

## **APPENDIX 1**

### ***Public Consultation & Feedback Results***

# Welcome to The Mount

Our vision for a sustainable new development in Stebbing





# WELCOME TO THE MOUNT: 'A PLACE TO LIVE, WORK AND GROW TOGETHER'

Welcome to our consultation; an introduction to Montare and our vision for a sustainable new development in Stebbing.

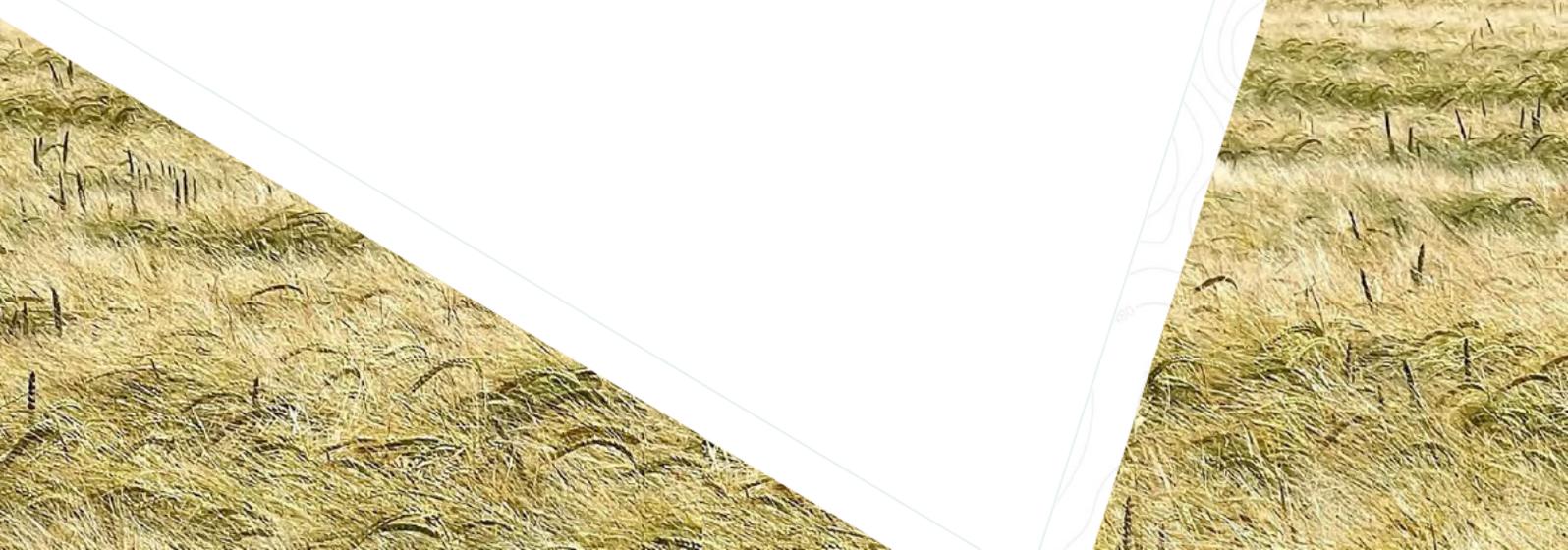
Over the last 12 months or so we have been working closely with Uttlesford District Council to investigate ways of helping Stebbing grow in a sustainable way. Through the following presentation we invite you to come on that journey with us and see how these ideas have developed and to ask for your feedback and input.

Recognising the sensitivity of landscape and heritage issues at the outset of this project and putting the right professional expertise in place to deal with them has been paramount. The design concept has been driven by both the constraints and opportunities that arise from these issues. It creates four distinct character zones that blend sympathetically into the existing topography and landscape, whilst stitching together the built fabric of the village and providing a logical opportunity for good growth.

Through a scheme that includes beautifully designed new homes (including affordable homes and self-build units); generous provision of new public open space/footpath networks; new affordable employment space; explores linked educational opportunities with the Primary School and improved pick-up/drop off arrangements, we hope to deliver a development that will encourage an important sense of community and bring new life and opportunities into what is a lovely historic village.

Your views are very important indeed to us and we would encourage you to provide us with your feedback.

*Thank you*





# INSPIRED BY THE OPPORTUNITY

Montare was born out of a mutual desire to make a difference. To focus on creating new communities and homes that compliment the environment they sit in and is beneficial for those that interact with it. The opportunity to find a solution to bring new growth into Stebbing in a sensitive and positive way is an exciting challenge.

We have worked closely with Uttlesford District Council and our mutual aim is to create homes that work in harmony within their environment. Together we have considered the future needs of Stebbing, with a goal of creating 'good growth' through an exemplar of sustainable development and a mixed and balanced community.

The scheme we would like to present has been formed through consultations with Planning officers, local district Councillors and the Essex Quality Review Panel.

We hope that the passion we have for doing the right thing by Stebbing comes across in our presentation.



# ARE WE HEADING IN THE RIGHT DIRECTION?

The settlement of Stebbing is situated within a rural parish, lying in the upper reaches of the Chelmer valley. It is located approximately 5km to the east of Dunmow and 10km to the west of Braintree.

## Past

The village includes a rich diversity of historic buildings spanning nearly a thousand years, including the 14th century Listed Church of St Mary the Virgin. Less obvious historic features, include the former 'motte castle'; a massive earthwork mound and surrounding water-filled moat (known as The Mount) lying on the western edge of the settlement which was built around 900 years ago.

## Present

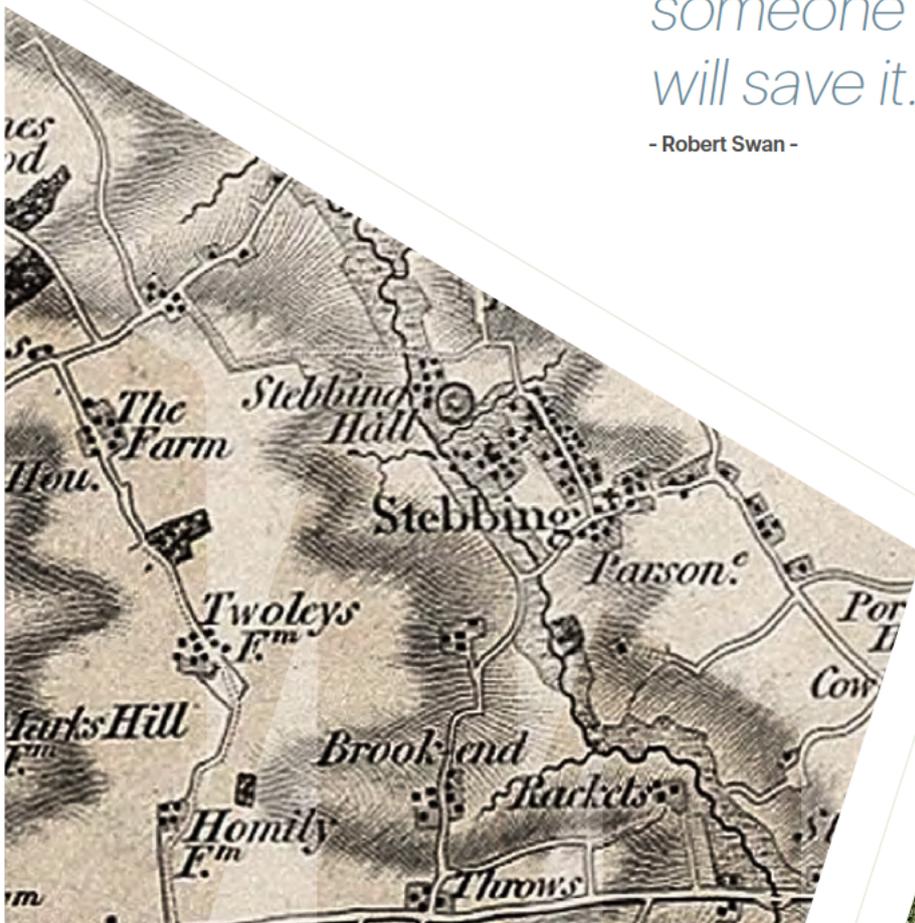
There has been limited change to the village since the 1940s and 50s, with the exception of some small infill ribbon developments and various barn conversions.

## Future

An injection of fresh lifeblood into villages and rural locations is critical to ensure mixed and balanced communities remain viable and provide them with a long-term sustainable future.

“  
*The greatest threat to our planet is the belief that someone else will save it.*”

- Robert Swan -



# CONNECTED WITH THE ELEMENTS

Montare embraces the three elements of sustainable development, those of environmental protection, economic viability and social equality.

## Energy

Our strategy follows the Energy Hierarchy, with priority given to minimising carbon emissions through the use of both passive and active technologies. This approach minimises the energy requirement from external sources and helps to ensure lower operating costs and affordability for the end user.

The team is collaborating with Essex County Council on their Green Initiatives Project to consider innovative approaches to achieving sustainable development and best practice.

## Transport & Connectivity

The development adopts a sustainable transport strategy that looks to minimise private car use and have a low impact on the environment. This will include both on-site and off-site measures to improve public transport accessibility. Enhanced pedestrian and cycle links will be provided to connect with the village. Each dwelling will be provided with its own electric vehicle charging point.

## Health & Wellbeing

There will be interactive spaces with strong visual connections across the site which will link to the existing village. Significant amenity space is provided, not just for prospective new residents but opening up spaces as a local resource for the wider community. The scheme promotes walking and cycling to encourage healthier, more sustainable living.

## Landscape & Biodiversity

Montare adopts a holistic approach to the consideration of the landscape, ecology and long-term environmental management. The new homes will be carefully integrated into a beautiful yet highly functional landscape, working with the existing topography to both minimise land movement and visual impact. There is a strong focus on designing for 'biodiversity net gain'.

## Heritage

Our team's detailed understanding of the historical and architectural development of the village, and in particular the motte, has been central to the design process. The proposals intend to bring the story of Stebbing's past to life through subtle interpretation of the archaeology, past land uses and traditional crafts both through the planting design, such as the reintroduction of heritage orchard varieties and hard landscape materials – brick, tile, gravel and dedicated routes through the site with descriptive interpretation.

## Drainage & Water

The proposals bring water into special focus and manage any potential for flood risk in an exemplary way by including sustainable surface water drainage principles throughout. The layout has been developed to 'make space for water' through inclusion of landscaped swales and ponds/basins, whilst also maximising the use of permeable surfaces. The flood plain area of the brook, now an inaccessible bog will become a wet woodland, with new paths introduced. These elements harness the water to create unique habitats as well as moments for play and recreation.







# CONNECTING THE VILLAGE

The proposals seek to seamlessly stitch the village together sitting as they do between the historic village to the south and the more recent housing to the north. The opportunity is to create a robust, walkable and sustainable pattern for Stebbing.

# AFFORDABILITY & ABILITY TO ACCESS AT ITS HEART

## Affordable & Accessible Homes

Working alongside Habinteg Housing Association, we will deliver a fully policy compliant affordable housing scheme that will be tailored to meet the needs of the local area in collaboration with the Council's Housing Officer.

*"It is rare to get the opportunity to work with a developer such as Montare, that fully understands the affordable housing need issue and wants to work with us to address it from design concept to delivery."*

- Matt Kelly (Habinteg) -

## Habinteg

Set up in 1970 to deliver homes to people with disabilities, Habinteg are champions of inclusive living and the authors of 'The Lifetime Homes Design Guide'. Their vision is to deliver accessible housing wherever there is a need and provide people with disabilities the opportunities to thrive.

We recognise that currently as a nation, we are failing this community and the increasing population of elderly people and vulnerable groups have been left frustrated and trapped by a chronic shortage of suitable housing. We are working closely with Habinteg for this under served community to secure schemes that deliver units that help support this hidden crisis.

## Rural Economy

Working with Uttlesford District Council, we will deliver affordable and flexible business space to create new local jobs and encourage dynamic new start-ups.

This is similar to the approved model that we have put in place for our sustainable development coming forward at Little Easton. The small local businesses and artisans that will be attracted by this offer will provide valuable new economic opportunities to the village.

With the shift to home working, all properties will also offer workspace for prospective residents to work from home, further reducing unnecessary private car journeys.





# PUTTING NATURE FIRST

Montare had embraced the approach to 'bio-diversity net gain' well before it became a policy requirement. This landscape-led scheme, integrates with ecology, water, and the community, to provide tangible enhancements for the village.

Our landscape design works extremely hard to provide both space for nature and allows people to engage with nature through play, exercise and activities.

Long term stewardship is key to our ethos; the management of which will be secured by a long term environmental management plan.

# PLACE MAKING

We wanted the design to express its own identity, whilst carefully respecting the distinctive local character of Stebbing and its surroundings. Best practice in place making are evident throughout, with secure places for privacy, places for social interaction, vibrant mix of land uses, high quality permeable links to social amenities and high-quality pedestrian public spaces.

“

*The truth is: the natural world is changing. And we are totally dependent on that world. It provides our food, water and air. It is the most precious thing we have and we need to defend it.”*

- David Attenborough -



# DELIVERING OUR VISION

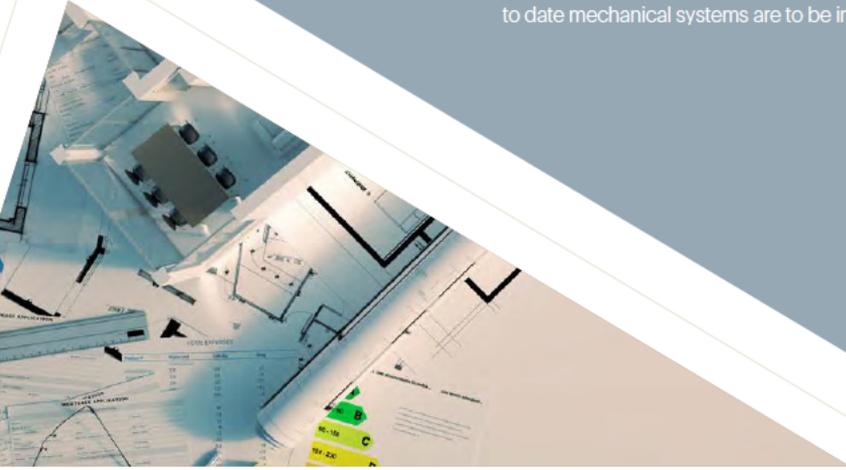
The proposed housing mix continues to evolve through collaboration with our Housing Association partner and the Council's Housing Officer to adopt a solution that offers fully inclusive housing options for all.

This includes a full range of housing types from one bed starter homes to executive family homes, as well as the inclusion of specialist wheelchair accessible homes. All the units will be built to a standard that exceeds lifetime homes and promotes independent living. There will also be the provision of self-build plots for those who have grand designs on building their own eco home.

The homes proposed have been designed and orientated to maximise solar gain and power, enhanced with passive measures such as strategic placement of windows, the use of heat-absorbing surfaces and carefully placed trees to maximise solar shading. Efficient and up to date mechanical systems are to be installed to

support energy efficiency, using high performing materials and adopting the principles of air tightness and ventilation to minimise the energy needed and improve air quality.

Montare adopts a Modern Methods of Construction (MMC) approach to new development, responsibly sourcing materials to maintain a balance between embodied and operational carbon, delivering resilience to future changes in climate. We are working alongside Eastern New Energy (ENE) to seek net-zero solutions incorporating modern methods of construction in delivering passivhaus standards at affordable prices.



# DELIVERING OUR VISION

## Masterplan



“  
We cannot solve our  
problems with the same  
thinking we used when  
we created them.”

- Albert Einstein -

# LOVE THY NEIGHBOURS



The scheme has been designed to fully respect the amenities of neighbouring properties by maintaining generous distances between existing houses and the new development and through careful attention to maintaining site levels; the nearest residential house being the Falcons (to the east of our Plot B – Lower Downs).

The historic Motte, lying on the western edge of the settlement, is an extremely important neighbour for our scheme. This feature has been a key consideration in the design process. The scheme not only respects the setting of this important heritage asset, but looks to celebrate it.

The relationship of the proposals to the primary school opposite has also been an important consideration for our design team. We continue to explore how we can link educational opportunities to the scheme through a woodland/nature school experience and consider if we can improve the school's existing pick up and drop off arrangements.



# BEAUTIFULLY DESIGNED NEW HOMES

Our designers have sought to provide unique, beautifully designed homes that respect the distinct local characteristics of the village and surrounding rural vernacular. They have been influenced by the positive advice from the Essex Quality Review Panel and Essex Design guide.



## Plot A – Brook Ridge

- Characterised by stunning views over the valley, open aspects and close proximity to Stebbing Brook
- Larger, more spacious 4-5 bedroom homes



## Plot B – Lower Downs

**'Housing Cluster creating a threshold into wider landscape'**

- Characterised by agrarian setting, open grazing land, rooted in the soil, earth-based agriculture
- Features a wider range of home sizes ranging from 2 - 4 bedrooms



## Plot C - The Woodlands

**'Close -knit development signifies the entrance to the established pedestrian pathway overlooking the valley'**

- Characterised by the enclosed, woodland setting, bounded on all sides
- Features a wider range of home - sizes ranging from 2 - 4 bedrooms



## Plot D - School Hill

**'Extension of the village grain into the landscape'**

- Represents a transition between the heritage setting to the south, and more recent housing to the north
- Features starter / affordable homes overlooking the valley
- Includes purpose-built, accessible housing that faces and engages with Stebbing High Street, and is characterised by a varied massing similar to historic farmyards that have been adapted over time



# CONTACT US

Thank you for taking the time to look through our vision for 'The Mount'.

Should you have any questions or comments / suggestions, then please contact us at: [themount@montare.co.uk](mailto:themount@montare.co.uk)

Your feedback is incredibly important to us and we look forward to hearing your thoughts on our proposal.

With thanks to all our consultants:



Cotswold  
Archaeology





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## The Mount, Stebbing, Dunmow, Essex:-

### Public Consultation feedback

Montare held a public consultation event in respect of their sustainable development proposals (for land to the west of the High Street) at The White Hart PH in the village on 22<sup>nd</sup> June 2022 between the hours of 2.30pm to 8.30pm. This followed a 600 leaflet drop that took place in the village to advertise the event; all of the District Councillors and Parish Council were invited by email, as were the relevant Planning Officers involved.

68 people from the village attended the event; 13 (mostly anonymously) of whom filled in feedback forms. The issues raised have been grouped together/summarised and ranked by the number of times they were referenced by different attendees in the table below:-

Issue raised	No of times raised
Existing parking problems (especially around school drop off/pick up timings; poor visibility along roads; needs extra school parking (including new layby suggestion)	7
Need for more housing, particularly affordable (including 1 bedroom units)	3
Poor or non-existent bus services; need for improved accessibility and better services; including comment that doesn't believe ECC will action improvements	3
Loss of character and overdevelopment; objection to urban development in village; flats out of character	3
Queries in relation to neighbourhood plan and comment that proposals are contrary to it and unlikely to be approved	2
Likes proposal and would be good for the village	2
Impressed by environmental emphasis	2
Need for improvements to existing village shop; comment that the space is tired and limited, and run only by volunteers; new shop could be possibility	2
Support for flexible business unit (needs to be for locals only)	2
Design not in keeping and doesn't respect Conservation Area	1
Need for doctor's surgery/dentist	1
Need for more capacity at Primary School	1

Need to improve Primary School's front play area	1
Need for facilities for younger people (11-16 yr olds)- playground; fitness; gym	1
Scheme needs to include wildlife corridor	1
Would like to see footways next to road (through trees)	1
Likes the fact that multiple experts in specialist areas are involved and working together	1
Proposal does not include enough car parking, especially plot D; residents need cars in this location particularly for shopping trips (cycles are for pleasure not shopping)	1
Plot B is boggy in winter and should be kept	1
Supports cul-de-sac designs	1
Supports eco—home designs	1
Forest school idea is brilliant	1
Don't need infill development	1
Don't need more recreational space	1
Would like to see bungalows in the scheme	1
Request to please make affordable housing available to local residents of Stebbing	1
Proposal is an act of vandalism; proximity to ancient monument and Stebbing Park is an insult	1
Likes modern architecture	1
Lovely event	1

Note:- The feedback forms did not specifically ask whether residents were 'for' or 'against' the proposals, but from the written content, it was clear that 5 were objecting; 4 were supportive; and 4 were commenting.