



**Land west of High Street
Stebbing
Essex**

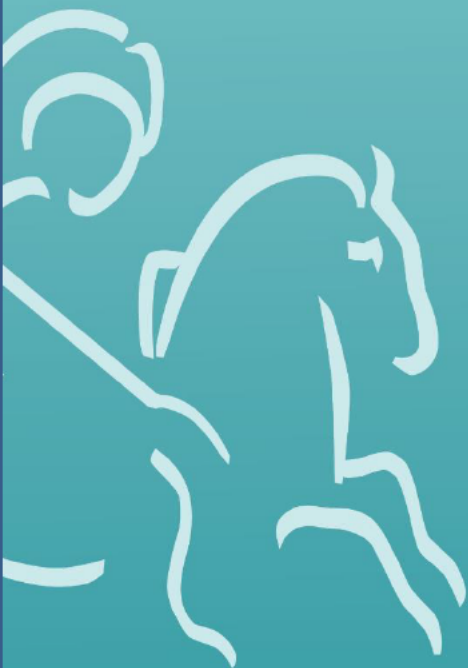
Heritage Impact Assessment

Report prepared for:
Montare

CA Project: SU0267

CA Report: SU0267_2

September 2023



Land west of High Street Stebbing Essex

Heritage Impact Assessment

CA Project: SU0267

CA Report: SU0267_2

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date	June 2023
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date	October 2023
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date	October 2023

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SUMMARY

Project Name: Land west of High Street, Stebbing

Location: Stebbing, Essex

NGR: 565875 224520

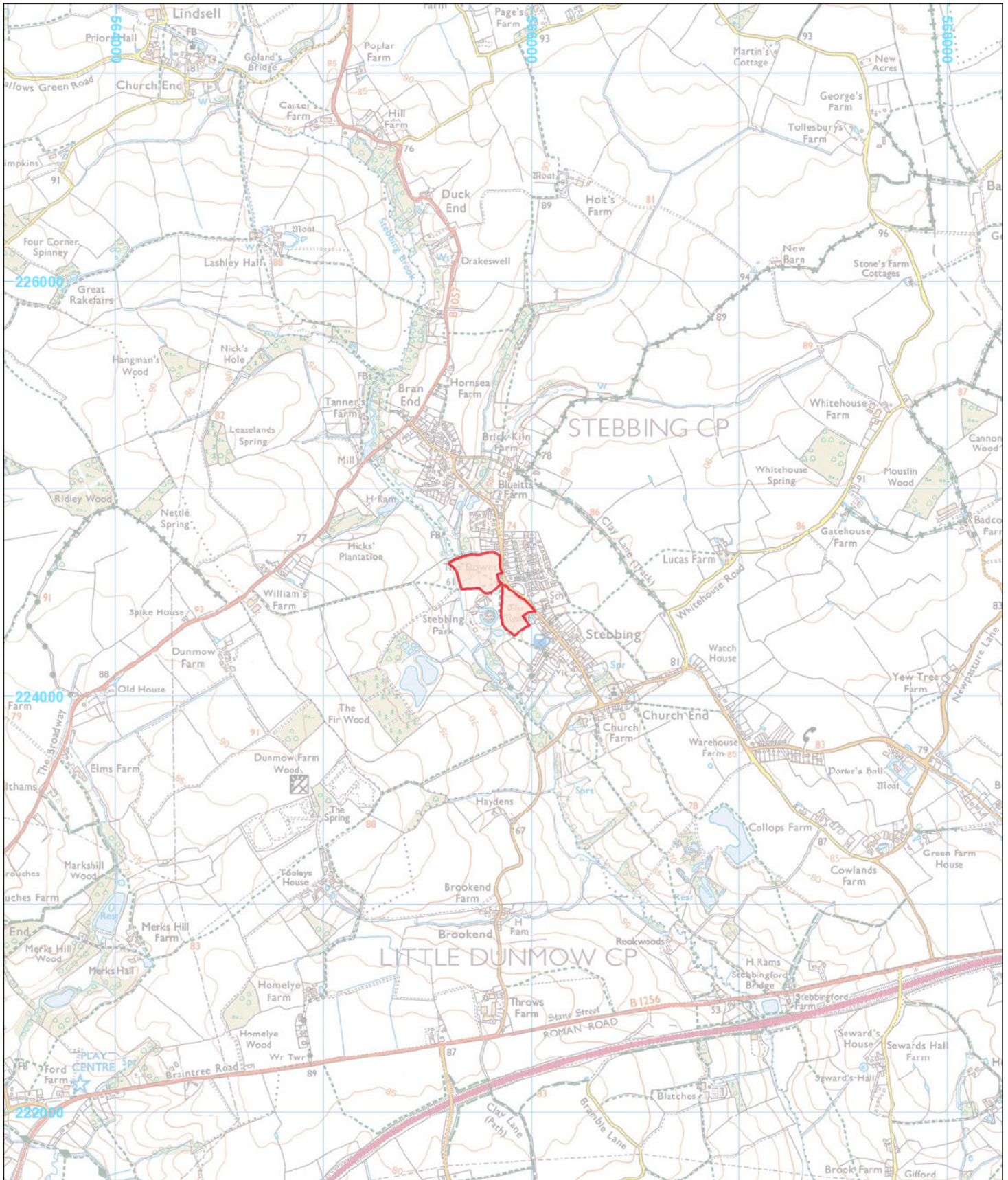
In June 2021, Cotswold Archaeology was commissioned by Montare to undertake a Heritage Assessment: A Capacity for Change Study to inform the design for a residential scheme at a site known as Land west of High Street, Stebbing, Essex (hereafter referred to as 'the Site'). Presently in use as pasture the c. 1ha Site (in two separate parts) is located c. 4km north-east of the town of Great Dunmow and is c. 10km north-west of Braintree. In September 2023, upon finalisation of scheme designs following the pre-application process, the baseline assessment has been developed into a Heritage Impact Assessment. The proposed scheme is for the construction of 28 residential dwellings in the two parcels with associated landscaping and infrastructure.

The assessment has examined the historic context of the Site and the surrounding heritage assets, which include a scheduled motte castle mound, the Stebbing Conservation Area and Listed Buildings associated with Stebbing Park, in order to understand both the archaeological potential of the site and the susceptibility of nearby heritage assets to changes within their setting. The village was well established by the time of the Norman invasion, and was a substantial settlement within the Domesday survey and into the medieval period.

A geophysical survey of the Site identified anomalies potentially indicative of buried archaeological remains. These were further explored in a programme of archaeological trial trenching. In the most part, the discovered remains were geological and not of archaeological interest. Some of the cut and infilled features (pits and ditches) were discovered but no datable artefacts were identified. As such, these remains are of limited or no archaeological interest.

The assessment includes a detailed settings assessment which examines what matters and why to the significance of heritage assets within the environs of the Site. Steps 1-3 of the Historic England guidance on the Setting of Heritage Assets (2017) has informed the analysis, which has concluded that whilst the proposed development will change the character of the setting of some heritage assets, this will not be in a way which harms their heritage interest nor the experience of their significance.

As such the proposed scheme complies with local policy, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of Section 16 of the NPPF 2023.



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PROJECT TITLE
Land west of High Street, Stebbing

FIGURE TITLE
Site Location Plan



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1. INTRODUCTION

- 1.1. In June 2023, Cotswold Archaeology (CA) was commissioned by Montare to undertake a Heritage Impact Assessment in respect of Land west of High Street, Stebbing, Essex (hereafter referred to as ‘the Site’). Presently in use as pasture the Site (in two separate parts) is located c. 4km north-east of the town of Great Dunmow and is c. 10km north-west of Braintree. The Site comprises zones A&B (North Field) and C&D (South Field) with areas of **3.64ha** and **2.15ha** respectively. This assessment follows on from a baseline Heritage Assessment: Capacity for Change Study (CA 2021) which was produced to inform the design and pre-application process for the scheme.

Objectives and professional standards

- 1.2. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by CIfA in 2014 and updated in 2017 and 2020. The assessment does not include a full and detailed impact assessment as the potential development within the Site has yet to be determined. Therefore, this report seeks to present an understanding of the heritage significance of the assets in proximity to the Site and set out the parameters to which residential development could be accommodated within the Site without adversely affecting them.
- 1.3. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:

*‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’
(Historic England 2015, 3).*

- 1.4. In this regard, and in relation to buried archaeological remains, recommendations for further investigation are offered.

Statute, policy and guidance context

- 1.5. The Site is located in the local authority of Uttlesford District Council. The current Local Plan, 'Uttlesford Local Plan', was adopted in January 2005 (Uttlesford District Council). A new Local Plan is being developed, it is due to be delivered summer 2024. . No draft policies relating to archaeology or heritage were available to view.
- 1.6. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2023)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 55).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

Statute	Description
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1

Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2023) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Essex Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats. – not available due to Covid-19 closures.
Essex Archives	Historic mapping, historic documentation, and relevant published and grey literature.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present – not available due to Covid-19 closures
Defra Data Services Platform (environment.data.gov.uk)	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary

context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

- 2.4. A site visit was also undertaken as part of this assessment on 2nd June 2021 by Robert Sutton and Rose Karpinski. The primary objectives of the site visit were to assess the Site’s historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way. This was one of five separate visits to the Site during 2022 and 2023.
- 2.5. A geophysical survey was undertaken within the Site by Magnitude Surveys in 2021 (Turner et al. 2021). This identified anomalies which may have represented buried archaeological features. These were further explored during a programme of archaeological trial trenching in August 2023, which did not reveal any significant / important remains. These are discussed in further detail below, in section 3 of this report.

Settings Assessment

- 2.6. The assessment examines the setting of those heritage assets located in proximity to the Site which may be susceptible to the proposed scheme. This takes the form of a ‘settings assessment’. It is specifically focussed on understanding the potential impact of development on the significance of heritage assets as a result of alteration to those parts of their setting which contribute to their special interest and the way these are experienced. As described above, the focus of the work will assess the extent and type of any contribution of setting to the significance of the nearby Conservation Area, scheduled monument and Listed Buildings.
- 2.7. The work is informed and underpinned by the best practice methodology published in Historic England’s Good Practice Advice in Planning Note 3 (GPA) guidance on

The Setting of Heritage Assets (2017). The physical and experiential setting of the assets are examined in proportionate detail, including what aspects or attributes of setting contribute positively, negatively or do not contribute to significance. As GPA 3 states:

'a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it' (p2).

2.8. As is described in GPA 3, not all aspects of an asset's setting contribute to their significance, in other words, some elements of setting do not contribute, or the contribution is neutral. The guidance is also clear that consideration of views, which are a part of settings assessments, can be valued for reasons other than their contribution to heritage significance. The guidance states in referring to views:

'they may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations.....the consideration of views in the planning process may be partly or wholly separate from any consideration of the significance of heritage assets (p1).'

2.9. This makes it clear that it is important to understand what parts of a setting are relevant to an understanding and appreciation of the asset, and what are not. There can often be confusion or misunderstanding in this regard, as some aspects of setting can be pleasing, attractive and cherished, but not contribute to heritage value. As identified in the above quote in paragraph 2.7, considerations related to landscape value and villagescape amenity are often conflated with effects on heritage significance.

2.10. This assessment will undertake Steps 1-3 of the staged approach advocated in GPA 3; Step 1 looks to identify which assets may be potentially affected by changes in their setting. Step 2 assesses the degree to which these settings make a contribution to the heritage significance of the asset or allow significance to be appreciated. This is achieved by developing an understanding of the specific values (historic, evidential and aesthetic) contributing to overall significance and secondly analysing how and what aspects of setting contribute to those specific values. Step 3 assesses the effects of potential development on significance bearing in mind and utilising the findings of Step 2.

-
- 2.11. Historic England is also clear within the guidance that conserving the significance of heritage assets by taking their settings into account need not prevent change and goes on to state:

'many places coincide with the setting of a heritage asset and are subject to some degree of change over time' (p.8)

- 2.12. For a development to result in harm to a heritage asset it has to have the potential to impact its heritage significance negatively or to harm the way in which it is understood and experienced. Change to the character of setting does not necessarily result in harm to its significance. Whether the change to the setting has a harmful impact on the specific values which form overall significance, is the sole matter for consideration.

Assessment of heritage significance

- 2.13. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by residential development within the Site, has been assessed and described, in accordance with paragraph 194 of the NPPF (2023), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.14. This report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by residential development within the Site, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England and set out in the Second Edition of

GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).

- 2.15. In relation to non-designated heritage assets, the key applicable policy is paragraph 203 of the NPPF (2023), which states that:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss and the significance of the heritage asset** [our emphasis].'*

Limitations of the assessment

- 2.16. The desk-based element of this study has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.17. A selection of archival material pertaining to the Site and study area was consulted in person at the Essex Archives. There may be other relevant material held by the National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available in from the resources consulted.
- 2.18. A walkover survey was conducted within the Site, which was undertaken in dry and clear weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. While there is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological remains identified within the geophysical survey; these were explored via a programme of archaeological trial trenching. As such a robust comment on the potential extent and significance of buried archaeological remains can be made.

2.19. Access to the Stebbing Park estate including access to the Mount was not possible. Discussions regarding the potential experience of those heritage assets within this estate are caveated; however, it is not believed that this limitation undermines the assessment presented here.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site is located on the western edge of the village of Stebbing, Essex off the High Street, a road which broadly follows the historic route through the village. The Site is located c. 4km north-east of the town of Great Dunmow and is c. 10km north-west of Braintree. The Site is situated on a slope towards the west and Stebbing Brook which runs c. 120m west of the Site. The Site sits at an average of 22m aOD (above Ordnance Datum). The Site is divided into two parcels: North Field and South Field (Fig. 1).



Photo 1. North Field looking north-east towards the High Street



Photo 2. South Field looking east towards the High Street

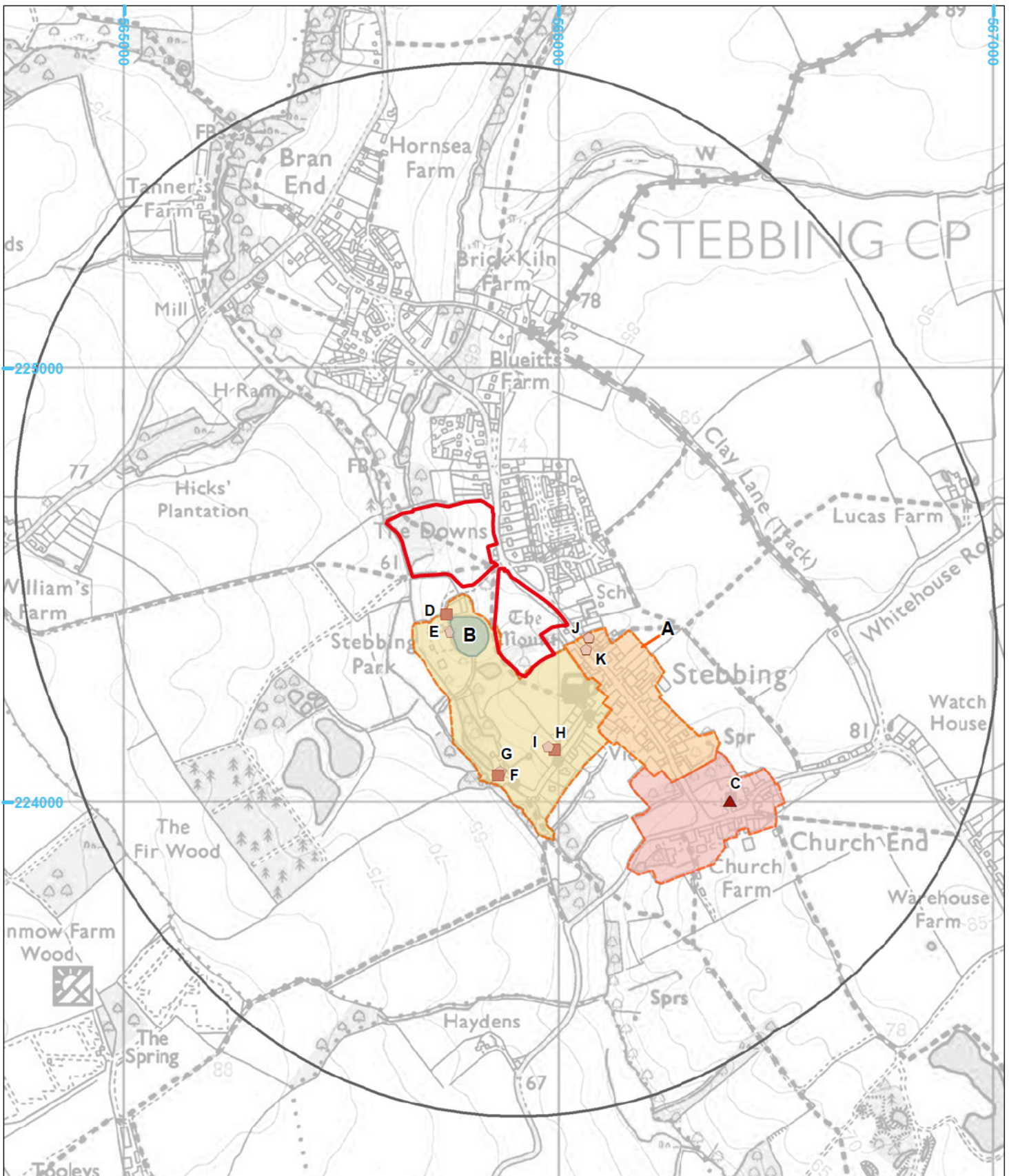
- 3.2. North Field is bounded to the west by agricultural fields, to the north and east the parcel is bounded by residential development (Photo 1). South Field is bounded to

the south by the village cricket ground, to the west by the Mount and to the east by the High Street and residential development (Photo 2).

- 3.3. The Site is located on a bedrock geology of London Clay Formation, Clay, Silt and Sand a Sedimentary Bedrock formed c. 48 to 56 million years ago during the Palaeogene Period when the local environment was dominated by deep seas (British Geological Survey 2021). The superficial geology is characterised predominantly as Kesgrave Catchment Subgroup, Sand and Gravel which formed up to 3 million years ago during the Quaternary Period when the Local Environment was dominated by rivers. The superficial geology in the southern strip of South Field is characterised by Head, Clay, Silt, Sand and Gravel, which formed up to 3 million years ago during the Quaternary Period, when the local environment was dominated by subaerial slopes. There have been no boreholes taken within the Site nor have there been any drilled in proximity to the Site. The soil within the Site is a freely draining slightly acidic loamy soil with a low fertility.

Designated heritage assets

- 3.4. To the west of South Field lies Stebbing Conservation Area (Fig. 2, **A**) as defined by Uttlesford District Council in 1997 and confirmed in 2010 (Uttlesford District Council 2010). A small sliver of the Site (South Field) lies within the Conservation Area on the south-western and southern boundaries. The Conservation Area is comprised of three different character areas: the historic core of Stebbing, comprising the High Street, and Church End as well as Mill Lane to Stebbing Park; the latter being the part of the Conservation Area which lies the closest to the Site.



- Site Outline
- Study Area
- ▲ Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Conservation Area
- Character Area
- Area 1 - High Street
- Area 2 - Church End
- Area 3 - Mill Lane to Stebbing Park



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FIGURE TITLE
 Selective Designated Heritage Assets

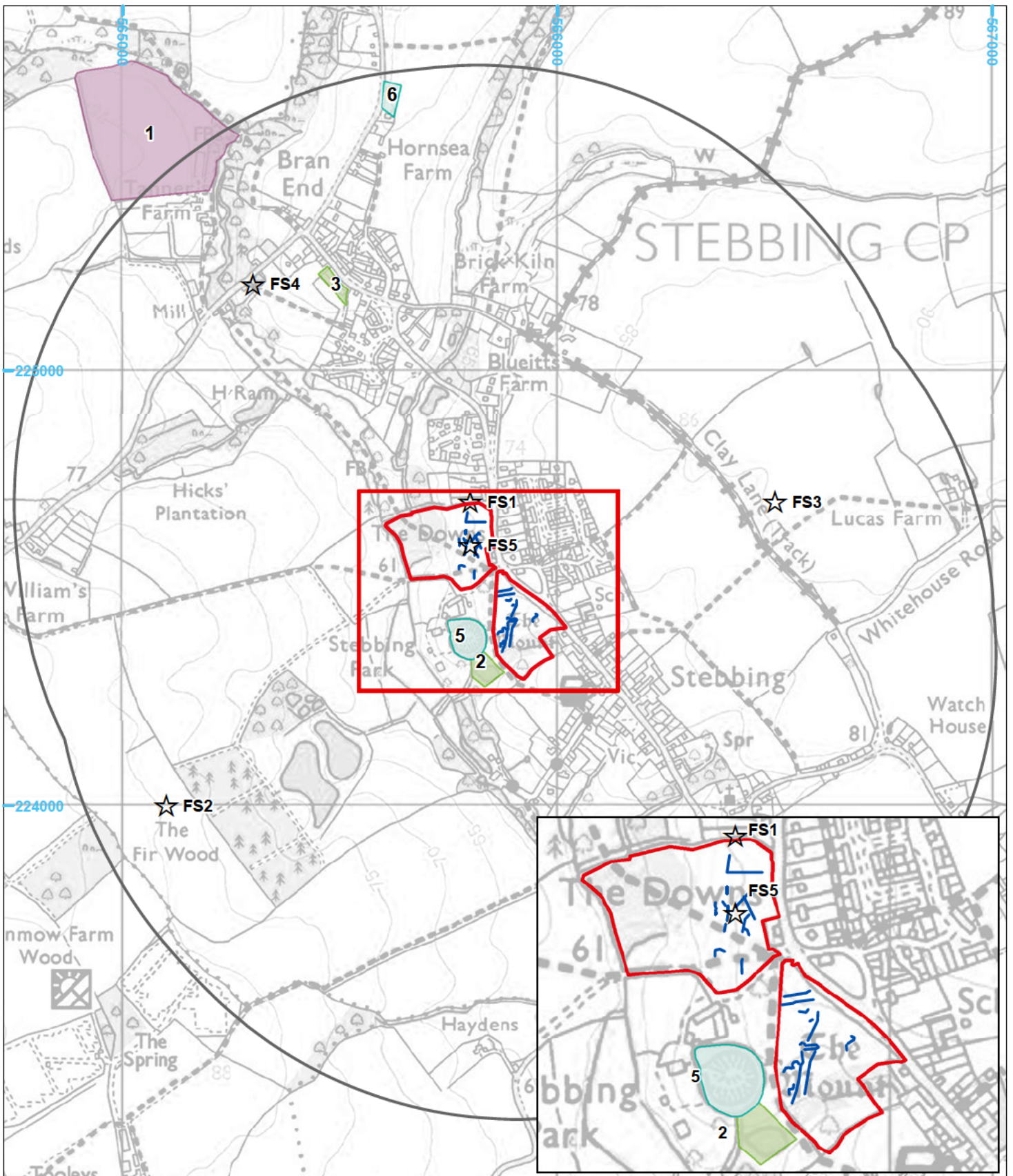
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- 3.5. The Site (South Field) is located c. 15m to the east of The Mount, a scheduled motte castle (NHLE; 1009247) (Fig. 2, **B**). The Mount was built during the medieval period, likely between the 11th and 13th centuries after the introduction of the form by the Normans. Motte castles are characterised by the mound which was used as a base for a tower, palisade and other buildings making up the castle complex (Hislop 2013). Motte castles were relatively cheap and easy to construct, consequently there are hundreds of mottes across England (Pettifer 1995). The Mount is circular in form and is surrounded by a moat which is crossed by a narrow causeway on the western side. The mound sits c. 13.5m high and is c. 70m in diameter at the base. There are no obvious traces of medieval buildings or signs of building foundations on the motte.
- 3.6. There are a significant number of Listed Buildings within the study area, and Conservation Area (Fig. 2). Stebbing Park (NHLE; 1306764) is a Grade II* Listed Building located c. 110m west of South Field of the Site (Fig. 2, **D**) and c. 100m south of the North Field of the Site. Stebbing Park is a mid-16th century house with later additions and alterations, it is an L-shaped timber framed and plastered house. The house is two storeyed with a single storey modern extension to the left front and sits within a contained and small parkland setting adjoining the moated motte (Fig. 2, **B**). Stebbing Park Barn (NHLE; 1112739) is a Grade II Listed Building located c. 100m west of South Field and c. 150m south of the North Field (Fig. 2, **E**). The Barn is also situated in the parkland adjoining the motte and was constructed in the 17th to 18th century, it is a two-storey timber framed, part plaster, part weatherboard finished barn.
- 3.7. Stebbing Mill (NHLE; 1322337) is a Grade II* Listed Building located c. 220m south of South Field and c. 525m south of North Field (Fig. 2, **F**). Stebbing Mill is a two-storey building and a working watermill, constructed in the 18th century. Adjoining Stebbing Mill is Grade II Listed Stebbing Mill House (NHLE; 1112729) (Fig. 2, **G**) which is an 18th century house with a likely earlier core; it is two storeys with a basement and later 19th century alterations.
- 3.8. Tan Farmhouse (NHLE; 1112728) is a Grade II* Listed Building located c. 200m south of South Field and c. 400m south of North Field (Fig. 2, **H**) this is a 15th century house with a 17th century extension. The two-storey house has a red tiled roof with a ½ hip and gablet. To the rear of this is the Grade II Listed Tan Farmhouse Pump (NHLE; 1322336), this is a 19th century cast iron pump.

-
- 3.9. Two Grade II Listed Buildings lie at the northernmost end of the Conservation Area on the High Street: Honeysuckle Cottage (NHL 1322313) and Hillside / Maydean NHL (1112767). Honeysuckle Cottage is a timber framed and plastered cottage, with a thatched roof. It is at least 17th century in date, possibly earlier, but with many later additions and alterations. Hillside / Maydean are two late 17th century adjoining cottages of a plastered timber frame construction with a plain tiled roof and 20th century pargetting.
- 3.10. The nearest Registered Park is Grade II Saling Hall (NHLE; 1000387) located c. 4.2km to the east of the Site. Saling Hall is a late 17th century walled garden beside gardens laid out in the 20th century.
- 3.11. The implications of potential residential development within the Site on these assets are discussed further below, in section 4 and 5 of this report.

Prehistoric

- 3.12. There are no recorded prehistoric remains within the Site.
- 3.13. The possible remains of a ring ditch have been identified c. 1km north of the Site (Fig. 3, **1**) through an appraisal of aerial photographs. The ring ditch feature may represent the ploughed out remains of a round house or a burial mound of prehistoric date, however, the date of this feature is provisional and based on the form of the cropmark and not through intrusive archaeological investigation.
- 3.14. Few prehistoric finds have been made throughout the parish of Stebbing (Stebbing Local History Society 2010) indicating a potential limited prehistoric presence within the area. A find of two struck flakes was made in 1978 within North Field (Fig. 3, **FS1**) these are likely to represent a chance find of flints which had been redeposited within the Site and is not likely to represent occupation or settlement. A further struck flint was found c. 900m south-west of the Site in 1978 (Fig. 3, **FS2**). Further finds of struck flints have been made c. 650m east (Fig. 3, **FS3**) and c. 700m north of the Site (Fig. 3, **FS4**). These are all likely to represent residual activity within the study area.
- 3.15. Although the parcels of the Site lie in a location favourable to prehistoric settlers, on higher ground close to a running water supply, there is no definitive evidence to suggest that the Site was utilised during the prehistoric periods. The results of the geophysical survey are discussed below, and although the anomalies



- Site Boundary
- Study Area
- Prehistoric
- Medieval
- Post-medieval
- Asset 4 - Results of Geophysical Survey
- ★ Find Spots



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PROJECT TITLE
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FIGURE TITLE
 Non-designated Heritage Assets

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are tentatively associated with medieval activity on the Site, there is the possibility that they could be prehistoric in date, despite no dating evidence from the trial trenching.

Roman period

- 3.16. There are no Roman period remains recorded within the Site.
- 3.17. A find of a small piece of Roman pottery was made within the Site (Fig. 3, **FS5**), this was recovered from a small bed of charcoal, it is likely that the find represents a deliberate deposition made possibly during the Roman period, but possibly later, in relation to medieval activity associated with the motte. As such the pot may represent a later use and subsequent deposition of Roman period material in the medieval period.
- 3.18. There is no further recorded Roman period activity within the study area. The Roman Road between Colchester and St Albans is projected to have run c. 2km south of the Site. It is unlikely that this proximity will have introduced Roman period activity into the Site.
- 3.19. There appears to be a low potential for Roman period remains to be present within the Site. It is likely that during the Roman period the Site was unoccupied or made up part of the rural hinterland between dispersed settlements. As per the discussion on possible prehistoric buried remains, the anomalies identified in the geophysical survey, and then the trial trenching, could be from the Roman period, although the lack of dating evidence of artefacts makes this unlikely.

Early medieval and medieval

- 3.20. Stebbing is likely to have been settled during the early medieval period and is thought to have been held by Siward, a Saxon thegn (Stebbing Local History Society 2010). It is likely that when the Normans arrived in c. 1066 the village had been well-established for three to four hundred years. Consequently, the construction of the motte (Fig. 2, **B**) within or on the edge of the village may be considered a place of power from which to enforce new laws and establish a new society under Norman rule (Lewis et al 2001).
- 3.21. Stebbing is mentioned in the Domesday Book of 1086 with a recorded population of 104 households under two Lords Henry de Ferrers and Ralph Peverell (Powell-Smith 2021). This suggests that the settlement of Stebbing was well established by

this point; the economy appears to be sustained through a large number of livestock and substantial woodland, alongside arable cultivation, as well as two mills which would have contributed to the local economy. The location of these mills during the medieval period is expected to be to west of the Site, on or near the current alignment of the brook (and near the 18th century Stebbing Mill). The medieval settlement is expected to have been located within the extent of the current village, potentially with a focus around the Church.

- 3.22. Stebbing has an uncertain place name origin and may derive from ‘Stybba’s people’ or ‘tree-stump dwellers’ (University of Nottingham 2021). If the former, this is likely to indicate the name of a former ruler; the latter may allude to the large amount of woodland recorded within the Domesday Book.
- 3.23. Stebbing Mount is accompanied to the south by a fishpond (Fig. 3, 2) located c. 40m west of South Field and is thought to be contemporary with the motte. The fishpond is c. 60m by 45m and c. 1.5m deep, it is fed by the same stream which feeds the moat ditch.
- 3.24. The geophysical survey undertaken within the Site by Magnitude Surveys in 2021 (Turner et al 2021) identified the possibility of ditch features or remnants of quarrying / landscaping. Some of these features were verified during the trial trenching (CA 2023). However, without any secured and datable artefacts these features could be wholly unrelated to the motte i.e., belong to earlier or later periods of activity within the Site.
- 3.25. The Church of St Mary the Virgin is a Grade I Listed Building (NHLE; 1112777) located c. 530m south of the Site (Fig. 2, C). This was built in c.1360 with later restorations. The Domesday Book records a priest to belong to Stebbing, as such it is likely that this church overlies an earlier building. As such it is possible that the 14th century Church of St Mary the Virgin has no association with the priest recorded in the Domesday Book.
- 3.26. An archaeological evaluation undertaken by Colchester Archaeological Trust in 2016 c. 530m north of the Site (Fig. 3, 3) revealed a medieval pit and a ditch feature (Pooley 2016). It is likely that the ditch represents part of a former field boundary, and the pit may represent a domestic waste pit as it contained sherds of 13th to 14th century pottery. This is likely indicative of the underlying medieval potential across the village.

Post-medieval and modern

- 3.27. Stebbing is marked on Christopher Saxton's 1576 map of Essex ¹, it is shown as a moderately sized settlement with a single church. The same is marked on Blaeu's Map of 1646² and Blome's 1673 map³ of Essex. A 1695 Map of Essex⁴ by Morden shows the growing network of roads in the wider area, but here Stebbing is yet to be connected with any major routeways. No change is observed on Pask's 1700 map⁵ of the county or on Smyth and Warburton's 1724 map⁶.
- 3.28. By 1764⁷ Bowen's more accurate map of the county depicts Stebbing in greater detail, clearly illustrates the Church to the south of the village, with a road leading north. Stebbing Hall is marked on the map which may relate to the Stebbing Park house. Andre and Chapman's 1777 map of Essex⁸ shows further details of the developing village, including buildings along the High Street and down Mill Lane. A windmill (Fig. 3, 6) is marked c. 920m to the north of the Site.
- 3.29. The Tithe Map of 1839 for Stebbing shows the Site to be divided into 4 portions (Fig. 4). North Field is within parcel 495 described as belonging to The Right Honourable Arthur Algernon Essex Earl of Essex and being occupied by James Webb Willis, it is recorded as being in use as pasture and was known as 'Pound Piece'. A small portion of the south-eastern corner of North Field is within parcel 496 again owned by The Right Honourable Arthur Algernon Essex Earl of Essex this occupied by John Gowers and Thomas Harrington, this is described as a cottage and gardens. The cottage does not appear to be within the Site and is likely that the gardens were within the Site whilst the cottage was just beyond the boundary to the south.
- 3.30. The majority of South Field is within parcel 440 and is also owned by The Right Honourable Arthur Algernon Essex Earl of Essex and occupied by Sarah Lewsay this 'Broom Field' is described as arable land. Parcels 441 and 490 are also under the same ownership and occupancy, parcel 441 is named 'Rush Moor' and is described as pasture, whilst 490 is named 'Ozier Ground'. The surrounding parcels 495 and 488 are listed as being under pasture.

1 [REDACTED]
2 [REDACTED]
3 [REDACTED]
4 [REDACTED]
5 [REDACTED]
6 [REDACTED]
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8 [REDACTED]

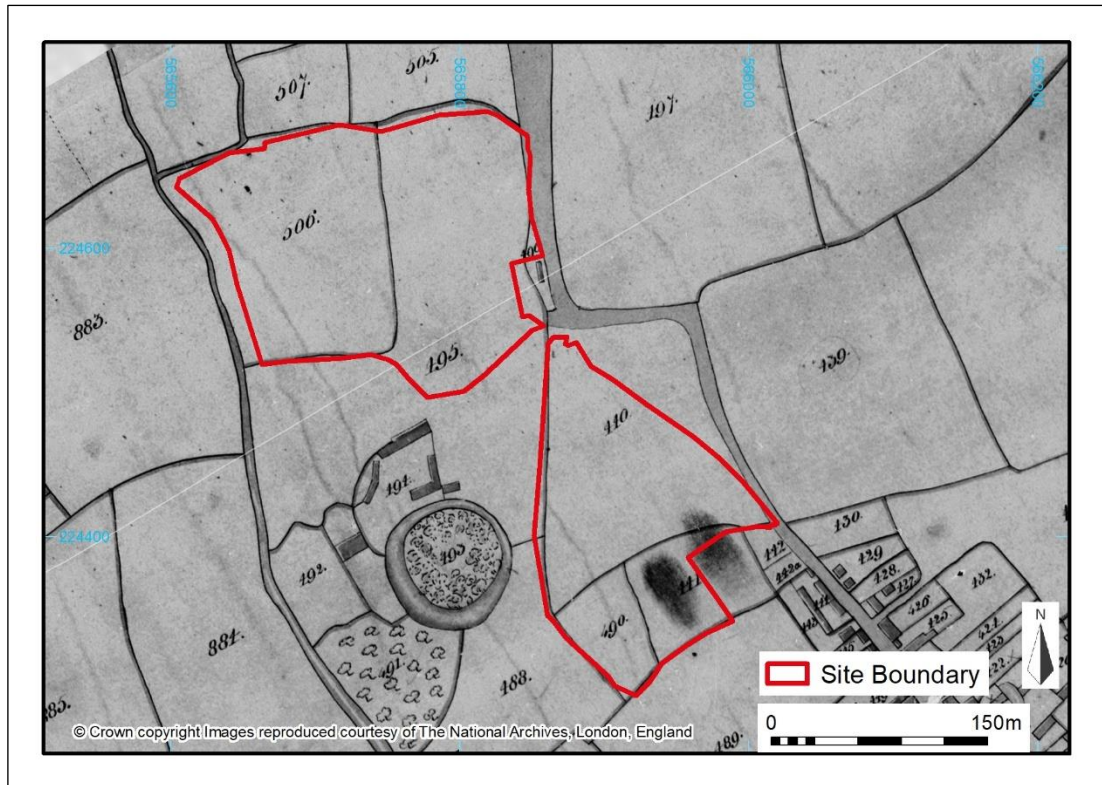


Fig. 4 Extract of the 1839 Stebbing Tithe Map

- 3.31. The enclosure of the parish is likely to have occurred during the 18th and 19th century, though no records of this survive, and may never have been created (Kemble 2013).
- 3.32. During the 19th century a summer house and icehouse were constructed atop the mound of the Mount (Fig. 3, 5), these are accessed via a spiral footpath. It is likely that these were constructed during landscaping and management of the land associated with Stebbing Park.
- 3.33. The 1875-1876 Ordnance Survey map (Fig. 5) shows the two parts of the Site to be unoccupied. North Field comprises a portion of land which is likely shown in arable use with the garden associated with the cottage surviving in the south-eastern portion of the Site. South Field is divided into three, with two smaller land parcels in the south-east of the Site.

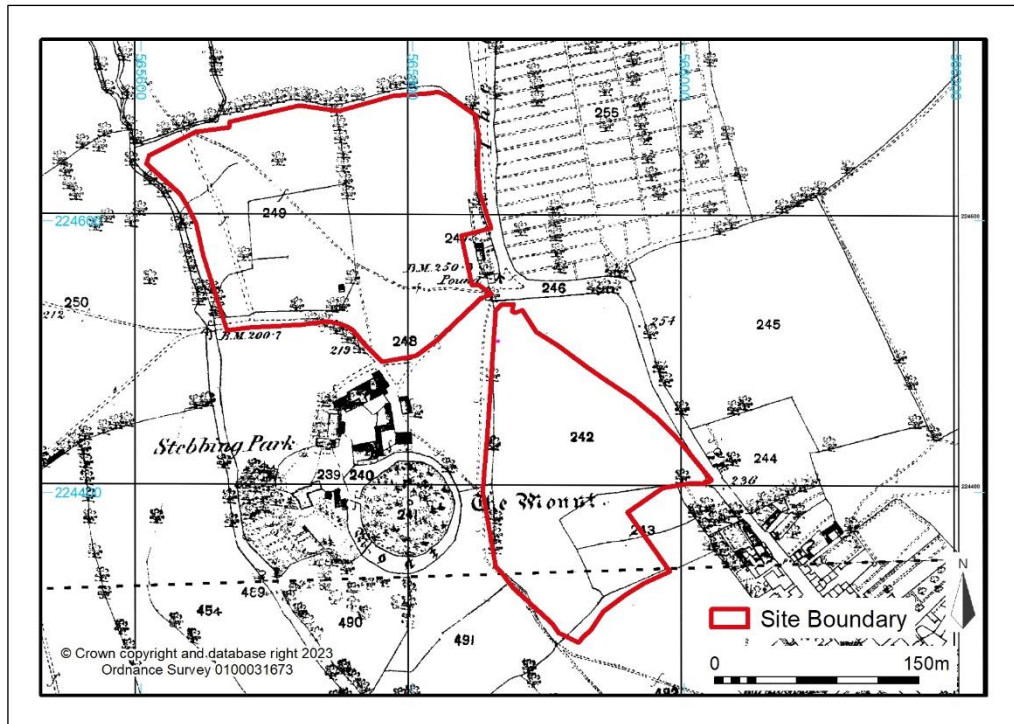


Fig. 5 Extract of 1875-1876 Ordnance Survey Map

3.34. By the 1954 Ordnance Survey map (Fig. 6) North Field is no longer within any region of garden, and the cottage boundary has altered. There remains a land division in the south of South Field however this is no longer subdivided into three portions; here it appears that there is tree cover within the Site.

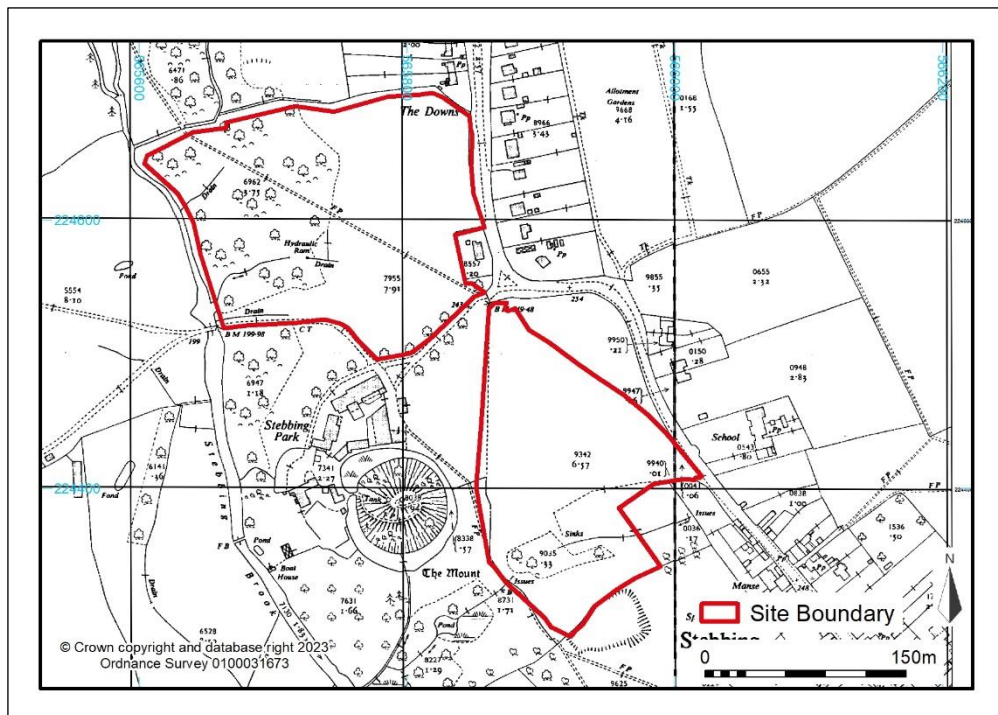


Fig. 6 Extract of 1954 Ordnance Survey map

3.35. By 1981 (Fig. 7) a significant change has occurred within the study area, the High Street which previously did not run adjacent to South Field has been altered to run alongside the Site boundary. No changes are recorded to have taken place within the Site.

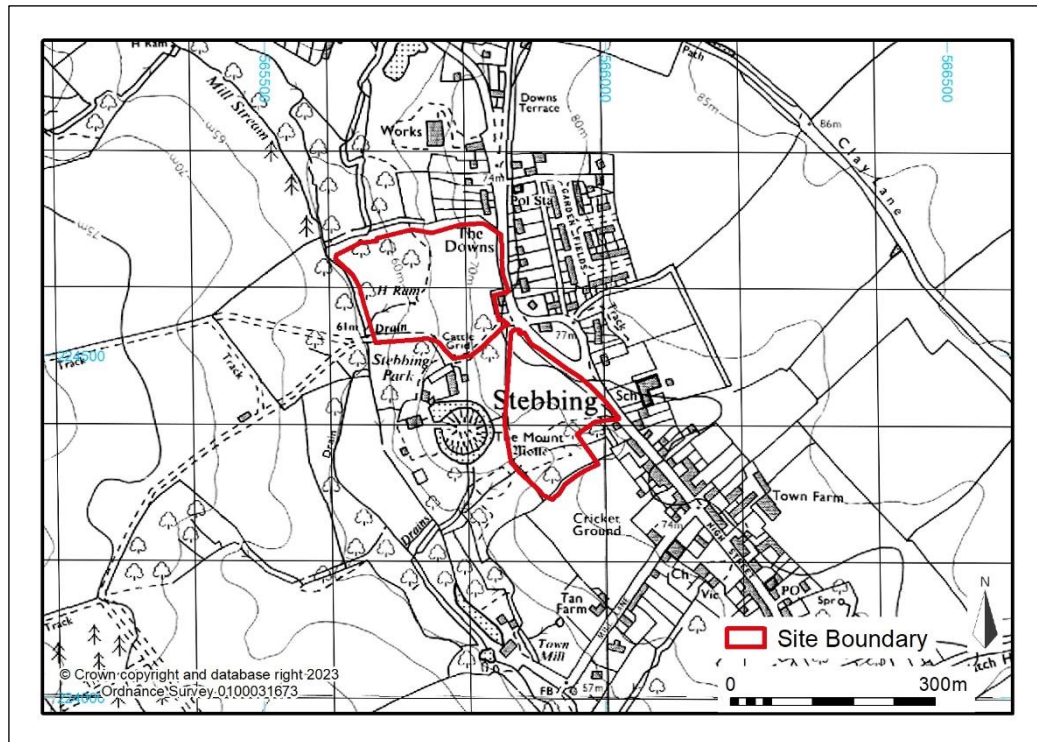


Fig. 7 Extract of 1981 Ordnance Survey map

3.36. The Site does not appear to have been subject to any development during the post-medieval or modern period. The growth of Stebbing has been in the wider area and has not affected the Site. A notable change within the study area is the alteration of the alignment of the High Street which diverted the road closer to the Site. It is possible that earthworks were undertaken within the Site to facilitate this change and to construct an earthwork boundary between the Site (South Field) and the road. Overall, the potential for post-medieval remains within the Site is low. In the south-eastern portion of North Field there may be some remnant garden features associated with the cottage marked on the Tithe map.

4. BURIED ARCHAEOLOGICAL REMAINS AND IMPACT ASSESSMENT

Previous impacts

- 4.1. The Site was utilised for arable cultivation during the early medieval and post-medieval period, it is possible that the Site was also utilised as such during the prehistoric and Roman periods. Ploughing will have truncated and potentially removed buried archaeological remains within the Site.
- 4.2. There are no known built structures within the Site. A garden is known to have been situated within North Field during the early post-medieval period; however, this appears to be the extent of the known built form within the Site.
- 4.3. Surprisingly, there was no evidence, from the archaeological trial trenching that the remodelling of the High Street caused any disturbance within the South Field.

The significance of known and potential archaeological remains within the Site

- 4.4. This assessment has identified that no designated archaeological remains are located within the Site; thus no *designated* archaeological remains will therefore be physically affected by development within the Site. The geophysical survey and trial trenching identified evidence of buried archaeological remains, but these undated features retain limited or no archaeological interest i.e., are not of sufficient heritage significance to be identified as *non-designated heritage assets*.

Assessment of impacts

- 4.5. Due to the limited or no archaeological interest of the discovered remains within the Site, no further consideration of this matter is required.

5. THE SETTING OF HERITAGE ASSETS

- 5.1. This section considers the potential effects that residential development could have upon the significance of heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2, shown on Figure 8 and Figure 9. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.
- 5.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).
- 5.3. The heritage assets that were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting, are the:
- Stebbing Conservation Area and Listed Buildings within
 - Grade II Listed Honeysuckle Cottage and Hillside Maydean
 - Stebbing Park assets (Grade II* Listed Building and its associated Grade II Listed Barn)
 - The Mount: a motte castle in Stebbing Park' (a scheduled monument).
- 5.4. These assets have been identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight within the context of the assets' heritage significance.
- 5.5. Following an assessment of the nature of the heritage significances Honeysuckle Cottage and Hillside Maydean they were scoped out of any further assessment. Specifically, this decision was influenced by the facts that no known historical or physical associations were had between them and the Site, and no meaningful experiences of the buildings can be had while also taking in either North Field or South Field of the Site.

The Mount (motte)

Significance

- 5.6. The Mount comprises a circular earthen mound measuring c. 70m in diameter at its base, 15.5m in diameter at its summit and is c.13.5m in height. Surrounding the mound / motte is a water-filled moat which has a maximum width of 15m and is c.1.5m in depth. Originally a narrow causeway on the west side of the moat gave access to the motte but this has been excavated to form a continuous moat and access is now via a small wooden bridge.
- 5.7. The significance of the Mount lies primarily in its historic (illustrative) and evidential values as former Norman earthwork castle mound. There is also some significance deriving from the changes it experienced as part of the 19th century changes to Stebbing Park, when garden structures were placed upon it.

Physical Surrounds – ‘What Matters and Why’

Physical remains

- 5.8. The Mount is a well-preserved example of a motte (castle) and is likely to retain evidential information relating to the construction of the mound and the medieval structures which may have occupied it. Environmental evidence, which could provide an indication of the environment within which the motte was built and the economy of its inhabitants, is also thought likely to survive within deposits of the moat and within the construction horizons of the mound too.



Photo 3. View of Stebbing Mount motte from the east

Topography

- 5.9. The Mount is located on a prominent west-facing spur on the slopes of the valley of Stebbing Brook. Whilst this positioning would not have provided the best vantage

point across the village (or wider landscape), the proximity of the moat to the watercourse would have ensured that the moat ditch was often filled to capacity. The moat would have restricted access to the motte during the medieval period. Originally a narrow causeway on the western side gave access, but this access point was removed, and a bridge now creates access. The moat, as well as any defences associated with the structural remains would have secured the motte and restricted access by all other means, keeping unwanted visitors away, or impeding their access significantly.

- 5.10. From the top of the mound, and from any built structures which may have been situated upon it, there may have been advantageous west facing views along the valley and more limited views east towards the village. It is likely that prior to the current situation whereby woodland surrounds the motte, it would have held some prominence in the landscape, but this is now completely lost. However, the Mount's strategic location within the landscape (Fig. 8) is a critical component of its historical value.

Built form in its surrounds

- 5.11. Immediately to the north of the Mount lie Stebbing Park and the collection of associated residential, former farmstead buildings and features (such as the barns, tree-lined avenue and the tennis court). These elements form no tangible association with the heritage significance of the Mount as a 'medieval fortification'. The icehouse, summer house, water tank and air raid shelter, all built atop the motte, are clear and manifest examples of the much changed character of the feature. In effect, these component parts give the feature its predominating characteristic of a garden or parkland feature / folly. This does not imply that the heritage significance of later phases of the abandonment and re-use of the mound are of no interest, but they are far lesser interest than the medieval historical components.
- 5.12. Further afield is the village itself. The closest components of the village, along the High Street to the north-east of the motte (the Garden Fields area) are of mid- and late-20th century date. The presence of this more recent growth and expansion of the village, specifically the diversion of the High Street, within the setting of the motte neither contributes nor detracts from the heritage significance of the Mount or the experience of it. The more ancient components of the village centre give a sense of the time depth of the settlement at Stebbing; however, the predominant character of the architecture of the village is that of the later medieval and later

periods. Even the 14th century Church, with its extensive 19th and 20th century restorations post-dates the Mount by several hundred years. Therefore, although the presence of settlement in close quarters to the Mount helps to articulate the historical relationship of the settlement to the east and agricultural landscape to the west; in this instance, the specific nature and character of this settlement pattern is of no relevance to the experience of the Mount and therefore makes no contribution its significance. The only contribution that the settlement makes to the setting of the Mount is through offering an understanding of the necessary settlement infrastructure that would have served the castle, as it would not have stood in isolation within the landscape.

Vegetation and agricultural hinterland

- 5.13. The mound of the Mount is covered in dense tree cover (Photos, 3, 4 & 5). The mix of non-native trees creates a tapestry of colours and textures covering the Mount and the surrounding area. Due to the non-native planting, it is likely that the tree cover is the result of 19th century design, possibly planted in conjunction with the erection of the icehouse and summer house upon the mound during this time. The character of the 'overgrown' nature of the mound and its immediate surrounds, while clearly forming part of the more recent history of the abandonment then reuse of the feature, adds nothing to its key heritage significance.
- 5.14. To the south of the Mount is a fishpond of a suspected medieval date and is likely associated with the occupation of the motte castle. This fishpond is a surviving aspect of what may have been a larger complex of buildings and managed landscape in proximity to the motte. As a standalone feature within the setting of the Mount, the fishponds make a contribution to its heritage significance.
- 5.15. More generally, the lands lying to the east of the Mount are that of the village of Stebbing, while those to the west are the agricultural, rural hinterland of the settlement. This relationship is likely to have persisted for the past 1,000 years and this plays an important role in the story of the Mount in the medieval period (as experienced today, see below). As such, this general agrarian landscape to the west, partnered with its associated built settlement, to the east, is a positive attribute of setting contributing to significance.



Photo 4. View of the moat ditch from the East









Photo 5. Mix of non-native tree species surrounding the Mount



Photo 6. Avenue of trees (right) lining the track to Stebbing Park



-  Moat
 -  Stebbing Brook
 -  Stebbing High Street
 -  Fish Pond
 -  Tree Cover
 -  Built Form
 -  Tennis Court
 -  Residential Stebbing
- Topography**
-  81m aOD
 -  56m aOD



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PROJECT TITLE
Land west of High Street, Stebbing

FIGURE TITLE
Setting of Stebbing Mount motte

DRAWN BY	RK	PROJECT NO.	SU0267	FIGURE NO.
CHECKED BY	RPB	DATE	28/08/2023	8
APPROVED BY	AS	SCALE @ A4	1:2,000	

Experience – ‘What Matters and Why’

In proximity to the motte

- 5.16. From all of the close and publicly accessible areas (namely the footpaths to the south and east of the Mount) the mound cannot be easily discerned. A well-informed visitor fully appraised of the location, history and character of the Mount would be able to just about make out the mound within the tree and vegetation cover. The ponds and moat can be seen, but these are not easily distinguished and certainly wouldn't be interpreted as historical features of note, unless, as referred to above, the visitor was exceptionally well-appraised.
- 5.17. From within and around the privately accessible areas of the Mount, within the estate and grounds of Stebbing Park, a different experience is likely to be had. Being able to physically access and ascend the mound would allow for the monumentality of feature, and the endeavours of those that designed and constructed it, to be better understood. However, from these locations the presence of the later built additions (see above) clearly present a prevailing character (and contrary to the medieval) of a parkland folly.
- 5.18. The current publicly accessible experience of the Mount clearly undermines the significance of the feature. Its current character runs in direct opposition to the intended medieval design as a prominent and dominating feature of the landscape.
- 5.19. When in proximity to the Mount the presence of the village can be seen and heard. This takes the form of the typical views and sounds of vehicles passing along the High Street, children playing in the recreation field / school grounds and people living and working within the village. Recognition of the village in proximity to the Mount further emphasises the nature of the 'edge of settlement location' and is a positive attribute of setting contributing to significance, as this is likely to be similar to the historic experience of the activity of the settlement from the Mount.

From further afield

- 5.20. Much like the narrative offered above, regarding the experience of the feature up close, from further afield, in all directions, there is no available discernible experience of the Mount (mound or moat).
- 5.21. In views from the west (see Photo 7) the location of the Mount is characterised as a mixed species, small woodland. The built form of Stebbing Park, and much of the

village (certainly the core and Church for instance) is also masked from this direction too. From the High Street or from within either part of the Site the same experience (or complete lack of) is had.

5.22. The informed visitor, knowledgeable of the location of the Mount within the wooded area would be able to experience the location of the Mount on the edge of the settlement.

5.23. In summary, locations in the wider landscape contribute nothing to the experience of the Mount other than to place the location as lying on the edge of the settlement.



Photo 7. View towards the Mount from the west

Contribution of the Site to the significance of the Mount

5.24. The positive aspects of setting which contribute to the significance of the Mount have been identified as:

- its physical location in a strategically positive position on a prominent west-facing spur adjacent to a watercourse; and
- its physical and experiential location overlooking the wider landscape (most expansively seen to the west) but also close to the settlement edge to the east, which offers both an understanding of the way in which the motte would have ruled over and been served by its local population, and how it would have felt historically to be on the Mount with the sensory experience of the active settlement nearby.

5.25. The two parcels which form the Site lie adjacent to the modern road and mixed grain, mixed age built form of the village. They sit within formerly agricultural fields

which have no discernible historical association with the Mount, therefore they are not an attribute of setting that contributes to the experience of the Mount.

5.26. Views from the Site to the Mount are incidental and screened by mature trees and vegetation. There is no meaningful experience of the Mount as a specific earthwork feature from the Site and vice versa, though from the Mount looking east there is likely to be glimpses through trees of the Site framed by its backdrop of the built form of the village. These likely glimpsed views from the Mount over the Site only offer information on the presence of the settlement as a homogenous feature to the east, north-east and south-east of the Mount.

5.27. As such, the Site has been found to make no contribution to the historic (illustrative) and evidential interest of the Mount. It is an incidental parcel of land which lies near the asset, but it can offer no meaningful information which augments our understanding of its significance or its experience as a heritage asset. The core attributes of setting which contribute to the significance of the Mount (see 5.24 above) are not in any way affected or influenced by the Site.

5.28. Care should be taken with regards to the assessment of the Site in relation to the Mount to not conflate landscape amenity value with heritage significance. This earthwork would have been a very different place in its heyday, surrounded by structures of timber palisades and the huts, buildings, bustle and activity of a busy settlement serving the motte and its inhabitants. It would not have been the tranquil pastoral and sylvan place it is today. As such these qualities are not attributes of setting which offer any insight into the built character and experience of this place historically.

Stebbing Park asset group

Significance

5.29. The Stebbing Park asset group is formed of the Grade II* listed Stebbing Park, a house of 16th century origins⁹ with later alterations and additions, and Grade II listed barn of 17th or 18th century origins¹⁰. The enclave lies to the west of the Mount within the valley and historic mapping (Fig.5) confirms that a modest parkland was present to the south, west and north of the enclave in the 19th century, though this is not extant. A principal house was built in the mid-19th

9

10

century and various other modern additions are present, such as a swimming pool housed in part of a 13th century barn.

- 5.30. Stebbing Park was formerly known as Stebbing Hall and was the manor house of one of the three manors within Stebbing. It was owned by the Duke of Essex who had acquired the manor from Henry De Ferrers, a Norman lord who was probably responsible for the construction of the motte. In the 19th or early 20^t century it was subdivided into two demises.
- 5.31. The significance of the Stebbing Park enclave derives from their historic (illustrative), evidential and aesthetic values as an assemblage of historic buildings with origins in the 16th century (and likely part of a manor farmstead established prior to this and associated with the motte castle). They remain as a discrete and interpretable historic group set away from but clearly associated with, but somewhat physically detached from the village of Stebbing, within a wooded rural setting.

Physical Surrounds – ‘What Matters and Why’

- 5.32. As noted above, the two Listed Buildings lie within an assemblage of buildings which mapping indicates was a gentrified manorial farmstead. The group is encircled by tree belts and a wooded copse to the north-west. Flowing along the western boundary of the enclave is Stebbing Brook, which Historic England suggest would be the reason for the establishment of the motte. The wooded motte lies to the east of the barn and south-west of the Listed dwelling; the historic association with the motte is likely to be the reason for the establishment of the manorial farmstead, the presence of the remains of a 13th century barn would evidence this.
- 5.33. The physical layout of the group, and its association with the stream and motte are attributes of its setting which are positive components of its significance, in that they remain as historically planned, and therefore offer interpretation and information on their story. The construction of the current principal house in the mid-19th century (and the adoption of the name Stebbing Park, it was formerly Stebbing Hall) also offers information on how the former late medieval manor house and farmstead became gentrified at this time and is therefore also a contributor to historic significance.
- 5.34. It is understood the Stebbing Park buildings were separated, prior to 1916, into two ownerships which has resulted in physical boundary markers and a subdivision of the former Stebbing Hall enclave. This has impacted on the ability to understand the

operation and layout of Stebbing Hall (as was) prior to this change and as such, detracts a little from its historic interest in terms of understanding its earlier history. It is quite possible that the construction of the principal house in the 19th century is a result of the ownership changes, with the Grade II* Stebbing Hall being one dwelling unit, and the larger house to the south being a separate unit. Construction of a summer house and icehouse on the Mount, and the planting of the parkland offer information on the aspirations of the new owners.

- 5.35. Mapping indicates that the group was surrounded on its western, eastern and northern extents by a modest parkland; this is shown most readily in Figure 5. The Site is shown as agricultural land in all the mapping, which indicates it was not part of the parkland. This parkland character has been lost and particularly those areas to the west and north are now open field parcels. Wooded copses are present to the south of the enclave, but these tend to have a denser wooded character rather than an open parkland one. The loss of the parkland (likely a 19th century fashionable addition undertaken when the principal house was constructed) does diminish the ability to understand the character of this place in the 19th century and therefore detracts slightly from significance, though remembering that this phase of its history is only one element of its long story.
- 5.36. The enclave is reached via a tree-lined track from the High Street as illustrated in Photo 8. This track in its current form appears to have been formalised in the late 19th or early 20th century, as it is rendered as a simple pathway or track with no trees in the 1875 OS map (Figure 5). The track branches off as it reaches the boundary of Stebbing Park and extends west providing access to field parcels. This would suggest that the track was a functional access rather than a formal avenue, and that it was 'gentrified' with the addition of regularly spaced trees in the later 19th or earlier 20th century. As an access point to the former manor farmstead from the village of Stebbing, and in its later guise as a tree lined driveway, the track provides interpretative information on the relationship of the Stebbing Park group to the village, and the operation of the group as a high status primarily farming enclave. As such it is a positive element of the significance of the Listed Buildings.



Photo 8 **The tree lined track to Stebbing Park**

5.37. The group lie in a wider landscape which is largely rural to the south, west and north, this landscape character is as historic, and thus is a positive contributor to the understanding the historic physical surroundings of the assets and the likely association of the farmstead to its lands. To the east lies the settlement of Stebbing, which is characterised by a mixed grain of historic and more modern buildings which line both the High Street and the several cul de sacs which have been built in the 20th century (such as Marshall's Piece). Historically (and probably contemporaneously) there was likely to be a symbiotic relationship between Stebbing Park (Hall as was) and the settlement, with the former relying on the village for services and community. Both these aspects of the wider setting of the Listed Buildings and the Stebbing Park group are positive to significance in that they allow for an understanding of how the place interacted with and operated within its wider environment.

Experience, what matters and why

5.38. The group are surrounded in all sides by tree belts and wooded copses. This makes for a tranquil and sylvan enclosed experience when within the enclave which is likely to be as experienced as historically as such is a positive attribute of setting contributing to significance. Obviously diurnal changes will alter this experience throughout the year, but the density of wooded cover would still be significant in winter. The Mount provides an imposing feature which dominates the experience of being within the enclave, though the fact that it is covered in trees does mean it can be mistaken for a small natural wooded mound.

5.39. Privacy and isolation is clearly a key part of the experience when within the grounds of Stebbing Park and this is as historic as illustrated on mapping. This separation of

the enclave from its surroundings is partially due to the screening effect of the Mount, but also due to necessary requirements such as proximity to the watercourse. It may be that Stebbing Park in its medieval iteration was a key part of the support operation for the Mount.

5.40. As a result of the enclosure created by the tree belts which surround the group, wide ranging views are limited to the landscape facing sides of the tree belts, with limited glimpsed views out from within the group. Some views west over the agricultural landscape are possible from the garden of the principal house, and these are likely to have been a reason for the establishment of the main house in the 19th century when Stebbing Park as a high-status place, was created. Views from the west may take in glimpses of the buildings of the group with the Mount as a backdrop.

5.41. As illustrated in Photos 4-8 there is almost no visibility of the Stebbing Park group from outside its immediate environs. This is due to the tree screening and topography including the screening effect of the motte. Views to and from the village are similarly constrained and unavailable as the asset group lies in the valley of Stebbing Brook and is again, screened by trees and the motte. Whilst tree planting appears to have been augmented in the 20th century to further visually screen and isolate Stebbing Park (the tree lined track being a case in point), the general lack of intervisibility between Stebbing Park and its setting is historically authentic and therefore positive to significance.

Contribution of the Site to the significance of the Stebbing Park group

5.42. As identified in the above assessment of what matters and why to the significance of the group with regards to its setting, the following are the key contributing attributes:

- The physical layout of the group within a separate, private and screened wooded enclave
- The physical and experiential presence of the Mount as an historical anchor and reason for this place
- The wider agricultural landscape to the west, east and north providing a reference for the former operation of this enclave as a place of agricultural activity
- The presence of the settlement to the east, providing services and community for the Mount and the former farmstead

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- 5.43. The Site lies to the east of the group, adjacent to the settlement. Tithe records show that the Earl of Essex was also landowner of the Stebbing Park (as is) group of buildings, so there is an historic link in ownership which is legible from documentary sources only. Lord Essex appears to have owned all the land surrounding Stebbing Park. This ownership link is not discernible within the Site, because of the private and screened nature of the Stebbing Park layout which means that there is no intervisibility between the Site and the Listed Buildings or their immediate setting.
- 5.44. The Site did not form part of the former parkland created around Stebbing Park in 19th century. Its character has been and is broadly agricultural and its most meaningful physical and experiential interfaces are with the High Street and the settlement.
- 5.45. As such, bar the historical link of ownership, discernible only in documentary sources, the Site makes a neutral contribution to the significance of the Listed Buildings through being within their setting. That is to say that the key attributes of setting which contribute to the significance of the Listed Building (as outlined in 5.40 above) are not influenced by the Site, which is an unremarkable part of the generic wider landscape of Stebbing Park.

Stebbing Conservation Area

- 5.46. Stebbing Conservation Area benefits from a Conservation Area Appraisal and Management Proposals document (2010), hereafter the Appraisal, which outlines what is special and why with regards to the designated area and its settings.
- 5.47. Stebbing Conservation Area reflects the central core of the community of Stebbing as it existed in the late 19th century, which consists of the main historic core of Church End and the High Street, with a scattering of buildings on Mill Lane. There are 65 Listed Buildings within the Conservation Area and other important 'character features' comprise walls, railings and hedging.
- 5.48. The Conservation Area is subdivided into three zones: Area 1 – High Street; Area 2 – Church End and; Area 3 – Mill Lane to Stebbing Park. These were characterised in the Conservation Area appraisal by Uttlesford District Council in 2010.
- 5.49. Area 1 comprises the High Street which is in the core of the historic settlement and lies on an elevated section of land above the river valley to the west. The skyline along the High Street provides a variety of architectural detail and shapes forming a distinctive roofline (Photo 9).



Photo 9. Stebbing High Street

- 5.50. Area 2 comprises the region to the south of the High Street where the village is dominated by the presence of the Church of St Mary. Its character is defined partly by the mixed scale of buildings and partly due to the street form which bends sharply around the corner of the former Red Lion Pub. A feeling of enclosure within the village is achieved in Area 2 as it provides a marked distinction between the open fields which surround the village.
- 5.51. Area 3 comprises the land to the west of the High Street down to the valley bottom, incorporating Mill Lane, the Town Mill, Stebbing Brook and Stebbing Park with the Mount also included. The character of this area is far less built-up; in effect it is the area of open space deemed to have a character and appearance of special architectural or historic interest. The village recreation ground is included in Area 3, which comprises a large open space, including a cricket pitch and children's play area. This is an important space within the village as it acts as a bridge between the historic built core of Stebbing with the woodland of Stebbing Park and the countryside to the west of Stebbing Brook. A sliver of land included within Area 3 of the Conservation Area is within the Site redline but not within the development area.



Photo 10. View of St Mary's Church along High Street

- 5.52. Key views are identified within the Conservation Area Appraisal. Within Area 1 these comprise: to the north looking along the High Street where the rows of pastel coloured, historic houses line the street framing the tower and spire of St Mary's Church (Photo 10); a further view of the rural scene to the south towards the built-up historic core, and thirdly the distinct and uninterrupted view from the High Street eastwards (subsequent development has significantly eroded this view).
- 5.53. Key views identified within Area 2 are the eastern approach to the village of the tightly knit terrace with the Church in the background and the view on the western approach rising up from the Stebbing Brook.
- 5.54. Key views identified from Area 3 are looking westwards from the cricket pavilion towards the valley and open countryside beyond and towards the Mill and Mill House from the riverbank.



Photo 11. Stebbing Cricket pavilion and recreational ground

5.55. The landscape surrounding Stebbing is broadly rural agricultural. The general settlement pattern surrounding Stebbing can be characterised as dispersed settlements sat within an agricultural landscape. Stebbing Brook creates a valley to the west, allowing for wider views in this direction when looking west from the High Street. Tree cover within Stebbing also adds to the rural nature of the setting of the Conservation Area, the woodland which surrounds the Mount, as well as trees lining the recreational ground (Photo 11) increase the character of Stebbing as a small village.

5.56. In summary, Stebbing is a broadly linear village which stretches from Bran End in the north to St Mary's Church in the south, with the High Street the core of the main historic settlement. To the west the ground falls away and provides views into the open countryside, at the southern end of the High Street the built core opens out to a pattern of small fields and the churchyard. Stebbing can be characterised as following a broad pattern of dispersed linear settlement, however, Mill Lane has been developed since the 15th century, establishing a precedent for non-linear expansion within Stebbing (Photo 12).



Photo 12. Residential development along Mill Lane

5.57. New development (Photo 12 and 13) has been introduced into the borderland of Stebbing Conservation Area, the general character of these introductions neither detract from, nor contribute significantly to the historic core of the village. The main focal point within the village remains the Church of St Mary the Virgin in the southern end of the Conservation Area. Due to the tall tower and spire this is visible from the High Street and is a key view within the Conservation Area. None of the new development has been of a significant scale to detract from this.



Photo 13. 20th century development to the east of Stebbing High Street

Contribution of the Site to the Special Interest of the Conservation Area

5.58. The Conservation Area Appraisal (2010) provides an Overall Summary of the special architectural and historic interest of the Conservation Area as summarised here:

- A range of early timber framed historic buildings and the Church and motte speak of its long built history
- Quality buildings of later periods provide diversity of architectural typology
- Throughout the Conservation Area and its setting, significant open spaces (such as the churchyard and recreation ground as identified on maps 3-5 of the Appraisal) and extensive tree cover enhance buildings whilst emphasising the rural character
- 'Modern developments have not, with a few exceptions, detracted from the historic core'

5.59. As highlighted above, most of the Site lies outside of the Conservation Area. These areas were excluded from the extent of the Conservation Area because they do not possess a character and appearance of special architectural or historic interest. They are not included on either Map 5 (Mill Lane to Stebbing Park) of the Appraisal nor on Map 6 (Important Open Spaces protected from development). There are areas of undeveloped land which have been incorporated within the Conservation Area, including the more formal recreation ground (cricket pitch), plus other land parcels north-west of Mill Lane and west of the junction at Church End.

5.60. The small sliver of the Site which lies in the Conservation Area is formed of an incidental patch of woodland at the base of the Mount which provides part of the

modern wooded context of the motte. This lies well outside the proposed built zone of South Field and is not proposed to be altered in any way.

5.61. In specific regard to heritage significance, the Site (both North and South Field) plays no meaningful role in the appreciation of the important component parts of the Conservation Area's special interest, which is centred on its historic and architectural interest as a longstanding historic linear settlement within a wider agricultural landscape. The Site (both parts) is not included within any notable views from within the village, nor is the Site located within noteworthy views of the Conservation Area from further afield. It is not mentioned specifically as being important open green space within its setting and is specifically excluded from any annotation on the maps contained in the Appraisal.

5.62. The Site itself does not possess any specific landscape features or characteristics of heritage significance.

6. ASSESSMENT OF IMPACTS

6.1. This section of the assessment aims to provide a detailed analysis of how the proposed residential development on the Site may affect heritage significance. It is again noted that it is important that landscape amenity value is not conflated with heritage value where it has been clearly established that a parcel of land has no intrinsic heritage value or contributes to the value of other heritage assets.

6.2. Changing the character of part of a land parcel from pasture to residential is not inherently harmful to heritage significance. It is when the specific character of the place makes a meaningful contribution to the significance of a heritage asset or when the place is a heritage asset in its own right that harm may occur. Harm may also occur if the change impedes the way in which the significance of a heritage asset might be experienced i.e., blocking a key view.

The scheme

6.3. The scheme has been heritage-led in that a detailed Heritage Assessment and Capacity for Change study has informed both design development and the pre-application process.

6.4. The scheme comprises the construction of 28 houses on the North and South Fields as illustrated in the scheme site location plan EX100 (for scheme drawings see submitted Drawing Pack). These have been planned and designed to be well spaced in generous plots and laid out in a curvilinear fashion reminiscent of other cul de sacs in the village and referencing the soft organic forms of the Brook and other natural landscape features. Plentiful green landscaping, additional tree planting including an orchard and strongly green boundary treatments ensure that the new dwellings assimilate well within the established character of the village and its wooded rural setting.

6.5. The proposed boundaries of the two built area plots do not encroach significantly into the green space of the overall Site, allowing for large areas of transitional green space between the built area and the landscape beyond the Site. In essence the two proposed built areas extend organically off the High Street in much the same way as Marshalls Piece and the Ploughmans Way area do, as cul de sacs. They have been sensitively designed to assimilate with the local environment, both in design, materiality and the general character of layout and appearance including significant landscaping and planting proposals.

Effects on the significance of the Mount (motte castle)

- 6.6. The Mount derives much of its significance from its potential to contain buried archaeological and environmental remains which could inform about the local economy and its inhabitants during the medieval period (its archaeological interest or evidential value). As described above (section 4), residential development within North Field and South Field will in no way impact upon this key element of the heritage significance of the Mount.
- 6.7. A further component of its heritage significance lies in the presence of the earthwork mound and moat as a monument of (illustrative) historical value. As discussed in detail above, the present state of vegetation growth across much of the Mount and its immediate vicinity greatly impedes the experience of the monument from publicly accessible areas. From further afield no meaningful experience of the Mount can be had (Photo 14). While access from within the estate and grounds of Stebbing Park is assumed to be much better, from these areas the character of the monument will be one more closely representing a 19th century parkland folly.
- 6.8. In any case, the key illustrative historical value of the Mount is derived from its survival as an impressive set of earthworks and from an understanding of the design intentions of its specific siting close to the brook and on the village edge. Therefore, it is in these regards that one needs to assess the potential impacts of development.
- 6.9. Residential development of the type proposed within North Field will in no way challenge the monumentality of the earthwork. There is no location within the setting / wider landscape where a meaningful experience of the Mount and potential residential development within North Field can be had; thus this component will not be affected.
- 6.10. It is worth reiterating that the existing built form (excluding Stebbing Park) at the northern extent of the village in no way adversely affects the setting or the experience of the Mount. New dwellings within North Field will be located within the wider setting of the Mount and would be experienced alongside the existing built form of the village. Specifically, and importantly, following the creation of residential development within North Field, the informed visitor, with an understanding of the

Mount and its intentional siting, will still be able to experience (from a distance and in proximity) the locational 'edge of settlement' context.



Photo 14. View of North Field (in the distance) and the wooded area around the Mount / Stebbing Park

- 6.11. A very similar conclusion can be reached regarding South Field. Residential development within the parcel will not challenge the important monumentality and the perceived experience of the earthworks when accessed from the estate of Stebbing Park. From publicly accessible areas in proximity to the mound and moat, occasional glimpses of the built form of the village can be had (Photo 14). The sounds of 'village life' can also be had from these locations. These in no way adversely affect the experience of the Mount. Furthermore, these sensory experiences are important to understanding the 'edge of village' location and context of the Mount. Residential development as proposed in South Field may provide further occasional glimpses of built form, but this would in no way affect the heritage significance of the Mount.



Photo 15. Glimpsed view of built form from public footpath near the Mount

- 6.12. In summary, the development of parts of North and South Field with small-scale residential development would not harm the significance of the Mount or in the way in which its significance is experienced.

Effects on the significance of the Stebbing Park asset group

- 6.13. The settings assessment has identified that the Site makes no contribution the significance of the Stebbing Park group of assets beyond being a generic part of the wider agricultural setting. The identified attributes of setting which make a meaningful contribution to the significance of the assets lie in the physical and historic association with the motte and brook, the private and enclosed nature of the wooded grounds, and the physical location close to the settlement edge and the wider agricultural landscape.
- 6.14. Clearly the tree lined driveway track to Stebbing Park provides an important transition between the settlement and the private enclave of buildings. The proposed scheme has been sensitively laid out so as to provide a spacious green buffer area so that there is no meaningful experience of new built development as one progresses along the driveway. This has been achieved through the placement of new buildings in locations far distant from the track, and using augmented tree planting to provide additional screening. As such, the experience of entering Stebbing Park via a private rural drive is preserved and no harm to a significant attribute of its setting is anticipated.
- 6.15. The pastoral setting of the Stebbing Park asset group has been identified as being important in understanding its secluded and private high-status location adjacent to and related to the motte. The scheme has been sensitively designed to mitigate any

perception of encroachment into the rural setting of the group through the design of the layout and the substantial landscaping plan. As experienced at present, large areas of open green space will continue to surround the asset group and there will be no change to the perception of the group as being a private rural enclave.

- 6.16. Intervisibility and views between the Site and the group has been identified as very limited to negligible and this will remain unaffected by the proposed scheme due to the placement of the buildings and the landscaping plan. The Mount itself provides a barrier for views east from the listed barn. Even with diurnal changes the significant level of tree cover between the Site and the asset group will retain the sense of isolation when within the group.
- 6.17. In essence, once established, the new scheme will ‘read’ and ‘feel’ like the rest of the village, and Stebbing Park will continue to lie at the settlement edge, somewhat detached, within its own green and wooded landscape setting. Being at the settlement edge has been established to be a positive attribute of setting in terms of the understanding of the history of the Stebbing Park group, and this legibility and experience will remain unaffected by the proposed scheme.
- 6.18. As such, it is concluded that there is no harm to the significance of Stebbing Park, nor the experience of its special qualities, as a result of the proposed scheme.

Stebbing Conservation Area

- 6.19. Both parts of the Site lie within the setting of the Conservation Area (with a small sliver of land in South Field lying within the Conservation Area). However, North Field and South Field do not include any historic landscape features or possess any specific characteristics that contribute to the special architectural or historic interest of the Conservation Area. Much like other parts of the surroundings of the Conservation Area, including those parts that include built form, they are a neutral component of its setting (i.e., neither contributing positively to nor impacting negatively on its heritage significance). Thus, a change of character from pasture to one that includes elements of residential dwellings will not adversely affect the heritage significance of the Conservation Area.
- 6.20. There are no key views from within the Conservation Area that specifically take in either North Field or South Field. Further to this, there are no views from within the Conservation Area that look across or beyond the Site (with the Site in the foreground). There are no views from within either North Field or South Field that

take in any component elements of the Conservation Area that possess heritage significance. In a similar ilk, there are no views of the significant elements of the Conservation Area that can be had from further afield that also take in either North Field or South Field. Therefore, built form as proposed would not affect views of, or within, the Conservation Area.



Photo 16. View of High Street to the north-west

- 6.21. The field parcels of the Site are experienced as part of the setting of the Conservation Area on the approach to the village from the north. This approach includes a mix of built form (mostly late 20th century *cul de sac* settlement) and occasional agricultural fields. As above in Phot 16, the character of this approach is a neutral component of its setting (i.e., it neither contributes positively nor impacts negatively on its heritage significance). The addition of new built form of a sensitive and contextual character will not materially alter this prevailing character and will in no way adversely affect the heritage significance of the Conservation Area.



Photo 17. View of existing residential development on the approach to the Conservation Area

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- 6.22. The quantum of residential development proposed within the Site will not bring with it a perceptible increase in traffic flows through the Conservation Area. Any small increase would not have a material effect on the heritage significance of the Conservation Area. This matter can be verified during the detailed transport assessment for the development.
- 6.23. With regards to the small sliver of land within the south-west of the Site which does sit within the Conservation Area, this lies well outside the proposed built development area and will remain entirely unchanged and unaffected, both physically and experientially, as a result of the proposals. As such, as per the requirements of Local Plan policy ENV1, the NPPF and the duties under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, the special architectural and historic interest of the Conservation Area is preserved.
- 6.24. In summary with regards to the effects of the scheme through alteration to setting, and repeating the same conclusions as discussed in relation to the Mount, the construction of small-scale residential development in North and South Field would not bring any harm to the special architectural and historic interest of the Conservation Area or in the way in which its heritage significance is experienced.

7. SUMMARY AND CONCLUSIONS

- 7.1. This study has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by potential residential development within the Site. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of new residential development within the Site, on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed. Any effects of potential residential development upon the significance of the heritage resource will be a material consideration in the determination of a planning application for the Site.

Buried archaeological remains

- 7.2. The geophysical survey identified anomalies potentially indicative of buried archaeological remains. However, these were further explored during a programme of archaeological trial trenching, which revealed them to be of geological origin, or features of no or limited archaeological interest (they included no artefacts to allow them to be dated to any particular period of history). These remains do not possess enough heritage significance to allow them to be identified as non-designated heritage assets. Thus, they need not be considered any further.

The setting of heritage assets

- 7.3. Although lying within the setting of the Mount (the Scheduled motte castle), Stebbing Park (Listed Buildings) and Stebbing Conservation Area, the Site (North Field and South Field) does not possess a physical character or experiential qualities that contributes to their heritage significance. Aside from historic ownership links which can only be understood in documentary sources, there is no meaningful historical association between the two land parcels and the proximate designated heritage assets, including the Listed Buildings at Stebbing Park or within the Conservation Area. No experience of the significance of the heritage assets is available from any part of the Site.

7.4. It is therefore concluded that the proposed scheme for 28 residential dwellings is not harmful to heritage significance and that the scheme complies with local policy (ENV1 and ENV2), the duties under Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the NPPF 2023.

8. REFERENCES

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Subsequent Ordnance Survey maps viewed at: [REDACTED]

[REDACTED] / and [REDACTED]

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of the Act ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses’.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the NPPF (2023) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the ‘Listed Building’ (to

include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2020) also clarifies in [Paragraph 207](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2023), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2023), Annex 2). The NPPF (2023), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.'* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made 'based on sound evidence'*, with this information *'accessible to the public to provide greater clarity and certainty for developers and decision makers'*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The 'setting' of a heritage asset comprises 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF (2023), Annex 2). Thus it is important to note that 'setting' is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets', which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 194 of the NPPF (2023) identifies that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be

proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Designated heritage assets

Paragraph 189 of the NPPF (2023) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 199 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 200 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 202 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

Development Plan

Uttlesford Local Plan, Adopted, January 2005

Policy ENV4 Ancient Monuments and Sites of Archaeological Importance.

Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there will be a presumption in favour of their physical preservation in situ. The preservation in situ of locally important archaeological remains will be sought unless the need for the development outweighs the importance of the archaeology. In situations where there are grounds for believing that sites, monuments or their settings would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined thus enabling an informed and reasonable planning decision to be made. In circumstances where preservation is not possible or feasible, then development will not be permitted until satisfactory provision has been made for a programme of archaeological investigation and recording prior to commencement of the development.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (2023, Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the proposed development on the significance of the asset(s)' – specifically to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF (2023) provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2023) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.

-
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF (2023) clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 206 of the NPPF (2023) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2023) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2023) paragraph 23 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the

application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

APPENDIX 2: GAZETTEER OF SELECTED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
A	Stebbing Conservation Area	Conservation Area	566130 224220	-
B	Stebbing Mound	Scheduled Monument	565800 242380	1009247
C	Church of St Mary the Virgin	Grade I Listed Building	566394 224004	1112777
D	Stebbing Park	Grade II* Listed Building	565742 224433	1306764
E	Stebbing Park Barn	Grade II Listed Building	565750 224394	1112739
F	Stebbing Mill	Grade II* Listed Building	565866 224073	1322337
G	Stebbing Mill House	Grade II Listed Building	565860 224063	1112729
H	Tan Farmhouse	Grade II* Listed Building	565991 224122	1112728
I	Tan Farmhouse Pump to the rear of the house	Grade II Listed Building	565976 224130	1322336
J	Honeysuckle Cottage	Grade II Listed Building	566063 224392	1322313
K	Hillside Maydean	Grade II Listed Building	566064 224384	1112767
1	Cropmark remains of a possible Ring Ditch	Prehistoric	565067 223558	MEX1035812
2	Stebbing Motte Fishpond	Medieval	565843 224323	MEX4269
3	Medieval Remains found on Brick Kiln Lane	Medieval	565497 223190	MEX1049384
4	Anomalies identified from the geophysical survey	Medieval?	565870 224515	-
5	Icehouse and Garden House on Stebbing Mount	Post-medieval	565790 224390	MEX4281
6	Windmill	Post-medieval	565600 225600	MEX4795

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
County Burgh Boundary (Scotland)
Co. Boro. Bdy.
Co. Burgh Bdy.
BP BS Boundary Post or Stone **P.C.B** Police Call Box
B.R. Bridle Road **P** Pump
E.P Electricity Pylon **S.P** Signal Post
F.B. Foot Bridge **SL** Sluice
F.P. Foot Path **Sp.** Spring
G.P Guide Post or Board **T.C.B** Telephone Call Box
M.S Mile Stone **Tr.** Trough
M.P M.R Mooring Post or Ring **W** Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH Beer House **P** Pillar, Pole or Post
BP, BS Boundary Post or Stone **PO** Post Office
Cn, C Capstan, Crane **PC** Public Convenience
Chy Chimney **PH** Public House
D Fn Drinking Fountain **Pp** Pump
EI P Electricity Pillar or Post **SB, S Br** Signal Box or Bridge
FAP Fire Alarm Pillar **SP, SL** Signal Post or Light
FB Foot Bridge **Spr** Spring
GP Guide Post **Tk** Tank or Track
H Hydrant or Hydraulic **TCB** Telephone Call Box
LC Level Crossing **TCP** Telephone Call Post
MH Manhole **Tr** Trough
MP Mile Post or Mooring Post **Wr Pt, Wr T** Water Point, Water Tap
MS Mile Stone **W** Well
NTL Normal Tidal Limit **Wd Pp** Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250

Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 231.60m **Bench Mark** **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks Barracks **P** Pillar, Pole or Post
Bty Battery **PO** Post Office
Cemy Cemetery **PC** Public Convenience
Chy Chimney **Pp** Pump
Cis Cistern **Ppg Sta** Pumping Station
Dismtd Rly Dismantled Railway **PW** Place of Worship
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta** Sewage Pumping Station
EI P Electricity Pole, Pillar **SB, S Br** Signal Box or Bridge
EI Sub Sta Electricity Sub Station **SP, SL** Signal Post or Light
FB Filter Bed **Spr** Spring
Fn / D Fn Fountain / Drinking Ftn. **Tk** Tank or Track
Gas Gov Gas Valve Compound **Tr** Trough
GVC Gas Governor **Wd Pp** Wind Pump
GP Guide Post **Wr Pt, Wr T** Water Point, Water Tap
MH Manhole **Wks** Works (building or area)
MP, MS Mile Post or Mile Stone **W** Well

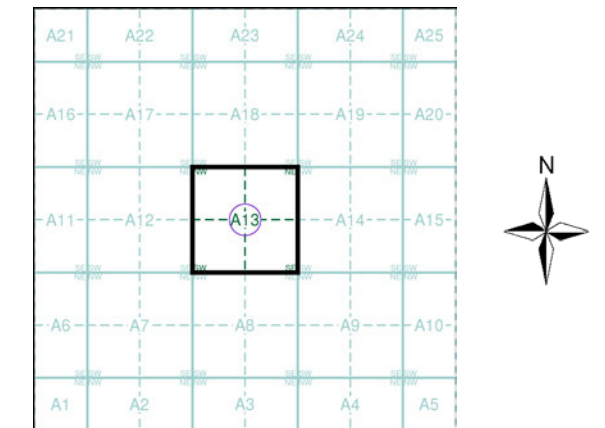
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Essex	1:2,500	1875 - 1876	2
Essex	1:2,500	1897	3
Essex	1:2,500	1921	4
Ordnance Survey Plan	1:2,500	1954	5
Ordnance Survey Plan	1:2,500	1969 - 1978	6
Additional SIMs	1:2,500	1985	7
Large-Scale National Grid Data	1:2,500	1993	8
Large-Scale National Grid Data	1:2,500	1994	9

Historical Map - Segment A13



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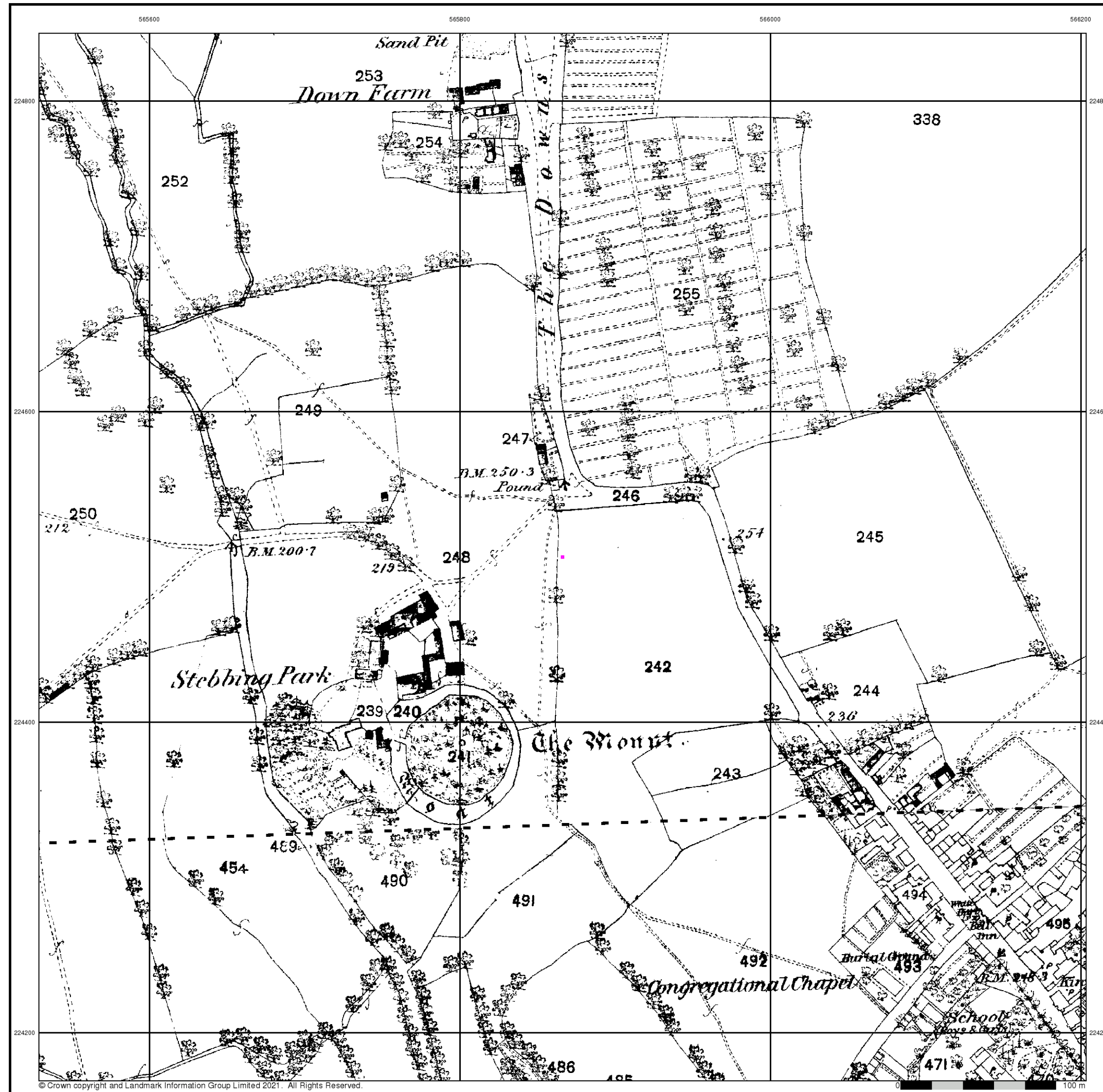
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 Search Buffer (m): 100

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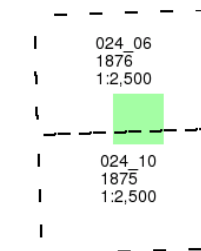
Essex

Published 1875 - 1876

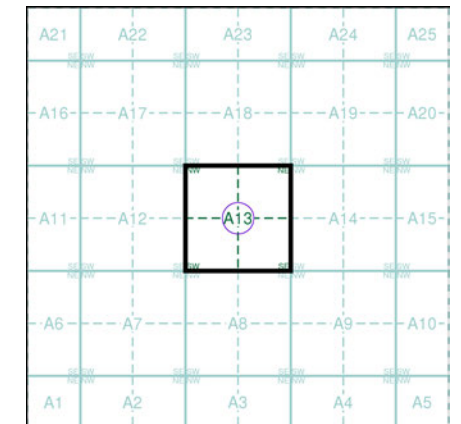
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Map Name(s) and Date(s)



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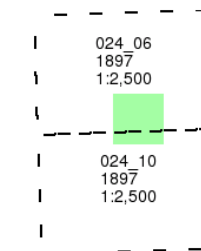
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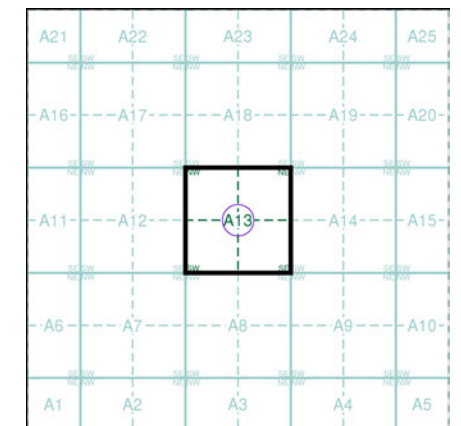
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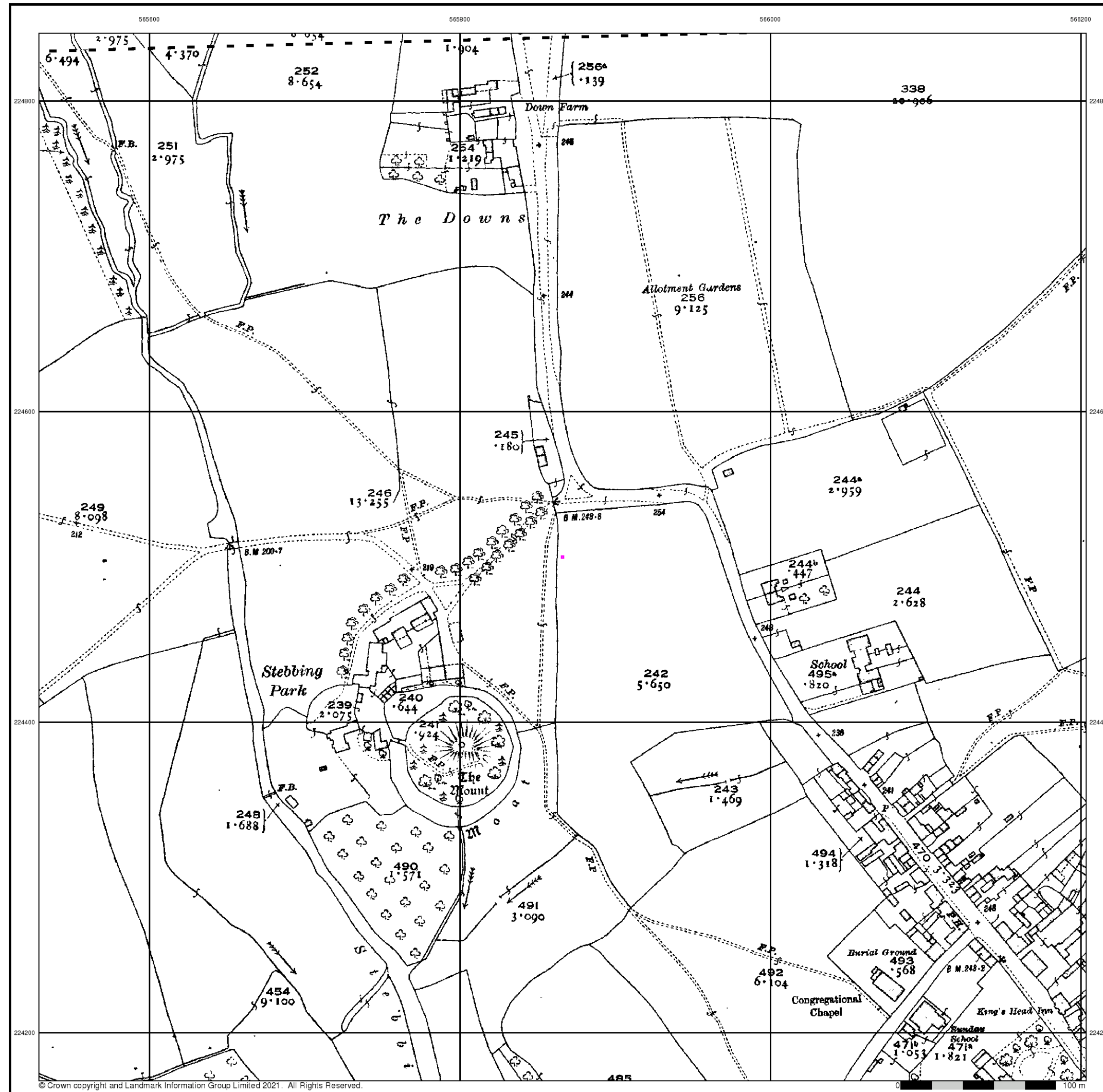


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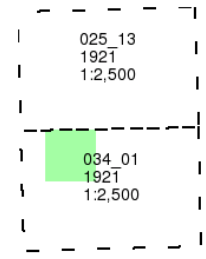
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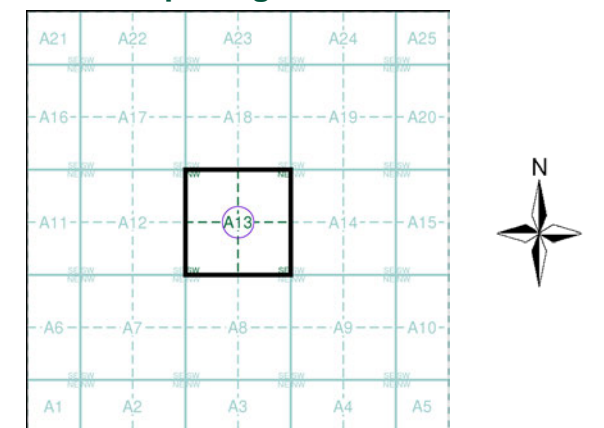
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Published 1921
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Map Name(s) and Date(s)

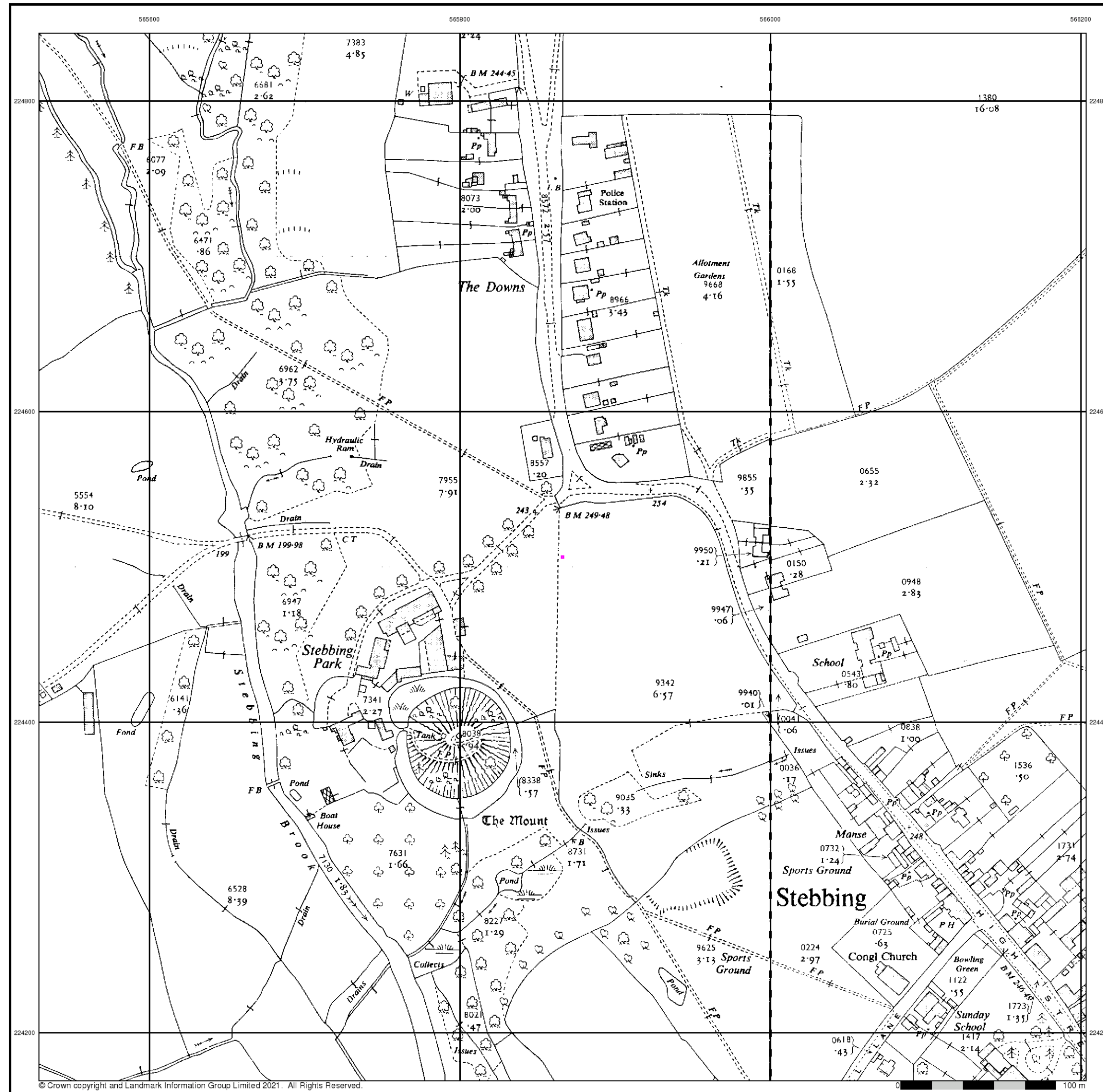


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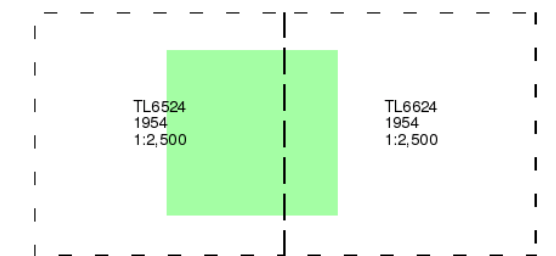
Ordnance Survey Plan

Published 1954

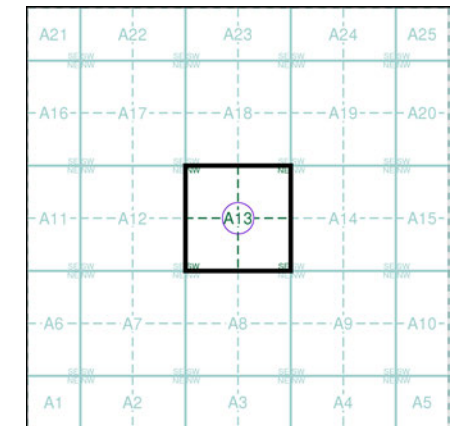
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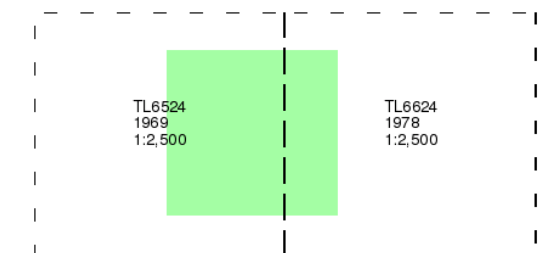
Ordnance Survey Plan

Published 1969 - 1978

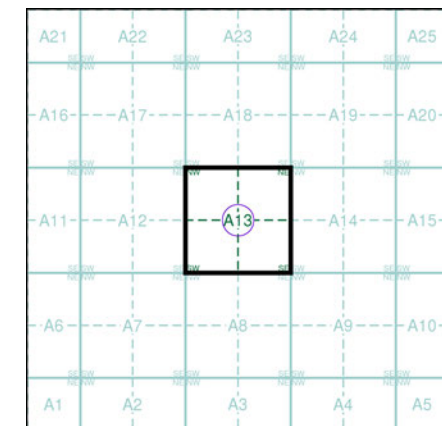
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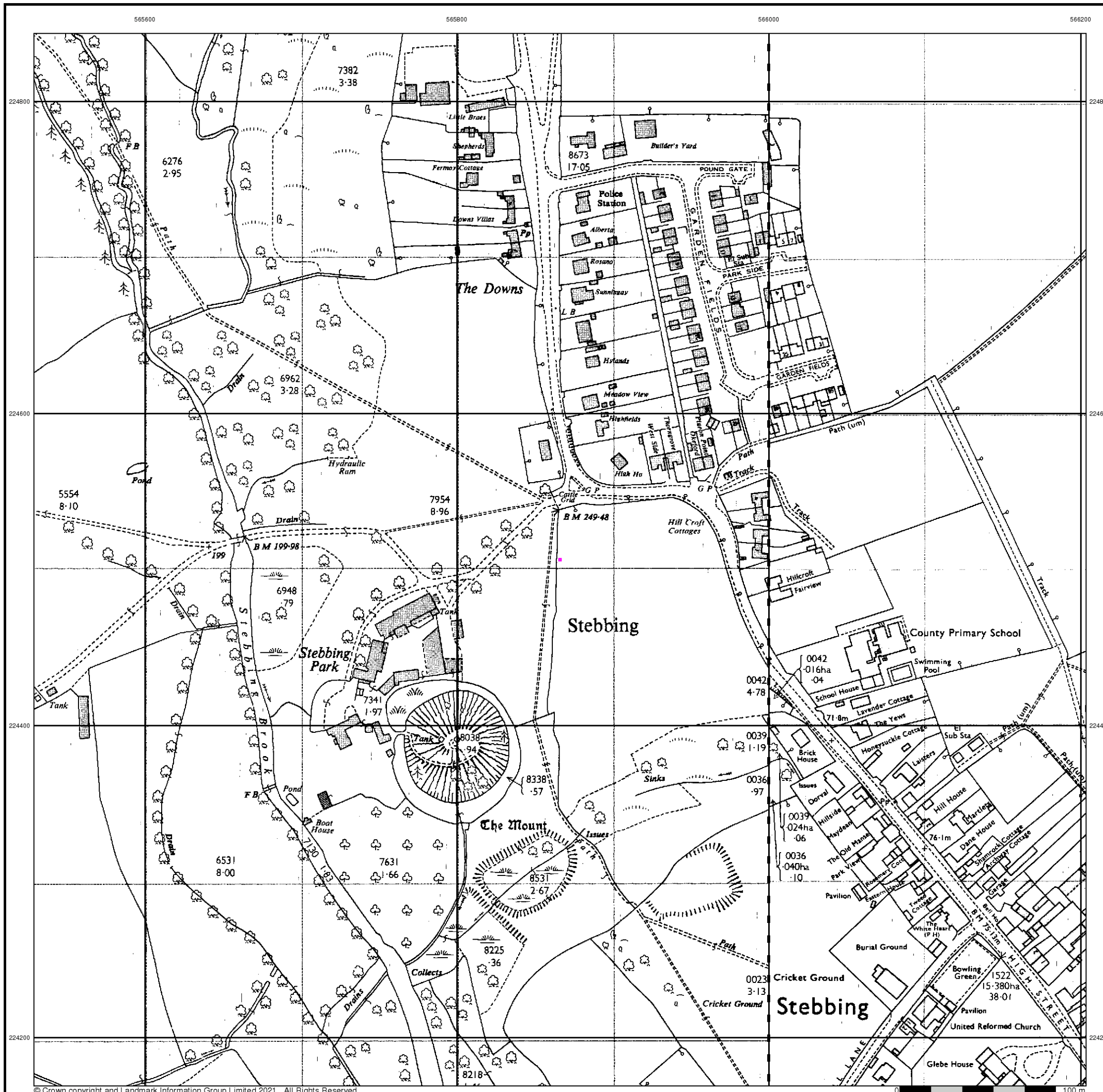


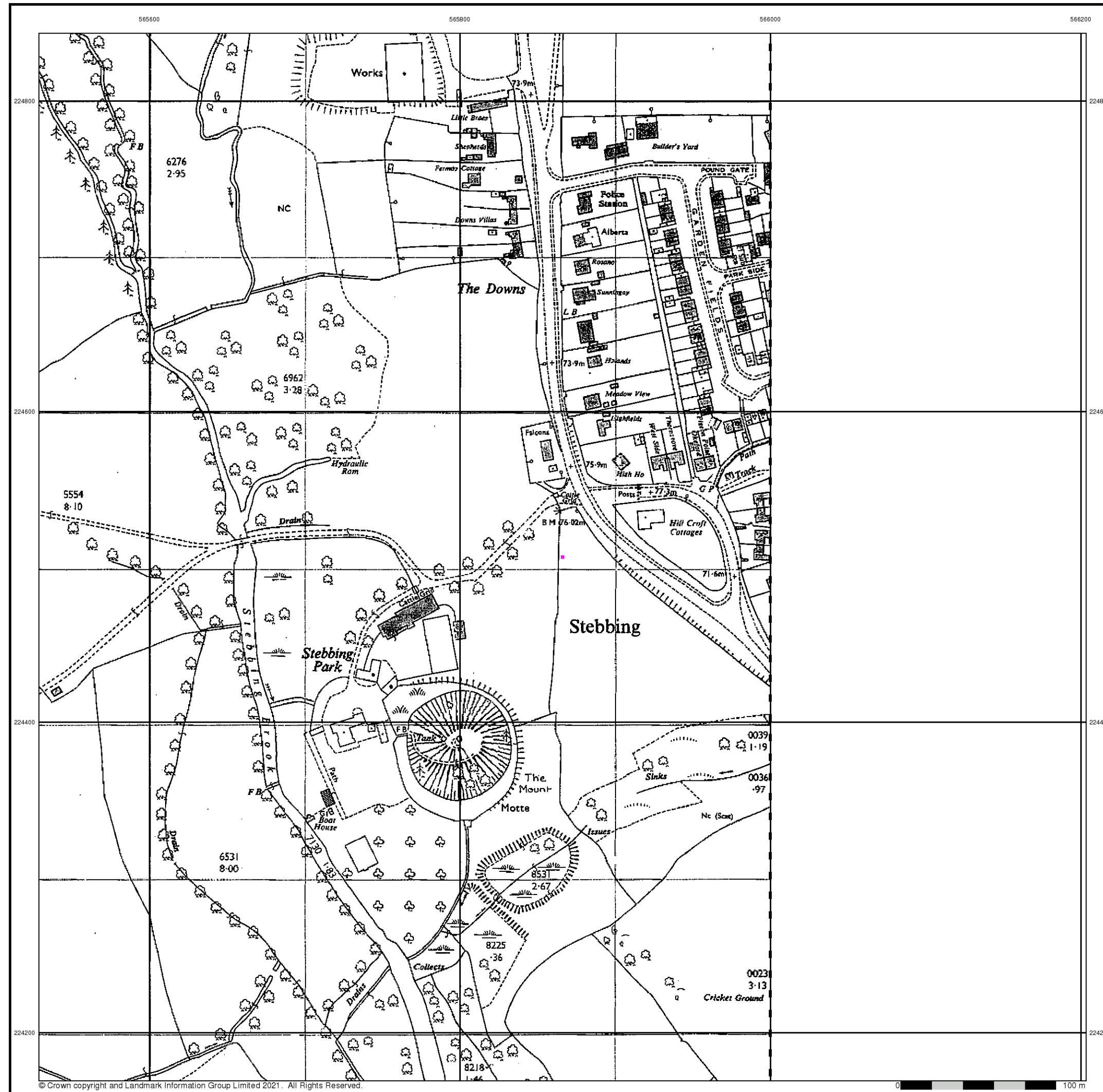
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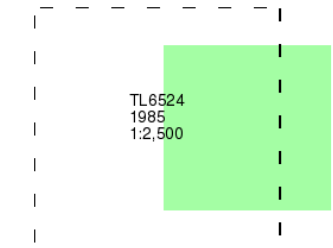


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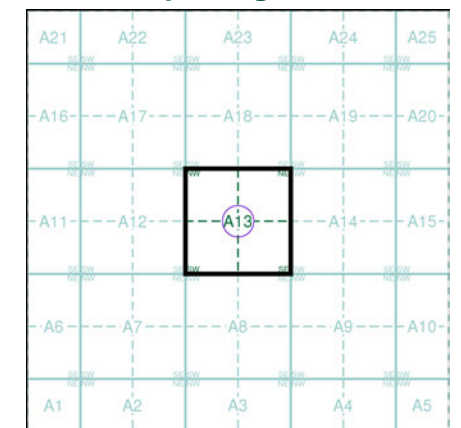
Additional SIMs
Published 1985
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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Site Details
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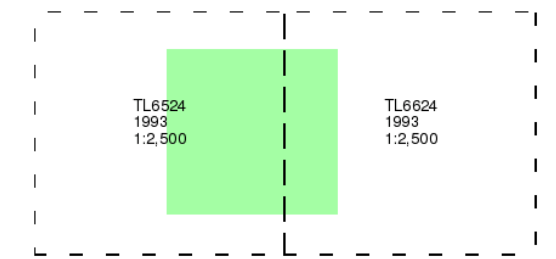
Large-Scale National Grid Data

Published 1993

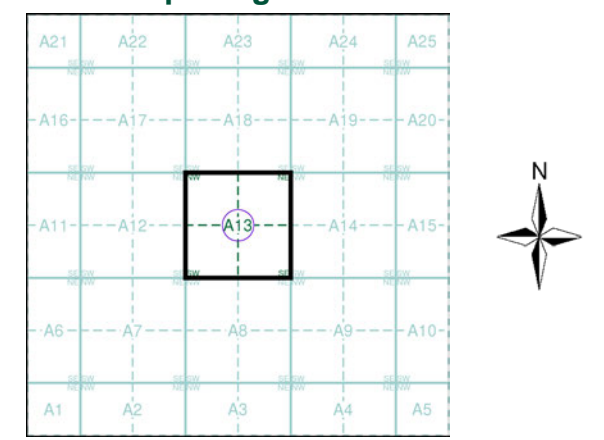
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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