

UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
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Built Heritage and Conservation Advice Note

The following notes are associated with Built Heritage and Conservation aspects only. These comments should be read in conjunction with all other Advice Notes associated with the application.

Refer to the specialist archaeological advice for historical environment notes.

Reference numbers	UTT/25/0151/PINS (UDC) S62A/2025/0077 (PINS)
Site location	Land west of High Street, Stebbing

1.0 Proposal

Erection of 28 residential dwellings (comprising 14 affordable & 11 private market homes together with 3 self-build plots); provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility).

The Applicant has submitted this application directly to the Planning Inspectorate.

2.0 Comments

This application is a resubmission of UTT/23/2496/FUL, with the following changes:

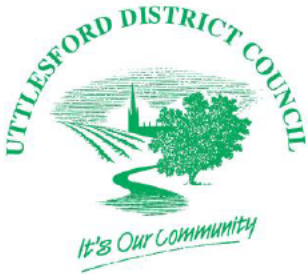
- Removal of proposed community building and replacement with landscaping
- Minor adjustments to the application site's red-line boundary around the access points

My previous comments on the proposal still stand and are attached for ease of reference.

Conclusion

The scheme has been sensitively designed to respond to its context and although its presence would be perceptible, it would not affect the ability to appreciate the significance of nearby heritage assets. The design layout responds to its context and includes a high-quality landscape and architectural scheme.

Submitted by	Serena Cardozo
Role	Principal Conservation Officer
Department	Development Management
Date	05 March 2025



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Heritage and Conservation Advice Note

Submitted 09 November 2023

The following notes are associated with Heritage and Conservation aspects only. These comments should be read in conjunction with all other Advice Notes associated with the application.

Reference number	UTT/23/2496/FUL
Site location	Land West of High Street, Stebbing, Essex
Proposal summary	Full planning application for the erection of 28no. residential dwellings and local affordable employment unit/flexible community space.

1.0 Details

Proposal: The application seeks full planning permission for the erection of 28no. residential dwellings (comprising 14no. affordable and 11no. private market homes including 3no. self-build plots) and local affordable employment unit/flexible community space; provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility)

Context: Stebbing is a large village of distinct linear form with a chain of hamlets that have developed along the line of Stebbing Brook. The medieval street pattern remains visible and has undergone minimal change, however Stebbing has accommodated development following World War I, including areas along The Downs that sits north of the historic core.

The site is located adjacent to the northern boundary of the Stebbing Conservation Area, an area designated for its special character. The site is in proximity of the historic core that includes the High Street, Church End and Mill Lane.

The Site is in proximity of the Heritage Assets outlined in Section 3.0.

Other:

Site visit attended 8 June 2023.

UDC provided pre-application advice June 2023.

The Neighbourhood Plan has allocated the site as public open space. This advice note considers aspects of built heritage and conservation only.

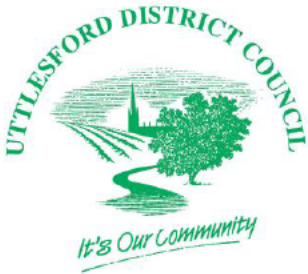
This note does not provide comments on archaeology. Refer to Specialist Archaeological Advice.

2.0 Heritage Policies and Materials

Non-exhaustive list of policies and materials

The Planning (Listed Building and Conservation Areas) Act 1990

The application has been reviewed to assess whether it would preserve/would not preserve the architectural and/or historic interest and its compliance with Sections 16 and 66 of the Act.



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National Planning Policy Framework (NPPF) 2021

The application has been reviewed to assess the level of harm (if any) caused to the significance of the heritage assets.

NPPF Chapter 16 - Conserving and enhancing the historic environment. Paragraphs 199-208

Policy ENV2- Development affecting Listed Buildings (Uttlesford Local Plan – Adopted January 2005)

3.0 Heritage Assets

Non-exhaustive list of heritage assets located in proximity of site. Summary extracts are taken from official listings by Historic England.

Name: Stebbing Park

Heritage Category: Listed Building

List Entry Number: 1306764

Grade: II*

Summary: *mid C16 house with later additions and alterations*

Name: Stebbing Park Barn 5m east of House and adjoining Motte

Heritage Category: Listed Building

List Entry Number: 1112739

Grade: II

Summary: *C17 / 18 two storey timber framed barn*

Name: The Mount: a motte castle in Stebbing Park

Heritage Category: Scheduled Monument

List Entry Number: 1009247

Grade: n/a

Summary: *The monument comprises a motte castle situated on a prominent west-facing spur in Stebbing Park, 750m north-west of the church.*

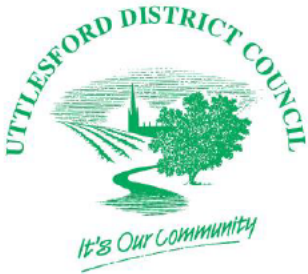
4.0 Comments on Proposal

The site consists of two parcels of undeveloped land located to the north of the Stebbing Conservation Area.

Paragraph 199 of the National Planning Policy Framework (NPPF) advises that when considering the impacts to the significance of designated heritage assets, great weight should be given to the asset's conservation.

The supporting Heritage Impact Assessment (HIA) and Design and Access Statement (DAS) provides a good understanding of the Site and its context, including how Stebbing has developed through time.

The map regression within the DAS and Landscape Design Report illustrates changes to the land to absorb small scale residential developments. The proposed development would erode aspects of the rural and verdant character that is a feature of this part of Stebbing, however the proposal appears proportionate to development in the area post World War I.



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The proposal is low-density when considering the site area available and is thoughtfully set away from the heritage assets outlined in Section 3.0. The use of landscaping to provide a buffer between the new development and heritage assets assists in reducing harm to the character of the area.

The surrounding area features buildings of varying design and proportions, including differing footprints, materials, and roof forms. The proposal responds to the diversity of the local built form and is supported by a thorough design development process outlined in the DAS.

Whilst the proposed architectural styles and character areas would reduce the level of harm to the character and appearance on the surrounding area, it would not completely overcome the change from open space. In addition, the development would be perceptible from neighbouring properties and visible in part from the existing road network.

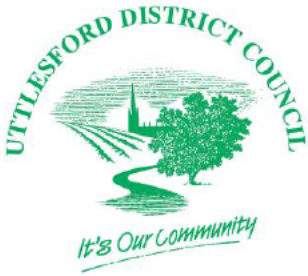
Paragraph 202 of the NPPF advises that any harm should be weighed against the public benefits of the proposal including, where appropriate, securing the asset's optimal viable use. An extensive landscaping scheme is proposed that promotes public use, including the reinstatement of historic watercourses and heritage orchards.

Given that the layout responds directly to the heritage assets outlined in Section 3.0 and that the proposal is low density with a public space offer, I believe the scheme could be of benefit.

Conclusion

UDC (Heritage and Conservation) considers that the proposal results in less than substantial harm to the significance of the heritage assets outlined in Section 3.0 and is at the low to medium end of the scale, in line with Paragraphs 202 of the NPPF.

Submitted by	Serena Cardozo
Role	Principal Conservation Officer
Department	Development Management
Date	09 November 2023



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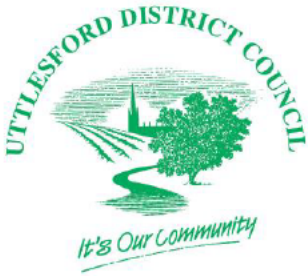
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Built Heritage and Conservation Advice Note – Reconsultation **Submitted 05 June 2024**

The following notes are associated with Built Heritage and Conservation aspects only. These comments should be read in conjunction with all other Advice Notes associated with the application, including the initial Built Heritage and Conservation Advice Note, dated 9 November 2023.

Reference number	UTT/23/2496/FUL
Site location	Land West of High Street, Stebbing, Essex

Comments
<p>This Advice Note follows an additional Site Visit with the Applicant's Project Manager and Heritage Consultant, and a visit to the privately owned Stebbing Park and Scheduled Monument. Visits to the privately owned sites noted were attended by UDC only.</p> <p>The proposed development site is highly sensitive, with adjacencies to listed buildings, a Conservation Area, and a Scheduled Monument.</p> <p>I have reviewed the recently submitted information by residents regarding the Scheduled Monument and Listed Buildings, and the suggestion of redesign by the Applicant team.</p> <p>Based on the additional information, my previous comments still stand. In my opinion the proposal results in less than substantial harm to the heritage assets in proximity, and I consider the level of harm to be at the low to medium end of the scale. To clarify, the proposed development would not directly affect the fabric of the heritage assets, but it would inevitably affect their setting which at present is understood within the open and rural landscape. Additionally, the proposal results in harm to the character of the area as it erodes aspects of the agrarian nature of the Site.</p> <p>The proposal appears proportionate to the post WWI developments. However, it should be noted that continued change throughout time can diminish aspects that were considered to contribute to the original defining character, and therefore is the basis of my assessment of the level of harm. Equally, harm does not prohibit development. Where less than substantial harm has been identified, there is potential for the Application to be justified if on balance, the public benefits can outweigh the harm.</p> <p>As highlighted in my previous comments I believe that the scheme has positive aspects. The scheme has been sensitively designed to respond to its context and although its presence would be perceptible, it would not affect the ability to appreciate the significance of nearby heritage assets. The design layout responds to its context and includes a high-quality landscape and architectural scheme. If the Application were to be approved, I would suggest that Conditions associated with materials, detailing and construction methods are attached to ensure exceptional design quality is maintained through to construction.</p>



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