartin, water voles and other species such as kingfisher. Using some of the sandy gravel spoil to also create habitats for ground nesting bees and stony hibernacular for reptiles.

Footpaths and board-walks and bridges over the ditches would allow year-round access to the wet woodland without disturbing the wildlife. Seasonal ponds with shallow ledges of marginal planting providing a safety barrier to the water and marginal plants will enhance the edges of the ditches.. Wetland habitats establish quickly so provide a pretty much instant carbon sink, with the woodland establishing more slowly alongside.



Sandmartin



Kingfisher



Water vole



Pollarded White Willow



Willow in flow-



Downy Birch



Bottle Sedge



Alder Carr



Ground Nesting Bees



Kingfisher Bank



Dog Rose



Hazel



WET WOODLAND WILDLIFE BENEFITS

3.0 DESIGNATED LOCAL GREEN SPACE

COMPARATIVE AREAS BEFORE AND AFTER DEVELOPMENT

* Areas are approximate and reflect a particular stage of the design, Therefore subject to change.

EXISTING AND PROPOSED		
	(sqm)	(ha)
Existing Full site area (Plot 1a &1b)	59,640	5.96
Existing PROW area (Public right of way)	1,335	0.13
Proposed Built footprint area (Dwellings)	2,870	0.29
Proposed Residential plots area (Curtilage)	9,142	0.91
Proposed publicly accessible area of the land	50,498	5.05

(Result of the full site area minus the private residential curtilage area, as the rest of the site aims to be publicly accessible)

COMPARISON	
Proposed Built footprint area as % coverage of the land	4.81%
Proposed residential plots area as % coverage of the land	15.33%
Existing publicly accessible area of the land (PROW) as % coverage of the land	2.24%
Proposed publicly accessible area of the land as % coverage of the land	84.67%