



Historic England

Sir/Madam Planning Inspectorate
Planning Inspectorate
3J Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Dial: [REDACTED]

Our ref: P01588941

5 March 2025

Dear Sir/Madam Planning Inspectorate

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND WEST OF HIGH STREET, STEBBING, ESSEX
Application No. S62A/2025/0077**

Thank you for your letter of 17 February 2025 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The present application is subsequent to app.no. UTT/23/2496/FUL which we commented in our letter of advice dated 15 November 2023. The scheme was refused by Planning Committee in September 2024.

The sites proposed for development comprise two large areas of pasture along the west side of The Downs, north of Stebbing High Street. The plots front the road and form part of the setting of Stebbing Park, the historic site of the manor of Henry the Ferrers, which comprises a scheduled motte castle and a mid-16th century timber framed hall, the latter listed at grade II*. The application sites fall outside of but are also adjacent to Stebbing Conservation Area. The proposals consider the development of the sites for residential uses and would see the introduction of no.28 dwellings grouped in four clusters, plus community parking and local amenity facilities.

The development of this land for residential would introduce considerable instances of harm to the significance of the scheduled motte, grade II* listed building and conservation area. The introduction of built form in this location would be disruptive in views of the Stebbing Park group, affecting its prominence and with it our ability to understand these assets and their relationships in the landscape. The harm to the conservation area would be twofold: by diminishing the prominence of one of its key landmarks, and by eroding the rural feel that contributes strongly to its special



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character.

We have re-assessed the current scheme and supporting information. Save for some minor changes (the removal of the community/local employment building previously proposed and a discrete addition of trees) the proposals remain largely unchanged from the scheme we assessed in 2023.

Historic England retains their views and position on the present scheme, which is one of objection. We refer you to our previous letter of advice, which is enclosed to this one, for a detailed assessment of heritage impact.

Recommendation

Historic England objects to this application on heritage grounds. We consider that the application does not meet the requirements of paragraphs 212, 213 and 219.

In determining this application, you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

In addition, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 asks you to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

We also draw your attention to section 38(6) of the Planning and Compulsory Purchase Act 2004, which asks you to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Rosa Teira Paz

Inspector of Historic Buildings and Areas



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