

Heritage Assessment relating to the emerging
Stebbing Neighbourhood Plan



On behalf of the Stebbing Neighbourhood Plan Steering
Group

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1.0 Introduction

Document and authorship

- 1.1 This Heritage Assessment considers the impact on heritage assets of development on sites under consideration for allocation in the emerging Stebbing Neighbourhood Plan. The Heritage Assessment has been researched and prepared on behalf of the Stebbing Neighbourhood Plan Steering Group by Roy M Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC and reviewed by Philip Grover BA (Hons), BTP, Dip Arch. Cons., MRTPI, IHBC, of Grover Lewis Associates Limited. Photographs were taken by Roy Lewis.
- 1.2 Grover Lewis Associates is a planning consultancy that specialises in consideration of development proposals relating to the historic environment. The practice is a recognised Historic Environment Service Provider by the Institute of Historic Building Conservation (IHBC).
- 1.3 The Heritage Assessment identifies heritage assets that could be affected by the development of specific sites in Stebbing parish by virtue of either direct physical impact or indirect impact on the settings of the heritage assets in question. The assessment considers the contribution such settings make to the significance of the heritage assets as a basis for assessment of potential impact. The assessment also considers the importance of approaches into the conservation area.
- 1.4 The Heritage Assessment includes a summary of statutory requirements, national planning policies and guidance, and the relevant local policy context.
- 1.5 This assessment does not draw conclusions on the potential impact of development on buried archaeology.

Stebbing Neighbourhood Plan

- 1.6 Under the provisions of the Localism Act, 2011, a working group known as the Stebbing Neighbourhood Plan Steering Group made up of representatives of the local community, is preparing a Neighbourhood Plan for the parish.
- 1.7 The parish of Stebbing falls within the administrative area of Uttlesford District Council. The Stebbing Neighbourhood Plan is required to be in general conformity with the wider planning context and parameters set by the emerging Uttlesford Local Plan. In view of the proximity of Stebbing Parish to the border with Braintree District Council, and the proposal for a new settlement to the west of Braintree, the Stebbing Neighbourhood Plan also has to have regard to the emerging Braintree Local Plan.
- 1.8 The Plan Area for the Stebbing Neighbourhood Plan was designated by Uttlesford District Council in June 2016. The Plan Area equates to the parish boundary. A plan indicating the Neighbourhood Plan Area is included at Figure 1.

Heritage Assessment

- 1.9 Heritage impact is one of a variety of issues being considered in the Neighbourhood Plan. It is however, a particularly important issue in Stebbing due to the high heritage value and high townscape quality of the village, recognised in the large number of listed buildings and the Stebbing Conservation Area (the boundary of which is shown at Figure 2).
- 1.10 The purpose of the Heritage Assessment is to provide an understanding of the significance of the historic environment as it relates to specific sites within and around the village that have been put forward for development and the contribution that the rural setting makes to the significance of heritage assets that might be affected. The study will inform the development of policies and land allocations with regard to ensuring the proper protection of built heritage within Stebbing parish.
- 1.11 The Neighbourhood Plan Steering Group has commissioned a separate Landscape Assessment, which has been prepared by The Landscape Partnership. The Landscape Assessment includes a comprehensive analysis of views towards and from Stebbing to establish the relationship with the surrounding countryside. Reference is made in this Heritage Assessment to key views contained in the Landscape Assessment.

Stebbing

- 1.12 Stebbing is a substantial village located in north-west Essex, approximately eight kilometres west of Braintree and ten kilometres east of Stansted Airport. The closest town is Great Dunmow, approximately four kilometres to the south-west.
- 1.13 The settlement has a markedly linear form, aligned north-west/south-east, which has evolved by the conjunction of a series of hamlets that developed along the line of the Stebbing Brook. The latter flows southwards to meet the River Chelmer at Felsted. Whilst the hamlets are described as conjoined, there are modest breaks in development between Church End, which as the name suggests contains the imposing parish church of St Mary the Virgin, and the main body of the village to the north. North of the main body, Bran End and Duck End enjoy a degree of physical separation. To the south, Stebbing Green is effectively a freestanding hamlet, notwithstanding the presence of twentieth-century ribbon development to the north along Warehouse Road giving a degree of connection to Church End.
- 1.14 The direct distance from the northern end of Duck End to the southern end of Stebbing Green is almost five kilometres, with the winding road distance being considerably further. Whilst there are some modern twentieth-century cul-de-sac developments at Bran End and in The Downs area, to the north of the historic core on High Street, the majority of the village is made up of single-plot development along a single meandering village street.
- 1.15 With the exception of Stebbing Green, the linear village occupies higher land to the immediate east of the Stebbing Brook, which has formed a relatively narrow, steep sided valley along the western edge of the parish. From the Stebbing Brook, the land rises gently eastwards up the valley side. To the east and south-east of the main built-up area, the surrounding land is notably flatter than the valley of the Stebbing Brook.
- 1.16 Stebbing lies a short distance to the north of the west/east aligned Stane Street Roman road. Evidence of Roman remains have been found in the fields around Stebbing Green and evidence in the form of a mosaic floor indicates that Porters Hall stands on the site of a Roman villa. The straight road of Stebbing Green may have been a Roman road to the villa from Stane Street. However, the hamlets of Church End, High Street, Bran End and Duck End are believed to have developed in the post fifth-century Saxon period. The name Stebbing appears to mean 'Stebba's Inge', meaning the enclosure belong to Stebba or the Stybba clan. Settlement at Stebbing Green seems to have developed around a large area of common land.

- 1.17 At the time of the Domesday Book, Stebbing was divided into two manors, shared between Henry de Ferrers at Stebbing Park and Ralph Peverell at what is now Priors Hall (formerly Parsonage Farm). There may have been a third manor at Porter's Hall. Between the eleventh and thirteenth centuries, a motte castle was built in Stebbing Park on a spur overlooking the Stebbing Brook. The circular mound survives. In 1339, a Charter was granted for a market and fair to be held in the parish.
- 1.18 Stebbing was one of the principal centres of early Quakerism in Essex. The Old Friends Meeting House (listed grade II* as the Stebbing Memorial Club) built circa 1672, stands on the High Street as a memorial to this non-conformist heritage.
- 1.19 The population in 1841 was 1,458, which is not dissimilar to the current population. Whilst the settlement has remained relatively small, the built-up area is more extensive reflecting the fact that building occupancy rates were much higher historically.
- 1.20 The large parish church of St Mary the Virgin, which is an unusually well-preserved fourteenth-century building, is renowned for its stone rood screen, one of only three that survive in Europe. The church stands in an elevated position and is particularly imposing on the approach to Stebbing from the south-west.
- 1.21 Stebbing's medieval street pattern has survived almost unchanged, although the settlement has accommodated expansion since the 1950s, particularly in The Downs and Bran End areas, north of the historic core of Stebbing on the High Street.
- 1.22 The slender, linear village has a very strong relationship with the open countryside which provides its rural setting. The settlement is not particularly prominent in the wider landscape but numerous localised views towards and from the village, including views from public footpaths, reinforce the bond between the village and its surrounding countryside. These views are discussed in more detail in Section 3.0.

2.0 Planning context

Uttlesford Local Plan

- 2.1 Current planning policy is set out in the saved policies of the Uttlesford Local Plan (ULP), which was adopted on 20 January 2005. Stebbing was not identified in the ULP as a location for new development. However, the village is subject to Policy H3 which states that *“infilling with new houses will be permitted ... if the development would be compatible with the character of the settlement and ... its countryside setting”* (subject to detailed criteria relating to the site and local infrastructure).
- 2.2 The limits of the settlement in relation to Policy H3 were defined on a proposals map. The map shows a tight development limit boundary for the High Street part of Stebbing together with The Downs, together with a separate tight development limit boundary for Bran End. The Church End and Stebbing Green component parts of the village are indicated as beyond the development limit boundaries. In effect, urban expansion of Stebbing was not envisaged under the provisions of the 2005 Local Plan.
- 2.3 The District Council is currently in the process of formulating a new Local Plan that is intended to replace the 2005 Local Plan, following the withdrawal of an earlier draft replacement Local Plan in January 2015. The withdrawn plan was criticised by a Government Inspector for its failure to provide a clear and transparent audit trail of rejected development options and options taken forward into the plan.
- 2.4 In formulating a new development strategy, parishes within Uttlesford District have been encouraged to prepare Neighbourhood Development Plans. Such plans are required to adhere to the strategic elements of the emerging district-wide Local Plan. Stebbing Neighbourhood Plan is one of seven such plans being prepared by local groups, as sub-components of the emerging Uttlesford Local Plan. A Neighbourhood Plan for Great Dunmow was formally made (i.e. adopted) on the 8 December 2016 and became the first of this set of plans to achieve such status.
- 2.5 Uttlesford District Council made a call for sites in 2015. Additional sites were sought in 2016. Potential development sites identified are being assessed through a Strategic Land Availability Assessment (SLAA) and Sustainability Appraisal.

- 2.6 Uttlesford District Council has advised Town and Parish Councils which are considering preparing a Neighbourhood Plan that two-way communication is essential to avoid inconsistencies between the emerging Local Plan and Neighbourhood Plans.
- 2.7 A draft Local Plan strategy is currently the subject of public consultation. This version of the emerging Local Plan is called the Uttlesford draft Regulation 18 Local Plan 2017. The closing date for the consultation is 4th September 2017.
- 2.8 Town and Parish Councils that are preparing Neighbourhood Plans are advised by the District Council to undertake initial evidence gathering and consultation on their emerging ideas alongside the development of the new Local Plan. This Heritage Assessment is part of that process.

Braintree Local Plan

- 2.9 Braintree District Council is similarly preparing a new Local Plan. Consultation on a Publication Draft Local Plan ran until 28th July 2017. The key provision in the emerging Braintree Local Plan with implications for the Stebbing Neighbourhood Plan is draft policy SP10, which identifies a strategic area for development of a new settlement known as the West of Braintree Garden Community on an extensive tract of land between Braintree and Stebbing.
- 2.10 The Braintree Publication Draft Local Plan proposes that details and final number of homes will be set out in a Strategic Growth Development Plan Document, to be prepared jointly between Braintree DC and Uttlesford DC, if applicable, and which will incorporate provision of around 2,500 homes within the Plan period.

Statutory duties

- 2.11 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority, in considering whether to grant planning permission for development which affects a listed building or its setting, to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.
- 2.12 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in the exercise of planning functions (including plan-making), *“with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.
- 2.13 The courts have held that *“preserving means doing no harm”* (South Lakeland District Council v Secretary of State for the Environment and another [1992] 1 ALL ER 573). In effect, this means that neutral development proposals (i.e. proposals that neither enhance nor detract from character and appearance) satisfy the statutory duty. The courts have also established that, where a proposal would cause some harm, the desirability of preserving listed buildings and their settings and the character and appearance of conservation areas, should not simply be given careful consideration, but should be given *“considerable importance and weight”* when the decision-maker carries out the planning balance (Barnwell Manor Wind Energy Ltd v. East Northamptonshire District Council, English Heritage, the National Trust and the Secretary of State for Communities and Local Government [2014] EWCA Civ 137).

National planning policy

- 2.14 The National Planning Policy Framework (NPPF or Framework) published in March 2012 sets out twelve core planning principles, one of which is to *“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”* (paragraph 17).
- 2.15 The Framework seeks to achieve *“sustainable development”*. Sustainable development is defined as having three dimensions: an economic role, a social role, and an environmental role. The latter involves protection and enhancement of the natural, built, and historic environment (paragraph 7).
- 2.16 The NPPF makes clear in paragraph 16 that neighbourhood plans have to support strategic development needs set out in Local Plans, which in turn have

to adhere to an over-riding presumption in favour of sustainable development. The latter requires Local Plans to meet objectively assessed development needs unless specific policies in the Framework (including policies relating to designated heritage assets) indicate that development should be restricted.

- 2.17 Policies relating to designated heritage assets are set out in section 12 of the Framework. The policies are predicated on the understanding of the significance of heritage assets and any contribution made to such significance by their setting.
- 2.18 The policies in paragraphs 132-134 of the NPPF set out criteria by which proposals that cause harm to significance should be judged. The criteria are not repeated here for brevity. However, paragraph 132 states when considering the impact of a proposed development on the significance of a designated heritage asset, as a result of alteration or destruction of the heritage asset or development within its setting, great weight should be given to the asset's conservation, and the more important the asset the greater the weight should be. The policies in paragraphs 132-134 require any potential harm to the significance of heritage assets caused by a development to be weighed against any public benefits that the development might bring.
- 2.19 Consequently, it is important that this Heritage Assessment identifies the significance and relative importance of any heritage assets that would be affected by potential development of sites under consideration as part of the emerging Stebbing Neighbourhood Plan and the degree of any harm to significance that might be caused.

National planning guidance

- 2.20 The Government's online Planning Practice Guidance (PPG) includes a comprehensive section on Neighbourhood Planning (ID: 41, updated: 19 05 2016). However, the guidance does not give specific advice with regard to the historic environment and cross-refers in that respect to the guidance in chapter 12 of the NPPF.
- 2.21 The Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (GPA1) published 25 March 2015 by English Heritage (now Historic England) states that *"a full and proper understanding of the heritage of the local area is the most appropriate starting point for town and parish councils and neighbourhood forums to both propose boundaries of the neighbourhood plan area and develop policies that support and encourage the conservation and enhancement of the historic environment"* (para 28).

- 2.22 GPA1 goes on to advise that *“including heritage matters in a neighbourhood plan will help ensure that new development is integrated with what already exists and can demonstrate where standard design and construction may not be appropriate. This can encourage sensitive development of historic buildings and places that can invigorate an area”* (para 29).
- 2.23 The Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3) published 25 March 2015 by English Heritage (now Historic England) provides a framework for the assessment of proposed changes to the setting of a heritage asset. GPA3 provides clarity regarding the concept of the setting of a heritage asset and a thorough understanding of how development proposals might impact on the significance of a heritage asset as a result of change to its setting.
- 2.24 GPA3 sets out a five step assessment procedure for proposals that affect the setting of a heritage asset, namely:
- Step 1: Identify the heritage assets affected and their settings;
 - Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - Step 3: Assess the effect of the proposed development;
 - Step 4: explore the way to maximise enhancement and avoid or minimise harm;
 - Step 5: make and document the decision and monitor outcomes.
- 2.25 The first four steps set out in GPA3 have been followed in preparing this heritage assessment.
- 2.26 The Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (HEAN3) published October 2015 states that the advice given regarding the site allocation process may also be of use in the preparation of Neighbourhood Plans where sites are being allocated. HEAN3 advises that *“development will be expected to avoid or minimise conflict between any heritage asset’s conservation and any aspect of the proposal, taking into account an assessment of its significance”* and that *“any proposals that would result in harm to heritage assets need to be fully justified and evidenced to ensure they are appropriate, including mitigation or compensation measures”*.
- 2.27 HEAN3 sets out a five stage site allocation procedure, as follows:

- STEP 1 Identify which heritage assets are affected by the potential site allocation;
- STEP 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s);
- STEP 3 Identify what impact the allocation might have on that significance;
- STEP 4 Consider maximising enhancements and avoiding harm;
- STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

2.28 The advice in HEAN3 emphasises the need for the site allocation process to be informed by an up-to-date and robust historic environment evidence base, to provide baseline information at all stages in preparation of the plan.

2.29 The first four steps set out in HEAN3 have been followed in preparing this heritage assessment.

3.0 Heritage assets potentially affected

Listed buildings

- 3.1 Within the parish of Stebbing there are currently 152 individual listed buildings. Of these, sixty-seven are located within the Stebbing Conservation Area.
- 3.2 Of the 152 listed buildings within the parish, only one is listed grade I: the Church of St Mary the Virgin.
- 3.3 Six buildings within the parish are listed grade II*. These are:
 - Stebbing Memorial Club, High Street (now known as the Old Friends Meeting House)
 - Stebbing Park, The Downs
 - Parsonage Farmhouse, Church End (now known as Priors Hall)
 - Tan Farmhouse, Mill Lane
 - Stebbing Mill, Mill Lane, and
 - Porters Hall, Porters Hall End.
- 3.4 For the purposes of this heritage assessment, it is not necessary to consider the impact of each potential development site on each listed building within the parish. The urban townscape of much of Stebbing results in there being relatively few views out of the village to the surrounding countryside and conversely, relatively few views of the listed buildings that line the town's historic street pattern, from the surrounding countryside (see Plates 3 and 4). Furthermore, many of the listed buildings within the parish that are located in the surrounding rural area are either too distant to have a visual relationship with the potential development sites or are screened by intervening landform and/or planting.
- 3.5 Consequently, the assessment focuses on the following listed buildings:
 - highly graded listed buildings (i.e. grade I and II*)
 - listed buildings that have a visual or functional relationship with one or more of the potential development sites.
- 3.6 The highly graded listed buildings are described below. Other listed buildings that have a visual or functional relationship with one or more of the potential development sites are described in the individual site assessments. In both

cases, consideration is given to the contribution that setting makes to significance.

Parish Church of St Mary the Virgin

- 3.7 The grade I listed parish church is a high status building that occupies a prominent, elevated site. It was built circa 1360 with later restorations and has survived unusually well-preserved. The church comprises a west tower, a nave with a crenellated clerestory, north and south aisles also crenellated, and a south porch and a chancel with a north vestry. Walls are mainly of flint rubble with clunch and shelly oolite dressings, and some bricks. The main roof is of lead, with grey slate to the aisles and red plain tile to the chancel. The building has a dominating presence on the village and the surrounding area, particularly in the Church End area. Its symbolic tower and spire form a conspicuous landmark feature both within the village and in views from the surrounding area. The parish church is inextricably linked, functionally, visually, and spiritually with both the village in which it stands and its surrounding countryside. The building constitutes a major character defining element of the townscape of Stebbing and is the most prominent village feature that can be seen from the surrounding countryside. Consequently, the countryside setting and the approaches to the village from which the church can be seen make an important contribution to its heritage significance.

Stebbing Memorial Club

- 3.8 The grade II* listed Stebbing Memorial Club (formerly listed as the County Library and Recreation Room and now known as the Old Friends Meeting House) was built shortly after the granting of a Declaration of Indulgence by King Charles II in 1672, permitting meeting places for dissenters under licence. It is a relatively small brick building with a hipped roof, which stands end-on to and set-back from the High Street, on the west side where the surrounding townscape is tight. The building incorporates red and blue diaper work, and is dated 1674 on a panel of carved bricks over the entrance door, which is embellished with a Tuscan-style flat-headed porch. In addition to its architectural significance as a fine example of a seventeenth-century meeting house, the building has commemorative value as an important memorial to the importance of Stebbing in the development of Quakerism in Essex. It is believed to be the first Meeting House built in Essex. The former Friends Meeting House gains significance from its High Street setting, which is lined with traditional buildings of contemporary age.

Stebbing Park, The Downs

- 3.9 The grade II* listed Stebbing Park is a plastered, L-shaped, timber-framed building with red plain-tiled roofs, that dates from the mid sixteenth century.

The rear wing is jettied and has a seventeenth-century iron leaded bay window on the ground floor. The house incorporates a stair turret and a crown-post roof structure. Small-paned sash windows date from the eighteenth-century. The house stands in a picturesque parkland setting adjoining a moated motte (which is separately designated as a scheduled monument – see below). In addition to being architecturally important as a fine example of a late-medieval timber-framed building, Stebbing Park is significant historically as a former manor house. Its verdant historic parkland surroundings contribute to the significance of the listed building. Despite the open nature of the setting, the building is not visible in the public realm, due to its freestanding location some distance to the west of the High Street, where it is screened by the tree covered motte to its immediate east, other tree belts, and associated outbuildings.

Parsonage Farmhouse, Church End (now known as Priors Hall)

- 3.10 The grade II* listed Parsonage Farmhouse (now known as Priors Hall) is a substantial exposed timber-framed, three-storey house with a first floor jetty. It was built circa 1400 as a hall with a crosswing. About c1490 a red brick chimney stack was added to the circa 1400 hall and crosswing, the crosswing roof was raised and a rear staircase turret and brick lined cellar added. Around 1600, the hall was largely rebuilt with the first floor long wall jetty, a large red brick chimney and a new staircase turret. Twentieth-century alterations incorporate a three-bay, late-fifteenth-century building at the rear with a soot encrusted crown post roof. The principal façade features leaded mullion and transom windows. The house contains fine internal features. In addition to its architectural qualities, Parsonage Farmhouse (now known as Priors Hall) is significant historically as one of the two or three manor houses of the village. It was known historically as Prior's Hall. As a historic farmhouse situated on the edge of the village, the building has a strong visual and functional relationship with its surrounding countryside setting. The building is a prominent feature in the approach into Stebbing from the south-west.

Tan Farmhouse, Mill Lane

- 3.11 The grade II* listed Tan Farmhouse is a fifteenth-century exposed timber-frame house, with a seventeenth-century extension to the right-hand side facing Mill Lane. The two-storey building is L-shaped plan form. The south range is gabled to the left but has a half hipped roof with a gablet to the right. The south range, built circa 1450, originally had two jetties. The south jetty was filled in and the north jetty reduced in width about 1600 when a diagonal shaft, back to back chimney was inserted. The building is architecturally and historically important as a fine example of a high-quality medieval timber-framed building. The building stands on the edge of the village and has a close visual and functional relationship with both the open land to its immediate west and the wider surrounding countryside.

Stebbing Mill, Mill Lane (now known as Town Mill)

- 3.12 The grade II* listed Stebbing Mill (now Town Mill) is an eighteenth-century, timber-framed and weatherboarded watermill. The mill was worked, latterly for processing animal feeds, until around 1990 when the last miller retired. The building has a red plain tiled gambrel roof, half-hipped to the left with a gabled, weatherboarded hoist-loft with arched timber brackets. The mill is arranged in five bays with hanging knees to the ground floor and arched braces to first floor tie beams. The historic village structure is located on the western edge of the village, where it spans the Stebbing Brook at the mill race. It has a particularly strong visual, functional and historic relationship with the river valley which provided its source of power and the associated countryside which provided the crops that were milled. The adjoining Mill House is listed separately at grade II. In 2002/3 the buildings were extensively renovated and the residential use of the Mill House was extended by converting the mill to form a single dwelling. The remaining mill workings were fully restored. The scheme was commended in the RICS Building Conservation Awards in 2006.

Porters Hall, Porters Hall End

- 3.13 The grade II* listed Porters Hall is a sixteenth-century or earlier, timber-framed and plastered, H plan, two-storey house with attics. It has a crosswing to the left and exhibits historic features from the seventeenth, eighteenth and nineteenth centuries. The interior features heavy moulded beams. The remains of a mosaic floor in its cellar indicates that Porters Hall is located on the site of a Roman villa. Porters Hall is a very imposing building that stands surrounded by a moat, a short distance to the north of Stebbing Green in a freestanding location, together with its group of related farmbuildings and outbuildings (which are subject to three separate grade II listings). The moated site is a scheduled monument (see below). Porter's Hall may have been a third Stebbing manor house but there is no conclusive evidence. In any event, the building displays sufficient architectural and historic interest to warrant its highly graded status. The Porter's Hall group is a composite heritage asset of extremely high significance. The building gains significance from its group value and from its surrounding countryside setting with which it has an inextricable historical and functional link.

Stebbing Conservation Area

- 3.14 The Stebbing Conservation Area was designated by Essex County Council in 1977. The conservation area boundary was reviewed in 1991. The boundary of the conservation area embraces the historic core of the village (see plan of the conservation area boundary at Figure 2). In March 2010, Uttlesford District Council approved a *Conservation Area Appraisal and Management Plan*. The

Council's appraisal notes that the conservation area has three distinct character areas.

- 3.15 The High Street character area comprises a length of the main village that is flanked by a high density of historic buildings, the majority of which are listed. Most of the historic buildings that line High Street within the character zone are set forward on their plots. The historic buildings are mostly two-storey, timber-framed buildings that are plastered and painted in a variety of colours, giving a harmonious scene containing considerable variety. Historic brick and flint walls link spaces between buildings, reinforcing enclosure and adding to character, as do mature trees, particularly in the grounds of the Vicarage. There is a limited amount of sensitive modern infill. Key buildings are the Old Friends Meeting House, Bakery House (former Post Office and Stores), the Vicarage/Glebe House, the White Hart Public House, the King's Head former public house and the Bell House, Sibley House and Ducketts group. Honeysuckle Cottage is the only thatched building remaining in the historic core. The series of views on the progressions north and south along the High Street are the key views within the character area. Opportunities for outward views are limited.
- 3.16 The Church End character area, to the immediate south of the High Street zone, is distinguished by the sudden change to openness at the southern end of the built-up length of the High Street. A band of small fields on the west side and a wooded meadow on the east side, separate the High Street zone from an area characterised by a looser grouping of historic buildings, many of which stand within open plots. A high percentage of the buildings in the character area are listed. The road through Church End runs west-east meeting the High Street at a T-junction. Its dog-leg alignment around the former Red Lion public house is the basis of a fine townscape sequence. The area contains the magnificent parish church of St Mary the Virgin, which is set back in a churchyard with numerous trees. Domestic buildings are predominantly timber-framed. The former Red Lion public house provides a visual stop in the view to the east. The vista towards the church from the east along Watch House Road with a terrace of dwellings in the foreground is particularly fine and is identified in the Council's appraisal as a key view. On the west side of the Church End area, the freestanding and imposing three-storey Priors Hall (listed as Parsonage Farmhouse) dominates the scene. Church Farm stands at the T-junction and stops the southerly view from the High Street. There is some sensitively designed modern infill development.
- 3.17 The Mill Lane/Stebbing Park character area extends to the west of the High Street, down to the valley of the Stebbing Brook. Mill Lane runs to the west, from a junction adjacent to the White Hart Public House. Mill Lane contains a diverse range of historic buildings laid out in a ribbon, interspersed with

twentieth-century development. Key buildings are the former Methodist Chapel, the former United Reformed Church (now the Village Hall), and the imposing timber-framed Tan Farmhouse (see description above). Mill Lane falls towards the river and overhanging trees give a tunnel effect before the lane turns sharply to the north towards Stebbing Mill, with its attached Mill House. The latter form a particularly characterful freestanding feature and the view towards them from the river bank is identified as a key view in the Council's appraisal. The house known as Stebbing Park and the adjoining tree-covered motte are located to the north of the mill complex within a picturesque historic parkland setting. This is a relatively private part of the conservation area, although it can be appreciated in part from a public footpath that runs to the east of the motte. Whilst there is a contrast between the built-up length of Mill Lane and the openness of the remainder of the zone, the area is unified by its peaceful and rural character, which is reinforced by the large number of trees. The open areas includes the cricket pitch, to the north of Mill Lane. The view from the cricket pavilion to the open countryside to the west is identified as a key view in the Council's appraisal.

- 3.18 The conservation area gains considerable significance from its surrounding countryside, due to the longstanding functional, visual, and spiritual link between the historic village and its rural setting. The absence of extensive areas of modern development has ensured the survival of a close relationship between the village and its countryside setting. Whilst there are relatively few views of surrounding countryside from the High Street character area, due to the high level of enclosure, it can be appreciated from surrounding public footpaths. The relationship between village and its setting is particularly strong in the Mill Lane/Stebbing Park and Church End character areas, with both inward and outward views.
- 3.19 A primary purpose of conservation areas is to acknowledge and protect the cumulative quality of a variety of attributes that have survived in historic places. The setting of the conservation area contributes to this significance. Impacts on the conservation area and its setting have to be considered in terms of their impact on the whole asset.

Approaches to the conservation area

- 3.20 The buildings in the Stebbing Conservation Area become apparent on the principal approach from the south-west along the Brook End Road on the rise up the valley side from the bridge over the Stebbing Brook. Priors Hall marks the entry into the conservation area, after which the church standing on an eminence dominates the scene. The relationship between the village and its countryside setting is particularly marked on this approach. The view of the

Church End part of the conservation area when approaching from the west is identified as a key view in the Council's appraisal.

- 3.21 From the east, there are some long-distance glimpses of the tower and spire of the parish church from Whitehouse Road but the entry to the conservation area along Watch House Road is more sudden, due to the winding alignment of this narrow lane. The vista onto the church has already been mentioned. The sharp contrast between the conservation area and the countryside that forms its setting in this area is very marked, notwithstanding the existence of outlier properties along the lane.
- 3.22 The principal approach to the conservation area from the north is along High Street. The verdant Stebbing Park area can be seen from The Downs area but buildings are not visible. However, a fine view towards the High Street with the parish church in the distance, opens up in the vicinity of the Victorian Stebbing Primary School. The road dips and rises again as the conservation area is entered. The open areas of Stebbing Park immediately beyond the designated area provide a sharp contrast and make an extremely important contribution to the setting of the area. It is surprising that the Victorian school and the wider area of Stebbing Park has not been included within the conservation area.
- 3.23 The conservation area can also be approached on foot on a number of public footpaths on the west and east sides of the High Street and from the south side of Church End. The relationship between the conservation area and its open countryside setting is particularly marked on these footpath approaches.

Scheduled monuments

- 3.24 There are four scheduled monuments within Stebbing parish.

The Mount: a motte castle in Stebbing Park

- 3.25 The monument is situated on a prominent west-facing spur in Stebbing Park, 750m north-west of the church. The approximately thirteen metre high circular earth mound, measures sixty-nine metres in diameter at its base. An approximately 1.5 metre deep water-filled moat with a maximum width of fifteen metres surrounds the motte. Originally a narrow causeway on the west side of the moat gave access to the motte but has been excavated to form a continuous moat and access is now via a small wooden bridge. The manor at Stebbing was held by Henry de Ferrers. During the latter part of Stephen's reign, the then owner, Ralf, the Earl of Chester, fled leaving his estates in the King's hands. Motte castles are medieval fortifications introduced into Britain

by the Normans. They were built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle. The Stebbing motte is well preserved and has high historic, archaeological and evidential significance, although its appearance is marred by extensive tree cover. The former parkland that surrounds the motte, part of which is within the Stebbing Conservation Area and part of which is beyond, provides a related open setting to the monument.

Porter's Hall moated site

- 3.26 The monument is situated at Porter's Hall, to the north-east of Stebbing Green. It comprises a rectangular moated area which measures 110 metres NW-SE by 65 metres NE-SW. The arms are between 12 metres and 6 metres in wide and are water-filled, except to the south-west where they have dried out. The eastern corner has an irregular extension which measures 30 metres NE-SW by 20m NW-SE. The southern corner has also been extended along the same line as the south-western arm for a further 32 metres. Along the southern edge of this arm is a slight bank, which is considered to have been used as a garden terrace. An outlet channel leads from the southern corner of the moat to the road. The island is undulating, particularly to the north-west where the foundations of the original house are located. A small section of the original house, which dates to the 15th or 16th century, survives as the northern-most part of the present day outhouses (listed grade II). The present Porter's Hall is dated to the 16th century and is listed grade II* (see above). Access to the island is across a modern brick-built bridge on the north-eastern arm which replaced a wooden drawbridge. This section of the arm was infilled during the construction of the brick bridge. A small wooden footbridge crosses the south-western arm. Porter's Hall moated site is considered to be associated with the family of Henry Le Portir in 1284. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and the greatest concentration lies in central and eastern parts of England. Porter's Hall moated site remains largely undisturbed and has high historic, archaeological and evidential significance. The moat is a low-level feature, partially obscured by surrounding trees. However, it gains some significance from its surrounding open countryside, which has an inextricable link with the farmstead, which is a composite heritage asset.

Holt's Farm moated site

- 3.27 The monument is situated on high ground over-looking Stebbing Brook, 2.5 kilometres north of Stebbing parish church. The monument comprises a quadrangular moated area which measures about 100 metres north-south by 50 metres east-west. The arms are an average of 10 metres in width, apart

from at the south- eastern corner where the moat measures a maximum of 20 metres in width. Only the south-eastern corner remains water-filled. The northern and eastern arms have been partly brick-lined. At the north-western corner is the outlet channel, a ditch 9 metres in length by 2.5 metres in width. The eastern arm has been partly infilled to form a causeway, giving access to the island which is raised from the surrounding ground level by approximately half a metre. The house which is situated on the island dates from 1650 and is listed grade II. The site is considered to have been the home of Thomas de la Holte in 1310. Holt's Farm moated site remains largely undisturbed and has high historic, archaeological and evidential significance. The moat is a low-level feature, partially obscured by surrounding trees. However, it gains some significance from its surrounding open countryside, which has an inextricable link with the farmstead.

Medieval tile kilns south of Church End

- 3.28 The monument is located in open countryside approximately half a kilometre to the south of Church End and covers a large rectangular area on the sloping valley-side of the Stebbing Brook, on the eastern side of the river. The site is part of a wider agricultural field, which is surrounded by other fields. There are no upstanding features or visible remains. The site has evidential significance and the wider setting could potentially add to the evidential value of the monument. The wider setting makes no visual contribution to the significance of the monument.

Other heritage designations

- 3.29 There are no registered historic parks and gardens, registered battlefields or World Heritage Sites within the parish of Stebbing.

4.0 Heritage impact

Introduction

- 4.1 There is no universally accepted or standard methodology for carrying out heritage impact assessments. Most approaches involve methodical assessment, using professional judgement, of the scale or severity of any impacts or changes to heritage assets that might be caused by a proposal in relation to the sensitivity (i.e. the importance) of the assets in question.
- 4.2 This Heritage Assessment uses the following categories of sensitivity (i.e. the importance) of the assets:
- High sensitivity: grade I and grade II* listed buildings
 - Medium sensitivity: grade II listed buildings and conservation areas
 - Low sensitivity: locally listed / non-designated heritage assets
- 4.3 The Assessment uses the following categories of scale or severity of any impacts or changes:
- Major effect
 - Moderate effect
 - Minor effect
 - Negligible effect
 - Neutral effect
- Such impacts can be either beneficial or adverse.
- 4.4 The Heritage Assessment considers the potential impact of development of the sites put forward in response to Uttlesford District Council's 'call for sites' in 2015 with regard to the emerging Uttlesford Local Plan:
- Site 01: Meadowbrook, Mill Lane, Stebbing
 - Site 02: Land at Brick Kiln Lane, Bran End, Stebbing
 - Site 03: Hornsea Lodge, Bran End, Stebbing
 - Site 04: Land to the north of Watch House Road, Stebbing
 - Site 05: Land centred on Andrewsfield Airfield between Stebbing and Rayne
 - Site 06: Boxted Wood, Stebbing

In addition, the following sites put forward in response to Uttlesford District Council's subsequent Strategic Land Availability Assessment:

- Land to the west of High Street, Stebbing – Site A
- Land to the west of High Street, Stebbing – Site B
- Land north of Brick Kiln Lane Stebbing

4.5 The sites assessed are under consideration for potential development in principle. Consequently, there are no detailed designs. The Heritage Assessment is made on the assumption that the sites would be developed by low-rise, principally residential development. Assumptions are made regarding likely means of access for each particular site.

4.6 Additionally the assessment considers other sites that could potentially accommodate development that have not been put forward for development under the 'call for sites'.

Site 01: Meadowbrook, Mill Lane, Stebbing

Location

4.7 Site 01 is located on the south-east side of Mill Lane.



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Area / morphology / current use / capacity

- 4.8 The approximately rectangular block of relatively level land, which is approximately half a hectare in extent, is made up of two component parts. The north-western part is the plot of a large, detached, single-storey, twentieth-century dwelling called Meadowbank. The separate south-eastern part, which projects slightly further in the north-east direction, is a fenced off section of a linear paddock that runs parallel with Mill Lane, to the east of the dwellings in the lower section of the lane.
- 4.9 The Council's Call for Sites 2015 document estimates that the site would accommodate 27-45 dwellings which cannot be correct, although the document also refers to a capacity of ten dwellings (eight market, two affordable).

Boundaries & character of adjacent land

- 4.10 Mill Lane is a narrow lane that falls down from the High Street towards the Stebbing Brook. Meadowbank is located on a lower, tunnel like section of the lane, created by high frontage hedges and overhanging trees on both sides. There is only a glimpse view into the site from the gateway to the plot, which focuses on the rather unprepossessing existing bungalow (see Plate 1).
- 4.11 Meadowbank is one of a number of dwellings that line the south-eastern side of Mill Lane. The grade II listed Freers House is a traditional cottage that stands to the immediate north-east. A modern neo-Georgian style house called Faylands is located to the immediate south-west.
- 4.12 To the south-east is a substantial area of agricultural land that extends to the Brook End Road. The agricultural land is subdivided into small field compartments by gappy hedges.

Access

- 4.13 Vehicular access would have to be from Mill Lane. If the existing access was to be deemed insufficient, it would be necessary to remove some of the frontage planting that creates the existing tunnel effect.
- 4.14 There are no existing public footpaths across the site. At the southern end of Mill Lane a public footpath runs south-eastwards and gives glimpse views over the south-eastern part of the site and the adjoining open land to the south-east of Site 01.

Relationship to the Stebbing Conservation Area

- 4.15 The boundary of the conservation area bisects the site. Consequently, the garden plot of Meadowbank is within the conservation area, whilst the section of linear paddock to the south-east is immediately beyond the designated area. The latter forms part of the open setting of the conservation area.
- 4.16 Meadowbank is a relatively modern building of no architectural merit which does not make a positive contribution to the character and appearance of the conservation area. However, the frontage planting to the lane, which contributes to the tunnel effect, is an important feature of the conservation area. The open setting to the east also contributes to the character and appearance of the area.

Relationship to listed buildings

- 4.17 On the opposite side of Mill Lane, a short distance to the north-west the imposing grade II* listed, timber-framed Tan Farmhouse occupies a substantial plot and makes a major contribution to the traditional character of the lane. The listed building is prominent in the streetscene. The visual relationship between the site and Tan Farmhouse is restricted due to the dense frontage planting along this section of Mill Lane.
- 4.18 The grade II listed Freers Cottage (now called Freers House) stands to the immediate north-east, sited end-on to the lane. The one and a half storey rendered cottage with a larger rear addition dates from the sixteenth century. The building is significant in its own right as a heritage asset. It also makes an important contribution to the varied group of historic buildings along Mill Lane. Mill Lane and its enclosed private garden form its setting and contribute to its significance. Apart from its verdant frontage, Site 01 does not contribute to the setting and significance of Freers Cottage.
- 4.19 The grade II* listed Stebbing Mill and the adjoining grade II listed Stebbing Mill House, stand some 100 metres to the west, in a much more open setting immediately alongside the Stebbing Brook. There is no visual relationship between the site and the Stebbing Mill group, other than the contribution the site frontage makes to the characterful approach to the listed mill buildings along Mill Lane.

Relationship to scheduled monuments

- 4.20 Site 01 has no visual, functional or historic relationship with any of the scheduled monuments within the surrounding area, the closest of which is The Mount motte castle in Stebbing Park, some 300 metres to the north-north-west.

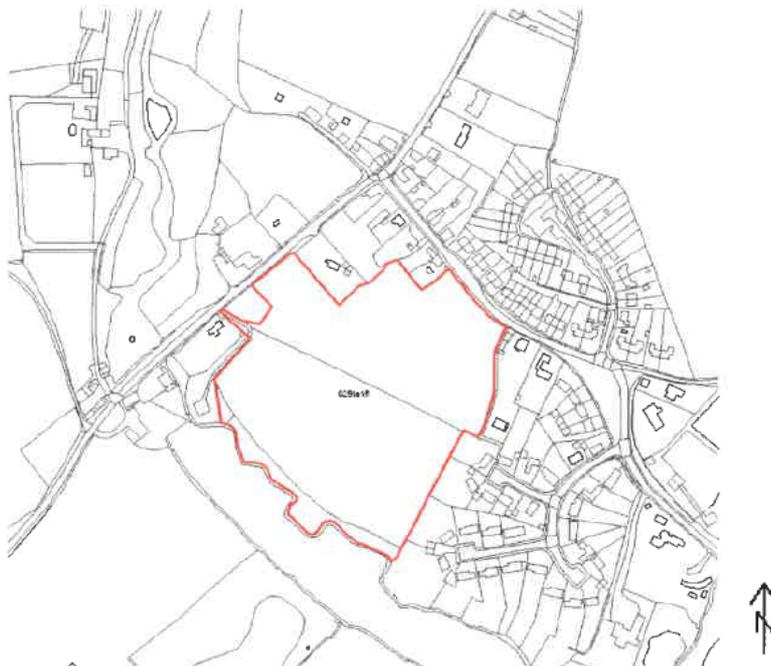
Impact

- 4.21 Development of the two parts of Site 01 would result in different impacts.

- 4.22 Development of the paddock part of Site 01 would intrude into the open setting of this part of the Stebbing Conservation Area and would conflict with the established pattern of development. It would also set a precedent for development of the adjoining paddock areas, which would reinforce the adverse impact on the setting of the conservation area. The Stebbing Conservation Area Appraisal (2010) notes that Mill Lane *“is characterised by its intensely peaceful and rural feel enhanced by the relative absence of traffic”*. The open setting to the south and east of the conservation area, accessible by public footpath, contributes to this rural feel. Development of the paddock area of Site 01 would threaten to diminish this characteristic. The effect has to be assessed in relation to the whole setting of the conservation area. Consequently, it is considered that development of the paddock area would be likely to have a moderate adverse impact on a heritage asset of medium sensitivity.
- 4.23 However, notwithstanding its location within the conservation area, redevelopment of the existing Meadowbank dwelling and garden plot with a sensitively designed scheme of, say three dwellings, in scale and harmony with other dwellings along the south-east side of Mill Lane would be in keeping with the character of this part of the conservation area, provided the site frontage planting was substantially retained. Appropriately designed buildings would integrate with the established pattern of development and would not harm the settings of the nearby listed buildings. Whilst an acceptable design is likely to be self-effacing in character and largely screened from view, it should make a more positive contribution to the appearance of the conservation area than the existing building. For the same reason it would have a beneficial effect on the setting of the grade II* listed Tan Farmhouse. Consequently, the impact of development of the garden plot on the conservation area would make a minor beneficial effect on heritage assets of high and medium sensitivity.

Site 02: Land at Brick Kiln Lane, Bran EndLocation

- 4.24 Site 02 is located at Bran End, which constitutes the northernmost hamlet of the Stebbing linear group (if the very small Duck End is discounted). The site has frontages to both Brick Kiln Lane and Dunmow Road (B1057) and extends in the south-westwards direction as far as the Stebbing Brook.



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Area / morphology / current use / capacity

- 4.25 The 3.8 hectare site is a fairly regular shaped, compact block of land that slopes downwards from Brick Kiln Lane towards the Stebbing Brook, although its boundaries are irregular. A small part of the Brick Kiln Road frontage is currently being developed with three substantial properties. The remainder of the site is agricultural grassland/pasture.
- 4.26 The three dwellings under construction are part of a planning permission that has been granted for a row of five dwellings across the Brick Kiln Lane frontage. It is estimated that Site 02 could accommodate 15-25 dwellings although the Council's assessment also refers to a capacity of nine dwellings.

Boundaries & character of adjacent land

- 4.27 Brick Kiln Lane is lined with traditional buildings on the approach to the T-junction with the B1057. However, the part of the site that fronts Brick Kiln Lane is faced by a mid-twentieth-century line of low-profile bungalows, set behind a parking bay on the north-eastern side of the road.
- 4.28 Dunmow Road (B1057) extends in a south-westerly direction from the Bran End T-junction, and drops steeply down towards the Stebbing Brook. South-west of the former public house that stands at the junction, the character is markedly rural, although three detached dwellings standing in large gardens are located on the stretch down to the Stebbing Brook. The imposing Bran End Mill stands alongside the river, with its associated mill house a short distance to the north-east (see Plate 2).
- 4.29 The south-western boundary is formed by the meandering river. Beyond the river, open countryside extends to the south-west, rising up the opposing bank (see Plate 5).

Access

- 4.30 The site is currently accessed from Brick Kiln Lane and it is assumed that vehicular access to a development would have to be from a similar position. Such access would be prohibited by completion of the approved frontage development. It is unlikely that a safe direct vehicular access could be formed to the B1057.
- 4.31 There is an existing public footpath across the centre of the site from the B1057 to the Brookfields development. There is also a public footpath from Bran End Mill that runs along the south side of the Stebbing Brook, from which Site 02 is apparent, rising up from the river.

Relationship to the Stebbing Conservation Area

- 4.32 The southern corner of Site 02 is approximately 600 metres from the closest part of the conservation area, which is the Stebbing Park area. In addition to distance, the intervening twentieth-century Brookfields and Marshall's Piece residential developments, together with intervening trees, ensure there is no visual intervisibility between the site and the conservation area.
- 4.33 Site 02 has no specific functional or historic link with the conservation area. In view of the distance and the nature of the intervening development, the site could not be said to form part of the setting of the conservation area.

Relationship to listed buildings

- 4.34 There are a number of grade II listed buildings close to the perimeter of Site 02. The timber-framed Oak Cottage and Mead Cottage (a single list entry) and the timber-framed and thatched Bird in Hand, stand to the immediate north of the site, fronting the south side of Brick Kiln Lane. The rear elevations of these buildings can be seen from the public footpath that crosses Site 02 (see Plate 3). These historic village buildings gain significance from their linear street form and open countryside setting to the south.
- 4.35 Martin's Hall is a substantial timber-framed house with a tiled roof, which stands on the north-western side of the B1057 as it rises up to the junction with Brick Kiln Lane. The listed building looks towards Site 02 but is set at a low level in relation to the rising land of Site 02 (see Plate 4). The timber-framed and rendered Copstones is a wide-fronted building with a hipped roof that stands on the same side of the B1057 as Site 02, immediately alongside and at a similar low level in relation to Site 02 (see Plate 4). Both houses were built beyond the traditional village confines and gain significance from their open countryside surroundings.
- 4.36 Bran End Mill is a substantial brick built, later nineteenth century building that stands approximately 60 metres to the west of Site 02, at low level on the site of earlier mills. It has been converted to residential use. The associated Bran End Mill House is a two-storey, timber-framed, eighteenth century building located a short distance to the north of the mill, at a similar low level. Both listed buildings gain considerable significance from their countryside location and the relationship with the Stebbing Brook, which powered the mill (see Plate 5). Bran End Mill is a prominent feature in the approach to Stebbing along the B1057, along with the rising land to the east that forms Site 02 (see Plate 2).

Relationship to scheduled monuments

- 4.37 Site 02 has no visual, functional or historic relationship with any of the scheduled monuments within the surrounding area, the closest of which is The Mount motte castle in Stebbing Park, approximately 660 metres to the south-south-east.

Impact

- 4.38 Development of Site 02 would result in an alien urban expansion onto sloping land that is prominent in the approach to Stebbing along the B1057 and from the public footpath that runs to the south of the Stebbing Brook. Such development would radically change and obscure views of the nearby listed buildings from the public footpath that crosses the site. Consequently, development of Site 02 would intrude into the settings of the nearby listed

buildings, changing the character of their settings from a rural one to an urban one. Impact on views of principal facades would be less marked.

- 4.39 Consequently, it is considered that development of Site 02 would have a moderate adverse effect on six heritage assets of medium sensitivity. There would be no impact on any other heritage assets.
- 4.40 It should be noted that the landscape assessment carried out by the Landscape Partnership identifies the views towards Site 02 from the approach on the B1057 and outward views from the public footpath that crosses the site, as 'key views'.

Site 03: Hornsea Lodge, Bran End

Location

- 4.41 Site 03 is located on the eastern side of the B1057, at the northern extremity of Bran End.



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Area / morphology / current use / capacity

- 4.42 Site 03 is a slender parcel of relatively level land, 0.28 hectares in extent, which tapers to a point at its northern end. The site has a road frontage to the B1057 of approximately 150 metres. The northern part of Site 02 is occupied by a large one-and-a-half storey dwelling of no particular architectural merit. The

southern part comprises an associated paddock with a utilitarian stable range along the road frontage (see Plates 6 and 7).

- 4.43 It is estimated that the site would accommodate six dwellings.

Boundaries & character of adjacent land

- 4.44 The western side of the site fronts the B1057. The curved alignment of the road has probably been re-aligned in the past as there is a wide grass verge between the site and the road (see Plate 8). On the opposite side of the B1057, open farmland falls gradually towards a belt of woodland that follows the Stebbing Brook (see Plate 9). On its eastern side, Site 03 is similarly adjoined by open farmland.
- 4.45 To the immediate south is an animal feed/rural supplier depot comprised of modern sheds behind a large open yard. Further south is a ribbon of three pairs of semi-detached dwellings.

Access

- 4.46 The site is currently accessed via two vehicular access points from the B1057.
- 4.47 There are no public footpaths within or adjacent to the site. There is a public footpath that runs southwards from the south side of the animal feed/rural supplier depot.

Relationship to the Stebbing Conservation Area

- 4.48 The closest part of the Stebbing Conservation Area is over a kilometre to the south. In addition to distance, a series of intervening blocks of twentieth-century residential development, together with intervening trees, ensure there is no visual intervisibility between the site and the conservation area.
- 4.49 Site 03 has no specific functional or historic link with the conservation area. In view of the distance and the nature of the intervening development, the site could not be said to form part of the setting of the conservation area.

Relationship to listed buildings

- 4.50 The grade II listed Cranford is located approximately 55 metres to the north-north-west of the northern tip of Site 03 on the west side of the B1057 (see Plates 8 and 9). Cranford is a two-storey, timber-framed and plastered house with a plain-tile covered hipped roof. The building is set at a slightly lower level than that of the road. It dates from the seventeenth or eighteenth century, with later additions. The grade II listed Malt House stands sixty metres further north

on the same side of the B1057, sited end on to the road, facing towards Site 03. It is a Classically designed two-storey house built in two phases circa 1780 and circa 1820. An unlisted detached house with a large garage stands in between the two listed buildings, forming a row of three outlying dwellings.

Relationship to scheduled monuments

- 4.51 The site is approximately 880 metres south-east of a scheduled moated site and fishpond east of Lashley Hall (located within the adjoining Lindsell parish). There is no visual relationship between Site 03 and the scheduled monument due to the presence of the intervening and extensive mature tree belt that follows the line of the Stebbing Brook.
- 4.52 The site is approximately 950 metres south-west of the scheduled Holt's Farm moated site. There is no visual relationship between Site 03 and the scheduled monument due to the rising intervening land form and distance, nor any functional or historic relationship.

Impact

- 4.53 Development of Site 03 would be in the form of a small number of houses (estimated six dwellings). Such a development has the potential to impact on the listed buildings to the north (Cranford and the Malt House). Cranford faces towards open countryside and almost all views towards it from its wider setting would be unaltered. Site 03 forms part of the wider rural setting of Cranford but makes no other contribution to its significance. Development of Site 03 with appropriately designed low-rise housing would change the character of this small part of the wider setting to an urban/suburban one, but this would cause no more than a negligible adverse impact to the setting of the listed building, which is a heritage asset of medium sensitivity, as the site is already developed with one dwelling and contains a rather unsightly stable building.
- 4.54 The Malt House faces towards Site 03 and its roof form can be seen in tandem with Site 03 but fuller intervisibility is blocked by the two intervening dwellings to the immediate west. Consequently, there would be no material impact on this heritage asset of medium sensitivity.
- 4.55 There would be no impact on any other heritage assets in the surrounding area. Consequently, development of Site 03 would have a negligible adverse impact to the setting of one heritage asset of medium sensitivity and a neutral effect on all other heritage assets.

Site 04: Land to the north of Watch House Road, StebbingLocation

- 4.56 Site 04 lies on the north side of Watch House Road, adjacent to the Church End area of Stebbing, approximately ninety-five metres to the north-east of the parish church.



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Area / morphology / current use / capacity

- 4.57 The 0.27 hectare site is an approximately rectangular block of land that constitutes the southern portion of a much larger agricultural field. Site 04 slopes upwards to the north and forms part of a wider, gently rolling landform that has a crossfall down to the west, towards Church End (see Plate 10).
- 4.58 It is estimated that the site would accommodate 8-14 dwellings, although the Council's assessment also refers to a capacity of six dwellings.

Boundaries & character of adjacent land

- 4.59 The approximately 60 metre wide site frontage to Watch House Road is enclosed with a well-established high hedge. The depth of the site equates to the plot depth of the adjoining row of dwellings to the west, all of which are located in proximity close to the highway with gardens extending northwards. This provides characterful enclosure of the streetscene and focuses a fine vista towards the parish church (see Plate 11), which is recognised in the District Council's Conservation Area Character Appraisal. The eastern site boundary

is formed by a well-established field hedge and post and rail fence. The northern boundary is not marked. Agricultural land extends to the north and east, although there is a dispersed row of dwellings along the Watch House Road frontage to the east of Site 04, on wide plots with slender depth.

Access

- 4.60 Vehicular access would have to be direct to Watch House Road. It may be necessary to relocate the existing access position and/or to remove part of the frontage hedge to satisfy highway requirements.
- 4.61 A public footpath runs northwards from the existing vehicular access point on Watch House Road, along the eastern site boundary on the opposing side of the hedgerow.

Relationship to the Stebbing Conservation Area

- 4.62 Site 04 is located immediately beyond the Stebbing Conservation Area. The western boundary of the site is contiguous with the eastern extremity of the Church End sub-area of the conservation area.
- 4.63 Site 04 clearly forms part of the open countryside setting of the conservation area. The District Council's Conservation Area Character Appraisal notes that *"entering the village from the east side provides a very marked transition between the open expanse of fields to a condensed built form with buildings and walling flanking the narrow road which bends sharply, thus accentuating the sense of enclosure of the village"* (page 32). The sharp contrast between the built-up conservation area and the adjoining countryside is also apparent from the public footpath that runs along the eastern side of Site 04, at the point where it leaves Watch House Road.

Relationship to listed buildings

- 4.64 Almost all the buildings in Church End that stand to the west of Site 04 and group around the parish church are listed. These include:
- End Cottage (grade II)
 - Meadowside (grade II)
 - Anns Cottage and Squirrels (grade II)
 - Serenga (grade II)
 - The Chantry (grade II)
 - Rose Cottage (grade II)
 - Church of St Mary the Virgin (grade I)
 - Red Lion (grade II)
 - The Chase (grade II)

- Church View and Hillside (grade II)
 - Littles (grade II)
- 4.65 The following buildings and structures along the roadside to the east of Site 04 are also listed, all at grade II:
- Fairview
 - Fairview pump to east of cottage
 - Stane Cottage
 - Tye Cottage
- 4.66 End Cottage, Meadowside, Anns Cottage and Squirrels form a row of timber-framed and plastered two-storey cottages that date from the seventeenth/eighteenth centuries or earlier. These buildings are small in scale and sited close to the street (see Plate 11). Their contribution to the character and appearance of the conservation area and the key vista is described above. Serenga, on the opposite side of the road, is listed as a timber-framed cottage of several builds, which dates from the sixteenth century. However, the weatherboarded and corrugated iron roofed cottage described in the list description has been replaced with a substantial new house with a tiled roof that incorporates some features of the old house.
- 4.67 The Chantry, a fine example of a jettied fourteenth/fifteenth century house with an exposed timber-frame, and Rose Cottage, a late seventeenth-century plastered timber-framed cottage that has been extended, stand in close proximity to the parish church.
- 4.68 The grade I listed Church of St Mary the Virgin (described above) is clearly the dominant building and the focus of the group.
- 4.69 Red Lion, a timber-framed former public house with cross wings, dating from the sixteenth/seventeenth centuries (now in domestic use); The Chase, a seventeenth century timber-framed cottage; Hillside and Church View, a sixteenth century timber-framed cottage with a cross wing; and Littles, a seventeenth century timber-framed cottage sited end-on to the road and featuring a decorative bargeboard, form a group set around an informal, largely grassed open space (see Plate 12).
- 4.70 Fairview is an eighteenth-century, timber framed and plastered cottage that stands approximately 35 metres to the east of the existing Site 04 access to Watch House Road. The nineteenth-century cast iron pump stands in the garden to the east of the house. Stane Cottage is a seventeenth century

timber-framed and plastered cottage that is located approximately forty metres to the east of Fairview. Tye Cottage is a sixteenth century timber-framed and plastered cottage that stands on the south side of Watch House Road, midway between Stane Cottage and Tye Cottage. These cottages would appear to be outliers, possibly built as 'squatter dwellings' in the medieval period on what was probably originally a wide area of road beyond the main village area.

- 4.71 With the exception of the listed pump, all the listed historic village buildings in the vicinity of Site 04, gain some significance from their close relationship with the open fields that surround the village and form their wider setting.

Relationship to scheduled monuments

- 4.72 Site 04 is almost equidistant between The Mount motte castle scheduled monument in Stebbing Park, approximately 690 metres to the north-west and the scheduled site of medieval tile kilns south of Church End, some 750 metres to south-south-west, at low level alongside the Stebbing Brook. There is no visual, functional or historic relationship between Site 04 and either site. Site 04 is separated from The Mount by a substantial part of built-up Stebbing and a large area of planting. The site is separated from the site of the medieval tile kilns by slightly raised landform and intervening trees and hedgerows.
- 4.73 Site 04 is also approximately 1.2 kilometres to the north-west of the scheduled Porter's Hall moated site but there is no visual, functional or historic relationship between the two.

Impact

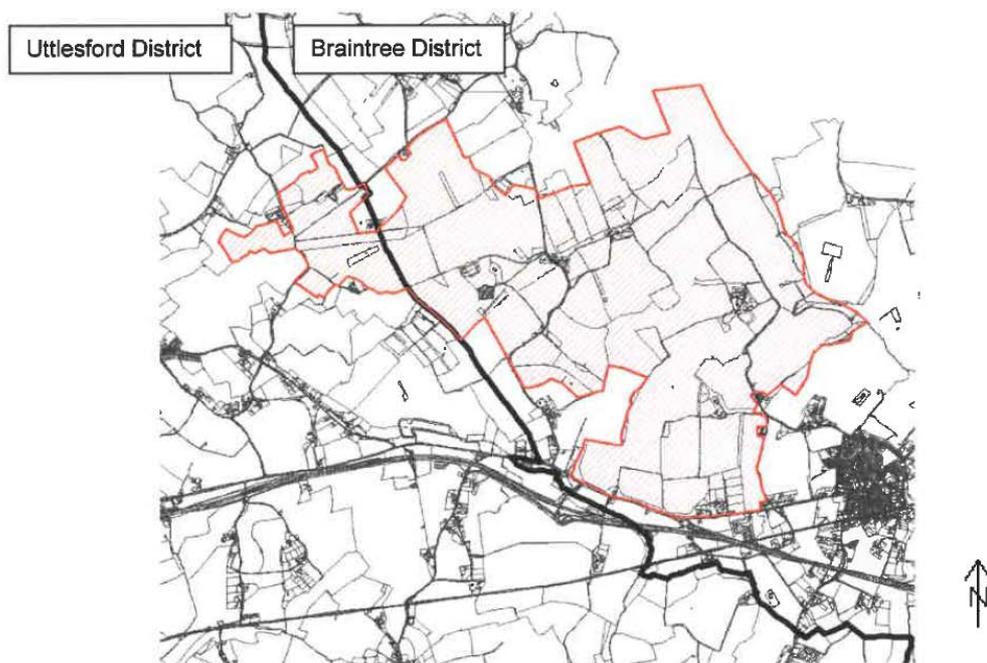
- 4.74 Site 04 is a relatively small, regular-shaped block of agricultural land that fronts one of the principal roads that ties the string of hamlets together. Its development with a frontage row of houses would be consistent with the traditional linear village form of Stebbing.
- 4.75 However, the level of the land is raised in relation to the nearby small-scale listed buildings and there is a great danger that modern dwellings at a higher level on this site would be over-powering in the setting of the listed buildings in the immediate area. Development would remove the close relationship between the listed buildings and their open countryside setting and would connect the well-defined Church End part of Stebbing with its historic outliers, eradicating their separate character. There is also a danger that the highway requirements would result in harmful changes to the fine vista towards the parish church on the approach into Church End.

- 4.76 In view of the number of listed buildings affected and the cherished character of this part of the conservation area, it is considered that the overall impact of development of Site 04 would result in a major adverse effect in relation to heritage assets of both medium and high sensitivity.

Site 05: Land centred on Andrewsfield Airfield between Stebbing and Rayne

Location

- 4.77 Site 05 is an extensive area of land, the greater part of which is in Braintree District, to the north-west of Rayne. The part of the site that extends into Uttlesford District and Stebbing Parish is centred on Andrewsfield Airfield. The latter includes a peninsular of land that extends to the west of New Pasture Lane towards Whitehouse Road, farmland to the north of the airfield, and a field to the south of the drive to Bacons Farm. The Andrewsfield Airfield is bisected by the district council boundary.
- 4.78 It should be noted that this assessment is limited to the potential impact of development of Site 05 on heritage assets in Stebbing parish.



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Area / morphology / current use / capacity

- 4.79 The overall site area is 795 hectares. Site 05 has an irregular-shape. The part that extends into Uttlesford District and Stebbing Parish is a relatively small proportion of the whole which forms a 'pan-handle' extension to the main body of the site in Braintree District.
- 4.80 Site 05 is predominantly in agricultural use. The Andrewsfield Airfield is a grass strip that is used by light aircraft. The land immediately adjacent to the runway is in agricultural use. The airfield use includes a group of ancillary buildings and hardstandings located on the north side of the runway. This group is bisected by the district boundary. The group of airfield buildings and hardstandings is excluded from Site 05.
- 4.81 It is estimated that the site would accommodate up to 7,500 dwellings (4,500 market, 3,000 affordable), although the Council's assessment also refers to a capacity of 6,160 dwellings.

Boundaries & character of adjacent land

- 4.82 The part of Site 05 within Uttlesford District/Stebbing Parish is relatively flat, as would be expected for an area that contains an airfield. In the main the boundaries of this part of Site 05 are traditional field boundaries, although some lengths are not marked by upstanding features, which reinforces the openness. The area around the airfield is particularly open in character.
- 4.83 The land adjacent to the part of Site 05 within Uttlesford District/Stebbing Parish is of a similar open, agricultural character. To the immediate north-west is the Badcocks Farm group on Lubberhedges Lane, which comprises two dwellings and substantial modern farm storage buildings. North of Badcocks Farm is a group of three small woods: Mouslin Wood, Cannon Wood and Whitehouse Spring Wood, all of which are historic features.
- 4.84 There is a scattering of freestanding farms in the surrounding area.

Access

- 4.85 It is reasonable to assume that the part of Site 05 within Stebbing Parish could only be developed in accordance with a masterplan containing a road network for the whole new settlement. This would not necessarily utilise existing highways. In view of the amount of potential development land, its largely open character, and the lack of physical obstacles, it is assumed that an acceptable vehicular access could be designed that would not be harmful to heritage assets in Stebbing parish.

- 4.86 Lubberhedges Lane, which connects New Pasture Lane to Whitehouse Road, is a byway (public right of way) that links with similar byways that branch off to the west to Gatehouse Farm and to the east (around the north side of Canon Wood) connecting back to the Saling Road near to the Andrewsfield Airfield entrance and the district boundary.

Relationship to the Stebbing Conservation Area

- 4.87 Site 05 is situated to the east of the Stebbing Conservation Area. The closest part of the site, being the appendage that extends westwards into Stebbing Parish, is approximately 1.225 kilometres from the nearest part of the conservation area (Church End).
- 4.88 The intervening land between the part of the site in Stebbing Parish and the conservation area is flat farmland with large fields, some of which do not have boundary hedges. From this open area, there are views of the tower and spire of the parish church. Despite most of the buildings within the conservation area being located on the slightly lower slope down to the Stebbing Brook, roofs can be seen, particularly of buildings on High Street, from the intervening area. However, it would not be possible to appreciate the conservation area and a development on Site 05 in tandem.
- 4.89 As the distance between the closest part of Site 05 and the Stebbing Conservation Area is considerable and there is no material intervisibility between the two, it makes no material contribution to its significance and is therefore effectively beyond the wider setting of the conservation area.

Relationship to listed buildings

- 4.90 The closest listed building to the part of Site 05 within Uttlesford District/Stebbing Parish is Badcocks Farmhouse, which stands immediately adjacent to the northern side of the 'pan-handle' western site appendage. Badcocks Farmhouse is a seventeenth-century timber-framed building that has been heavily restored and extended in the twentieth century. A traditional timber-boarded barn stands between it and Lubberhedges Lane and a range of large scale modern farmbuildings extends northwards.
- 4.91 Gatehouse Farmhouse, which is located on Whitehouse Road just 165 metres from the westernmost tip of Site 05, dates from the sixteenth century. It is similarly a restored timber-framed building, with modern additions. The house stands alongside a small wood and addresses Whitehouse Road. There is a single open field between the listed building and the western extremity of the site.

- 4.92 Lucas Farmhouse is located further to the west along Whitehouse Road and stands some 650 metres from the closest part of Site 05. The farmhouse dates from the early nineteenth century and is built in a gault brick. It stands on the northern side of Whitehouse Road and looks towards Site 05 across open farmland. A range of traditional former farmbuildings to the immediate east of the farmhouse has been converted to a separate dwelling known as Tarbets.
- 4.93 The listed building identified as Whitehouse Farm Cottages is located further north on Whitehouse Road, approximately 470 metres from the closest part of Site 05. Although described as cottages, it is a single timber-framed house with a crosswing, which dates from the sixteenth century. The building stands in a domestic garden, with both traditional and larger-scale, modern farm buildings alongside to the west. The listed building is largely screened from Site 05 by Mouslin Wood and Cannon Wood which stand in the intervening area.
- 4.94 Yew Tree Farmhouse is an eighteenth-century timber-framed building with a Classically arranged main façade, that stands on Pasture Lane, approximately 275 metres to the south-west of the closest part of Site 05. The associated weatherboarded Yew Tree Farm Barn, located to the immediate south, is separately listed. The timber-framed barn is contemporaneous with the farmhouse. The farmhouse looks towards Site 05. Apart from a modern bungalow to the north and some stable and storage buildings on the opposite side of Pasture Lane, there is open farmland between the listed building and the site.
- 4.95 Bacons Farmhouse is a timber-framed and plastered two-storey building that is located to the immediate south of the Andrewsfield Airfield and the boundary of this part of Site 05. The site area extends to the south-west, across the access drive to Bacons Farm. An associated barn that stands to the immediate west of the farmhouse is separately listed.
- 4.96 The freestanding Porter's Hall group of listed buildings, part of which is also a scheduled monument, is located approximately 690 metres to the south-west of the nearest part of Site 05. The group comprises the grade II* listed Porter's Hall, outbuildings at the rear and west (listed grade II), outbuildings to the east (listed grade II), and the substantial Porter's Hall Barn (listed grade II) which abuts much of the road frontage of the plot.
- 4.97 With the exception of the grade II* listed Porter's Hall, all the above buildings are listed at grade II. All constitute freestanding historic rural buildings/building groups that have a strong, inextricable link with the surrounding open countryside (see Plates 13 and 14). Consequently, the open countryside of

Site 05 contributes to their significance as an important component of their wider setting.

Relationship to scheduled monuments

- 4.98 The closest scheduled monument to Site 05 within Stebbing Parish is the Porter's Hall moated site (described above), which is located approximately 715 metres to the south west of the closest part of the site. The intervening area is flat, open countryside which provides for intervisibility. Consequently, the open countryside of Site 05 contributes to its significance as a component of its wider rural setting.

Impact

- 4.99 Development of Site 05 with a new settlement would clearly result in a very high degree of change and impact on the open, rural character of the land. This in turn would have an impact on heritage assets which gain some significance from the open, rural nature of the site.
- 4.100 The most seriously affected would be Badcocks Farmhouse (see Plates 13 and 14) and Bacons Farmhouse, together with the listed barn at Bacons Farm, which stand immediately adjacent to the boundary of Site 05. The open, rural surroundings of these listed farmhouses would be transformed into a dense urban mass. The same impact would be felt by Gatehouse Farmhouse and Yew Tree Farmhouse, together with its associated barn, but to a lesser degree as they are further away so would retain more surrounding farmland. A similar degree of impact would be felt by the listed buildings at Porters Hall. The impact on Whitehouse Farm Cottages would be less still, due to the screening effect of the two intervening woods. The impacts are assessed as major in relation to Badcocks Farmhouse and Bacons Farmhouse, together with the listed barn at Bacons Farm; moderate with regard to Gatehouse Farmhouse Yew Tree Farmhouse, and the listed buildings at Porters Hall; and minor with regard to Whitehouse Farm Cottages. With the exception of the grade II* listed Porter's Hall, which is a heritage asset of high sensitivity, the listed buildings are heritage assets of medium sensitivity.
- 4.101 Site 05 is beyond the setting of the Stebbing Conservation Area and makes no material contribution to its heritage significance. There is no intervisibility between the conservation area and Site 05. Development of Site 05 would be unlikely to generate levels of traffic in Stebbing that would have a material impact on the conservation area. Darkness is not identified in the Council's conservation area appraisal as a contributor to conservation area character and there is some street lighting in the conservation area. Given the intervening distance, any light pollution that might emanate from development of Site 05 would be inconsequential. It is highly unlikely that any noise from

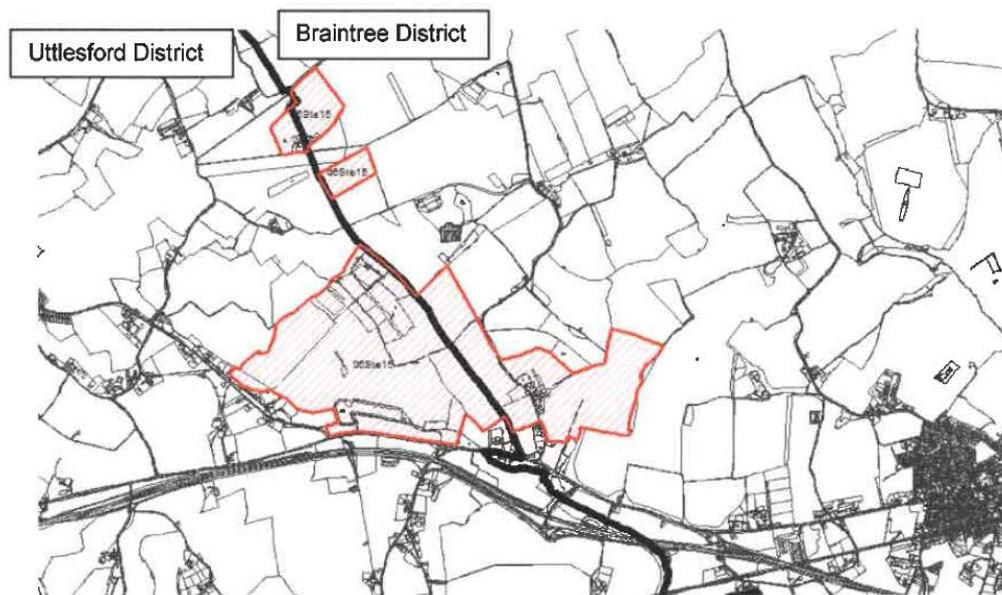
such a development would travel as far as the conservation area and existing noise resulting from planes using the Andrewsfield Airfield would cease. Consequently, there would not be any material change in sensory considerations that would adversely impact on built heritage. As a result, development of Site 05 would have no material effect on the character, appearance, setting or heritage significance of the Stebbing Conservation Area.

- 4.102 The only scheduled monument within Stebbing Parish that has any potential relationship with Site 05 is the Porter's Hall moated site. Development of Site 05 would result in a moderate adverse effect on this scheduled monument. The moderate adverse effect would therefore be on a heritage asset of high sensitivity. Development of Site 05 would have no effect on the setting or significance of any other scheduled monuments within Stebbing Parish.

Site 06: Boxted Wood, Stebbing

Location

- 4.103 The primary part of Site 06 is located to the east of Stebbing Green, north of Dunmow Road (B1256) and extends beyond the parish/district boundary into Braintree. It connects with and combines with Site 05. Site 06 includes two separate areas to the north, adjacent to Andrewsfield Airfield, which similarly combine with Site 05. These two areas are smaller than the primary area and are predominantly within Braintree District. The southerly smaller area, which is wholly within Braintree District, is within the boundary of Site 05.
- 4.104 It should be noted that this assessment is limited to the potential impact of development of Site 06 on heritage assets in Stebbing parish.



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Area / morphology / current use / capacity

- 4.105 Site 06 has a total site area of 179.2 hectares, of which 156.97 hectares is developable. The primary site area has an irregular shape. The land within Stebbing parish is largely flat and open. However, the northern part of the main area is occupied by Boxted Wood, an ancient woodland. The main part of the site, within Stebbing Parish, is primarily in agricultural use.
- 4.106 The part of the approximately rectangular-shaped separate northern parcel that extends into Stebbing parish is primarily in agricultural use. Its southern portion accommodates the group of airfield buildings and hardstandings on the north side of the runway, described in relation to Site 05. The separate northern parcel of land is flat and similar in character to the adjoining Site 05 described above.
- 4.107 It is estimated that Site 06 would accommodate 4,500 dwellings (with 40% affordable), although the Council's assessment also refers to a capacity of 3,500 dwellings

Boundaries & character of adjacent land

- 4.108 Site 06 is predominantly in agricultural use. The approximately rectangular-shaped Boxted Wood occupies the northern part of the primary site area, adjacent to the parish/district boundary. There is an elongated water body along the southern margin of the primary area, north of the B1256.

- 4.109 The western side of the primary area abuts properties in Stebbing Green. From Stebbing Green, the southern boundary, within Stebbing Parish, runs along the north side of the B1256 before turning northwards to exclude the cluster of outlying properties at Blake End. The remainder of the Site 06 boundaries abuts other agricultural land.

Access

- 4.110 It is reasonable to assume that the part of Site 06 within Stebbing Parish could only be developed in accordance with a masterplan containing a road network for the whole new settlement. This would not necessarily utilise existing highways. In view of the amount of potential development land, its largely open character, and the lack of physical obstacles, it is assumed that an acceptable vehicular access could be designed that would not be harmful to heritage assets in Stebbing parish.
- 4.111 There are no public footpaths or other public rights of way across any part of Site 06.

Relationship to the Stebbing Conservation Area

- 4.112 The primary part of Site 06 is located almost two kilometres from the Stebbing Conservation Area and there is considerable intervening built development. The relatively small part of the separate northern parcel of Site 06 within Stebbing parish is over 2.25 kilometres from the conservation area. There is no intervisibility in either case.
- 4.113 Site 06 does not form part of the wider open countryside setting of the Stebbing Conservation Area and makes no contribution to its significance.

Relationship to listed buildings

- 4.114 Home Farmhouse stands at the southern end of Stebbing Green, on the western side of the village street, with its principal aspect facing towards Site 06. It is a wide-fronted, timber-framed and plastered cottage with a thatched roof. Home Farmhouse is approximately 155 metres from the closest part of the site.
- 4.115 Tilehouse Farmhouse is a mid-sixteenth timber-framed and plastered building with a crosswing. It is located at the southern end of Stebbing Green, on the eastern side of the village street, just over 100 metres from the site boundary.
- 4.116 Byways and Sunnyside are two adjoining cottages that date from the seventeenth-century. The single-storey plus attics building is timber-framed

and plastered with a thatched roof. It is located approximately 25 metres from the boundary of Site 06.

- 4.117 St Judes is a house with seventeenth-century house or earlier core, with a circa 1819 flint and red brick dressed cladding. It has been substantially enlarged in the later twentieth-century with a matching addition to the left, with an archway and crosswing. The building stands approximately twenty metres from the boundary of Site 06.
- 4.118 Old Leas is a seventeenth-century or earlier timber-framed and plastered cottage with a half-hipped thatched roof. The building stands approximately twenty metres from the boundary of Site 06. The rear part of the building almost abuts the boundary of Site 06.
- 4.119 Mayview Willow Thatch was listed as a pair of cottages that date from the eighteenth-century C18 or earlier with later additions. The building is timber-framed and plastered, with a half-hipped, thatched roof. It abuts the boundary of Site 06.
- 4.120 Burnthouse Farmhouse is an early nineteenth-century red brick house that incorporates an eighteenth-century or earlier timber-framed and plastered rear wing. It is located approximately 180 metres from the western tip of the primary part of Site 06.
- 4.121 The Thatch is a single-storey plus attics thatched cottage. The timber-framed and plastered building dates from the seventeenth or eighteenth century with later additions. It is located approximately 250 metres from the western tip of the primary part of Site 06.
- 4.122 Thatch Cottage is also a thatched, timber framed and plastered cottage dates from the seventeenth or eighteenth century with later additions. It features a jetty to the right-hand side. It stands on the western side of Stebbing Green, some 350 metres from the western tip of the primary part of Site 06.
- 4.123 Pagents is a timber-framed and plastered cottage with a thatched roof. The single storey plus attics building dates from the seventeenth or eighteenth centuries and has later additions and alterations. It is located on the western side of Stebbing Green, some 160 metres to the west of the closest part of Site 06.
- 4.124 The above ten buildings, all of which are listed at grade II, are distributed in linear fashion along Stebbing Green, widely-spaced, facing common land (see

Plate 16). Slightly further to the west are two further grade II listed buildings, which have a similar relationship to the open common land at Stebbing Green. Manor Cottage is a seventeenth or eighteenth century single-storey plus attics timber-framed and plastered cottage with a plain tile roof, that stands approximately 265 metres to the south-west of the nearest part of Site 06. Old Ryes is a seventeenth or eighteenth century single-storey plus attics timber-framed and plastered cottage with a plain tiled gambrel roof incorporating catslide dormers. It is located approximately 270 metres to the south-west of the nearest part of Site 06. These two buildings are sheltered by a tree belt.

- 4.125 The historic character of Stebbing Green has survived remarkably unspoiled giving the above listed buildings considerable group value. Their settings are characterised by the openness of the surroundings, which includes the former common land and the surrounding open farmland which comprises Site 06, which can be glimpsed through spaces between the buildings (see Plates 15 and 17). This distinctive setting makes a strong contribution to the significance of the listed buildings. The special historic character of Stebbing Green with its distinctive openness is worthy of designation as a conservation area (see Plate 18).
- 4.126 A short distance to the north of Stebbing Green stands the Porter's Hall group of listed buildings, part of which is also a scheduled monument (see above). The group comprises the grade II* listed Porter's Hall, outbuildings at the rear and west (listed grade II), outbuildings to the east (listed grade II), and the substantial Porter's Hall Barn (listed grade II) which abuts much of the road frontage of the plot. This important freestanding historic group is located approximately 675 metres to the north-west of the western tip of the primary part of Site 06 and gains significance from its historically associated countryside setting.
- 4.127 Other listed buildings in the area surrounding Site 06 include Yew Tree Farmhouse and its associated barn (both listed grade II) and Bacons Farm and associated barn (both listed grade II). These buildings are described above in relation to Site 05. Yew Tree Farm is located on New Pasture Lane, approximately 750 metres to the north-west of the primary part of Site 06. Bacons Farm is located some 460 metres to the north-west. These listed freestanding rural buildings have a strong, inextricable link with their open countryside surroundings. Consequently, the open countryside of Site 06 contributes to their significance as an important component of their wider setting.

Relationship to scheduled monuments

- 4.128 The only scheduled monument within Stebbing Parish that has any potential relationship with Site 06 is the Porter's Hall moated site, which is located approximately 675 metres to the north-west of the western tip of the primary part of the site. The intervening area is flat, open countryside which provides for intervisibility. Consequently, the open countryside of Site 05 contributes to its significance as a component of its wider rural setting.

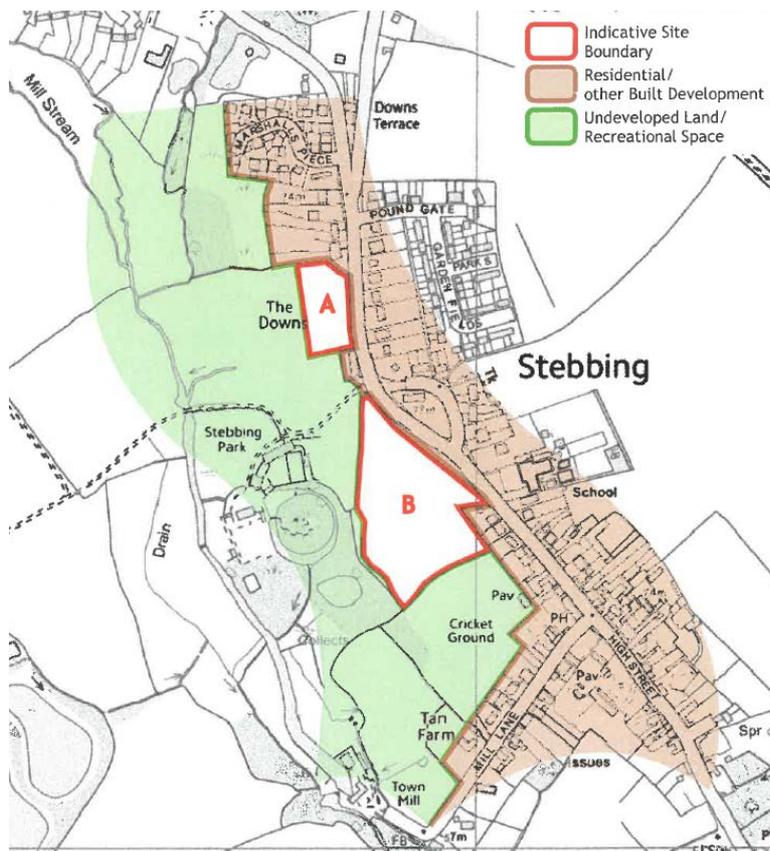
Impact

- 4.129 Development of Site 06 would result in the urbanisation of a large tract of open farmland that constitutes an important part of the open countryside setting of a string of listed buildings that form a closely related group of twelve individual listed buildings with a unified setting. The development would have a particularly overpowering effect on those listed buildings in Stebbing Green that abut or are extremely close to the site boundary (Byways and Sunnyside, St Judes, Old Leas, and Mayview Willow Thatch). The overall impact of such development is assessed as a major adverse effect on a group of heritage assets of medium sensitivity.
- 4.130 In addition, development of Site 06 would result in a moderate adverse effect on the listed farmhouses and related barns in the area surrounding Site 06, one of which is listed grade II* and is associated with a scheduled monument. The moderate adverse effect would therefore be on heritage assets of both high and medium sensitivity.
- 4.131 Site 06 is beyond the setting of the Stebbing Conservation Area and makes no material contribution to its heritage significance. There is no intervisibility between the conservation area and Site 06. Development of Site 06 would be unlikely to generate levels of traffic in Stebbing that would have a material impact on the conservation area. Darkness is not identified in the Council's conservation area appraisal as a contributor to conservation area character and there is some street lighting in the conservation area. Given the intervening distance, any light pollution that might emanate from development of Site 06 would be inconsequential. It is highly unlikely that any noise from such a development would travel as far as the conservation area and existing noise resulting from planes using the Andrewsfield Airfield would cease. Consequently, there would not be any material change in sensory considerations that would adversely impact on built heritage. As a result, development of Site 06 would have no material effect on the character, appearance, setting or heritage significance of the Stebbing Conservation Area.

Land to the west of High Street, Stebbing – Site A

Location

- 4.132 Site A is located on the west side of High Street, in the Downs area of Stebbing, north of the main historic core of the village.



Area / morphology / current use / capacity

- 4.133 Site A has an area of approximately 0.551 hectares and constitutes the frontage part of an area of open pasture that slopes down from High Street to the Stebbing Brook to the west. It has a regular, rectangular form, save for the cropped north-east corner. The level of the land undulates (see Plates 19 and 20).
- 4.134 It is estimated that the site would accommodate seventeen dwellings.

Boundaries & character of adjacent land

- 4.135 The site frontage to High Street is a relatively low field hedge, which affords views from High Street over the valley of the Stebbing Brook to the countryside beyond.
- 4.136 The northern boundary abuts one of a pair of semi-detached, mid twentieth-century houses that front High Street. The southern boundary abuts a substantial detached property known as Falcons. The western boundary is not marked, the site being the frontage part of a larger parcel of open grassland that falls to the west.
- 4.137 On the opposite side of High Street, the land has been subject to twentieth-century residential development, with both frontage houses along High Street and cul-de-sac development to the east (Pound Gate, Garden Fields and Park Side).

Access

- 4.138 Access would have to be direct to High Street. This could be in the form of a single cul-de-sac access or individual private access points, subject to highway authority requirements.
- 4.139 Three public footpaths that rise up the Stebbing Brook valley side, come together at High Street, a short distance to the south of Site A.

Relationship to the Stebbing Conservation Area

- 4.140 The site is approximately 100 metres to the north-north-east of the northern tip of the Stebbing Conservation Area, which is drawn to embrace the Mount motte and the associated Stebbing Park group of buildings adjacent to the motte.
- 4.141 There are numerous views towards the conservation area from High Street and from the public footpaths to the west of Site A (see Plate 20).
- 4.142 The conservation area boundary does not include the row of mature trees that follow the boundary that runs westwards from High Street down to the Stebbing Brook. This line of trees forms a visual barrier between the site and the conservation area, although buildings can be glimpsed between the trees.

Relationship to listed buildings

- 4.143 The grade II* listed Stebbing Park is a mid-sixteenth-century timber-framed house that stands close to the west side of the motte. The house groups with a seventeenth/eighteenth-century timber-framed, part-plastered, part-weatherboarded barn with a half-hipped roof, which is separately listed grade II. The house and barn are located approximately 190 metres to the south-south-west of Site A. Intervisibility between the listed buildings and Site A is screened by a row of mature trees and ancillary buildings.
- 4.144 The High Street to the south, within the conservation area, is lined with listed buildings for its full length. The closest of these to Site A are the grade II listed Honeysuckle Cottage on the east side of High Street and Hillside and Maydean on the west side. These listed buildings, which mark the northern extent of the High Street listed buildings, are located approximately 300 metres to the south-west of Site A. There is no intervisibility between the listed buildings on High Street and Site A due to the curved alignment of High Street, undulating landform, and intervening buildings and planting.

Relationship to scheduled monuments

- 4.145 The only scheduled monument that could potentially be affected by development of Site A is The Mount motte castle in Stebbing Park, the closest part of which is approximately 155 metres to the south-south-west.

Impact

- 4.146 Whilst Site A is not subject to any heritage designation, the land is clearly part of the historic Stebbing Park. As such, it has a close historic relationship with the grade II* Stebbing Park house, its ancillary grade II listed barn, and the related Mount motte castle scheduled monument and forms part of their wider setting. Development of Site A would urbanise a prominent part of these wider parkland surroundings. Appreciation of the parkland character from High Street would be largely obliterated by development of Site A. However, the parkland character of the residual part of the field of which Site A forms a part would remain. This would result in a moderate adverse effect on heritage assets of high and medium sensitivity. The lack of direct intervisibility between the Stebbing Park listed buildings and scheduled monument mitigates the degree of impact. The degree of impact that would result from the development of this frontage part of the parkland setting is also mitigated by the fact that the residual part of the field that would remain undeveloped could be accessed and appreciated from the public footpaths that cross it.
- 4.147 The open nature of the Site A frontage to High Street affords views over the valley of the Stebbing Brook and provides contrast to the tight enclosure of the

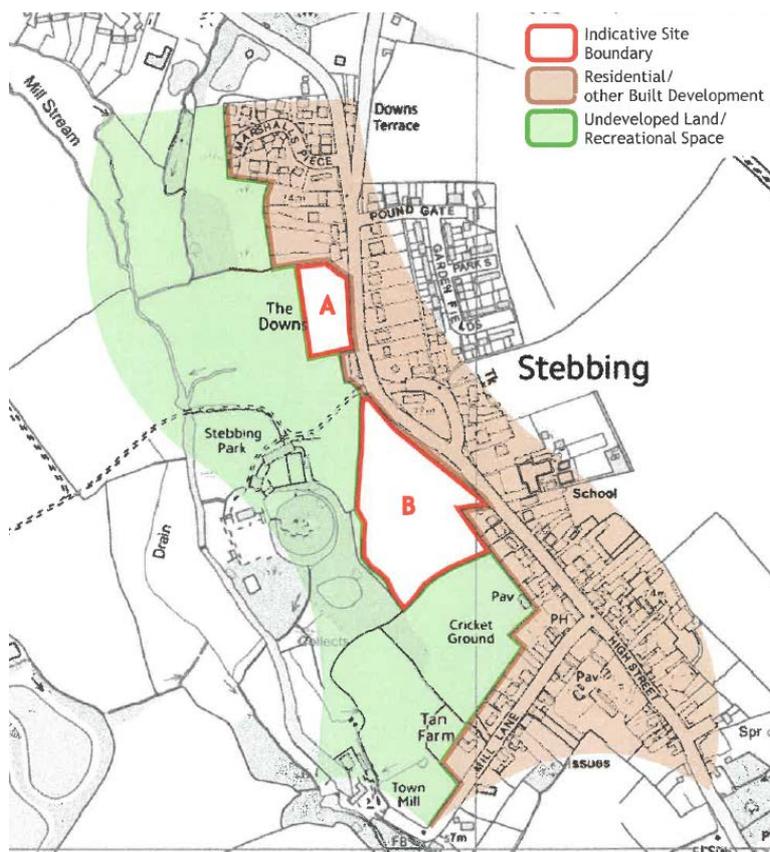
historic village street lined with listed buildings, within the Stebbing Conservation Area. Consequently, infilling of the site frontage with built development would result in a degree of harm to the setting of the conservation area. This is assessed as a minor adverse harm, as the setting of the conservation area has to be considered as a whole.

- 4.148 Development of Site A would have no impact on the settings of the listed buildings on the High Street within the conservation area and similarly on the listed buildings on High Street to the north of the site, due to the degree of separation and intervening screening.

Land to the west of High Street, Stebbing – Site B

Location

- 4.149 Site B is located on the west side of High Street, in the Downs area of Stebbing, a short distance to the south of Site A.



Area / morphology / current use / capacity

- 4.150 Site B has an area of approximately 2.213 hectares. The site is approximately triangular in shape. The approximately 130 metre wide south-eastern end tapers to a point at the northern end. The site has a complex landform (see Plates 21 and 22). The highest part of the site is at the northern tip. In addition to a general crossfall to the west the site has a marked undulation with a secondary fall to the east, where there is a gated access from High Street. The site is open grassland.
- 4.151 It is estimated that the site would accommodate seventy dwellings.

Boundaries & character of adjacent land

- 4.152 The site frontage to High Street is lined with small trees, bushes and a poorly maintained hedge. This affords a number of views across Site B. The Mount motte castle is difficult to distinguish due to extensive tree cover of the earthwork and its surroundings. On the opposite side of High Street, mid-twentieth-century residential development extends northwards from the historic village core. This block of development includes the Victorian Stebbing Primary School, set well back from the street behind its playground.
- 4.153 A public footpath runs along the western side of Site B, from which there are views over both the site and the tree covered Stebbing Park motte and the verdant grounds of Stebbing Park house (see Plates 21 and 22).
- 4.154 To the immediate south of Site B, on High Street, two relatively new dwellings on the site of a former chalet bungalow provide a buffer between the site and the historic village street.

Access

- 4.155 As described, a field gate currently gives access from High Street. It is probable that development of Site B would require an access in a different position to meet highway requirements. If so, there would seem to be sufficient scope to provide an acceptable access along the High Street frontage.

Relationship to the Stebbing Conservation Area

- 4.156 The wide south-eastern boundary and approximately half of the western boundary abut the conservation area. On High Street, Site B is separated from the conservation area by the two new dwellings described above.
- 4.157 Site B has an open, parkland character that relates to the Stebbing Park and the Mount motte castle area that the conservation area boundary was clearly

drawn to embrace. Consequently, the site forms part of the setting of the conservation area and its open parkland character contributes to its significance.

Relationship to listed buildings

- 4.158 As described in relation to Site A, the grade II* listed Stebbing Park house stands close to the west side of the motte, together with its associated grade II listed weatherboarded barn. The house and barn are located approximately 100 metres to the west of Site B. Intervisibility between the listed buildings and Site B is screened by the Mount motte castle.
- 4.159 The High Street to the south, within the conservation area, is lined with listed buildings for its full length. The closest of these to Site B is the grade II listed Hillside and Maydean on the west side of High Street, which is around 35 metres to the east of the closest part of the site. Honeysuckle Cottage on the east side of High Street is around 46 metres away. These listed buildings, mark the northern extent of the High Street listed buildings. There is very limited intervisibility between the listed buildings on High Street and Site B due to intervening buildings. Only Honeysuckle Cottage has intervisibility with the site.

Relationship to scheduled monuments

- 4.160 The only scheduled monument that is likely to be affected by development of Site A is The Mount motte castle in Stebbing Park, the closest part of which is approximately fifteen metres to the west.

Impact

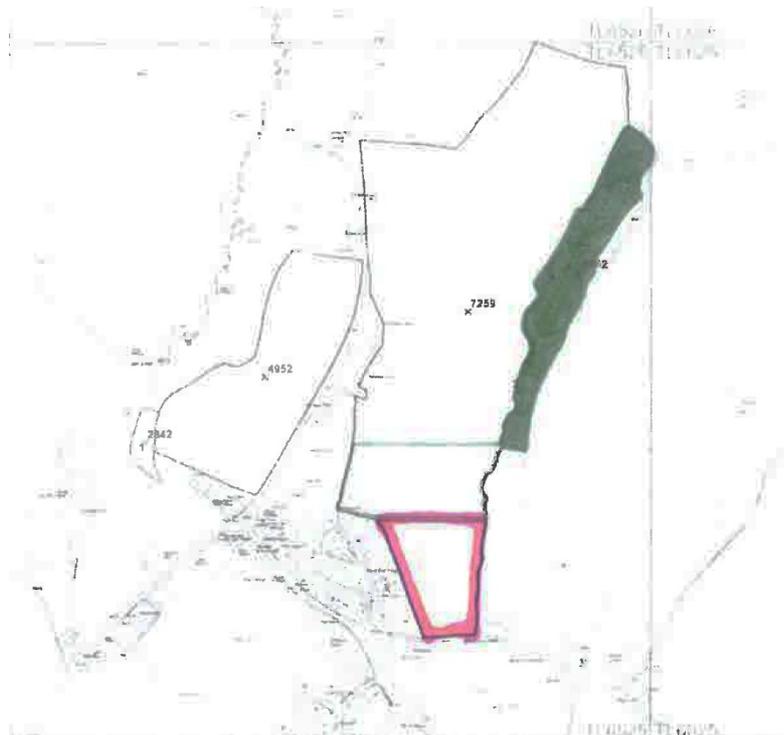
- 4.161 Whilst Site B is not subject to any heritage designation, the land is clearly part of the historic Stebbing Park. As such, it has a close historic relationship with the grade II* Stebbing Park house, its ancillary grade II listed barn, and the related Mount motte castle scheduled monument and forms part of their setting. Development of Site B would urbanise a prominent part of the parkland surroundings of these heritage assets. In particular, it would have a conspicuous impact on the setting of the Mount motte castle, located to the immediate west, which is assessed as a major/moderate adverse effect on an asset of high sensitivity. The impact on Stebbing Park house and its ancillary barn would result in a moderate adverse effect on heritage assets of high and medium sensitivity respectively, as direct intervisibility is screened by the motte castle and planting.

- 4.162 The contrast provided by the open nature of the Site B in juxtaposition with the tightly enclosed High Street is an important component of the setting of the Stebbing Conservation Area. Consequently, development of the site would result in a degree of harm to the setting of the conservation area. This is assessed as a moderate adverse effect, due to the proximity of the site to the conservation area, which is a heritage asset of medium sensitivity.
- 4.163 Development of Site B would have a neutral impact on the more localised settings of the listed buildings on the High Street within the conservation area.

Land north of Brick Kiln Lane, Stebbing

Location

- 4.164 The site is located on the north side of Brick Kiln Lane, to the immediate east of the Bran End part of Stebbing.



Area / morphology / current use / capacity

- 4.165 The red-edged proposed housing site has an area of 1.84 hectares. In addition, a two hectare community open space is proposed to the north, together with community use of a 2.7 hectare woodland to the north-north-east

(shaded dark green). The proposed housing site and community open space area is currently in agricultural use being part of a much larger arable field that extends to the north.

- 4.166 The red-edged trapezium-shaped housing site has a fairly regular crossfall from west to east.
- 4.167 It is estimated that the site would accommodate fifty dwellings.

Boundaries & character of adjacent land

- 4.168 The red-edged site fronts Brick Kiln Lane, which is a very narrow, single-vehicle width lane in this area. The site is at a higher level, with a steep embankment to the lane frontage, which becomes shallower at the eastern end. Apart from the embankment, there is no frontage boundary feature. The lane is similarly embanked on the southern side, giving it a sunken character.
- 4.169 To the west, the proposed housing site adjoins an area of existing two-storey houses, built as a single development in the mid-twentieth-century and known as Bran End Fields. To the east, the majority of the site adjoins open countryside, which appears to be scrub/unused land. Land of similar character but more trees extends to the south of Brick Kiln Lane. The eastern boundary is an overgrown hedge incorporating field trees. The adjoining frontage to Brick Kiln Lane to the east of the site accommodates a single dwelling on a large plot.
- 4.170 There is no northern boundary as the site forms a part of an existing, much larger field.

Access

- 4.171 Whilst the wider ownership includes land that adjoins the B1057 Access, it is assumed that access would be via Brick Kiln Lane. It is almost certain that the lane would require some widening, including at the junction with the main village street.
- 4.172 There are no public rights of way through the site. To the north-west, a public footpath links the northern end of Bran End Fields to the B1057. To the east of the site, a public footpath runs northwards from Brick Kiln Lane through the wood proposed as a community facility, and connects with another footpath that runs westwards to the B1057.

Relationship to the Stebbing Conservation Area

- 4.173 The proposed housing site is located 670 metres to the north of the northernmost part of the Stebbing Conservation Area. In addition to distance, a series of intervening twentieth-century residential developments, together with intervening trees, ensure there is no visual intervisibility between the site and the conservation area.
- 4.174 The Brick Kiln Lane site has no specific functional or historic link with the conservation area. In view of the distance and the nature of the intervening development, the site could not be said to form part of the setting of the conservation area.

Relationship to listed buildings

- 4.175 There are no listed buildings on or adjacent to the Brick Kiln Lane site. The closest of a group of six grade II listed buildings at Bran End (Oak Cottage and Mead Cottage, the Bird in Hand, Peartree Cottage, The Green Man, Apple Tree Cottage, and Stone Cottage) is the Mead Cottage/Oak Cottage building, approximately 160 metres to the west. The intervening area is occupied by the Bran End Fields development.
- 4.176 There is a group of three grade II listed buildings in The Downs area (Bent Marshalls House which is now known as Braeside, Shepherds, and a pump at the rear of Shepherds), the closest of which is Bent Marshalls House (now Braeside), approximately 355 metres to the south. The intervening area is occupied by a substantial wooded area and the modern Marshall's Piece residential development.
- 4.177 There is no visual, historic or functional relationship between the site at Brick Kiln Lane and any of the above listed buildings.

Relationship to scheduled monuments

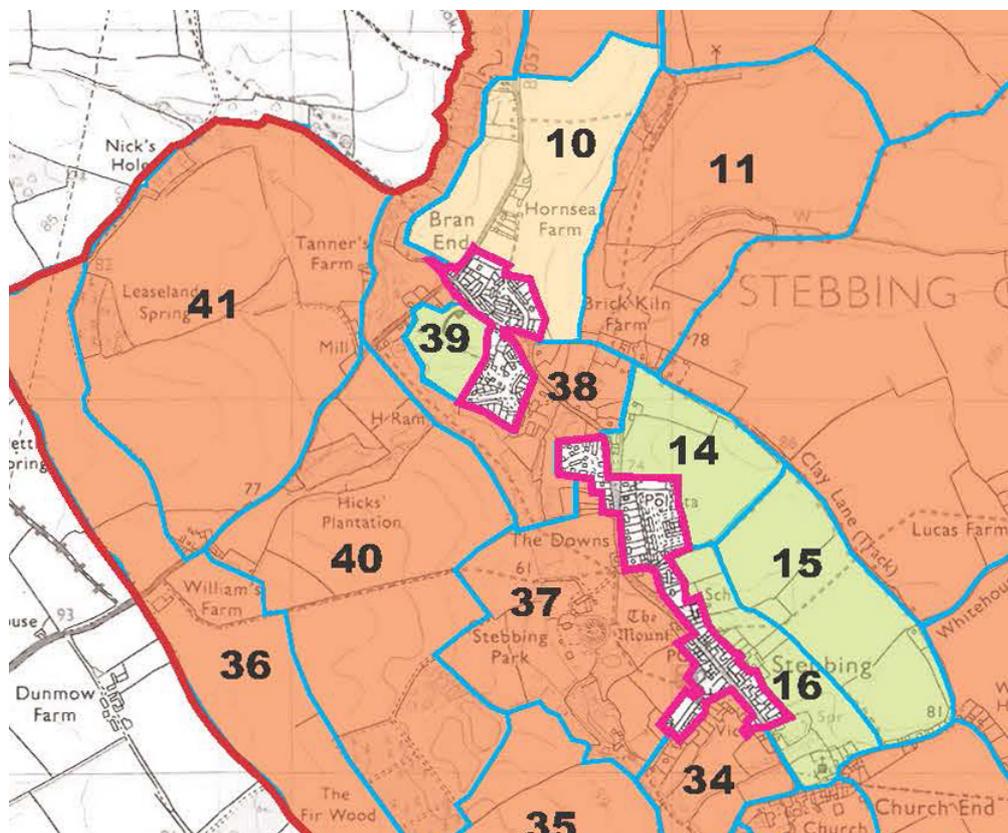
- 4.178 The Brick Kiln Lane site has no visual, historic or functional relationship with any of the scheduled monuments in the wider surrounding area, the closest of which is The Mount motte castle, which is over 700 metres to the south with considerable intervening planting and built development.

Impact

- 4.179 As the Brick Kiln Lane site has no visual, historic or functional relationship with any heritage assets, its development would have a neutral impact on the historic environment.

Other potential development sites

- 4.180 The Landscape Sensitivity and Capacity Appraisal carried out by the Landscaper Partnership subdivided the land within Stebbing Parish into a series of numbered landscape parcels (see extract below). Parcels shaded light buff and pale green are deemed to have medium-low and medium landscape capacity respectively. This suggests that they have more potential for development with respect to landscape impact than land shaded terra cotta, which is deemed to have low landscape capacity. Some of these parcels have been put forward, in whole or part in the call for sites and are considered above. Other parcels adjacent to the main built-up part of Stebbing that offer greater potential for development in terms of landscape impact are considered below.



Source: Landscape Sensitivity and Capacity Appraisal – The Landscape Partnership

Parcels 15 and 16

- 4.181 These parcels are located to the immediate east of the Stebbing Conservation Area and extend further northwards, to the east of The Downs area. The land that comprises Parcels 15 and 16 rises steadily in the north-easterly direction towards the narrow, hedge-lined Clay Lane. Beyond Clay Lane the land flattens to form the plateau that accommodates Andrewsfield Airfield. Parcel 15 is divided from Parcel 16 by a public footpath that is aligned parallel with

both the High Street and Clay Lane. The principal difference between Parcel 15 and Parcel 16 is that Parcel 16 is at lower level, is located immediately adjacent to the Stebbing Conservation Area (it actually encompasses the Church End part of the conservation area), and it is made up of smaller fields that probably originated as traditional 'toft and croft' plots. In contrast, Parcel 15 is at a higher level, is slightly further away from the conservation area, and is made up of larger, open fields.

- 4.182 Both parcels are appreciated as a tract of open countryside from the public footpath that bisects them. Vehicular access is possible from the south from Watch House Road and from the east from the narrow Clay Lane.
- 4.183 The southern part of Parcel 16 adjacent to Watch House Road forms Site 04 and is assessed above. The northern part, adjacent to Garden Fields, has been granted planning permission for a residential development that has not yet begun.
- 4.184 The heritage assets that would be affected by development of Parcels 15 and 16 are the Stebbing Conservation Area and the listed buildings that line High Street, Church End and the outlying listed buildings along Watch House Road.
- 4.185 The contribution that Parcels 15 and 16 make to the setting of the conservation area and listed buildings is provision of an open rural setting, with which the heritage assets are inextricably and historically linked. Whilst there are limited outward views from the highly enclosed High Street over the land, there are numerous unfolding views towards the conservation area and listed buildings within it including the parish church, from the public footpath that bisects the two parcels. It is from the footpath that the sharp contrast between the linear built form of the village and its open countryside surroundings are best appreciated. At the northern end, the footpath connects back to the High Street. However, as the parcels extend north of the conservation area, the relationship becomes less marked. Consequently, the development authorised at the northern end of Parcel 16 is unlikely to cause any material harm to the setting of the conservation area or listed buildings within it. The Stebbing Primary School marks the point where Parcel 16 becomes less important as the immediate setting of the conservation area.
- 4.186 Consequently, development of any part of Parcel 16 as far northwards as the Primary School would be seriously harmful to the immediate setting of the Stebbing Conservation Area and the listed buildings that line High Street, Church End and the outlying listed buildings along Watch House Road, due to the urbanisation and transformation of the existing open, rural surroundings, at higher level than the traditional village. For the same reasons, development of

any part of Parcel 15 would be seriously harmful to the wider setting of these heritage assets. Such development would destroy the linear form and character of the traditional village and would be out of scale with the traditional settlement. Under the terms of the assessment, development of Parcels 15 and 16 (with the exception of the northern margin of Parcel 16) would result in a major adverse impact on heritage assets of medium and high sensitivity.

Parcel 14

- 4.187 Parcel 14 is effectively a continuation to the north-west of Parcel 15, as far as Brick Kiln Lane. Parcel 15 is made up of two fields; a smaller field to the north alongside the Clay Lane/Brick Kiln Lane junction, and a larger open arable field to the south that wraps around the Pound Gate/Garden Fields block of twentieth-century housing. The land rises gradually in the eastern direction.
- 4.188 Heritage assets potentially affected are the Stebbing Conservation Area, the northern end of which is approximately 200 metres to the south of Parcel 14, and listed building along High Street. Most of the latter are within the conservation area. However, the grade II listed Bent Marshalls House (now Braeside) and Shepherds stand close together on the west side of High Street, within fifty metres of the western side of Parcel 14. The Pound Gate/Garden Fields block of twentieth-century housing, together with further modern development on High Street and the Stebbing Primary School, act as a buffer between Parcel 14 and the Stebbing Conservation Area. Bent Marshalls House (now Braeside) and Shepherds are not shielded by this buffer but the Pound Gate/Garden Fields housing together with the Marshalls Piece development to the immediate north have effectively suburbanised and debased the original rural setting of these listed buildings. These modern developments have also erased the traditional linear form of Stebbing in the Down End area.
- 4.189 The principal harm that would result from the development of Parcel 14 would be the further debasement of the linear village form, potential road widening of the narrow surrounding lanes, and urbanisation of the rural surroundings of the traditional village. However, development of a linear margin along Brick Kiln Lane would be harmonious with the traditional linear village form and would cause no adverse impact on the conservation area. Similarly, the effect of such a linear development on the grade II listed Bent Marshalls House (now Braeside) and Shepherds would be no more than minor as the rural setting of these heritage assets has already been debased. Under the terms of the assessment, development of Parcel 14 in whole would result in a minor/moderate adverse impact on heritage assets of medium sensitivity. However, a more limited, linear frontage development would be likely to have

no more than a negligible adverse effect on the heritage assets of medium sensitivity.

Parcel 10

- 4.190 Parcel 10 is a substantial block of land to the immediate north of Bran End, which extends to either side of the B1057. The larger area on the east side of the road is generally flat, whilst the land on the west side slopes gently down to a belt of woodland that lines the banks of the Stebbing Brook. Parcel 10 includes a ribbon of twentieth-century built development that extends northwards from the historic part of Bran End.
- 4.191 Parcel 10 contains Site 03: Hornsea Lodge, Bran End and the Land north of Brick Kiln Lane, which have both already been assessed with the conclusions that development would have a negligible and neutral effect on heritage assets, respectively.
- 4.192 The issues and heritage assets potentially affected are as discussed in the assessments of the two component sites. The principal difference in developing the whole of Parcel 10 would be the scale of the resultant development. A large development of this nature would clearly be out of kilter with the traditional linear form of Stebbing but would be sufficiently far away from the Stebbing Conservation Area to have no material impact. In contrast, there would be a very marked impact on the open rural settings of the two listed buildings to the north of Site 03 (Cranford and the Malt House), which stand on the opposite side of the B1057 less than 20 metres from the western side of Parcel 10. Development of Parcel 10 would urbanise and transform a large tract of their open, rural setting. This would constitute a major adverse impact on heritage assets of medium sensitivity.

Sites put forward in responses to the village questionnaire

- 4.193 Most of the sites put forward in the village questionnaire have been assessed above. Only three further areas need to be addressed separately.
- 4.194 The long margin of land on the north-eastern side of Clay Lane is essentially a broadening of Parcels 14 and 15. Consequently, the conclusions are similar. However, the increased separation distance would diminish the adverse impact. Consequently, the southern part alongside Parcel 15 would result in a moderate adverse impact on heritage assets of medium and high sensitivity, whilst the northern part would result in no more than a negligible adverse impact on heritage assets of medium sensitivity due to increased distance between them.

- 4.195 The small parcel of land on the south side of Watch House Road has a very similar relationship to heritage assets to that discussed for Site 04: Land to the north of Watch House Road. The land similarly rises away from the road and has a high frontage hedge, mirroring that to the frontage of Site 04. For identical reasons to those discussed in relation to Site 04, development of this land would result in a major adverse effect on heritage assets of high and medium sensitivity.
- 4.196 The frontage parcel of land on the northern side of Warehouse Road would reinforce the existing freestanding length of mid-twentieth-century ribbon development that stands midway between Church End and Stebbing Green. This freestanding linear hamlet has no heritage significance in its own right. The only heritage assets in the vicinity are those that make up the Porters Hall group, approximately 300 metres to the east of the suggested site. The Porters Hall group comprises grade II* and II listed buildings and a scheduled monument. As discussed above, the open rural setting is an important part of the significance of the Porters Hall group. However, consolidation of the Warehouse Road ribbon on its northern side would make no more than a minor adverse impact on the openness and rurality of the surroundings of the Porters Hall group, which are assets of high and medium sensitivity.

5.0 Summary

- 5.1 Stebbing is a very characterful historic village that has retained its distinctive historic morphology. Well over half of the listed buildings in the parish are located beyond the boundary of the Stebbing Conservation Area, which reflects the fact that the village's historic character goes much wider than its historic core. In particular, it is surprising that the distinctive character of Stebbing Green has not been recognised with conservation area status. Stebbing has accommodated a degree of twentieth-century development, but the village has not been subject to the harmful effects of large scale suburban expansion.
- 5.2 In the parlance of the National Planning Policy Framework, the listed buildings, scheduled monuments and conservation area within Stebbing parish constitute designated heritage assets and in accordance with the Framework, this assessment has considered the impact on the significance of these heritage assets, including the contribution made by their settings.
- 5.3 This Heritage Assessment has focused on nine potential development sites and has sought to establish the likely impact that would result from their development. None of these sites would result in direct harm to built heritage assets, if developed. In all cases potential harm is limited to indirect harm as a result of impact on setting. The tight urban townscape of the historic core along High Street, which results in there being very few views out of the town to the surrounding countryside and conversely, very few views of the listed buildings that line the High Street from the surrounding countryside, mitigates impact on some of the village's heritage assets. However, the open nature of much of Stebbing makes heritage assets in those more open parts more susceptible to harm as a result of development within their setting.
- 5.4 The Heritage Assessment has considered views from publicly accessible vantage points, including the well-developed network of public footpaths in the open countryside within Stebbing parish.
- 5.5 The Heritage Assessment concludes that development of all but one of the nine sites considered would result in some degree of adverse heritage impact and harm to the significance of heritage assets. The only site where development would have a neutral impact on heritage assets is at Brick Kiln Lane.
- 5.6 In accordance with Government policy in the NPPF, those responsible for allocation of development sites must balance the degree of harm in each case

against the wider public benefits that would flow from development of the sites. Consequently, it is important to have an understanding of the degree of potential harm that development would be likely to cause.

- 5.7 The Heritage Assessment concludes that the greatest degree of harmful impact on the historic environment would result from development of the following sites:
- Site 04: Land to the north of Watch House Road
 - Site 05: Land centred on Andrewsfield Airfield
 - Site 06: Boxted Wood
 - Land to the west of High Street, Stebbing – Site B
- 5.8 More moderate but still harmful impacts on the historic environment would result from development of the following sites:
- Site 01: Meadowbrook, Mill Lane, Stebbing
 - Site 02: Land at Brick Kiln Lane, Bran End
 - Land to the west of High Street, Stebbing – Site A
- 5.9 Development of Site 03: Hornsea Lodge, Bran End would only cause a negligible impact on the historic environment.
- 5.10 Development of the land north of Brick Kiln Lane would have a neutral impact on the historic environment.
- 5.11 Development of the garden plot part of Site 01: Meadowbrook, Mill Lane could potentially have a minor beneficial effect.
- 5.12 Additionally, the assessment has considered the potential impact on heritage assets of development of other parcels of land identified in the Landscape Sensitivity and Capacity Appraisal as having medium-low and medium landscape capacity. The heritage assessment concludes that:
- Development of Parcels 15 and 16 (with the exception of the northern margin of Parcel 16) would result in a major adverse impact on heritage assets of medium and high sensitivity
 - Development of Parcel 14 in whole would result in a minor/moderate adverse impact on heritage assets of medium sensitivity. However, a more limited, linear frontage development would be likely to have no more than a negligible adverse effect on the heritage assets of medium sensitivity.

- Development of Parcel 10 would result in a major adverse impact on heritage assets of medium sensitivity.

5.13 Finally, the assessment has considered sites suggested in a village questionnaire. Most of these are covered in the assessment of sites put forward under the 'call for sites' or identified in the Landscape Assessment. The following three residual sites have been considered separately:

- Development of the margin of land on the north-eastern side of Clay Lane would result in a major adverse impact on heritage assets of medium and high sensitivity, although the northern part would result in no more than a negligible adverse impact on heritage assets of medium sensitivity due to increased separation
- Development of land on the south side of Watch House Road would result in a major adverse effect on heritage assets of high and medium sensitivity
- Development of land on the northern side of Warehouse Road would cause no more than a minor adverse impact on assets of high and medium sensitivity.

Summary Table

Site	Heritage impact	Sensitivity of heritage assets affected
Site 01: Meadowbrook, Mill Lane, Stebbing	moderate adverse effect (However, development of the garden plot part of the site only could have a minor beneficial effect)	medium sensitivity (high and medium sensitivity)
Site 02: Land at Brick Kiln Lane, Bran End	moderate adverse effect	medium sensitivity
Site 03: Hornsea Lodge, Bran End	negligible adverse effect	medium sensitivity
Site 04: Land to the north of Watch House Road, Stebbing	major adverse effect	high and medium sensitivity
Site 05: Land centred on Andrewsfield Airfield between Stebbing and Rayne	major, moderate and minor adverse moderate adverse	medium sensitivity high sensitivity
Site 06: Bosted Wood, Stebbing	major adverse effect moderate adverse effect	medium sensitivity high and medium sensitivity
Land to the west of High Street, Stebbing – Site A	moderate adverse effect minor adverse effect	high and medium sensitivity medium sensitivity
Land to the west of High Street, Stebbing – Site B	major/moderate adverse moderate adverse effect	high sensitivity high and medium sensitivity
Land north of Brick Kiln Lane, Stebbing	neutral effect	no heritage assets affected
Landscape Parcels 15 and 16	(with the exception of the northern margin of Parcel 16) major adverse effect	high and medium sensitivity
Landscape Parcel 14	minor/moderate adverse impact a more limited, linear frontage development would have a negligible adverse effect	medium sensitivity
Landscape Parcel 10	major adverse impact	medium sensitivity
Margin of land on the north-eastern side of Clay Lane	southern part – moderate adverse impact northern part – negligible adverse impact	medium and high sensitivity medium sensitivity

Land on the south side of Watch House Road	major adverse effect	high and medium sensitivity
Land on the northern side of Warehouse Road	minor adverse impact	high and medium sensitivity

Appendix A: Figures

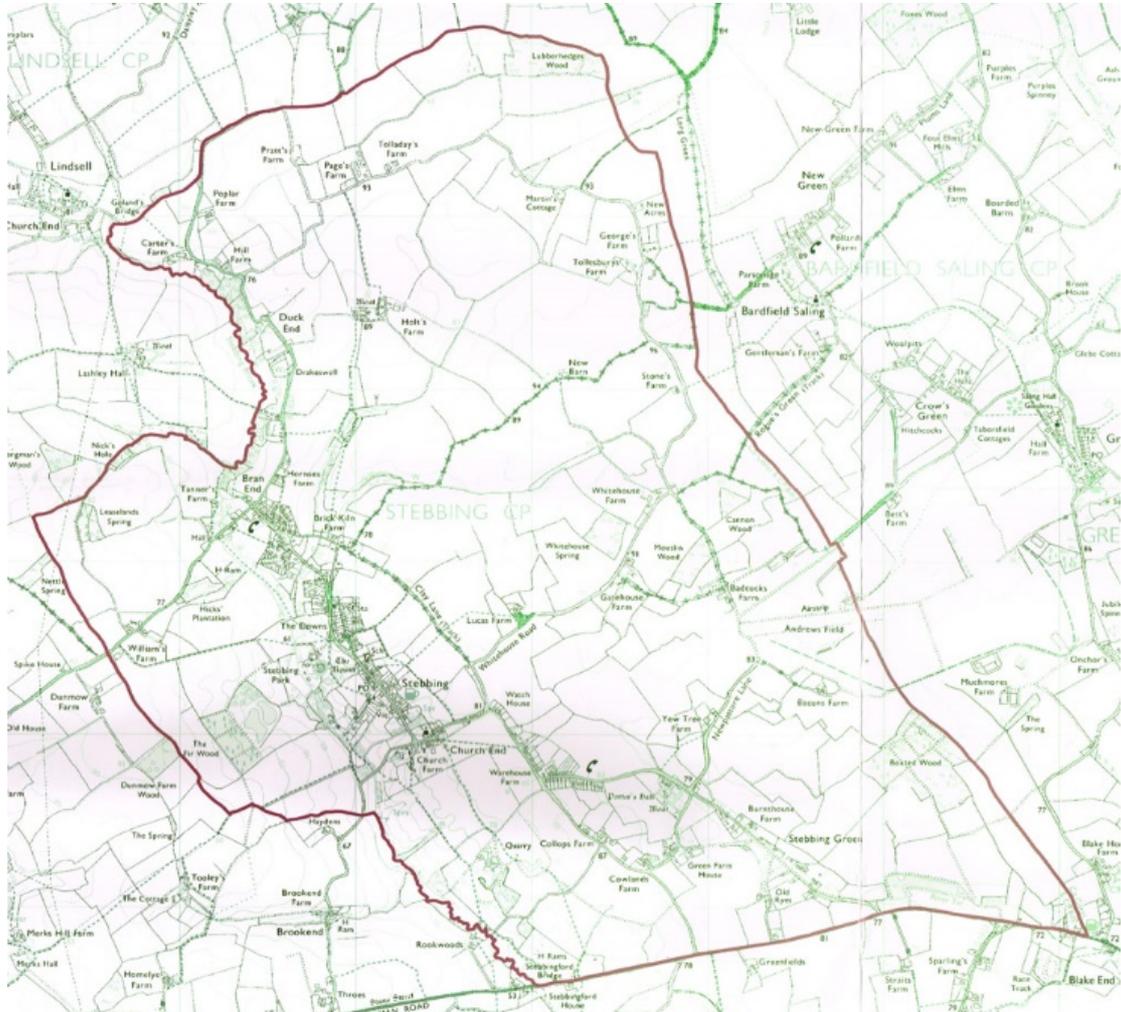


Figure 1: Stebbing Neighbourhood Plan boundary

Source: Uttlesford District Council website:
<https://www.uttlesford.gov.uk/CHttpHandler.ashx?id=5792&p=0>

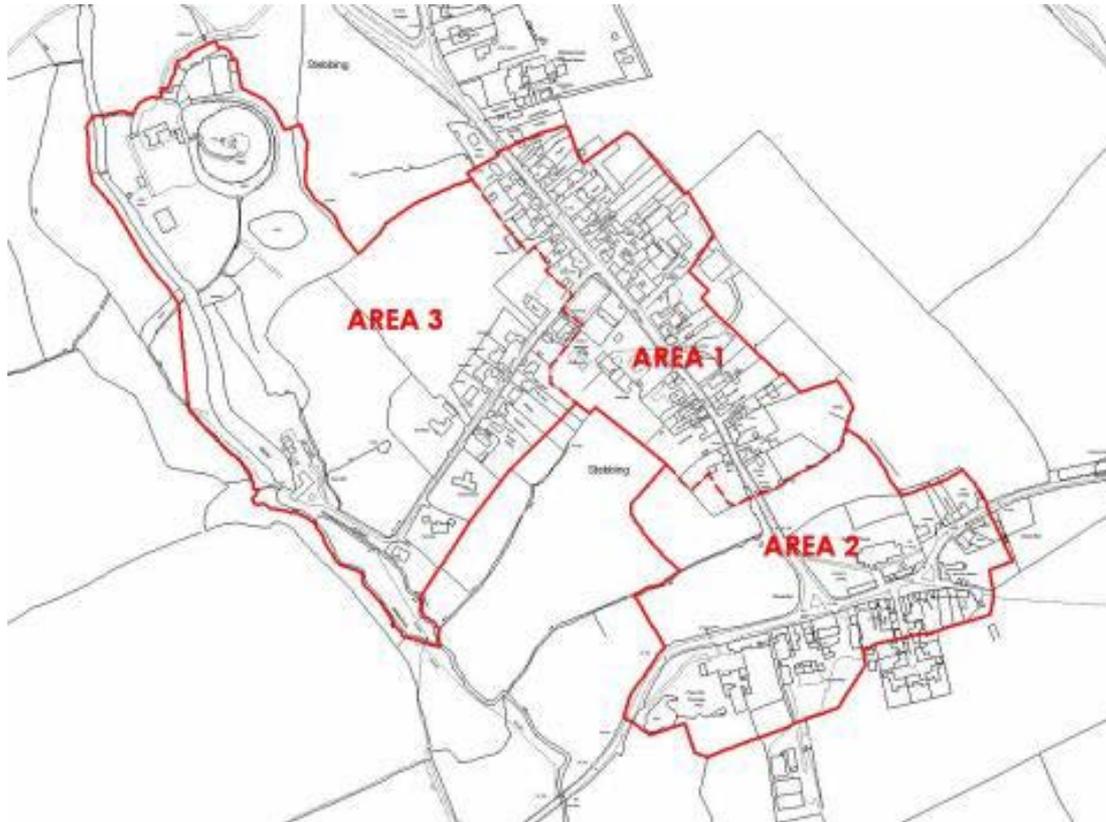


Figure 2: Boundary of the Stebbing Conservation Area (also showing character areas)

Source: Uttlesford District Council *Stebbing Conservation Area Appraisal and Management Proposals*, March 2010). Base map reproduced from the Ordnance Survey. Crown Copyright. Uttlesford DC Licence No: 1000018688 (2006).

Appendix B: Plates



Plate 1: View westwards along Mill Lane showing Site 01: Meadowbank to the left and the tunnel effect caused by overhanging frontage planting to the lane



Plate 2: View from Dunmow Road (B1057) towards Site 02 on rising land, with Bran End Mill to the left



Plate 3: View across Site 02 towards the grade II listed Oak Cottage and Mead Cottage (single building to right with tiled roof) and the grade II listed and thatched Bird in Hand (left)



Plate 4: View across Site 02 towards the grade II listed Martin's Hall (right) and Copstones (left), both of which are set at low levels in relation to the site



Plate 5: View across Site 02 towards the grade II listed Bran End Mill and the related Mill House



Plate 6: View towards Site 03 from the west on the B1057 showing the stables in the foreground and the existing dwelling beyond, with part of the adjoining depot to the right, behind the hedge



Plate 7: View from the existing westerly access point to Site 03 showing the paddock area



Plate 8: View from the B1057 in front of Site 03 towards the grade II listed Cranford with the roof of the grade II listed Malt House partially visible beyond the yellow-rendered unlisted property



Plate 9: View of Site 03 (right) in relation to the grade II listed Cranford and Malt House (far left) from the B1057



Plate 10: View of Site 04 from the existing access point from Watch House Road in the south-east corner of the site



Plate 11: View towards the grade I listed Church of St Mary the Virgin from Watch House Road, with the well-established frontage hedge of Site 04 to the right



Plate 12: The Red Lion, The Chase, Church View and Hillside group of listed buildings set around an open space a short distance to the west of Site 04



Plate 13: View over Site 05 towards Andrewsfield Airfield from the frontage of Badcocks Farm



Plate 14: View towards the grade II listed Badcocks Farmhouse across part of Site 05



Plate 15: View across Site 06 from Stebbing Green towards Boxted Wood



Plate 16: The grade II listed Byeways and Sunnyside, St Judes and Old Leas, Stebbing Green in their open, rural setting



Plate 17: View of part of Site 06 between the grade II listed St Judes and Byeways/Sunnyside, illustrating the open, rural character of their setting



Plate 18: View eastwards along the lane through Stebbing Green, illustrating its open, rural character



Plate 19: View of Site A, High Street, Stebbing, looking westwards



Plate 20: View of Site A High Street, Stebbing, looking eastwards towards the Stebbing Conservation Area



Plate 21: View of Site B, High Street, Stebbing, from the adjacent public footpath



Plate 22: View of Site B, High Street, Stebbing, from the adjacent public footpath