

# STEBBING NEIGHBOURHOOD DEVELOPMENT PLAN 2019 - 2033

DRAFT v24 : 11th September 2020



St Mary the Virgin - Parish Church of Stebbing: View from the South East outside Red Lion House

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## FOREWORD

From The Chair of Stebbing Parish Council

A first-time visitor to Stebbing might well consider it to be a quintessential English village. With its fascinating buildings and rich heritage, the village remains small enough to merge naturally into the local countryside. A historical settlement, Stebbing is recorded in the Domesday Book and there is strong evidence of earlier Saxon and Roman occupation. The layout of the village has changed little over the centuries.

Now, with so many changes threatening the area, Stebbing Parish Council shares its Residents' desire to contribute to the future of our village, particularly towards potential development, the environment and amenities.

It is intended that the Neighbourhood Plan shall contain and seek realistic, constructive and shared visions for the future of our Community, which reflect our thoughts, concerns and wishes.

The Neighbourhood Plan will incorporate objectives and policies on everyday issues and offer positive and balanced guidance for the future development of the Parish to benefit the wider Community.

The Parish Council considers the Neighbourhood Planning process will support and strengthen the local Community, enabling not only the preservation and protection of Stebbing but also to make it an even better place for Residents to live, work and enjoy.

Signed:

Councillor Judith Farr  
Chair

## CHAPTER ONE: INTRODUCTION, POLICY CONTEXT, CORE OBJECTIVES AND VISION

### A. Introduction

1.1 The Stebbing Neighbourhood Development Plan (the “Plan”) sets out a vision for the area of the Parish of Stebbing and contains planning policies for the use and development of land within it during the period 2019-2033. It will form part of the Statutory Development Plan for the administrative area of Uttlesford District Council (UDC), being the Local Planning Authority for the District. The purpose of the Plan is to guide development within the Parish and provide guidance to any interested parties wishing to submit planning applications for development within the designated Neighbourhood Area (as shown on Map 1).

1.2 At the time of the preparation of the Plan, the statutory UDC Development Plan comprises the ‘saved’ policies of the Uttlesford Local Plan (ULP), adopted in January 2005, which were intended to cover the period to 2011. The Plan is now considerably out of date by virtue of the National Planning Policy Framework 2012 (NPPF 2012) and the current replacement NPPF 2019 (NPPF 2019). Consequently, UDC prepared a draft Local Plan for submission to accord and be consistent with national policy guidance relevant at the time. That is, the draft Local Plan was prepared and submitted on 24th January 2019 under the policies in the NPPF 2012 in accordance with the transitional arrangements set out in the 2018 Framework for Plans submitted for examination on or before 24th January 2019. The submitted plan also included an “Addendum of Focused Changes” which related primarily to the elevated level of risk around the then proposed delivery of the West of Braintree Garden Community (WoBGC) following the initial findings of the Inspector examining the North Essex Authorities’ Local Plans.

1.3 Following the initial stages of the examination into the submitted Local Plan, UDC received a letter dated 10th January 2020 from the appointed Inspectors. This stated that they were not persuaded that there was sufficient evidence to demonstrate that the proposed Garden Communities, and thus the overall spatial strategy, had been justified. Consequently the Inspectors “cannot conclude that these fundamental aspects of the Plan are sound”. They found that they “are of a view that withdrawal of the plan from examination is likely to be

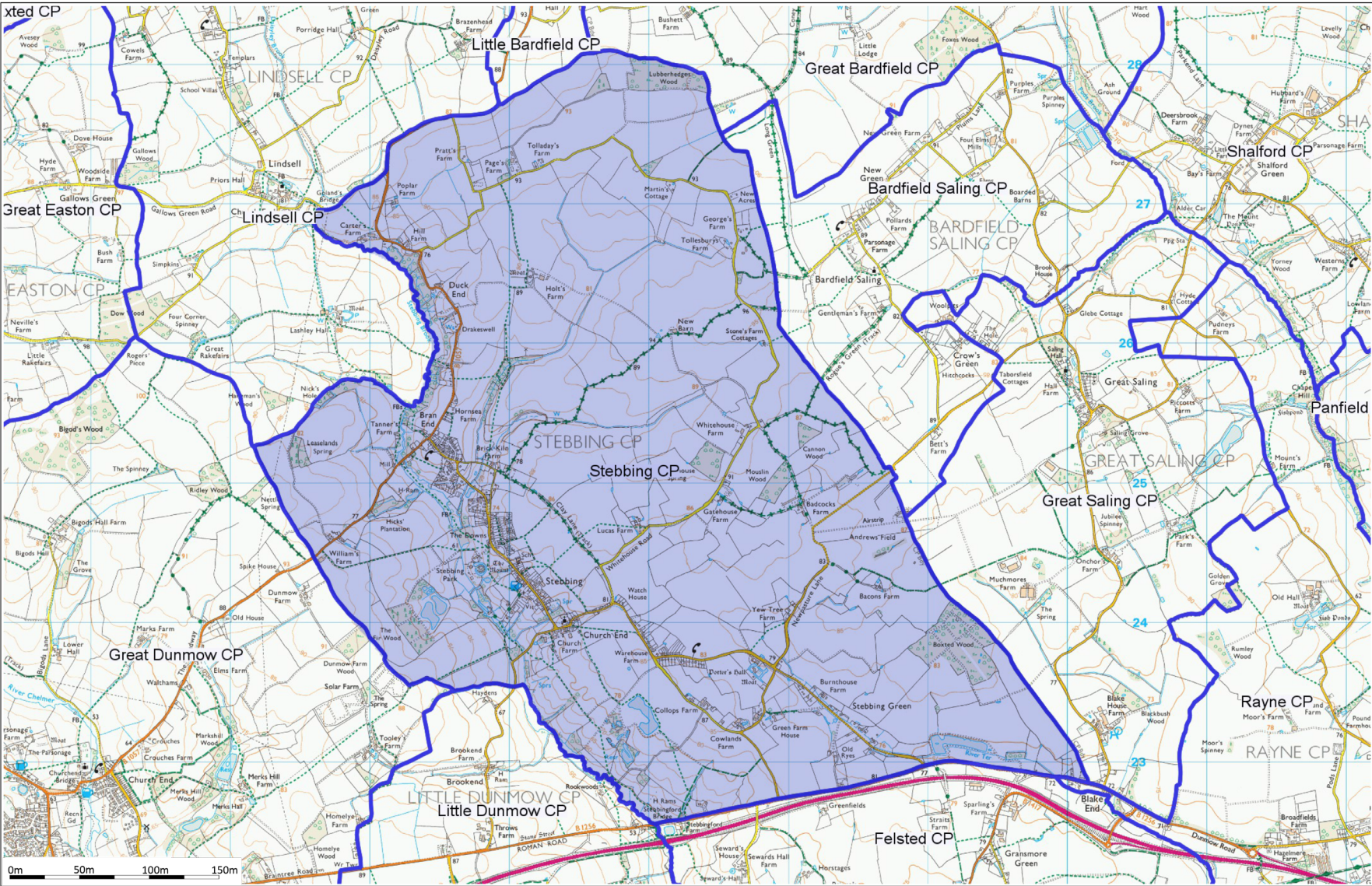
the most appropriate option”. UDC subsequently decided at an Extraordinary Council meeting on 30th April 2020 to withdraw the Plan and to start a new Plan ‘from scratch’. In addition, on 15th May 2020, the Inspector examining the North Essex Authorities’ Shared Strategic Section 1 Plan wrote to the NEAs setting out his findings and conclusions on the Section 1 Plan. He found that the proposed Colchester/Braintree Borders and WoBGCs were not justified or deliverable. Consequently, the Plan’s spatial strategy was unsound. The Inspector recommended two options: either to remove both of these GCs through proposed main modifications, or to withdraw the Plan. The NEAs have agreed the former and main modifications are to be published for consultation in August and September 2020.

1.4 Residents will be aware that the submitted UDC Plan included proposals that would fundamentally affect Stebbing Parish and neighbouring parishes. As there is no requirement for a Neighbourhood Plan to be prepared or examined against emerging policy, this Neighbourhood Plan was drafted to be at variance with the then emerging UDC Local Plan with regard to the proposed extension of the WoBGC into Stebbing Parish. This was considered to be fully justified for two reasons:

- 1) until the respective North Essex draft Plan and the UDC draft Plan were found to be sound by the Inspectors there was uncertainty over the future of the proposed WoBGC; and
- 2) to reflect the very strong and overwhelming views of Residents in the Parish who objected to the WoBGC.

1.5 Consequently this NP has been prepared to be in general conformity with the strategic policies of the adopted ULP 2005. These strategic policies are set out in the table at Appendix A.

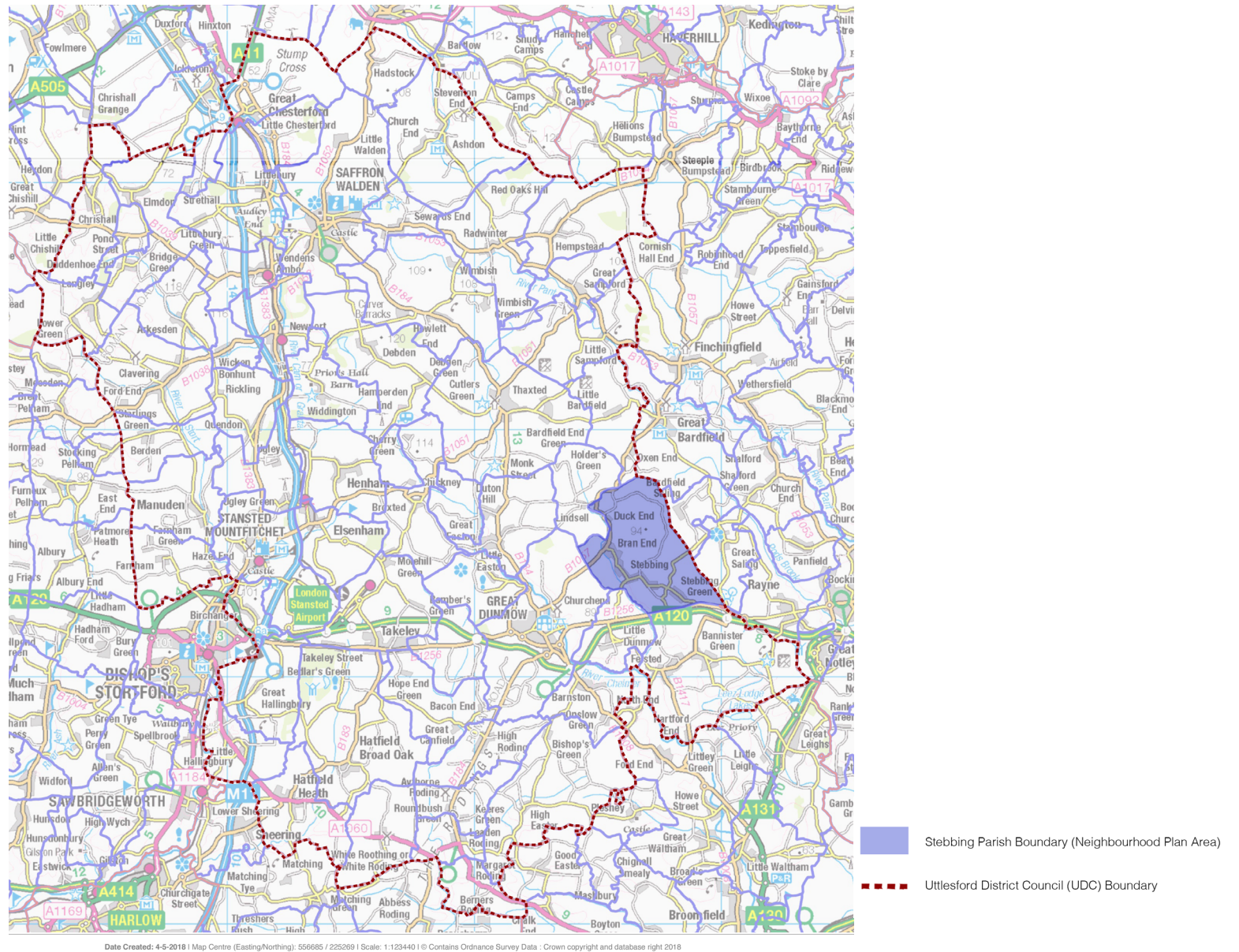
CHAPTER ONE: INTRODUCTION, POLICY CONTEXT, CORE OBJECTIVES AND VISION



Date Created: 4-5-2018 | Map Centre (Easting/Northing): 567276 / 225269 | Scale: 1:35771 | © Crown copyright and database right. All rights reserved (0100054203) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018

Map 1 - Neighbourhood Plan area for Stebbing

## CHAPTER ONE: INTRODUCTION, POLICY CONTEXT, CORE OBJECTIVES AND VISION



Map 2 - Stebbing Parish in the context of the UDC boundary

## CHAPTER ONE: INTRODUCTION, POLICY CONTEXT, CORE OBJECTIVES AND VISION

1.6 Planning Law requires that applications for planning permission must be determined in accordance with development plans, unless material considerations indicate otherwise. In the absence of an up-to-date adopted Local Plan then the 'saved' policies of the 2005 Uttlesford Local Plan (ULP), together with policies in this Neighbourhood Plan, will be used as the basis for the determination of future planning applications within the Parish. Additionally, the NPPF 2019 will be a material consideration in dealing with planning applications.

1.7 The Plan must also conform to the Government's Basic Conditions as required by the Localism Act 2011, namely:

- it must have regard to national policies and advice given by the Secretary of State
- it must contribute towards the goal of sustainable development
- it should be in general conformity with the strategic policies in the Local Plan
- it does not breach and is otherwise compatible with current European Union obligations.

1.8 The Parish of Stebbing is considered by its Residents to be a very attractive and appealing place in which they feel privileged to live, bring up their families, enjoy leisure pursuits, work and enjoy their retirement. The Residents wish its special qualities to be protected and this Plan seeks to ensure that any future development is of a scale that is manageable, that will safeguard and enhance local services and facilities, be in suitable locations and that it will respect and enhance the important and valuable characteristics of the historic and natural environment described further below.

1.9 A key issue faced by the Parish was the potential threat of the WoBGC referred to above which would result, if permitted, in the urbanisation of an extensive area of countryside lying on its eastern boundary. Although the proposed WoBGC site lies predominantly within Braintree District and Great Saling Parish, UDC formerly proposed in its draft submitted Local Plan that the new settlement should extend into Stebbing Parish. This proposal has now been

abandoned for the reasons set out in paragraphs 1.2 to 1.4 above, but it has resulted in delaying the publication of the Regulation 14 draft NP.

1.10 The WoBGC was a matter of nearly universal objection by the Residents of Stebbing, and the proposed threat of this proposal, or any subsequent variation that may emerge, is the reason that specific landscape policies are being included in this Plan that seek to protect the setting of the main village itself and the hamlet of Stebbing Green, which lies immediately adjacent to the formerly proposed WoBGC development.

### **B. Purpose and Structure of this Plan**

1.11 In due course, once the existing saved strategic policies of the 2005 Local Plan have been replaced by a new adopted Local Plan, it may require a review of this Plan to ensure that it is in broad conformity with the new development plan. However, because of the timescales involved in preparation, consultation, submission, examination and adoption of a new Local Plan this will not be for several years.

1.12 The Policies contained herein are set out to guide future development within the Parish. The Plan and its Policies are considered to be robust, being positively prepared, justified, effective and consistent with national policy. It has been prepared on the basis of sound evidence and the results of public consultation within the Parish over the period of preparation.

1.13 Preparation of this Plan and formulation of its Policies have been strongly influenced by the need to address the fundamental issues of concern to the majority of local Residents, namely the impact of potential development upon the assets of the landscape environment, wildlife habitats, historic environment and setting, and overall qualities of the Parish.

## CHAPTER ONE: INTRODUCTION, POLICY CONTEXT, CORE OBJECTIVES AND VISION

### C. The Neighbourhood Plan Area

1.14 Stebbing Parish Council decided on 11th February 2016 to make a Neighbourhood Plan for the Parish. Being a qualifying body under s66(g) of the Town and Country Planning Act 1990 and Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council applied on 26th April 2016, to UDC for the Parish of Stebbing to be designated as a Neighbourhood Plan area. On 6th June 2016, the Parish of Stebbing was designated by UDC as the Neighbourhood Plan area for Stebbing, as shown on the plan in Map 1. Map 2 shows Stebbing Parish in the context of the UDC boundary. The Neighbourhood Plan area covers the entire Parish of Stebbing.

### D. The making of the Plan

1.15 A Steering Group made up of unpaid volunteers, all of whom are resident in the Parish, including four Parish Councillors, was approved by the Parish Council as a suitable body to prepare a draft Plan. The composition of the Steering Group changed little during the Plan preparation period. It first met on 19th May 2016 and its Constitution and Terms of Reference were made on 7th June 2016. For the majority of the plan preparation period, the Steering Group met twice monthly, once in public session and once informally by way of a working group session. The Parish Clerk acted as Secretary to the Steering Group. Unfortunately, delays in the submission and examination of the emerging Local Plan and potential conflict with the proposals for WoBGC delayed its production, beyond the control of the Parish Council.

1.16 Additionally, advice and guidance was provided to the Steering Group at various stages by Mrs Rachel Hogger, a Chartered Town Planner, and Principal of Modicum Planning Ltd, whose services were provided and paid by UDC (pursuant to their statutory obligation to assist communities to develop and establish Neighbourhood Plans). She attended several meetings of the Steering Group, as well as those held for the community.

1.17 Acting on behalf of the Parish Council, the Steering Group was assisted and advised as to both landscape and heritage matters by independent professionally qualified consultants who reported during 2016 and 2017. The Steering Group was also assisted by technical advice from Urban Vision Enterprise CIC (“Urban Vision”), independent consultants appointed by Locality as to the assessments of various sites put forward through responses to “Call for Sites” procedures and/or as identified to be appropriate for consideration by the Steering Group. The Steering Group carried out an initial assessment of a total of 21 sites that closely met the outcome of responses to the Community Questionnaire and the Plan objectives. Detailed consideration of the overall evidence base and the views of public consultation informed the proposals and policies set out in this Plan.

1.18 The Plan has been drawn up after extensive consultation with the residents and businesses of Stebbing, as well as others required to be consulted or interested in the future of the Village. The Steering Group took cognisance of the terms of the earlier NPPF 2012 paragraphs 183-185 and subsequent Section 3 of NPPF 2019, which inter alia set out the importance of early and meaningful engagement with the neighbourhood and local interests in the strategy and concepts involved in the plan-making process. Copies of the appraisals and reports relating to heritage and landscape matters were provided to UDC inviting comments and also to inform the preparation of the then emerging new Local Plan. Submissions were also made by the Steering Group to UDC upon the former draft Local Plan at the Regulation 18 and 19 consultation stages. These evidence base documents will also be relevant to inform the preparation of the next new Local Plan.

## CHAPTER ONE: INTRODUCTION, POLICY CONTEXT, CORE OBJECTIVES AND VISION

1.19 The Policies contained within this Plan have been reached objectively, informed by the evidence base and reflect the clear wishes and preferences of the Residents of the Parish of Stebbing, and also take into account the views of other consultees, where applicable.

1.20 Key issues of major importance to the community are the need to protect and enhance the landscape and heritage of the Parish, as well as to acknowledge that some limited, small scale growth is required to meet local housing needs and support and enhance the existing Parish services and facilities.

### Consultation: The views of Residents

1.21 The key views and issues identified by the community are summarised in Chapter 3. Analysis of responses to the main questionnaire in 2017 led to the drafting of a 'Vision' and Core Objectives for each key topic. Subsequent consultations endorsed the Vision and Objectives and key policy themes, as in **E** and **F** below. A consultation in late 2018 sought responses for a 'call for sites' exercise in order to consider and assess fully all potential sites that may be suitable for future development. This was effectively a "mop up" exercise to consider any potential sites that had not been assessed in previous UDC consultations. Full details of the consultation and engagement exercises undertaken by the Steering Group with the Residents and others are included in the Consultation Statement. This also explains how the views expressed have influenced and have been reflected in this Plan, in particular the formulation of the following Objectives and Vision.

### **E. Our Vision for Stebbing**

1.22 The identification of the key issues and views of local residents and what they valued about living in the Parish, what they disliked and how they would like to see the area evolve over the next 15 years led to the following Vision and formulation of the Core Objectives.

#### **Vision**

- In 2033, Stebbing will be a vibrant rural parish, with a strong sense of community, which has protected and enhanced its distinctive village, surrounding hamlets, ancient woodlands and agricultural character.
- Stebbing will be a parish which is proud to have retained, and be known for, its historical character, wealth of heritage assets and beautiful, tranquil landscape offering an abundance of open views and wildlife habitats.
- Housing development will be in keeping with the character of the Parish, positively contributing to its immediate surroundings
- Housing development will place particular emphasis on organic growth through small developments and affordable properties.
- Transport, telecommunications and social facilities will have been improved and be more widely available for all residents, young and old.

## CHAPTER ONE: INTRODUCTION, POLICY CONTEXT, CORE OBJECTIVES AND VISION

### F. Core Objectives

- i. To conserve and enhance the heritage and distinctive historic character of the Parish, its village, surrounding settlements and each of their respective landscape settings.
- ii. To protect the key environmental features of the Parish including ancient woodland, high quality agricultural land, byways, footpaths, hedgerows and wildlife sites.
- iii. To protect the open landscape setting to the east of the settlements of Stebbing Green and the village of Stebbing.
- iv. To respect, preserve and enhance the character and setting of the various settlements and hamlets which make up the Parish and to protect their individual identities from any future ad-hoc major strategic development proposals.
- v. To preserve the character of the quiet roads and lanes within the Parish for their continued safe use by walkers, cyclists and horse riders.
- vi. To maintain and support the existing strong sense of community in the Parish by retaining existing and encouraging additional community infrastructure, including the community store, the village Primary School, the village hall, the Church, the White Hart Public House and all other sports, social and recreational facilities.
- vii. To ensure that new housing and other forms of development meet the needs of the local parish community, including the need for accessible and affordable housing, starter homes, homes for older people and other specialist needs.
- viii. To retain and encourage new and diversified rural employment and support services where possible; to encourage homeworking and small scale local businesses.
- ix. To ensure that any new development is sympathetic to the character and beauty of the Parish in design and appearance matters and that it makes a positive contribution to its surroundings, with particular emphasis on small scale organic growth
- x. To address highway safety and parking issues, improve the potential for movement by non-car modes, including walking, public transport, cycling, improve the bridleway network and retain and develop the use of the village mini bus.
- xi. To promote, through the appropriate providers, effective, high level internet connectivity for all residents and businesses.
- xii. To explore with ECC Highway Authority and UDC ways to improve transportation access for all residents to appropriate education and health services.
- xiii. To balance the amount of new development with the capacity and potential expansion of the village Primary School to meet the primary school education needs of the Parish.

## CHAPTER ONE: INTRODUCTION, POLICY CONTEXT, CORE OBJECTIVES AND VISION

### G. How to read this document

1.23 Each section of this Plan covers a different topic. Under each heading there is the context and justification for the policies, which provide the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in coloured boxes. Planning applications will be considered in the context of their consistency or conformity with these policies and other relevant material considerations. It is therefore advisable that, in order to understand the full context for any individual policy, to read it in conjunction with the supporting text.

1.24 At the end of some of the policy topic chapters there is a list of ‘non land use policy aspirations’. These are matters that have been suggested by the community but are not appropriate to include as policies in a Neighbourhood Plan which is focused on the *development* and *use* of land. They do, however, signal actions which could be taken forward by the Parish Council or others, or initiatives which could be funded by developer contributions or other sources of funding.

### H. The Plan has been structured in the following order of topic Chapters to reflect the Core Objectives and Vision:

Chapter 2.	Context- Setting the Scene
Chapter 3.	Consultation
Chapter 4.	Heritage and Conservation
Chapter 5.	Landscape: the Countryside and Natural Environment
Chapter 6.	Housing and Design
Chapter 7.	The Economy
Chapter 8.	Community and Well-being
Chapter 9.	Transport
Chapter 10.	Housing Allocations
Chapter 11.	The Policies Map and Scheme of Neighbourhood Plan Policies
Chapter 12.	Projects

### Appendices:

A	Table of UDC Local Plan 2005 Strategic Policies
B	Historic England- schedule of Heritage Assets in Stebbing and Uttlesford Local Heritage List for Stebbing 2018.
C	Letter dated 17th July 2020 from UDC Planning Policy Officer responding to a request for an indicative housing requirement.
D	Glossary and Abbreviations
E	List of Evidence Base Documents
F	Equality Impact
G	Acknowledgements

### A. Parish Description

2.1 Stebbing is a small rural parish made up of the core village community and surrounding hamlets, isolated houses and farmsteads, lying in the upper reaches of the Chelmer Valley. One of the fluvial constituents of the River Chelmer, Stebbing Brook, runs through its western side, flowing southwards to join the River Chelmer at Felsted. The surrounding countryside is predominantly arable and consists mainly of very good quality Grade II classified versatile agricultural land.

2.2 Its historic built environment, rural setting and attractive landscape, together with local facilities, make it a very popular and cherished community for its residents. Notwithstanding its proximity to the A120, the Parish has a strong sense of pastoral distinction and tranquillity. This is frequently remarked upon by residents and visitors from outside the Parish.

2.3 Stebbing lies towards the lower eastern edge of the UDC administrative area, some 3.5km to the east of Great Dunmow, 9km to the west of Braintree Town, 5 km north of Felsted and 9 km to the south east of Thaxted, reached in each case via B classified roads. It is 2 km to the north of the A120 (dual carriage way) corridor, to which access is obtained at two points, approximately 6 km to the east and 6 km to the west. The B1256, formerly the A120, which marks the southern border of the Parish lies along the line of the Roman road leading from Colchester to St Alban's, once known as Stane Street.

2.4 The Parish has boundaries with eight other parishes, namely Lindsell, Little Bardfield and Great Bardfield to the north, Bardfield Saling and Great Saling to the east, Felsted, Little Dunmow and Flitch Green to the south and Great Dunmow to the west.

2.5 The centre of the Village is linear, aligned north-west/south-east, and slender in form, which reflects its historic organic growth. This can be seen from the historic mapping of the Parish, the first being that drawn by Chapman & André in 1777 and subsequent editions of the Ordnance Survey.

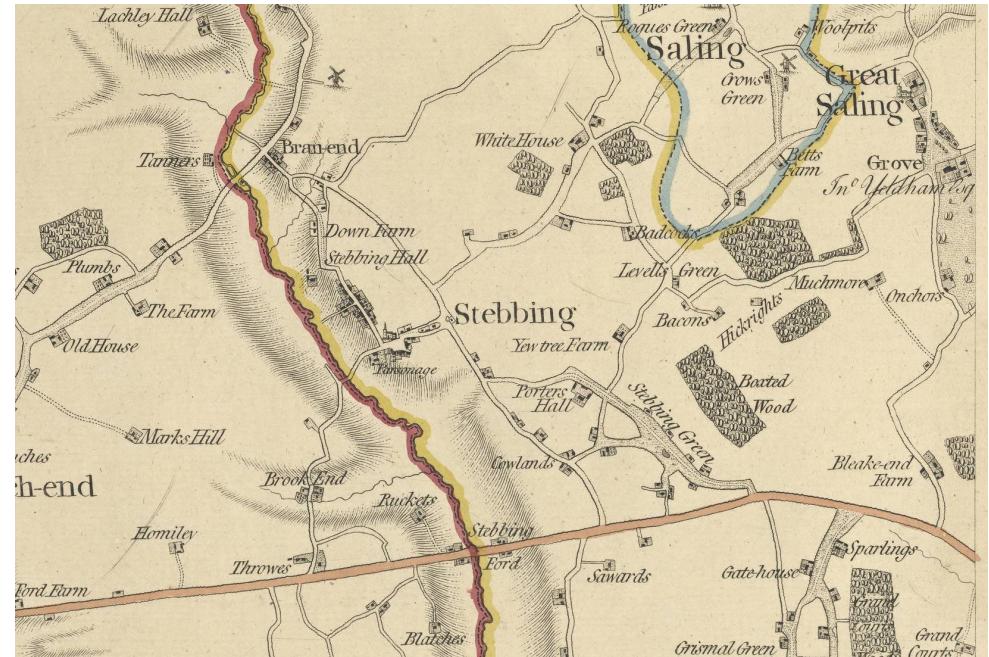


Fig 1: Extract Digital Map of the County of Essex 1777 by John Chapman & Peter André | Produced by Tim Fransen, 2018 | Digitised engraved sheets courtesy of Biblioteca Virtual del Patrimonio Bibliográfico

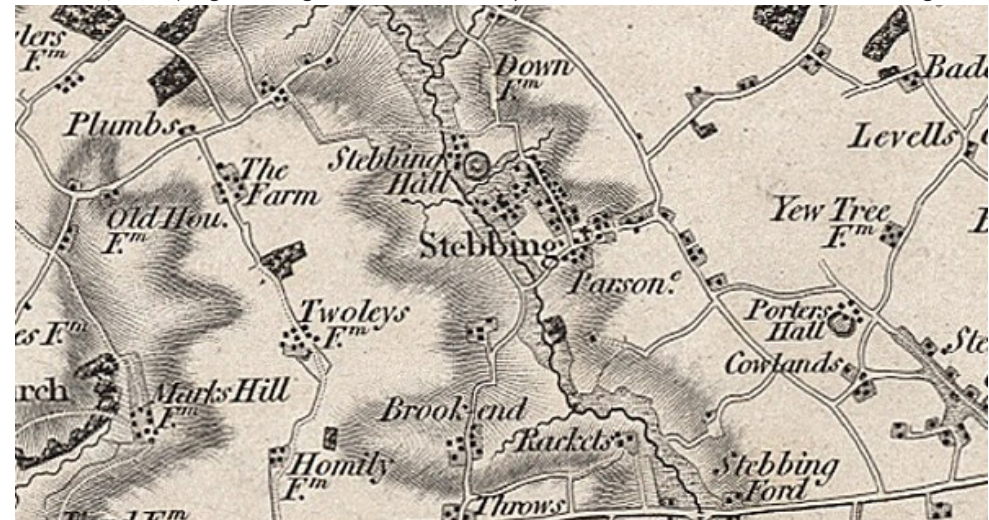


Fig 2: Extract Ordnance Survey Map (First Edition 1850)

## CHAPTER TWO: CONTEXT – SETTING THE SCENE



Stebbing High Street- Aerial view from the Church looking North



Aerial View of Boxted Wood and part Southern and Eastern Boundary of Parish (former Stane Street) to right edge

## CHAPTER TWO: CONTEXT – SETTING THE SCENE

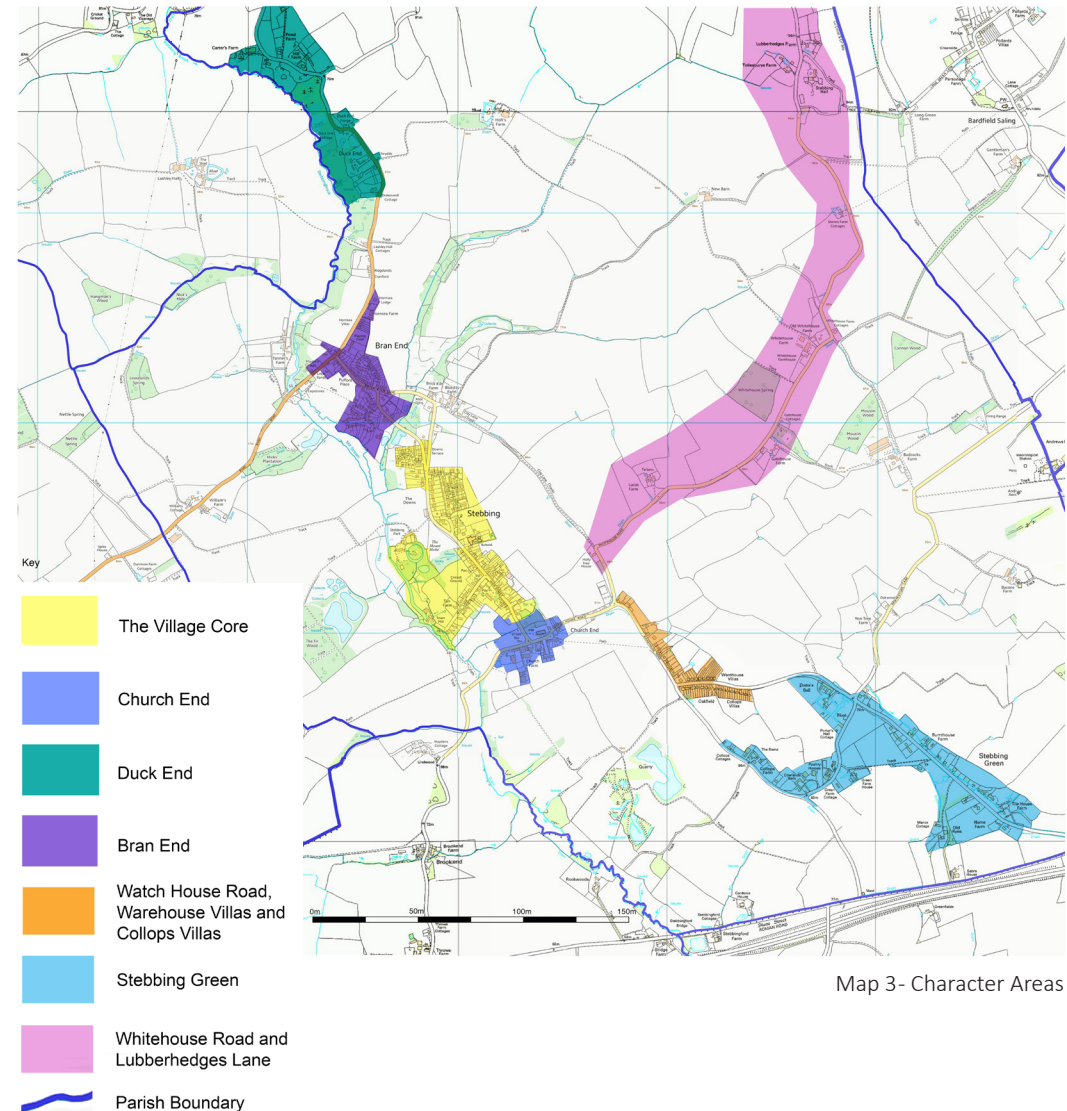
2.6 The Grover Lewis Associates' Heritage Assessment of the Parish, referred to in more detail in Chapter 4, provides a very useful and accurate description of the settlement form and character of 'Stebbing':

"1.13 The settlement has a markedly linear form, aligned north-west/south-east, which has evolved by the conjunction of a series of hamlets that developed along the line of the Stebbing Brook. The latter flows southwards to meet the River Chelmer at Felsted. Whilst the hamlets are described as conjoined, there are modest breaks in development between Church End, which as the name suggests contains the imposing parish church of St Mary the Virgin, and the main body of the village to the north. North of the main body, Bran End and Duck End enjoy a degree of physical separation. To the south, Stebbing Green is effectively a freestanding hamlet, notwithstanding the presence of twentieth-century ribbon development to the north along Warehouse Road giving a degree of connection to Church End.

1.14 The direct distance from the northern end of Duck End to the southern end of Stebbing Green is almost five kilometres, with the winding road distance being considerably further. Whilst there are some modern twentieth-century cul-de-sac developments at Bran End and in The Downs area, to the north of the historic core on High Street, the majority of the village is made up of single-plot development along a single meandering village street.

1.15 With the exception of Stebbing Green, the linear village occupies higher land to the immediate east of the Stebbing Brook, which has formed a relatively narrow, steep sided valley along the western edge of the parish. From the Stebbing Brook, the land rises gently eastwards up the valley side. To the east and south-east of the main built-up area, the surrounding land is notably flatter than the valley of the Stebbing Brook."

2.7 This description includes six of the seven broad character areas as shown on Figure 3, which are identifiable by their geographical location/road name, general appearance and development form. These are:- The Village Core - Church End - Stebbing Green - Watch House Road - Warehouse Villas and Collops Villas - Bran End - Duck End, and additionally - Whitehouse Road and Lubberhedges Lane.



Map 3- Character Areas

## CHAPTER TWO: CONTEXT – SETTING THE SCENE

2.8 The latter is characterised by dispersed and scattered groups of dwellings and farms, including several listed buildings, served from an attractive narrow meandering country lane from Church End/Watchhouse Road via Whitehouse Road and Lubberhedges Lane to the B1057 at Duck End.

2.9 The Village Core and Church End- this area is of particular importance and significance because it forms the existing designated Stebbing Conservation Area, as defined in the adopted Local Plan and shown on the Neighbourhood Plan Policies Map 18. It was designated by Essex County Council in 1977 and the boundary was reviewed in 1991 and is centred around the historic core of the Village and Church End. In addition there is a significant quality to both the setting of the main village and Stebbing Green, together with a total of 155 heritage assets within the Parish- including 152 listed buildings in total, one of which is Grade 1, six Grade 2\* and 145 Grade 2- and 3 Scheduled Monuments (SM). Many of these are scattered throughout the Parish but there are 67 listed buildings that lie within the Conservation Area, plus there is one Scheduled Monument, the locations of which are shown on Map 4. A schedule of all the heritage assets within the Parish is included in Appendix B. Further information on heritage is set out in Chapter 4.

2.10 It is clear from views expressed through various public engagement events that it is essential to safeguard the setting and appearance of these historic assets from any inappropriately sited and/or insensitively designed development, and where possible new development and other interventions should seek to enhance the quality of the assets and their setting as reflected in Policy STEB1

2.11 The Parish is served by a Parish Council, established in 1915 (so far as available records reveal), currently made up of nine Councillors and is supported by the salaried Parish Clerk.

### B. Population, Demographics and Housing Stock

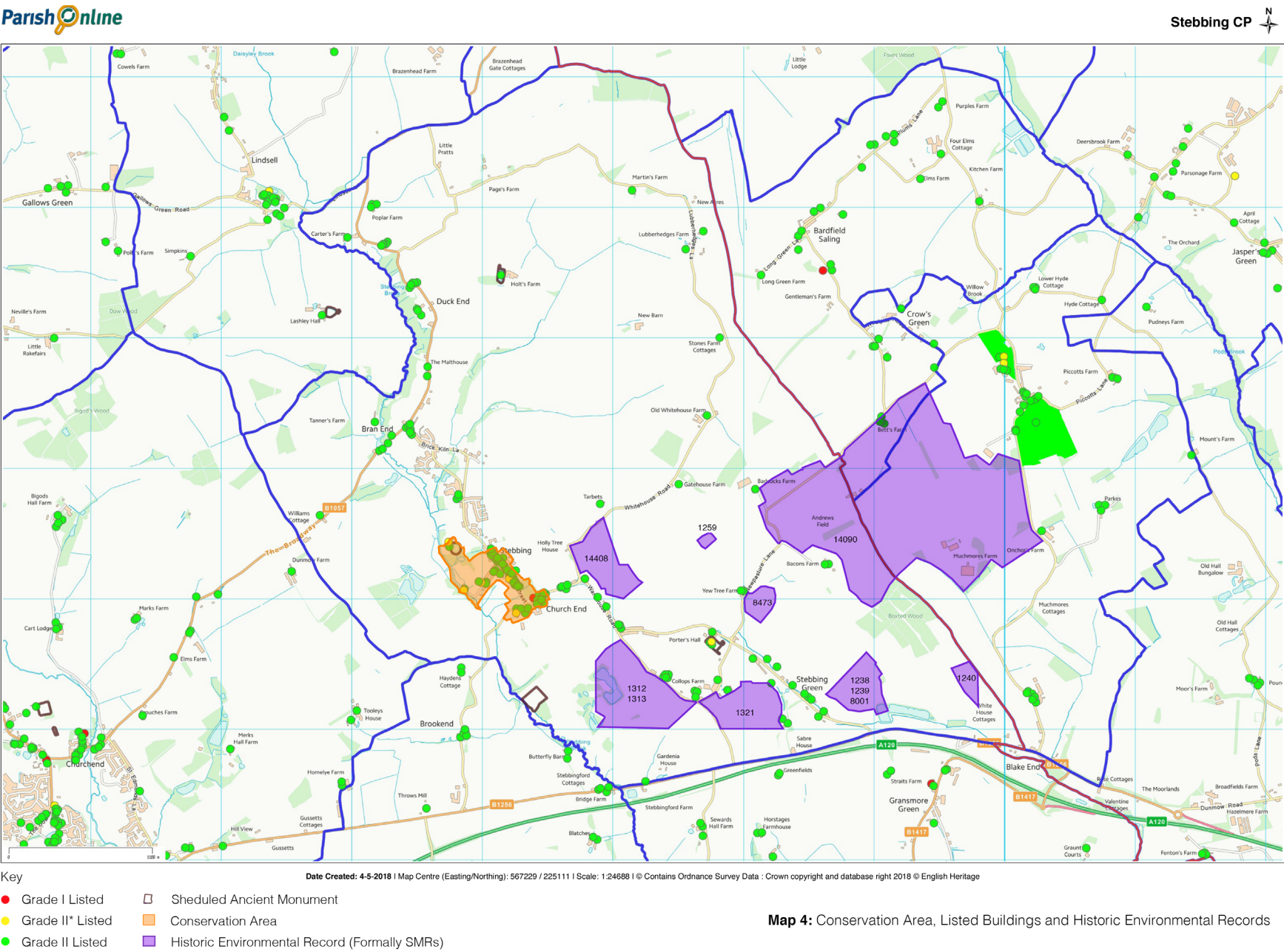
2.12 The linear nature of the built environment of Stebbing Village resulted in gaps between different areas of settlement (still denoted by differently named road signs at the approaches to them), so that many houses have views over open countryside or an attractive street scene, or both. Ribbon development and infilling has only occurred in the last third of the Twentieth Century and in this Century.

2.13 After World War One, a number of houses (“Homes for Heroes”) were built at Pulford Place, Downs Villas, Collops Villas and Warehouse Villas by Dunmow Rural District Council. After World War Two, municipal housing was built at Bran End Fields, again by Dunmow Rural District Council.



War Memorial at Junction of High Street and  
Watch House Road, Church End

CHAPTER TWO: CONTEXT – SETTING THE SCENE



## CHAPTER TWO: CONTEXT – SETTING THE SCENE



Stebbing High Street – lower part (view from the South)

## CHAPTER TWO: CONTEXT – SETTING THE SCENE

2.14 In the 1970s, six smaller dwellings (bungalows) were built by UDC at Bran End, intended for occupation by occupiers of larger Council owned property seeking to downsize. This did not occur and they are now mainly let to younger families. 16% of the Stebbing housing stock was constructed by the local authorities, much of which has subsequently been sold to their tenants under the “Right to Buy” schemes introduced by the Government in the 1980s. The breakdown of UDC owned property is as follows:

Type of Property	Number of Bedrooms	Total Number of Properties
Bungalow	1	6
Flat	1	2
Bungalow	2	8
House	2	14
House	3	21
House	4	3
Total		54

2.15 During the past two decades, approximately 16 agricultural grain stores and barns across the Parish have been converted to housing. Virtually all of the former agricultural tied cottages were sold in the 1970s and 1980s.

2.16 In the 2011 Census, the population of Stebbing was recorded as 1,300, occupying 551 dwellings, and making up 518 households, being an increase of 50 persons recorded in the 2001 Census. Residents aged 16 or more number 1,081.

2.17 There has been some small scale new housing development since 2011. There is no recent evidence of the increase in population since but it would be marginal. Current population occupancy density is low, namely of 0.7 persons per hectare (compared with the Essex and England average of 4 persons per hectare).

2.18 The available Census data shows that there is a high level of home ownership and correspondingly low proportions of social and private rented housing, with 51.9% of houses being detached, compared with 30.4% for Essex. There is a preponderance of 3 and larger bedroomed properties, with very little

choice of 1 and 2 bedroom properties and flats. 54.9% of all dwellings are in Council Tax Bands E-H, compared with 28.7% for the County of Essex.

2.19 The age profile in 2011 of the Residents was a mean age of 43.7 years with 19.2% over age 65 compared with 16.4% nationally. The number under age 45 was 45.7% compared with 58% nationally. The net increase in population within the Parish between 2001 and 2011 has been less than 2%, attributable to new housing constructed in that period.

2.20 At 2011, of the 551 dwellings in the Parish, 361 were detached, 218 semi-detached or terraced, and there were 15 flats, maisonettes or apartments and 5 caravans or other mobile/temporary structures. There is a high level of home ownership: 80.6% were either owned outright or with a mortgage; 8.5% were social rented (7.9% from UDC and 0.7% from others); and 9% private rented and 1.8% living rent-free. The average household size was 2.6 persons, with 7.2 average rooms per household and 3.6 bedrooms per household. 73.9% of all residents aged 16 to 74 were economically active, of whom 2.4% were unemployed and 2.3% students.

2.21 A housing needs survey was carried out by RCCE in March 2015 with the help of Stebbing Parish Council. The response rate was 19% (compared with the average county rate of 25%). 63% of the respondents were supportive of a small development scheme if the need was identified. Several respondents indicated that there was a need for “affordable housing”. RCCE recommended that 2 x one bedroom units and 1 x two bedroom units be considered as potentially to be provided by a Housing Association in conjunction with a discussion with the Parish Council.

2.22 However, despite this recommendation by RCCE to provide 3 units of affordable housing to meet local needs, the actual provision has been delivered at the new Ploughman's Reach development and a further 7 affordable units are committed in the scheme on land east of Warehouse Villas. Further detail is set out in paragraphs 6.1 and 6.3.

2.23 Stebbing is a popular place to live and the limited increase in the number of new dwellings in recent years has contributed to house prices which are higher than average in this part of Essex. This has an impact on younger people wanting to remain in the Parish and older people wanting to 'downsize' within their existing community. These concerns were highlighted in the Parish residents' survey. The Plan's proposals to address this issue are set out in Section 6 – Housing and Design.

## CHAPTER THREE: CONSULTATION

### A. Community Engagement and Consultation

3.1 Full details of the consultation and engagement with residents of the Parish in the preparation of this Plan are set out in the Consultation Statement, which is a vital part of the Evidence Base. The following sets out a summary.

3.2 The Steering Group's desire to prepare a Neighbourhood Plan was influenced greatly by the proposals put forward by Braintree District Council for the proposed WoBGC that UDC subsequently proposed through its emerging Local Plan to extend into Stebbing Parish. The principal platform for engaging the Community in the Plan was via on-going information given via the website (created exclusively for the purposes of this Plan) i.e. [www.stebbingneighbourhoodplan.co.uk](http://www.stebbingneighbourhoodplan.co.uk). Comments and responses were invited from Residents electronically and at various face to face opportunities presented. Full particulars of engagement and consultation are set out in the Consultation Statement.

3.3 A number of meetings, consultations and presentations were held in order to inform and solicit the views of Residents. This helped to identify the key issues which were of concern to the community, primarily derived from responses to the Main Questionnaire, that also led to the formulation of the Vision and Core Objectives. Further questions/comments were invited at various events, with members of the Steering Group on hand to respond to suggestions and comments made.

3.4 An initial brief questionnaire, accompanying an explanatory leaflet as to the purposes and aims of a neighbourhood plan for Stebbing, was distributed to Residents in Summer 2016. Further, in April/May 2017, a very detailed illustrated questionnaire was produced by the Steering Group. It was hand distributed and collected by volunteers to/from every household in the Parish. It set out 31 questions (with sub questions), two maps of the Parish/Village and responses were sought and spaces allowed for freehand comments. This resulted in a very comprehensive (92%) rate of response. This provided the Steering Group with very clear and comprehensive feedback from the Residents as to those matters

and issues of key concern and the potential scale and type of growth appropriate for the Parish. A summary of the key responses received is shown on Figure 3. A subsequent Questionnaire was also prepared and responses sought to the potential designation of Local Green Spaces. A copy of the Main Questionnaire and a full analysis of responses is to be found in the Consultation Statement.

3.5 The Steering Group held monthly public meetings during much of the plan preparation period with actions and minutes being made available on the NP website. There has been a general invitation to make comments at any stage of the Plan-making process, with all emerging documents posted promptly on the website. Positive comments were frequently made to the Steering Group by Residents as to the quality, standard and relevance of reports and the other presentation materials put before them from time to time.

3.6 The outcome of the various feedback comments from the community assisted in identifying those topics and matters that required detailed analysis and assessment through the gathering of the comprehensive evidence base. In turn, this led to the drafting of the Vision, Core Objectives and Policies contained in this Plan that are all founded on and supported by the comprehensive evidence base.



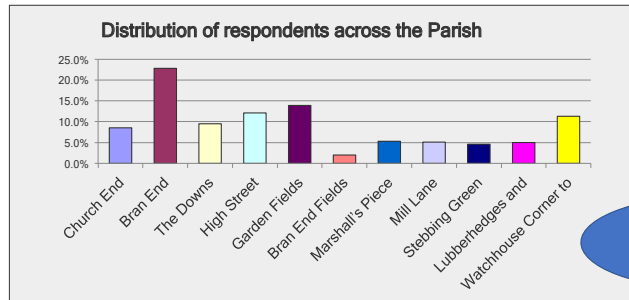


## STEBBING NEIGHBOURHOOD PLAN SUMMARY OF QUESTIONNAIRE RESULTS

In April 2017 Stebbing Neighbourhood Plan Steering Group distributed questionnaires to all 558 houses in Stebbing Parish.



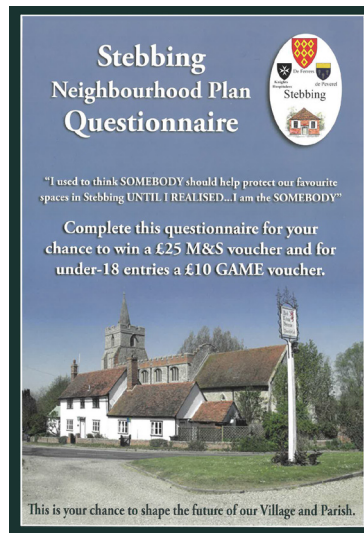
**532 responses were received.**



57% of respondents have lived in the Parish over 10 years.

68% of respondents plan to continue to live in the Parish for 11 years or more.

The Neighbourhood Plan is not just about the main village!



77% felt there could be up to 5% growth in the number of houses (up to 27 houses) in the Parish over the next 15 years.

53% felt that the village itself should not be allowed to expand outside the current built up area.

44% would prefer a number of smaller developments, but only 4% would prefer one large estate.

90% felt that the proposed West of Braintree garden settlement would be a bad /very bad thing.

Preferences were for 2-3 bedroom houses, then bungalows, then 4/4+ bedroom houses.

86% agreed that all new houses should be built with off street parking spaces at a ratio of one space per bedroom.

72% agreed that there is a need for a car park to serve the village.

82% agreed / definitely agreed that the speed limit in Stebbing High Street should be 20mph.

92% agreed/strongly agreed that the village minibus service should be made available to visit doctors and supermarkets.

Over 90% agreed the Parish needs more high speed internet access and better mobile phone coverage.

81% agreed there was not enough for teenagers to do in the Parish.

Stebbing's landscape environment, wildlife habitats and historic environment are all important/very important to over 95% of respondents.

Figure 3: A summary of the key questionnaire responses

## CHAPTER FOUR: HERITAGE AND CONSERVATION

### A. Core Objectives

- i. To conserve and enhance the heritage and distinctive historic character of the Parish, its village, surrounding settlements and each of their respective landscape settings.
- ii. To protect the key environmental features of the Parish including ancient woodland, high quality agricultural land, byways, footpaths, hedgerows and wildlife sites.
- iii. To protect the open landscape setting to the east of the settlements of Stebbing Green and the village of Stebbing.
- iv. To respect, preserve and enhance the character and setting of the various settlements and hamlets which make up the Parish and to protect their individual identities from any future ad-hoc major strategic development proposals.



View of House Facade in High Street

### B. Historic Context

- 4.1 Stebbing, like many villages in this part of North West Essex, has escaped wholesale modernisation and retained the fabric of the past in its church and heritage assets. This visual link to its history represents both its charm and heritage.
- 4.2 Stebbing, lies in the south west corner of the old Saxon Hundred of Hinckford. Stebbing Brook marks the western boundary of the Hundred. The name Stebbing, which is Saxon, was written in the Domesday book in a Latinised form as 'Stibinga' and 'Stabinga.'
- 4.3 Prehistoric finds have been relatively few and scattered. The first settlements can be traced with certainty are Roman. In 1950 Roman remains were found in a large field forming part of Porters Hall Farm. Excavations revealed a complex of buildings and ditches including workshops and a bath house. Half a mile to the south east the remains of a small Roman Villa was discovered near Boxted Wood and in 1988 adjoining the villa the remains of a Roman Malt House was excavated and recorded by Essex County Council. These and potentially other undiscovered Roman remains lie beneath what would have been the proposed western extension of the WoBGC site.
- 4.4 When the Normans arrived in 1066 the village had probably been in existence for three or four hundred years and was held by Siward, a Saxon Thegn. It is almost certain that by this time the settlement pattern of housing and fields were already established. By 1086 two Norman Lords, Henry de Ferrers and Ranulf Peverell are recorded in Little Domesday as holding the village between them.
- 4.5 A weekly market and annual fair were granted to Henry de Ferrers by Edward III in 1338. The market does not appear to have been successful for long, but the fair survived in to the 20th century.



St Mary the Virgin looking south west from Clay Lane

## CHAPTER FOUR: HERITAGE AND CONSERVATION

4.6 The present parish church, dedicated to St. Mary the Virgin, was built almost entirely in the 14th century on the site of a much older church building. It forms the cover of this Plan. It is a fine example of the decorated style of architecture and contains what is almost a unique feature, a carved stone rood screen of which there are only 3 in the world.

4.7 In the late 13th and early 14th centuries, the manor of Porters Hall was built up by the local Porter family, but by the 15th century its lands had passed to the Capel Family who became the Earls of Essex. So by the middle of the 16th century there were three Manors: Stebbing Hall, Porters Hall and Prior's Hall. Stebbing Hall was by this time held by the Earls of Essex, who remained the major landowners in the parish until 1901. Prior's Hall was owned by the Knights Hospitallers.

4.8 The cloth industry seems to have been one of the key factors in the wealth of the parish from the 15th to the 18th centuries. Many listed buildings that survive in the village owe their birth to the wealth this industry created and their preservation to the poverty that followed its decline. The cloth industry often provided employment for several members of the same family so its demise at the end of 18th century left agriculture as the main economic generator. Today, arable agriculture remains an important feature of the landscape and is an activity conducted by farmers mainly owning or operating large scale units, principally using contracted labour and very modern equipment.

4.9 By 1862, there was a National School (Anglican) and a British School (Non-Conformist) in the village. In 1876 the Stebbing School, administered by a School Board, opened its doors to all the children of the Parish and continues to thrive as a Primary School, albeit currently at full pupil capacity.

4.10 As referred to in paragraph 2.9 there are 152 listed buildings in the parish, most are grade II, only one is Grade I, the church of St. Mary the Virgin, and six are grade II\*, namely the old manor houses of Prior's Hall, Porters Hall and Stebbing Park, the Friends' Meeting House, Town Mill, and Tan Office Farmhouse.

4.11 The Mount, situated at Stebbing Park (known historically, in manorial terms, as Stebbing Hall), is classified as a Scheduled Monument (SM), being a Norman Motte with surrounding moat. The moated sites of Holt's Farm and Porters Hall are the other two SMs in the Parish.

4.12 There was little new building in the 19th century, thus preserving the 16th and 17th century houses, and only a limited amount in the first half of the 20th century. It was only the gradual spread of commuting, started in the 1960's, by new residents who were to earn their living outside Stebbing that created housing demand and the growth of speculative development that led to the introduction of the modern estate housing that currently exists at Garden Fields, Bran End Fields, Brookfields and Marshall's Piece.



View of House Facade at Church End



High Street (from Church End) view from South: 1912

## CHAPTER FOUR: HERITAGE AND CONSERVATION

### C. Heritage Assessment

4.13 The heritage environment of Stebbing has proved to be one of very great importance to the Residents with 95% of Residents in their answers to the relating question in the Main Questionnaire responding that the landscape environment, wildlife habitats and historic environment of Stebbing were either “very important or important”.

4.14 UDC included in the Stebbing Conservation Area Appraisal and Management Plan (2010) a summary description of the more significant heritage assets of Stebbing. In view of the acknowledged importance of heritage to the Residents, the Steering Group on behalf of the Parish Council, commissioned an independent expert Heritage Assessment of the Parish from Grover Lewis Associates who submitted their report in August 2017. In paragraph 5.1 of the Summary of the Heritage Assessment it states:

“Stebbing is a very characterful historic village that has retained its distinctive historic morphology. Well over half of the listed buildings in the parish are located beyond the boundary of the Stebbing Conservation Area, which reflects the fact that the village’s historic character goes much wider than its historic core. In particular, it is surprising that the distinctive character of Stebbing Green has not been recognized with conservation area status. Stebbing has accommodated a degree of twentieth-century development, but the village has not been subject to the harmful effects of large scale suburban expansion”.

It is an aspiration of this Plan to seek the formal designation by UDC of Stebbing Green as a Conservation Area.

4.15 The report considers the impact on the heritage assets of Stebbing of the potential development of various sites including those referred to in the ‘call for sites’ process and those evaluated and under consideration for allocation in the emerging Neighbourhood Plan. It follows the guidance set out in the NPPF and assesses the impact of potential development sites on the significance of the designated heritage assets, including the contribution made by their settings.

4.16 The report concludes that none of the nine sites considered: **“would result in direct harm to built heritage assets, if developed. In all cases potential harm is limited to indirect harm as a result of impact on setting. The tight urban townscape of the historic core along the High Street, which results in there being very few views out of the town of the listed buildings that line the High Street to the surrounding countryside, mitigates impact on some of the village’s heritage assets. However, the open nature of much of Stebbing makes heritage assets in those more open parts more susceptible to harm as a result of development within their setting”** (para 5.3). The Heritage Assessment concludes that development of all but one of the nine sites considered would result in some degree of heritage impact and harm to the significance of heritage assets. The only site where development would have a neutral impact on heritage assets is at Brick Kiln Lane (para 5.5).

4.17 The evidence base and findings of the Heritage Assessment, together with the Landscape Sensitivity and Capacity Appraisal, were fully taken into account in the subsequent Site Appraisals Assessment as referred to in detail in Chapter 10. These reports and the views of Residents also assisted in formulating the policy opposite. Both these documents should be used to inform proposals and planning applications should explain how they have been taken into account in formulating proposals, where appropriate.

### Policy STEB1 : Respecting Stebbing's Heritage – Design and Character

All development proposals will be required to preserve and contribute positively to Stebbing's distinctive character. Proposals must, and will be supported if:-

- In the designated Stebbing Conservation Area and the defined Stebbing Green Character Area, as shown on the Policies Map (Map 18), by recognising and reinforcing Stebbing's vernacular architectural heritage through sensitive design including choice of materials, height, scale, spacing, layout, orientation and design.
- Outside the Conservation Area by contributing positively to the street scene where overall design, choice of materials, height and scale are sympathetic and complement neighbouring buildings and are sensitive to the open and rural character of the Parish.
- Where they conserve or enhance and are sympathetic to the setting of any individual heritage asset and their setting, as well as when situated within the historic core of the village itself.
- Where they retain or enhance existing vegetated boundaries, particularly those of intact hedgerows and trees. Opportunities should be sought to restore local landscape structure through appropriate new tree and hedge planting and any unavoidable loss of trees and hedges should be wherever possible offset by new planting.



Village Hall- Mill Lane



Friends' Meeting House (listed Grade 2\*): 1674- west side of High Street

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT

### A. Core Objectives

- i. To conserve and enhance the heritage and distinctive historic character of the Parish, its village, surrounding settlements and each of their respective landscape settings.
- ii. To protect the key environmental features of the Parish including ancient woodland, high quality agricultural land, byways, footpaths, hedgerows and wildlife sites.
- iii. To protect the open landscape setting to the east of the settlements of Stebbing Green and the village of Stebbing.
- iv. To respect, preserve and enhance the character and setting of the various settlements and hamlets which make up the Parish and to protect their individual identities from any future ad-hoc major strategic development proposals.
- v. To preserve the character of the quiet roads and lanes within the Parish for their continued safe use by walkers, cyclists and horse riders.

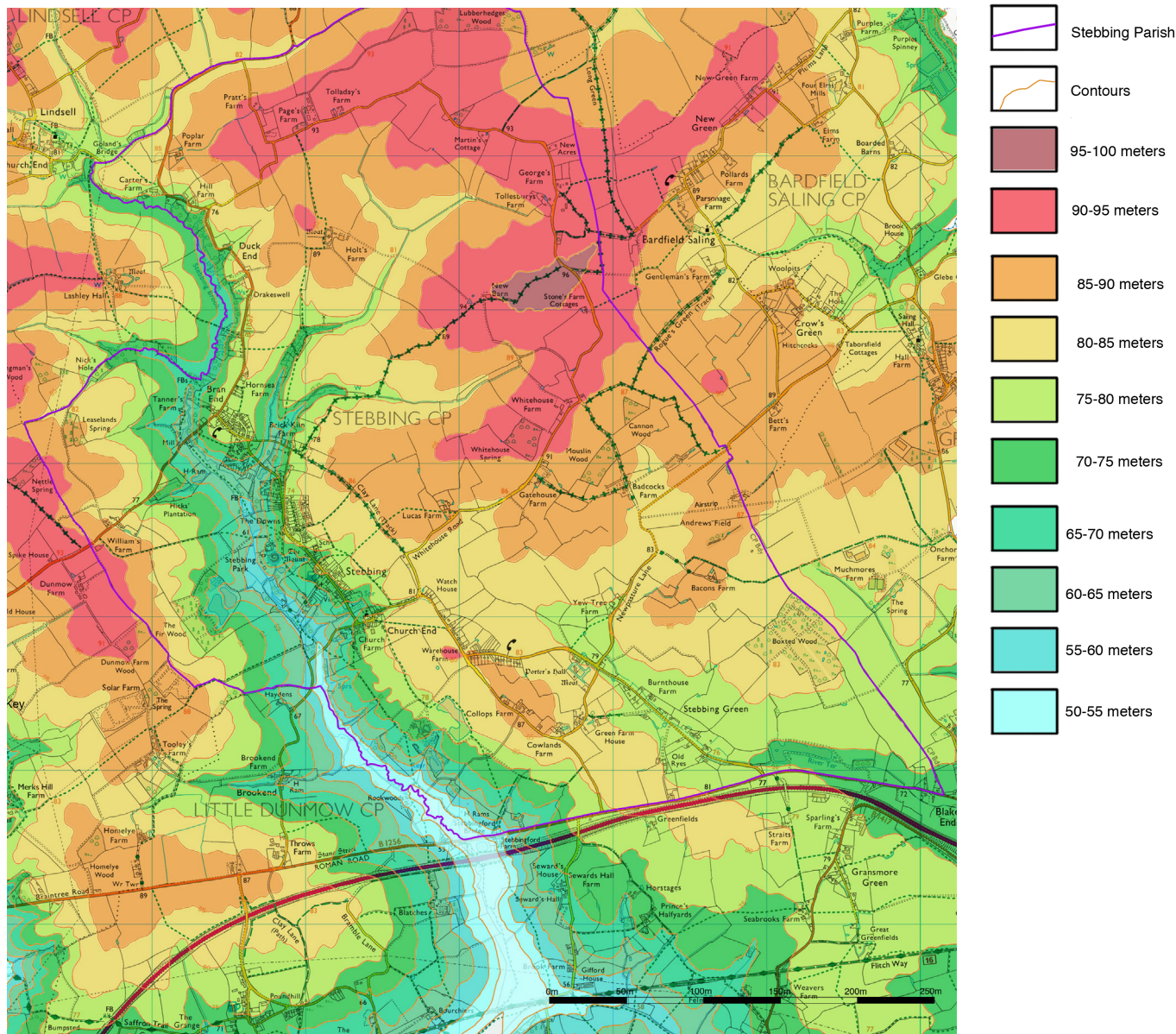
### B. Landscape Setting And Characteristics

5.1 The Steering Group, early in its deliberations, considered that the Parish is very fortunate to have among its valuable assets and characteristics the landscape features of Stebbing Brook, the valley form surrounding it and the open farm plateaux to the north and east of the Village. This was described fulsomely in a report entitled The Essex Landscape Character Assessment carried out in 2008 on behalf of UDC (and others) by Chris Blandford Associates. The features can clearly be identified on the topographical Contour Plan at Figure 5. As summarised in The Landscape Partnership (TLP) Landscape Appraisal (refer to paragraph 5.2), the landscape is characterised by the following types:

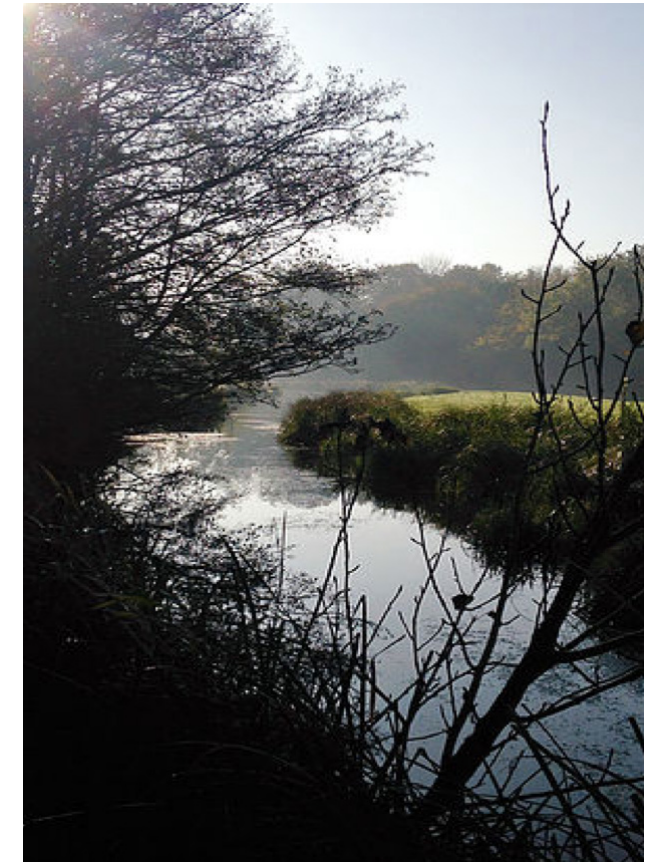
- Valley side landscapes that provide a setting and backdrop to the historic elements of Stebbing village, Bran End and Church End, including the Grade I listed Church and Conservation Area;
- Open agricultural landscapes that contribute to the setting of Stebbing village, the Warehouse Road hamlet and Stebbing Green;
- Land that provides important breaks, necessary to maintain the historic settlement pattern of discrete hamlets within the village, eg between Watch House Road and Church End.

5.2 As referred to in the Heritage Assessment: “The settlement has a markedly linear form, aligned north-west/south-east, which has evolved by the conjunction of a series of hamlets that developed along the line of the Stebbing Brook .... Whilst the hamlets are described as conjoined, there are modest breaks in development between Church End..... and the main body of the village to the north.” The assessment goes on to acknowledge that the other main character areas do enjoy various degrees of physical separation. It is considered important to protect the more modest breaks, or gaps, in order retain the individual identities of the Church End, the Village Core and Bran End Character Areas. This therefore justifies the ‘Protected Open Gaps’ in Policy STEB6 and as shown on the Policies Map (18).

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT



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Stebbing Brook and Valley Floor  
View to the south from FP12 at bridge over

Map 5: Contour Plan

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT

5.2 The Steering Group requested the Parish Council to commission a specific Landscape Sensitivity and Capacity Appraisal on a more detailed scale from specialist consultants, The Landscape Partnership (TLP), who reported in March 2017 ('The Landscape Appraisal'). The purpose of the study was to assist the Parish Council in making informed decisions as to whether any future development could be absorbed into the landscape, and if so, what scale of development would be appropriate and what mitigation measures might be required to ensure that there would be no unacceptable residual effects on the landscape.

5.3 The Landscape Appraisal analysed and identified parcels of land within the Parish having high, medium-high, medium and low landscape capacity to accommodate development, based on the criteria and assumptions set out in the report. Five parcels were identified as having a medium capacity to accommodate development. These were located immediately adjacent to the existing settlement fringes, where they responded to the landscape features and visual characteristics present. The analysis found that most landscapes within the Parish had Low or Medium-Low capacity to accommodate development, as shown on Figure 8 of the Appraisal.

5.4 It also addressed the question of the impact of any potential development associated with the then proposed WoBGC, describing the impact of any such development upon the setting both of Stebbing Green and the remainder of the Village. The Landscape Appraisal advocated the need for separation from any future development to the east of the Village and Stebbing Green and the need to establish a "Green Wedge or Buffer" - being a safeguarded swathe of open countryside- which would protect the setting of Boxted Wood, an ancient woodland at the top of the Stebbing Brook valley slope; the hamlet of Stebbing Green; and preclude harmful incursive development on the valley form and plateau land lying to its East.

5.5 The detailed analysis and assessment of the area required to separate Stebbing, Boxted Wood and the WoBGC proposals is set out in Section 4g of the Landscape Appraisal. This includes an analysis of:

- the extent of visibility north-eastwards from Stebbing Green;
- the extent of visibility north-eastwards from Warehouse Road hamlet;
- the extent of visibility southwards and south-westwards from the plateau top;
- the sense of leaving Stebbing Green and arriving at the airfield/plateau top from

points on inter-connecting transport routes; an analysis of publicly accessible routes between Stebbing Green and the airfield from where the separation can be physically experienced.

5.6 Taking all these considerations into account, TLP's assessment, as illustrated on their Figure 6, demonstrates the necessary swathe of open valley side that would need to be maintained to the east of Stebbing Green in order to protect its setting. Maintaining such a swathe of land free from development would also help to safeguard the setting of Boxted Wood, an Ancient Woodland at the top of the valley, as well as the heritage assets designated as Historic Environment Records. Additionally, since the Landscape Appraisal was undertaken, there has been a strong body of support for the retention of Andrewsfield Airfield both for its historic interest, ie. it was the first US base in the UK in WWII, and it is also a popular and valuable private flying and pilot training facility. Following applications by both Stebbing and Great Saling Parish Councils, UDC and BDC designated Andrewsfield as an Asset of Community Value (ACV) in June 2020. This will also provide an additional layer of protection from speculative development beyond the proposed Green Wedge/Green Buffer.

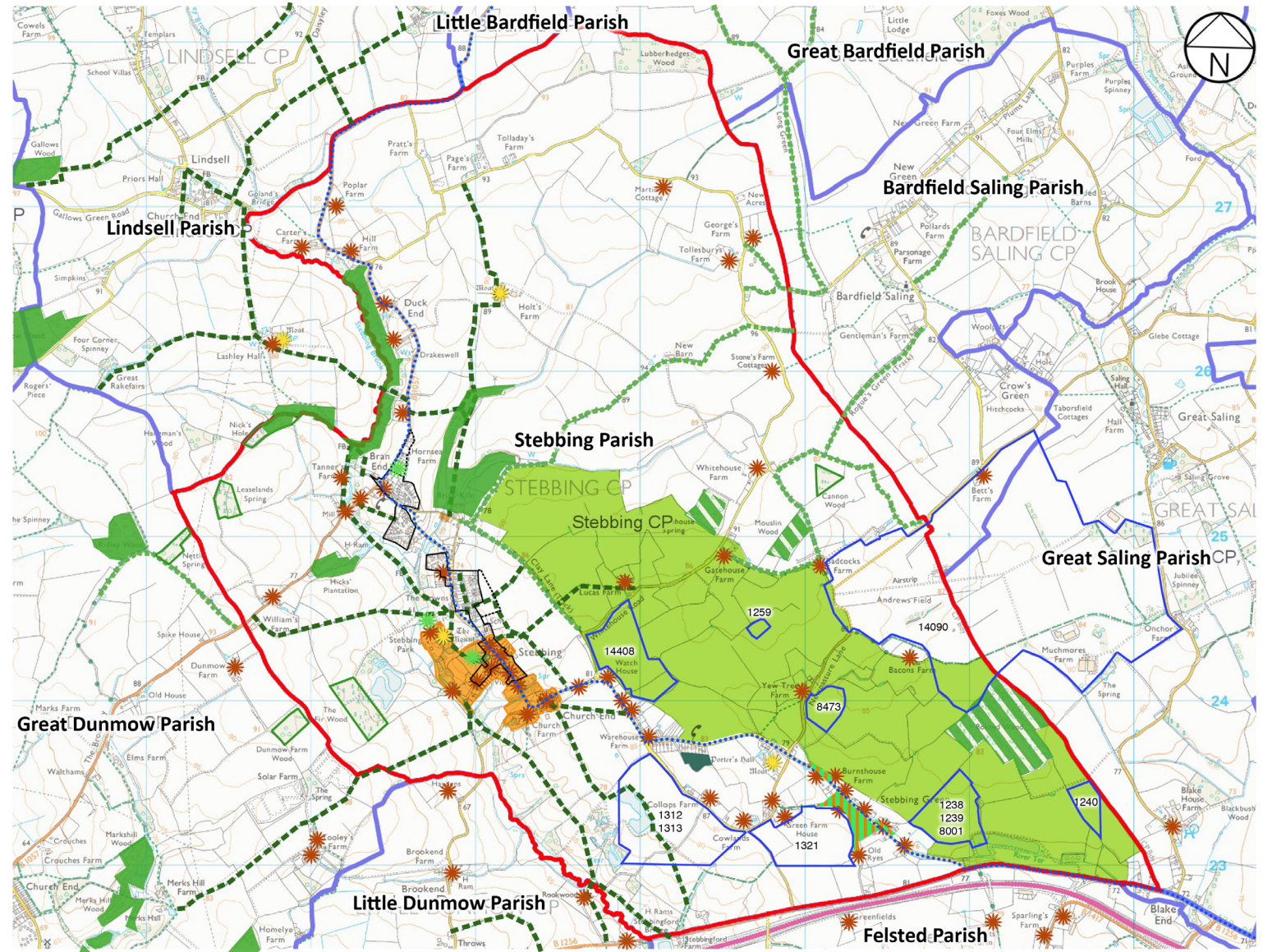
5.7 Although the WoBGC proposals have been deleted from the NEA's Shared Section 1 LP and the emerging Uttlesford LP has been withdrawn, it is considered that there is still strong justification to protect the setting and special character of Stebbing Green and Boxted Wood from any potential speculative major development proposals, as set out in Core Objective (iv). Consequently, the proposed extent of the Green Wedge as recommended by the Landscape Appraisal is shown on the Policies Map (18), but with a few variations to reflect on-site conditions including hedgerows and field boundaries, and to exclude the site proposed for 17 homes on land east of Warehouse Villas, which is subject to a resolution to grant outline planning permission subject to a s106 agreement and conditions.

5.8 The very important nature and quality of the Stebbing Parish landscape together with the need to protect and enhance heritage assets, as referred to in the previous Chapter, was amply recognised by the Residents in their responses to the Main Questionnaire, which are summarised in the Consultation Statement (EB14). Map 6: Opportunities and Constraints takes both these major considerations into account. This analysis has been a key input to the evidence base and the formation of the Core Objectives and policy.

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT

- Stebbing Parish
- Ancient Woodland
- Important Woodland
- Local Wildlife Site
- PROW - Potential for improving the maintenance of PROW's within the village to improve the pedestrian experience and connectivity to surrounding areas
- Byway
- Green Wedge/Green Buffer to maintain the open setting of Stebbing Green and Boxted Wood and prevent coalescence
- Area of open space and sport and recreation with opportunity for enhancement
- Adjoining Parish Boundaries
- Development Limit as shown on Proposals Map - Adopted Local Plan 2005
- Proposed extension to Development Limit as shown on Stebbing Inset Map - Uttlesford Regulation 18 Local Plan 2017
- Existing bus routes through the village - Potential to improve these links by providing a more frequent service
- Conservation Area
- Listed Buildings
- Scheduled Ancient Monument
- Football
- Stebbing Green
- Historic Environment Record (Previously SMR)

SMR 14408 - South of Lucas Farm  
 SMR 1259 - Porters Hall  
 SMR 8473 - Cropmarks SE of Yew Tree Farm  
 SMR 14090 - Andrewsfield WWII Airfield  
 SMR 1312 and 1313 - West of Collops Farm  
 SMR 1321 - South of Cowland Farm  
 SMR 1238 and 1239 and 8001 - Stebbing Green Roman Mill  
 SMR 1240 - South of Boxted Wood

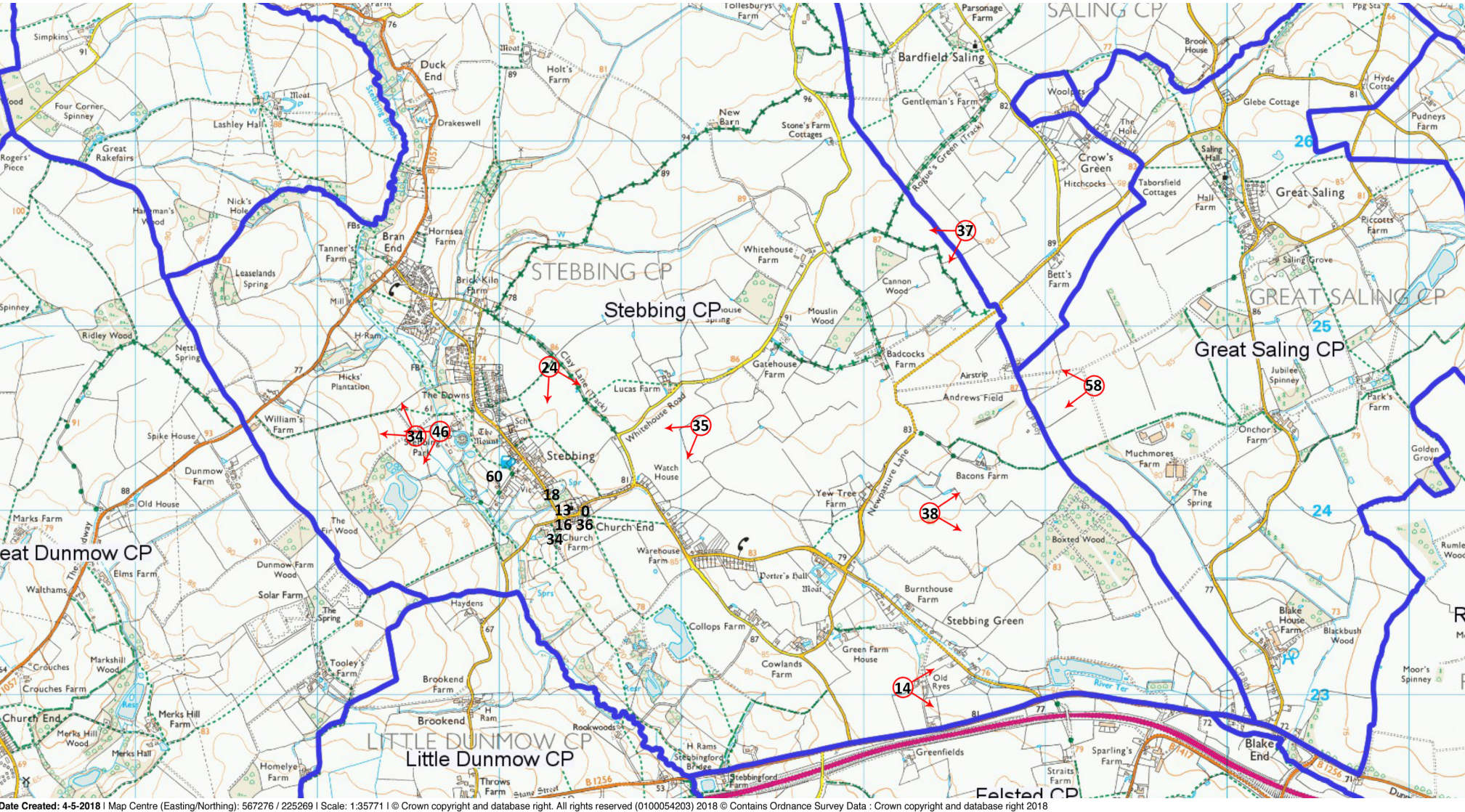


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Map 6: Opportunities and Constraints Plan

CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT

The photographs within this document provide views of Stebbing and its surrounds. The locations at which these photographs have been taken are identified by the page number of this document and as shown on Map 7 below.



Map 7: Photographic Viewpoint Locations

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT



Views of the Stebbing Brook Valley North and West – a view of a rural meadow landscape and part of the upper Chelmer Valley.

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT



Views of the Church– an impressive view of the dominating church and tower from the north east .



View from Church End – a view of a rural landscape and the upper Chelmer Valley.

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT



Views of Boxted and Mouslin Woods – a view of woods and a rural buffer prior to any proposed development known as “West of Braintree”.

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT



Boxted Wood (from the West)

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT

### C. The views:

5.9 Protection/safeguarding of the views shown on Map 8 will:

- i) ensure that the community of Stebbing, made up of its core components, namely The High Street, The Downs, Bran End, Church End, Duck End, Warehouse Villas and Collops Villas, Whitehouse Road and Lubberhedges Lane and Stebbing Green, each maintains its local identity and character;
- ii) reflect the importance and impact of the Stebbing Brook and its valley form on the landscape, setting and character of Stebbing; and
- iii) protect important views of the rural landscape, heritage assets and woodland.

### D. National Policy Guidance

5.10 Since the main Questionnaire and publication of the Landscape Assessment, the Government published both in 2018 and subsequently in February 2019 revisions to the NPPF. The latter provides up-to-date guidance on conserving and enhancing the natural environment. The main points of significance to Stebbing are as follows:-

- Protecting and enhancing valued landscapes, sites and biodiversity or geological value and soils;
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

- In the context of determining planning applications, development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

5.11 Additionally, paragraphs 99-101 of the NPPF provide guidance on the designation of Local Green Spaces through local and neighborhood plans. This allows communities to identify and protect green areas of particular significance. The local Green Space designation should only be used where the green space meets the criteria set out in paragraph 100, ie where it is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, eg because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- c) local in character and not an extensive tract of land.

5.12 The Steering Group carried out a series of surveys of potential local green spaces for designation and followed the NPPF guidance. The detailed of the surveys and assessments are included in the document at EB17 to justify the proposed designations included in Policy STEB 3, and as shown on Map 9. Local Green Space, as designated on the Policies Map (18), will be protected and where possible, enhanced.

5.13 Taking into account all the above NPPF guidance and also the recommendations of the Landscape Appraisal, including the advice to provide a Green Buffer between Stebbing Green and Boxted Wood as key material considerations, justifies the following suite of policies relating to landscape, the countryside, the natural environment and local Green Space designations.

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT



View of Whitehouse Road (from the south)

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT

### STEB2 | Identified Woodland Sites and Wildlife Sites

The Ancient Woodlands of Boxted Wood, Mouslin Wood, Nick's Hole and Fir Wood, important woodlands plus Local Wildlife Sites of high biodiversity value as shown on Map 6 and historic hedgerows within the Parish and their settings are to be protected and any development which impacts upon them must contribute to, rather than detract from their biodiversity and setting value.

### STEB3 | Local Green Space

The following spaces, as shown on Map 9 and the Policies Map, are designated Local Green Spaces, in accordance with NPPF paragraphs 99-101, being considered to be demonstrably special to the Parish of Stebbing and accordingly justify designation. The proposed spaces are:

- a) Mill Lane Recreation Ground and Cricket Field
- b) Alcott Field (Recreational Area and Football Field)
- c) Pulford Field (Recreation Area and Football Field)
- d) Village Allotments (The Potton Memorial Allotment)
- e) Field opposite Stebbing Primary School
- f) Field opposite The Downs
- g) The Wildflower Meadow, Stebbing Green (Daphne Rogowski Bequest)
- h) Field at Bran End

Development proposals which would result in the loss of a Local Green Space or would adversely impact on the features that make it locally significant, will be refused unless very special circumstances can be demonstrated where the benefit of development clearly outweighs any harm and contributes to the function of that site.

### STEB4 | Protection of Green Wedge

The area between Stebbing Green and Warehouse Road and Boxted Wood and the Braintree District Council boundary, as shown on Map 6 and the Policies Map (Map 18), is designated as a Green Wedge where the open and undeveloped nature of the open valley side is to be retained in order to respect, preserve

and enhance the setting of the Stebbing Green Character Area, Boxted Wood and protect heritage assets. It will also protect their individual identities from potential speculative major strategic development proposals. Development proposals will only be supported in the Green Wedge if they are accompanied by a Landscape and Visual Impact Assessment and a Heritage Impact Assessment that demonstrates

- how the predominant open nature of the landscape is retained;
- that there is no harm to the setting of Stebbing Green; and
- there is no harm to the setting of Boxted Wood ancient woodland.

### Policy STEB5 | Protection and Provision of Open Space, Sports Facilities and Playing Pitches

Existing facilities for recreation, sport and play together with formal and informal open space, as shown on the Policies Map (18) will be safeguarded from development unless it is ancillary to and improves the existing facilities.

New development will be required to make appropriate on-site provision or make financial contributions for off-site provision in accordance with UDC policy requirements.

### Policy STEB6 | Protected Open Gaps

The narrow open gaps separating the Character Areas of Bran End and Church End with The Core Village, as shown defined on the Policies Map (18) are important to retain in order to protect the individual identities and appearance of the three Character Areas and to prevent coalescence. Development proposals will only be supported in these designated Open Gaps if they are accompanied by a Landscape and Visual Impact Assessment and a Heritage Assessment that demonstrate:

- how the open nature of the gaps are retained;
- that there is no harm to the setting and appearance and identity of each of the three Character Areas.

### **Policy STEB7 | Important and Protected Views**

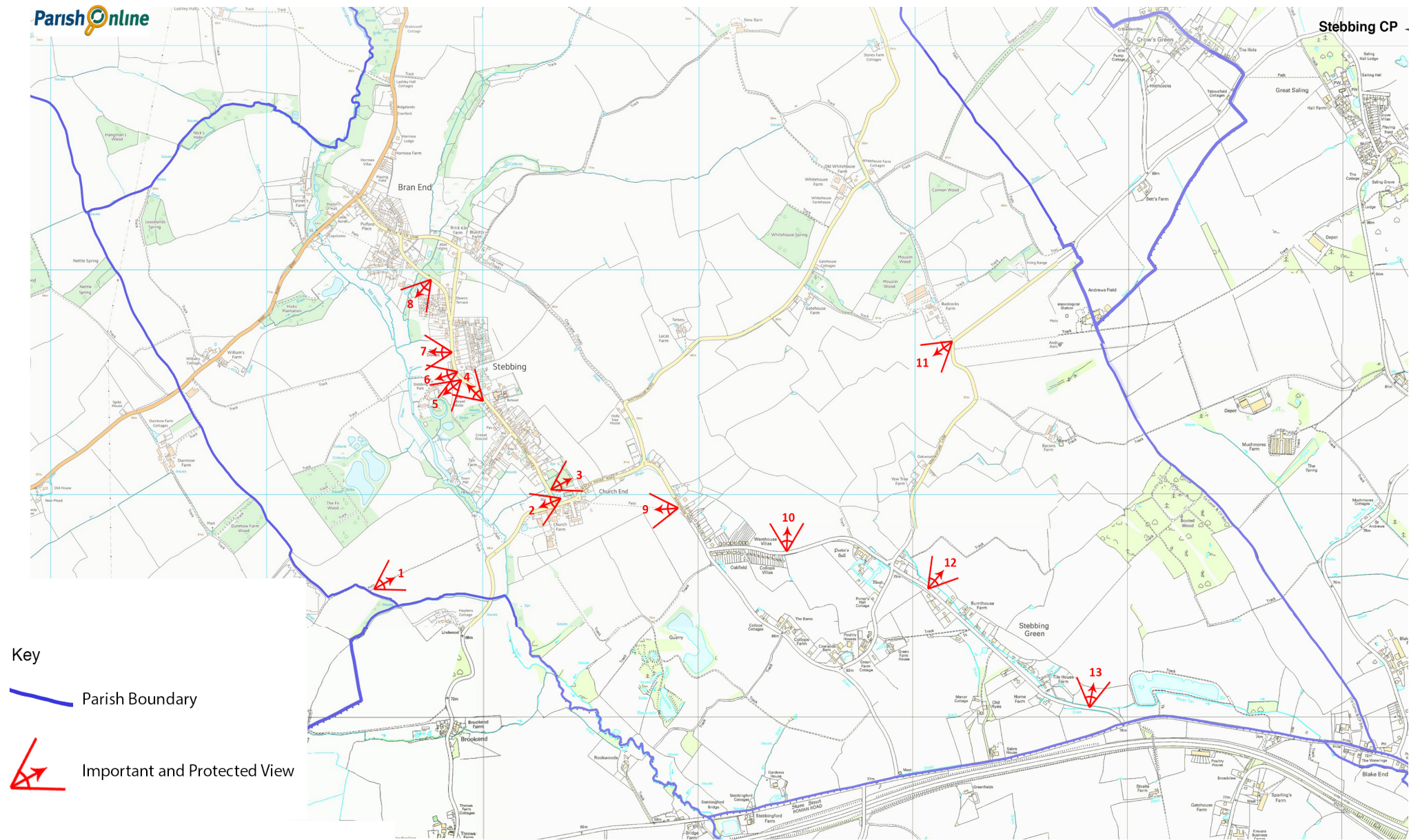
Development proposals must respect views in and out of the village that contribute to the setting and appreciation of the visual qualities of the historic core of the village, its setting and the surrounding landscape.

Development proposals must have regard to the Stebbing Landscape Sensitivity and Capacity Appraisal, March 2017. They will not be supported if they adversely affect or harm the key views into and out of the historic core. The key important and protected views are shown on Map 8 and are as follows:

1. Panoramic view of Church End from Footpath 23
2. View from St Mary's Church yard towards valley of Stebbing Brook
3. View from east of High Street towards meadow separating Church End from Village High Street
4. View northwards from High Street towards The Downs
5. View from The Downs towards Stebbing Park
6. View from The Downs towards The Mount
7. View from The Downs towards valley of Stebbing Brook and Hicks' Plantation
8. View westwards from The Downs to ponds and valley separating Stebbing Village Core from Bran End
9. View from Footpath 22 westwards towards Church End
10. Panoramic view from Warehouse Road northwards towards Whitehouse Road and Andrewsfield
11. Panoramic view eastwards from New Pasture Lane/Andrewsfield towards Warehouse Road
12. Panoramic view to north-east from Stebbing Green towards Andrewsfield and Boxted Wood
13. Panoramic view northwards from Stebbing Green towards Boxted Wood

Development proposals falling within these views will be expected to be accompanied by a Visual Impact Assessment.

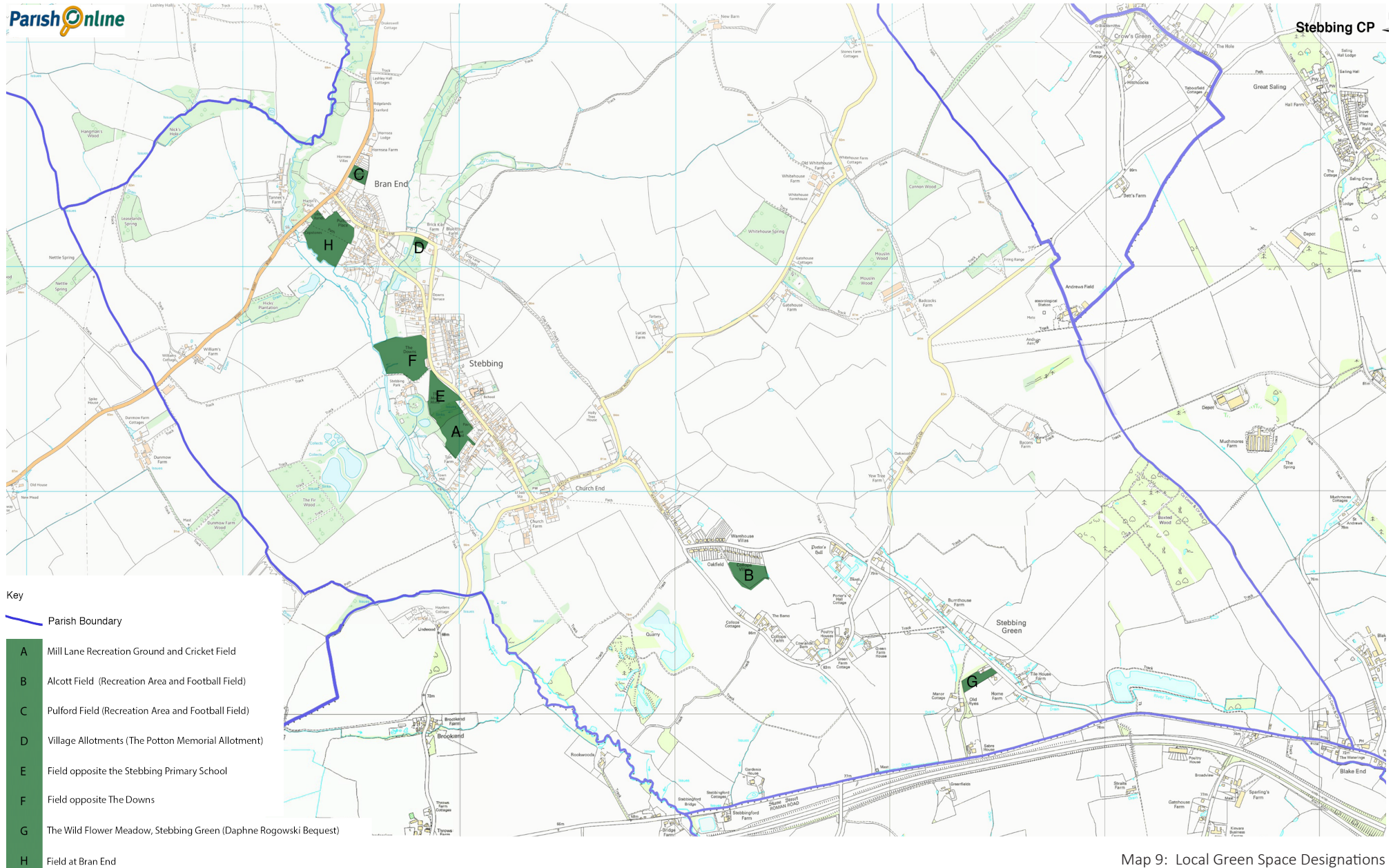
CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT



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Map 8: Important and Protected Views

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT



Map 9: Local Green Space Designations

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## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT

5.14 The suite of policies is therefore justified in order to:

- i. Maintain the separation of the important undeveloped gaps between the settlements of the High Street at the core of the Village, The Downs, Bran End, Church End, Stebbing Green and Duck End so as to reinforce the strong sense of place and respecting the open views prevailing. These separations are shown on the Policies Map (18);
- ii. Maintain an area of separation by way of a defined continuous Green Wedge as shown on the Policies Map (18), lying to the north and south west of Stebbing Green, to be retained in use as agricultural land thus maintaining the landscape setting both of Stebbing Green and the core Village;
- iii. Respect local landscape quality ensuring that open views and vistas are maintained wherever possible from all angles and properly takes into account the Stebbing Landscape Appraisal;
- iv. Conserve or enhance heritage assets (including listed buildings) and their setting;
- v. Prevent impact on horizons taking into account building heights and design;
- vi. Retain existing trees and hedgerows, being an integral part of the landscape character;
- vii. Deliver enhancements to the landscape character;
- viii. Protect facilities for recreation, sport and play or important informal and formal open spaces to enhance health and well being;
- ix. Safeguard the retention of Andrewsfield Airfield within Uttlesford for its historic interest and its community value as a flying and pilot training facility and Clubhouse facilities.

5.15 There are 12 Local Wildlife Sites within the Parish shown partially on Map 6, which are as follows:

- Ufd260 Nick's Hole
- Ufd261 Hick's Plantation
- Ufd262 Poplar Farm, Duck End Special Roadside Verge
- Ufd265 Bran End Meadows
- Ufd267 Stebbing – Bran End Verge
- Ufd269 Bran End
- Ufd270 Stebbing- The Downs Protected Roadside Verge
- Ufd277 Lubberhedges Wood
- Ufd278 Whitehouse Spring
- Ufd279 Mouslin Wood
- Ufd280 Stebbing Green
- Ufd281 Boxted Wood

5.16 Additionally, there are three Important Woodlands as shown on Map 6.



Stebbing Green



Cricket Pavillion - Mill Lane

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT



The Fir Wood, the valley form and Stebbing Brook- view to the west

## CHAPTER FIVE: LANDSCAPE, THE COUNTRYSIDE AND THE NATURAL ENVIRONMENT

5.15 UDC has advised that a very small area of the southern most area of the Parish is situated within the identified Zone of Influence (Zol) for the Blackwater Estuary SPA and Ramsar. This is a Zol drawn to extend 22km from these European designations. Natural England (NE) advised all the local planning authorities affected by this and other such zones that any new residential development within the respective zones will have a likely significant effect on the sensitive features of the Estuary. As a consequence a partnership has produced a draft Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document. This document was published for consultation between 10 January and 21 February 2020 and the 146 comments received are being considered by the members of the partnership.

5.17 The purpose of the overall Essex Coast RAMs is an initiative to raise awareness of the birds that feed and breed on the Essex coast, so that people can enjoy the coast and its wildlife without disturbing the birds. The Zones of Influence - there are several such designations in view of the length and characteristics of the extensive Essex coastline - are areas identified by surveys to be where the majority of visitors travel from to the Designated Habitats Sites on the Essex Coast. New homes built within the zones are likely to lead to more people visiting the Designated Habitats Sites with a potential to have an impact on the birds. Developers of all new homes within the Zol are required to pay a tariff per dwelling through planning obligations attached to planning permissions, to contribute to the Essex Coast RAMS. These contributions will be used to spend on necessary measures to mitigate the likely significant effects from recreational disturbance, in accordance with the requirements set out in the SPD.

5.18 NE has provided UDC with a template for the purpose of recording and assessing development schemes that fall within the Blackwater Estuary Zol. This includes a flow chart which concludes that for schemes which are not directly adjacent to a European designated site and provided the scheme is of 100 units or less, the scheme will not have adverse impacts on the integrity of the European sites provided that mitigation via a “proportionate financial contribution” which is “secured in line with Essex Coast RAMs requirements”.

5.19 As a consequence of the above requirements it is necessary for the NP to include an appropriate policy obligation requiring commitment to such contributions for any potential “windfall” applications that may come forward within the Zol. None of the proposed site allocations are affected and in reality it is considered very unlikely that any such windfall sites would come forward within the very small area of the Zol within the Parish, but the policy is required as a safeguarding measure.

### **POLICY STEB8 | Blackwater Estuary SPA and Ramsar site/Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (Essex Coast RAMs)**

Any proposal for residential development that is located within the Zone of Influence of the Blackwater Estuary SPA and Ramsar site shall be accompanied by a project level Habitats Regulation Assessment which will demonstrate that the development proposal will have no adverse effects on the integrity of the European site; or, in the case of the Essex RAMs SPD being adopted, be subject to a financial contribution towards avoidance and mitigation measures as specified in the Essex RAMS SPD.



Stebbing Green - Pond

## CHAPTER SIX: HOUSING AND DESIGN

### A. Core Objectives

- i. To conserve and enhance the heritage and distinctive historic character of the Parish, its village, surrounding settlements and each of their respective landscape settings.
- vii. To ensure that new housing and other forms of development meet the needs of the local parish community, including the need for affordable housing, starter homes, homes for older people and other specialist needs.
- ix. To ensure that any new development is sympathetic to the character of the Parish in design and other matters and that it makes a positive contribution to its surroundings, with particular emphasis on small scale organic growth.

### B. Delivering a sufficient supply of homes

6.1 The current adopted ULP 2005 does not provide a future housing requirement for Stebbing and in this respect its housing policies are out-of-date. The former draft ULP identified Stebbing as a “Type A Village”, as it has a Primary School, a Public House and a Shop. It identifies 19 “Type A Villages” wherein UDC proposed to allocate 169 new homes in new sites during the Plan period. However, the submitted draft ULP provided no further guidance as to the level of growth planned for Stebbing over and above the proposed allocation of a site for approximately 30 dwellings on land east of Parkside and to the rear of Garden Fields with vehicular access from The Downs. This reflected the planning permission for 30 houses granted in 2015 which are now completed at ‘Ploughman’s Reach’. This includes 22 market homes and 8 affordable. The overall mix as agreed by UDC comprises:-

2	x	1 bedroom units
7	x	2 bedrooms
12	x	3 bedrooms
5	x	4 bedrooms
4	x	5 bedrooms

Two of the units are bungalows and two are flats. Of the affordable, 4 units are for affordable rent and 4 for shared ownership.

6.2 In addition to the Ploughman’s Reach scheme there are currently extant planning permissions for a number of dwellings, as described in the evidence base (EB16). This includes the 17 new homes granted outline planning permission in December 2019, subject to completion of a s106 agreement on land east of Warehouse Villas. This comprises 7 affordable units and an overall indicative mix of 2 x 1 bedroom units, 7 x 2 bedrooms, 8 x 3 bedrooms.

6.3 In view of the fact that the adopted ULP does not provide a specific future housing requirement for Stebbing and the submitted LP has now been withdrawn, there is no strategic policy to guide a housing requirement for the NP. As such, the NPPF at paragraph 66 states that where it is not possible to provide a requirement figure for the neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy for the local planning authority. Accordingly, the Steering Group acting on behalf of the Parish Council formally requested from UDC an indicative housing requirement figure for the NP.

6.4 UDC responded on 17th July 2020 confirming that “the Council currently considers that the indicative housing requirement for the NP area is **25 dwellings** between 2019 and 2033.” The letter states that the justification for this figure, in the absence of a new LP and no newly emerging plan, relies on housing figures from the withdrawn LP. However, it continues that the principle of a settlement hierarchy based on the relative sustainability of settlements in the district is likely to be brought forward in the new LP and will guide the housing supply distribution to towns and villages and that development in less sustainable villages, like Stebbing, should be limited.

6.5 The letter states that based on the two applications referred to in paragraphs 6.1 and 6.2 above that bring forward 47 dwellings *“the requirement as set out in the withdrawn Local Plan has been met on sites of 6+ dwellings in Stebbing”*. It notes that the draft NP allocates a minimum of 19 dwellings and a maximum of 25 up to 2033 on top of the 47 dwellings that have been partially or fully built. It continues that the indicative figure of 25 dwellings will make more efficient use of land resources and therefore it is considered that the draft Neighbourhood Plan identifies sufficient supply to meet the current indicative housing requirement for the neighbourhood area. The UDC letter in full is included in Appendix C.

6.6 The above figures of 19 to 25 dwellings proposed for allocation in this NP derive from its preparation and having taken into account the views of the local community and the above guidance from the then emerging ULP, the decision was taken that specialist expert advice should be sought. Both a heritage assessment and landscape appraisal, as described in Chapters 4 and 5, were commissioned to assess the potential environmental capacity for new development in the Parish. Additional account was taken of other factors including both the Steering Group and an independent assessment of sites put forward in the various call-for-sites consultations. It was essential that the various sites assessed would respect and address the key issues raised by the community that assisted in the formulation of the Core Objectives set out in Chapter 1. Various site options were assessed using well tested good practice procedures to judge whether sites were suitable, available and achievable. Full details of the various site options considered and assessed and the justification for the sites selected for allocation are set out in the Evidence Base at Document EB15. The assessment also included the sites which were included in the UDC Strategic Land Availability Assessment (SLAA) and its Call for Sites within the Parish. The Steering Group decided to issue a specific Parish Call for Sites exercise in the period June - August 2018. A further 7 sites were put forward by landowners and these were evaluated initially by the Steering Group. A total of 21 potential sites that broadly met the NP Objectives and Vision were considered by the group, followed by subsequent independent professional assessment by Urban Vision Enterprise CIC in April 2019 (EB15) on behalf of the Parish Council.



View of Converted Former Chapel (Mill Lane) into Residential Three Storey Town Houses, included in UDC Local Heritage List.

## CHAPTER SIX: HOUSING AND DESIGN

6.7 Prior to undertaking the assessment of 21 potential sites referred to above, the Steering Group considered the evidence set out in the SLAA and Call for Sites, undertaken by UDC in 2015. This included six sites that were put forward in the Parish, two of which were in respect of the substantial development (12,000 houses) at Andrewsfield and Boxted Wood comprising WoBGC and four in respect of 31 houses in the vicinity of the Village, of which UDC found only a site for 6 houses to be suitable and achievable. Subsequently, in August 2016, two further sites were put forward as available for residential development: 1) West of High Street/South of Downs Villas (Plot A) for 17 dwellings and 2) Land west of High Street, south of Falcons (Plot B) for 50 dwellings. The first site was considered to be unsustainable for development by UDC because it would not contribute to sustainability patterns of development by introducing built form in an important gap on the west side of the High Street with views across the valley. The second site was also considered to be unsustainable and not suitable because it was within 100m of a Scheduled Monument, it would introduce built form in an important gap on the west side of the High Street with views across the valley and potential to impact on the Scheduled Monument. Since these assessments were undertaken the same sites have been found to be demonstrably special to the Stebbing Community. They are found in the LGS assessment to meet the criteria for LGS designation and are proposed to be designated in the NP as LGS (the full LGS assessment can be found at reference EB17).

6.8 The Steering Group also considered the more recent growth of the village and both existing commitments and applications pending during the preparation of the Plan.

6.9 The Steering Group examined the possibility of development being possible on brownfield sites, but apart from a few small scale opportunities to rebuild or intensify existing residential curtilages, there are no realistic sites likely to come forward. There have been several brownfield sites spread through the Village that have over the past five decades been developed, but further opportunities that may arise are likely to be very limited in the Plan period. Therefore, in order to achieve the wishes of local residents and to meet the future needs of the Parish, it is proposed to allocate a range of small scale sites – as opposed to a large estate-type development or series of larger site – as set out in Chapter 10 Housing Allocations and in accordance with Policy STEB3.

### C. Design

6.10 Adopted Policy GEN2- Design as set out in the ULP 2005 provides general guidance and criteria relating to design. The Essex Design Guide for Residential and Mixed Use Areas has been adopted by UDC as supplementary planning guidance. In addition, UDC has adopted the Essex Parking Standards 2009 that were subsequently revised by the Uttlesford Local Residential Parking Standards February 2013. This requires dwellings of 4+ bedrooms to be provided with 3 spaces per dwelling, excluding garages if less than 7m x 3m internal dimensions. The current Essex Design Guide 2018 (EDG) <https://www.essexdesignguide.co.uk/> is an interactive web-based design tool that receives ongoing updates to ensure the content remains contemporary and effectively responds to Government policy and the challenges and opportunities in Essex. This lays foundations to ensure that the EDG responds to emerging challenges around Ageing Population, Digital and Smart Technology, Health and Wellbeing, Active Design and Garden Communities. It also recognises the importance of Neighbourhood Plans and provides a key planning and design resource to help inform Neighbourhood Plans, and encourages best practice in the design and layout of residential development. Therefore, residential proposals within the area of this NP should follow the best practice in design and layout. However, such guidance and practice should not inhibit innovative and pioneering design solutions and each proposal should be considered and determined on its individual merits. The NPPF Section 12- 'Achieving well designed places' stresses the need to create high quality buildings and places which is fundamental to what the planning and development process should achieve. As stated, good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The Government also published in October 2019 a National Design Guide (NDG) to supplement the NPPF, which sets out the characteristics of well designed places and demonstrates what good design means in practice. The latest iterations of the interactive EDG incorporate key guidance from the NDG.

6.11 Policy STEB1: Respecting Stebbing's Heritage- Design and Character is the principal NP policy relating to design of development proposals in order to preserve and contribute positively to Stebbing's distinctive character. This is complemented by the following design-related policies.

## Policy STEB9 | Design Principles and Location of New Development

### 1. Development within defined development limits, allocated and infill sites

Proposals for new development that are of high quality design and in sympathy with the traditional built character of Stebbing will be supported where they are well-related to the existing pattern of development within:

- The defined development limits
- The allocated sites
- Infill sites

provided that the following criteria are met:

- a) they are in accordance with Policy STEB1 and relate well to its site and its surroundings;
- b) they make a positive contribution to the distinctive character of the village as a whole; and contribute to local character by creating a sense of place appropriate to its location; and
- c) there would be no material overlooking, overshadowing of, or other overbearing effect on neighbouring properties.

Development proposals should be informed by Building for Life 12 and other good practice principles including the Essex Design Guide.

Design and Access statements submitted as part of a planning application should include a Visual Impact Assessment and Built Heritage Statement where the proposal is adjacent to or may harm or impact upon a heritage asset.

### 2) Development within the defined countryside

This part of Policy STEB9 provides additional and up-to-date guidance on those sites that are also subject to Strategic Policy S7- The Countryside of the ULP 2005. Planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. This includes development for the following purposes:-

- Agriculture, horticulture, forestry;
- Outdoor recreation;
- Other uses which need to be located in the countryside;
- Affordable housing on rural exception sites to meet an identified local need which cannot be met in any other way including some market housing necessary to secure the viable delivery of the affordable homes;
- Residential conversion of redundant or disused rural buildings, which will enhance their setting;
- Subdivision of an existing dwelling;
- Construction of new houses of exceptional design meeting the criteria set in paragraph 79e of the NPPF;
- Conversion of the existing buildings and the erection of well-designed new buildings for business uses;
- Infilling of small gaps in small groups of houses where development would be in character with its surroundings and with limited impact on the countryside.

## CHAPTER SIX: HOUSING AND DESIGN

6.12 Policy H2 of the withdrawn ULP sets out a policy for housing mix across the district. The results of the Parish Questionnaire highlight the importance that the NP provides for a choice and mix of housing across the Parish in order to meet needs and create a balance in relation to both choice and the mix of supply. The UDC SHMA evidence identified specific mix requirements for the district as a whole for both market and affordable housing. It concluded that the majority of need for market housing is for 3 and 4+ bedroom houses whilst the need for affordable housing units is for 2 and 3 bedroom houses.

### **Policy STEB10 | Meeting Local Needs**

Proposals for new housing development over 2 units should seek to include a mix of houses in size and type to reflect the existing and projected needs in the village. Particular support will be given to proposals which deliver low-cost market housing as well as the needs of young families requiring 2 and 3 bedroom homes, together with meeting the needs of a growing ageing population in the Parish and the corresponding need for more homes suitable for lifetime occupation. Support will therefore be given to housing that is designed and constructed in a way that enables it to be adapted to meet the changing needs of its occupants over time.

6.13 Policy H6 of the withdrawn ULP sets out the percentage of on-site affordable housing that will be required throughout the District based on evidence from SHMA. This evidence is still relevant to this NP. An off-site contribution is not generally supported since the funding can often be diverted to projects elsewhere in the District, which provides no benefits to Stebbing residents. For this reason, STEB11 regards an off-site contribution as only being applicable in exceptional circumstances. In such cases, it is for the Applicant to demonstrate a suitable site or project as the recipient of the off-site contribution.

### **Policy STEB11 | Affordable Homes**

Affordable housing will be provided in accordance with Uttlesford DC current policy on Affordable Housing. This requires development on sites of 11 dwellings or more to provide 40% of the total number of dwellings as affordable dwellings on the application site and as an integral part of the development.

In exceptional circumstances, where the above requirement cannot be achieved, off-site provision and/or commuted payments in lieu of on-site provision may be supported where this would offer an equivalent or enhanced provision of affordable housing.

6.14 The tenure mix of affordable housing should reflect the most up to date Stebbing Parish local need evidence and viability on individual sites. It is proposed to explore with UDC the potential for a proportion of all new affordable housing in the Parish to be subject to local connection and to satisfy UDC's Local Connection Eligibility Criteria.

6.15 All development within the Parish is expected to make use of best available sustainable design and technology. This will involve minimising the use of resources, mitigate against and be resilient to the impact of climate change and aim to be carbon neutral. Draft Policy D8 of the withdrawn Local Plan is therefore considered to be appropriate for application in Stebbing as it reflects Government policy to encourage sustainable design and construction techniques to support the transition to a low carbon future in a changing climate and taking full account of flood risk (NPPF paragraph 148).

### Policy STEB12 | Sustainable Design and Construction

Proposals for new development are required to embed sustainable design and construction techniques from the outset.

Applications for development will need to demonstrate accordance with the appropriate Building Regulations and or BREEAM standards in force at the time of submission. Housebuilders are encouraged to register for assessment under the Home Quality Mark.

This should show how resource efficiencies and climate change adaptation measures will be incorporated through aspects such as the layout of the proposed development, orientation, massing, tree planting and landscaping and building materials. Green roofs, walls, and sustainable urban drainage systems (SUDs) and other similar measures are encouraged where appropriate.

Waste, recycling and storage areas should be provided. Equally, systems that reduce water consumption and allow for the reuse of grey water is encouraged. Development must not increase flood risk on or off the site.

Development should maximise the opportunities for using on-site renewable forms of energy.



Recent (2016) Housing development on High Street (south side); to left - house new build and right - reconstruction and extension



View towards High Street – looking east adjacent to the Downs



Recent (2016) redevelopment of agricultural barn (New Pastures Lane)

## CHAPTER SEVEN: THE ECONOMY

### A. Core Objectives

- vi. To maintain and support the existing strong sense of community in the Parish by retaining existing and encouraging additional community infrastructure, including the community store, the primary school, the village hall, the Church, the White Hart Public House and its other sports and recreational facilities.
- vii. To retain and encourage new and diversified rural employment and support services where possible; to encourage homeworking and small scale local businesses.
- ix. To ensure that any new development is sympathetic to the character of the Parish in design and other matters and that it makes a positive contribution to its surroundings, with particular emphasis on small scale organic growth.

### B. Socio-economic Profile

7.1 726 Parish residents are economically active and 249 are economically inactive. As Stebbing is a rural parish, it has very little light industry or commercial businesses, other than various small businesses run from homes of local residents, residential builders and specialist restorers, farming and farm related businesses such as animal feeds and equine suppliers. Some located within the Parish are business premises operating from farms, converted agricultural buildings, and workspace within private homes.

7.2 Approximately 20 small businesses based in the Parish are run from home and approximately 70 residents are full and part-time home-workers. The poor quality of internet speeds and mobile phone coverage is seen as a hindrance to these businesses and in the responses to the Main Survey Questionnaire, 90% of residents raised this as a concern.

7.3 The village is a relatively affluent community with a total estimated weekly household income of £790, which is over 12% greater than the average for Essex. There is a high level of commuting in Stebbing. At the time of the 2011 Census, 50% of the working population travelled to work by car, with nearly 16% of employed people travelling more than 40km to do so.

7.4 The Parish has a low unemployment rate as 69.7% of residents aged 16-74 are in employment, with only 2% of the population claiming Universal Credit. While the main employment sectors given are retail, education and construction, over half of those employed are in managerial, professional, or associate professional occupations. 16.7% are self-employed and 7.3% are home workers. Education levels are high with 34.1% of residents being educated to degree level (compared with the Essex and National equivalent statistics being 23% and 27.4% respectively).

### C. Technology and Communications

#### Policy STEB13 | Supporting the Local Economy – Small Scale Employment Space

Development proposals which provide expansion or new small scale (less than 200m<sup>2</sup>) of Class B1 employment space, will be supported where the proposal is the following:

- Conversion of an existing building or buildings subject to the impact of this provision on the highway network and parking;
- Within or close to, the defined settlement boundary of Stebbing/Bran End, new small scale B1 class buildings will also be supported, subject to adequate access, parking and servicing facilities.
- Proposals for larger scale employment space will be considered on their individual merits and in accordance with UDC Local Plan policies.

7.5 Slow internet speeds within the parish hinder both small business and home-workers. UDC and Essex County Council have arranged for Gigaclear to extend a fibre internet network to those parts of the village that are without this service. Additionally it is proposed to investigate with current provider (BT) actions that can be taken to improve performance and the possible costs involved.

### **Policy STEB14 | Communications**

Fibre cables should be installed in all new residential, retail and commercial premises to enable a superfast broadband connection.

### **D. The Rural Economy - Agriculture and Farming**

7.6 The Parish has a high proportion of very good quality versatile Grade 2 farmland which should be protected as an important natural resource and how it is used is vital to sustainable development. It has an important economic value to the area and serves to create and preserve an attractive rural landscape. The UDC Local Plan 2005 Policy SP7 – The Countryside applies to all those areas beyond the Green Belt that are not within the settlement or other site boundaries. Planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. As such there is no need for a separate policy in this Plan. However, this Plan sets out the following general policy relating to agricultural and farming.

### **Policy STEB15 | Farm Diversification/Improvement**

Where applications are necessary for farm diversification or improvement that will demonstrably improve farm sustainability and/or increase employment opportunities, they will be supported where they sustain and are not detrimental to local landscape character and heritage.

### **E. Tourism**

7.7 Whilst little traditional tourism exists in the Parish, the area is very popular with walkers, cyclists, horse riders and joggers, particularly in the summer months. Walking Groups from neighbouring towns and communities are frequently to be found taking advantage of the extensive network of footpaths and bridleways. The historic and landscape qualities of the routes receive very positive reviews in the pictorially illustrated Essex Walks Series.

7.8 Several regular organised events, such as the annual Remembrance Sunday 10 mile road race, the bi-annual open garden events and annual Tractor Rally, all attract a number of visitors who often spend time and money in the Village Pub and Community Stores. They also attract support from Residents enlivening a sense of community and collective activity. The Community Stores now operates successfully and profitably as a volunteer driven concern.

### **Policy STEB16 | Tourism**

Proposals that contribute to the tourism appeal of the immediate area and create and/or enhance visitor attractions will be supported, together with the provision of new facilities that can benefit local residents, and where they are consistent and do not conflict with the overall policies in this Neighbourhood Plan.

Proposals to improve food and drink availability, whether by way of existing or new restaurant and café facilities, and their quality for visitors to the Village, as well local residents, will be supported and encouraged.

## CHAPTER EIGHT: COMMUNITY AND WELL-BEING

### A. Core Objectives

- vii. To maintain and support the existing strong sense of community in the Parish by retaining existing and encouraging additional community infrastructure, including the Community Store, the village Primary School, the village hall, the Church, the White Hart Public House and its other sports and recreational facilities.
- xiii. To balance the amount of new development with the capacity and potential expansion of the village Primary School to meet the primary school education needs of the Parish

### B. Community Health and Leisure

- 8.1 There is strong community support for the safeguarding the village community assets, which include:

### C. Clubs, Societies, Sport and Leisure

- 8.2 Stebbing has a large number of active clubs and societies, catering for the wide-ranging interests of the Residents (and in some instances for example Judo, for those who live elsewhere), both sporting and otherwise. Extensive use is made by them of the indoor and outdoor facilities which lie in the centre of the Village or within easy walking distance of it.
- 8.3 Overall, there are 25 Clubs and Societies, many of which have been in continuous operation for several decades. Their importance was considered in the responses by the Residents to the Main Questionnaire and most were considered to be of considerable importance to them. It is believed that the range and composition of the Clubs and Societies, appealing to many different interests and age groups, go a long way to maintaining the social cohesion and providing the mutual support which exists within the Parish and is appreciated as part of our rural village life.

8.4 The list and venues utilised for sport and recreation is as follows:

#### Venue: Pulford Field

- Children's play equipment
- Adult gym equipment
- Football Goals

#### Venue: Mill Lane Field

- Cricket Club
- Children's play equipment
- Adult gym equipment

#### Venue: Village Hall

- Badminton – afternoon club
- Badminton – evening club
- Carpet Bowls – afternoon club
- Carpet Bowls – evening club
- Garden Club
- Local History Society
- Judo Club - Junior and Senior
- Ladies Group
- Little Harts pre-school group
- Over 60s x 6mths p.a.
- Pilates
- Friday Morning Market
- Scouts
- Village Hall Committee

#### Venue: The White Hart PH

- Various events

#### Venue: Tennis Club

- Tennis Courts (with flood lights)

#### Venue: Andrewsfield Aerodrome

- Milibar

#### Venue: The Church - St Mary's, the Virgin

- Bellringing
- Dorcas Society and Scamps

#### Venue: Alcott Field

- Football Pitches
- Children's Play Equipment

#### Venue: Bowling Green

- Bowls Club

#### Venue: Friends' Meeting House

- Parish Council Meetings
- Rainbows
- Over 60s x 6 months p.a.
- Yoga

#### Venue: Scout Hut

- Beavers
- Cubs
- Scouts
- Guides
- Guides – Senior Section

### D. Facilities

8.5 The spiritual needs of the Parish are looked after by the Clergy of the Church of St Mary the Virgin and has an active and large congregation. Currently, it does not have its own car park and car parking at service times can be problematic. A planning application was made by the Diocese of Chelmsford to establish a car park in a field opposite the Church, formerly used as grazing land but this was withdrawn.

8.6 The Village is served by one public house, The White Hart, located in the middle of the High Street adjacent to Mill Lane, which is in the non-tied private ownership of the Landlord. It is a listed building and has its own car park at the rear off Mill Lane. This represents a very important feature of village life and is regarded as such by Residents in their responses to the Main Survey, even by those who do not use its facilities. Cooked food, prepared on the premises, is served at The White Hart.

8.7 The village/community shop, Stebbing Community Stores, is also located in the High Street and is operated daily by a rota of volunteers, supported by an employed professional retailer. After a period of closure, it was reopened in August 2013 with the financial support of Rural Community Council of Essex and an unsecured loan of £30,000 from residents.

8.8 The Parish has only one Allotment Ground, located in Brick Kiln Lane, with all 10 plots under cultivation. There is a waiting list of applicants. The Ground is rented to the Parish Council by its owner. It is surprising that there are no other allotment plots in a village such as Stebbing, which historically until the 1960s had other more extensive allotment grounds on land which was the subject of the housing development at Garden Fields. The Allotment Ground is the subject of designation as a Local Green Space.

8.9 Andrewsfield is a popular location for Residents and visitors to the Parish alike to visit, by foot, bicycle and car. Reaching it by foot and bicycle is easy and very pleasant as it can be reached by the footpaths, green lanes or byways radiating eastwards from the Village. The Clubhouse, containing a Café (serving hot and cold meals) and Bar (serving hot and cold drinks), operated by the Andrewsfield Flying Club, is open to all. It contains a historical display and memorabilia of the first WWII US base in the UK, recognising the activities of the USAAF 322nd Bomb Group and their Marauder aircraft when they were based there during 1942-1944. It is regarded by Residents in their responses to the Main Questionnaire as important.

8.10 UDC in July 2018 designated Andrewsfield Club House and car park, as an Asset of Community Value (ACV). As referred to in paragraph 5.6, following applications by both Stebbing and Great Salings Parish Councils, UDC and BDC designated Andrewsfield as an ACV in June 2020.



Andrewsfield – view west towards village of Stebbing

## CHAPTER EIGHT: COMMUNITY AND WELL-BEING

### E. Education

- 8.11 Stebbing Primary School is a rural village school located in the High Street and is centrally located within the Parish. The main building, and its adjacent car park for staff use, is of Victorian appearance but there are additional teaching and other buildings to the rear which have been constructed in the past three decades and lead to large playing fields/areas. Demountable buildings in use until recently have now been replaced by permanent structures.
- 8.12 There is a Montessori pre-school located within the Primary School for children between the ages of 2-5 which is open daily during term time. The School received a 'good' rating from OFSTED in October 2017 following an inspection. There are currently 140 primary school pupils between the ages of 4-11, of mixed gender in 5 classes covering years 1 to 6. The majority of pupils are from Stebbing Parish but the catchment area spreads as far as Lindsell (in the North) and Felsted (in the South) and currently the School is full. Essex County Council proposes to increase its capacity to 210 pupils from September 2020 with the addition of two new classrooms.
- 8.13 The attractiveness of the School is a reason frequently given by many families opting to move to the Village. The transport of pupils from outside the village generates vehicle traffic and gives rise to considerable congestion at peak times.

### F. Community Wellbeing and Health Care

- 8.14 The number of Residents claiming Disability Allowances or living with a long term illness is both below the national average. There has been some small scale growth in population since 2011 and the village appears to be attracting a number of young families from towns and cities, in search of a more tranquil and rural way of life.

- 8.15 The village is served by three NHS dispensing doctors' surgeries, two in Great Dunmow and one in Finchingfield, all of which provide a full range of primary care. Although there is a limited bus service to Finchingfield, there is no scheduled bus service to Great Dunmow and a car is in effect essential to access any of the practices at convenient appointment times.
- 8.16 The main hospitals are at Broomfield, Chelmsford; The Princess Alexandra in Harlow and Addenbrookes in Cambridge. Smaller community hospitals in Saffron Walden, Bishop's Stortford and Braintree, provide specialty care and secondary services. Some "Park & Ride" schemes help with travel to hospital services, but car travel is still necessary for the major part of the journey and residents often are obliged to rely on neighbours and friends for transportation help.
- 8.17 One of Stebbing's strongest human assets is its sense of community. The village 'Meals on Wheels' service, with the food being prepared, cooked and delivered by volunteers using their own kitchens and cars, has run for over sixty years. The Community Store has a paid part time manager, but its staff and management team are all unpaid volunteers. The Parish magazine, "Stebbing Scene" is published quarterly and delivered free of charge to every household and business in the village which keeps Residents informed of events, tradespeople, businesses and community news.
- 8.18 St Mary's Church has a thriving and enthusiastic congregation and the Dorcas Society, a non-sectarian group, provides friendly support to people who are unwell or indisposed.

### Policy STEB17 | Protection of Play, Sports, Recreation, Leisure and Community Facilities

1. Locally valued community facilities will be protected from loss. Proposals for the redevelopment or change of use of locally valued community assets will only be supported where:-
  - i. There is no reasonable prospect of viable continued use of the existing building or facility and a need is demonstrated for the proposed change; and
  - ii. There is no adverse impact on the natural and built environment of the adjoining area.
2. Development proposals for new, replacement, extended and/or improved community facilities and open space will be supported where:-
  - i. The proposal would not have significant adverse impact on the amenity of nearby residents;
  - ii. The proposal would not have significant adverse impacts on the surrounding local environment (with regard to biodiversity, wildlife habitat and landscape character);
  - iii. The proposal would not have unacceptable impacts on the local road network (with regard to additional traffic volume/congestion, demand for parking, and pollution levels); and
  - iv. It is easily accessible to residents

### Policy STEB 18 | Health and Medical Care

Development proposals will be supported which provide:-

- Specialist and adaptable housing, to enable older people and the disabled to remain in their own homes for as long as possible
- A care home (nursing and personal care) and where they are consistent with other policies in this Neighbourhood Plan.

The provision of a new healthcare facility is supported, should this be promoted by an approved Healthcare provider.



Recreation Ground, Mill Lane – view from South



Alcott Field - Play Equipment



Lubberhedges Lane - Protected Lane

## CHAPTER NINE : TRANSPORT

### A. Core Objectives

- v. To preserve the character of the quiet roads and lanes within the Parish for their continued safe use by walkers, cyclists and horse riders
- x. To address highway safety and parking issues, improve the potential for movement by non-car modes, including walking, public transport, cycling and improve the bridleway network.
- xii. To explore with ECC Highway Authority and UDC ways to improve transportation access for all residents to appropriate education and health services.

9.1 Stebbing has no railway links and there is a very limited and inadequate bus service. Two buses serve Stebbing but there is no designated bus stop nor shelter. The No 16 service bus runs to/from Chelmsford and Wethersfield four times per day Monday to Saturdays and the No 417 service bus runs to/from Saffron Walden and Finchingfield once a day Monday to Friday (during term time and at School times only).

9.2 The two towns nearest to Stebbing, Great Dunmow and Braintree are not connected by bus service to/from Stebbing. The nearest train stations are at Braintree, Stansted Airport, Chelmsford and Bishop's Stortford but there is only bus transport to Chelmsford Station via the No.16. However this is very limited leaving Stebbing at 0712 and returning back at 1850 which does not offer sufficient frequency nor flexibility for those working in Chelmsford or for rail commuters using Chelmsford Station.

9.3 The Bus route No 417 to/from Saffron Walden currently operates only once a day at school times but this would be a very beneficial service to residents if it was more frequent. The Bus 133 route runs from Braintree to Stansted Airport along the B1256, and it is proposed to investigate with the bus company to see if they could extend its route to include Stebbing. Likewise, enquiries will be made to investigate the possibility of the X30 bus service to/from Stansted and Great Dunmow/Felsted being routed via the Village. There are residents working at

the airport and Braintree and it would be a great advantage if there were to be connections to both locations. It would be of benefit if bus timetables, mini bus and community travel contact details were more easily accessible via a village web site where all local information could be available.

9.4 In the 2011 Census, only 3 people are recorded as travelling to work by bus, while 50% of the residents travel to work by car, 11 by train and 10 people walk to work. 7.3% of the people in Stebbing worked from home compared with 3.6% in Essex and 3.5% in England. 15.8% travelled 40 km to work (11.1% Essex, 4.9% England) and 6.1 % travelled less than 24km to work compared with 17.8% in Essex and 20% in England\*. In 2011, only 3.4% of households had no vehicle availability. The Neighbourhood Plan survey (2017) showed this currently to be even lower.

9.5 Like many rural and historic villages, Stebbing has narrow roads and lanes, often without any pavements. Inappropriate parking is often a problem in the village, particularly in the vicinity of the Primary School at school drop off and collection and at Church End at Church service times. Considerate parking is necessary for the safety of everyone. The Parish does not currently have a public electric vehicle charging point.

9.6 Three roads leading northwards from the B1256 enter the village and they are all rural lanes, with Collops Lane being a single track with passing places. The west side of the village is accessed at Bran End from the B1057 and enters via Brick Kiln Lane.

9.7 During a Traffic Assessment carried out in 2016 by Essex Highways, it was found that there was good compliance with the 30mph speed limit, with the exception of traffic along Brick Kiln Lane and The Downs, and this suggests that north bound traffic has reached a level and speeds justifying intervention by Essex Highways by way of additional automated speed warning signage or traffic calming measures. In recent times, since the construction of the dualled A120, roads through the Parish, and in particular the High Street, have become "rat runs" for commuters accessing the A 120 access at the Dunmow South junction. There are often conflicts between vehicles entering and leaving the High Street

(\*Source: Working from home-Census 2011; distance travelled to work- Census 2001.)

due to parked cars and poor visibility. The Parish Council and many local residents consider that a speed limit of 20mph should be imposed from Bran End to Church End to increase safety, reduce traffic noise and air pollution.

9.8 Stebbing has a community run mini bus, operated by volunteers, which makes a scheduled call at Great Dunmow on Tuesday (market day) each week and monthly to Braintree. This is a valuable asset whose use could be extended with sufficient financial and volunteer support. Uttlesford Community Travel (a Registered Charity funded by ECC, UDC and various town and parish councils) also provides Community Transport on a door to door basis, for pre-booked individuals and groups on a modest subscription basis. The vehicles are fitted with hydraulically powered lifts for wheel chairs and are particularly aimed towards the elderly, disabled and those living in rural areas without access to cars, and where scheduled bus services are limited, as is the case unfortunately for Stebbing.

9.9 Stebbing has an extensive network of footpaths, byways and bridleways which are featured in various Walking Guides and Publications. This means that walking groups visit the village to use these Public Rights of Way and whilst in the village they also use the pub and community shop thus bringing revenue into the village.

9.10 The Parish Council has published a local map of footpaths and bridle ways which is available free of charge at the Community Store. The Parish Council maintains the extensive network of footpaths and is an active member of the Essex Parish Paths Partnership.

9.11 Because the area has an extensive network of byways and bridle ways, there is a high proportion of equestrian properties and many horse riders of all ages make extensive use of them. Equestrian ownership and use supports various local businesses reliant on the equestrian trade, ie food suppliers, livery stables, riding school and veterinary surgeons. All of these concerns employ local residents.

9.12 Recreational cycling is a popular recreation in the area, given the attractive countryside reached along the relatively dense network of lightly trafficked lanes and byways. Three of the minor roads, Lubberhedges Lane, Whitehouse Road and

Collops Road to the east of the Parish have Protected Lanes status.

9.13 This Plan aims to minimise the adverse effects of on-street parking and congestion on the character of the area. Any future plans for a Church Car Park would be supported. If the school could facilitate additional parking on site this would be positively encouraged, as well as continuing to educate parents in the dangers of careless parking.

### **POLICY STEB19 | Promoting Sustainable Transport**

- Any new development within the Parish with a significant traffic impact will only be supported if that impact can be mitigated via development contributions to suitable measures to be agreed in conjunction with the Highway Authority. This may include contributions towards traffic calming where it is necessary to mitigate the impact of new development. Traffic impact includes adverse effects on road safety, congestion and pollution on both the main roads and rural lanes.
- In order to encourage and support sustainable modes of transport, new developments will be required to show that they have made or have the potential to have provision for electric vehicle charging at each dwelling.
- The existing network of footpaths, bridleways and byways in the Parish will be protected and enhanced where possible in conjunction with the Highway Authority and the Parish Council will ensure all are maintained to a safe standard for everyone to use.
- Any development must respect and protect the existing network of footpaths. New development with significant traffic impact will be expected to contribute, via development contributions, to the enhancement of the footpath network within the Parish in order to enable safe and easy pedestrian access to village amenities, especially the Primary School, community shop, pub and Church.

## CHAPTER TEN : HOUSING ALLOCATIONS




10.1 As referred to in paragraph 6.1 Stebbing was categorised as a 'Type A Village' in the withdrawn ULP, which is defined as a local service centre suitable for a scale of development that reinforces its role as a local centre. All the Type A Villages in the district were proposed to provide up to a total of 134 new homes in new allocations, but there was no specific housing requirement set out for Stebbing. As referred to in paragraph 6.3, in the absence of an up-to-date local plan, the NPPF (paragraph 66) states that the local planning authority should provide an indicative housing requirement figure if requested to do so by the neighbourhood planning body. Following such a request UDC has provided such an indicative figure in a letter dated 17th July 2020. This confirms that the indicative requirement for Stebbing to be **25 dwellings** between 2019 and 2033. The letter sets out the justification for this figure and states that based on the two current schemes (at Ploughman's Reach and land east of Warehouse Villas) that bring forward a total of 47 dwellings, the requirement as set out in the withdrawn Local Plan has been met on sites of 6+ dwellings in Stebbing. The letter continues that the 25 dwellings proposed in this NP are counted as contributing towards a windfall of 1,717 dwellings in UDC's evidence base to the withdrawn LP (for further detail refer to Appendix C and paragraphs 6.4 and 6.5).

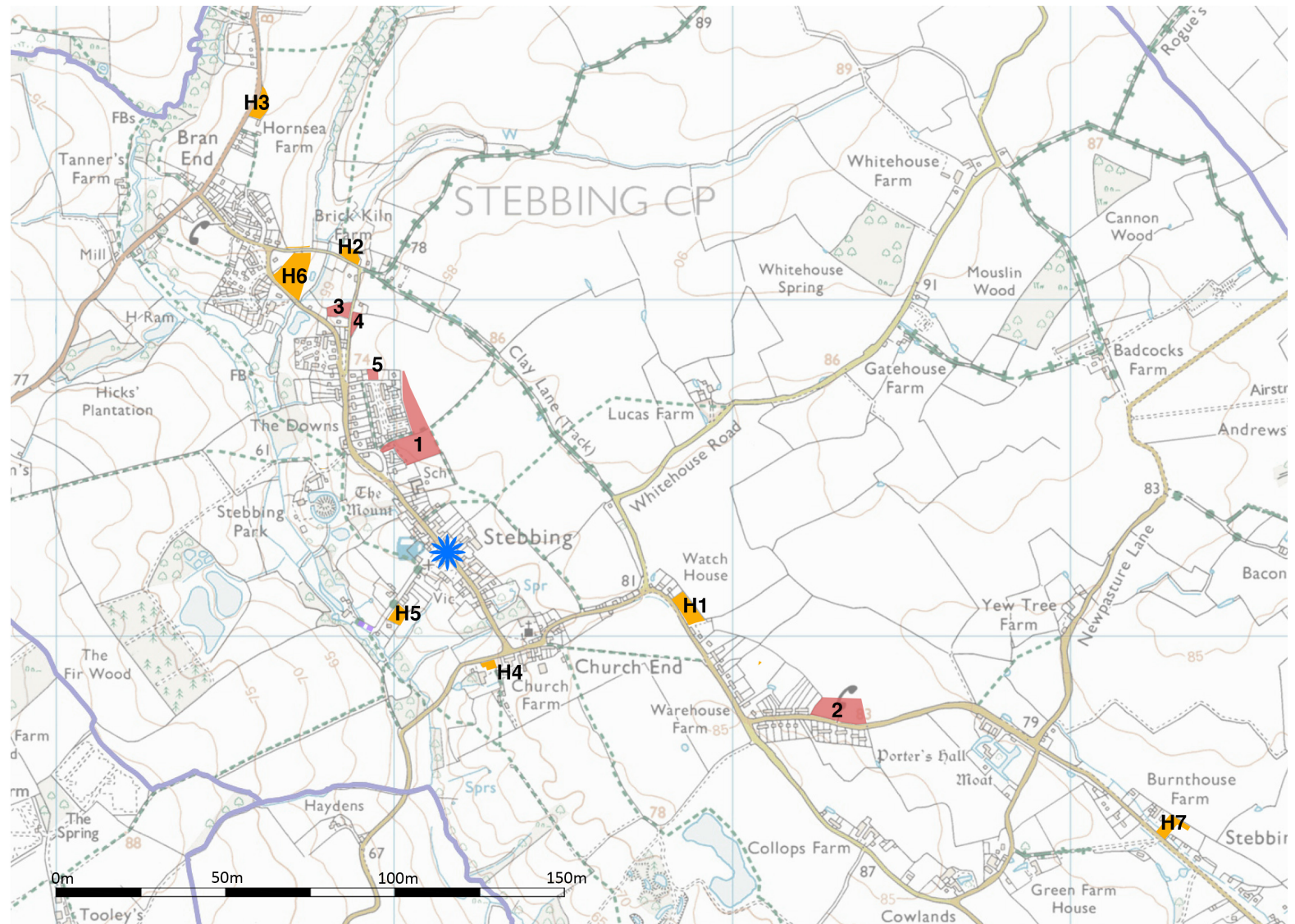
10.2 For clarity and consistency, it is considered necessary to draw a distinction between:-

- 1) those housing sites that are currently committed, ie. completed or nearing completion, or subject to an extant implemented planning permission, or resolution to grant planning permission subject to completion of a s106 planning agreement and conditions; and
- 2) those specific sites that are now proposed in this NP for allocation. The table opposite sets out details of the latter:-

Committed Sites	Net Additional Dwellings	Status/details
1. Ploughman's Reach	30	Outline planning permission granted 13th February 2015. Ref: UTT/14/1069/OP. Scheme now completed.
2. Land east of Warehouse Villas	17	UDC resolution to grant outline planning permission on 18 December 2019 subject to s106 and conditions. Ref: UTT/19/0476/OP.
3. Land west of Brick Kiln Lane : Corbets Tey	2	Outline planning permission granted on 2nd May 2018. Ref: UTT/18/0365/OP.
4. The Pygkle, The Downs	1	Outline planning permission granted for 2 dwellings including replacement of existing on 3rd May 2019. Ref: UTT/18/2763/OP.
5. Land adjacent 5 Pound Gate	2	Full planning permission for 2 dwellings on 30th December 2019. Ref: UTT/19/2342/FUL.
<b>Total Additional Dwellings</b>	<b>52</b>	
Note: The above are the current committed sites within the main village and hamlets, but there are other extant planning permissions that represent 'windfalls' in other parts of the Parish. A full current list of extant planning permissions in Stebbing Parish can be found in the evidence base at EB16.		

## KEY

-  Village centre
-  Proposed Housing Allocation Site
-  Committed site with planning permission  
(refer to details in paras 10.2 to 10.5)



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Map 10: Committed Housing Sites and Proposed Housing Allocation Sites

## CHAPTER TEN : HOUSING ALLOCATIONS

10.3 The following pages set out the Stebbing Neighbourhood Plan proposed additional new housing allocations for the Parish. The sites have been assessed in accordance with the NPPF guidance in paragraphs 67-71 and as to whether they are deliverable, ie available, suitable and achievable. In this regard the sites have been independently assessed by Urban Vision Enterprise CIC, as set out in their report: Stebbing- Site Appraisals, prepared in April 2019. This assessment followed a review of sites put forward in the two UDC 'call for sites' exercise in 2015 and 2018, suggestions put forward by local residents as part of the Village Questionnaire and a sift of potential options following consideration of the evidence base, opportunities and constraints. This included the findings of the Landscape Appraisal, the Heritage Assessment and analysis of proximity and convenience of sites to the services and facilities in the village centre. Subsequently a shortlist of 21 potential sites, as shown on Plan 1 of the Urban Vision report, were independently assessed and ranked using a well-tested site assessment methodology using a traffic light system as set out in section 4 of their report. Finally, those sites considered by the Parish Council to perform well were subject to consultation with the landowners to ensure that they were available. One owner did not want his site to be included and it was therefore omitted from the proposed allocations. In addition, the land east of Warehouse Villas, that had not been selected, was subsequently subject to a resolution by UDC to grant outline planning permission in December 2019 for 17 dwellings, subject to completion of a s106 agreement and conditions.

10.4 The following sites as shown on Map 10 and the Policies Map (18) are considered to be suitable, available and achievable for development.

Site name	Assessment number	Allocation	Dwellings
Garden/Paddock adj: to Watch House	7	STEB:H1	4-5
Land West of Brick Kiln Farm	13	STEB:H2	3
Hornsea Lodge, Bran End	19	STEB:H3	2-3
Barn at Priors Hall, Church End, Brookend Road	3	STEB:H4	1-2
Meadowbrook, Mill Lane	2	STEB:H5	1-2
Land at Elmcroft, the Downs	15	STEB:H6	2-3
Meadow Stebbing Green	20	STEB:H7	2
<b>Total</b>			15-20

10.5 Allocation of these sites would enable delivery of up to 20 new homes in Stebbing Parish. These will be in addition to the 52 homes on the sites listed in the table at paragraph 10.2.

10.6 As a consequence of the housing proposals in this NP and the fact that it provides for a supply of housing that meets the indicative UDC housing requirement, paragraph 146 of the NPPF is satisfied. Therefore, this means that as soon as UDC can demonstrate a 3 year land supply, there would be an up-to-date plan for Stebbing, which will assist in resisting speculative housing development proposals. In fact the overall housing proposals in this NP are in excess of the indicative requirement and therefore provide flexibility in the NP period.

### Policy STEB H1 : Garden/Paddock adjacent to Watch House



This 0.65 hectare brownfield (residential garden use) site, as shown on map, is allocated for residential use for approximately 4-5 dwellings. The following site specific considerations apply:

- Access would need to take account of the frontage drainage ditch.
- Development to be adjacent to or front the highway. Backland development will not be permitted.
- Existing hedgerow to be retained except where necessary to gain access.
- Existing footpath access to be retained and enhanced if necessary to meet footpath access needs of new dwellings



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Map 11

Suitability: No constraints/or constraints that are not easily overcome.  
 Site is within reasonable walking distance (around 1km) of the village centre.  
 The development would in effect be infill to the otherwise continuous frontage development of Whitehouse Road and Warehouse Road.  
 The site is available and achievable

## CHAPTER TEN : HOUSING ALLOCATIONS

### Policy STEB H2 : Land West of Brick Kiln Farm



This 0.19 hectare brownfield site, as shown on the map, is allocated for residential use for approximately 3 dwellings. The following site specific considerations apply:

- Access into the site should be taken by retaining the existing access point onto Brick Kiln Lane.
- There is scope for complete or partial redevelopment and/or conversion of the existing barns.



Map 12

Suitability: No constraints/or constraints that are not easily overcome.  
The site is within reasonable walking distance from centre, and is already developed.  
The site is available and achievable.

## Policy STEB: H3 - Hornsea Lodge, Bran End



This 0.28 hectare brownfield site, as shown on map, is allocated for residential use for approximately 2-3 dwellings. The following site specific considerations apply:

- The site is suitable for redevelopment for a small number of dwellings.
- Access to future development should be taken from one or both of the existing access points onto the B1057.
- The existing hedgerow to the front of the site should be retained and enhanced.
- The western boundary should be planted with appropriate indigenous hedge and tree planting to form an enhanced boundary with the open countryside beyond.



Map 13

Suitability: The SLAA identified the site as being suitable for redevelopment. No constraints/or constraints that are not easily overcome. The site is some distance from the village centre, but it is already developed and within the defined village envelope. The site is suitable, available and achievable.

## CHAPTER TEN : HOUSING ALLOCATIONS

### Policy STEB: H4 - Barn at Priors Hall, Church End, Brookend Road



This 0.1 hectare brownfield site, as shown on map is a Grade II listed former tithe barn associated with Priors Hall. It is allocated for potential residential conversion for approximately 1-2 dwellings. The following site specific considerations apply:

- Historic building conversion to residential may be acceptable for the former tithe barn, subject to a sympathetic well-designed, high quality scheme and suitable access and amenity space.
- Listed building consent would be required to this prominent and important Grade II listed Barn, which is in need of repair.
- Prior to submitting applications for planning permission and listed building consent, the developer is advised to consult with Historic England and UDC's Conservation Officers on any preliminary proposals.



The site is available, suitable and achievable subject to a sensitive and appropriately designed conversion of the existing structure and fabric that preserves and enhances this important listed building.

## Policy STEB: H5 - Meadowbrook, Mill Lane



This 0.4 hectare brownfield site, as shown on map, is currently occupied by a bungalow and in need of major repairs or replacement. It is allocated for residential use for approximately 2-3 dwellings including replacement of the existing bungalow. The following site specific considerations apply:

- The site has a vehicular access already which should be retained as the sole access.
- Only the front of the site is suitable for development with the land to the rear forming gardens.
- The site is adjacent to listed buildings within the Conservation Area, so a high standard of design, materials and landscaping would be necessary. Of particular importance is the need to retain and enhance the dense frontage hedge/planting which forms a key feature in the street scene of this part of Mill Lane. This vegetation also forms part of the setting of nearby listed buildings including Freers Cottage and Tan Farm (Grade II\*)
- The scale and detailed design of the proposals should be sympathetic to and not harm the setting of the adjoining and neighbouring listed buildings and character of Mill Lane.



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Map 15

Suitability: Part of the site is suitable as follows:

Previous permission for lodge approved. However, development of the rear part of the site, shown by the broken line, would encroach into the rural setting. The site was rejected by the SLAA on the basis of introducing backland development and being out of character. Redevelopment of the frontage part of the site for 2-3 dwellings with the rear section used for garden use or paddocks only would be a suitable form of development.

The site is available and achievable.

## CHAPTER TEN : HOUSING ALLOCATIONS

### Policy STEB: H6 - Land at Elmcroft, The Downs



This 0.98 hectare greenfield site, as shown on map, is currently in use for rearing of poultry, egg production and grazing. It is allocated for residential use for approximately 2-3 dwellings. The following site specific considerations apply:

- Development should not encroach into the lower levels of the site to the west where there are existing trees and adjacent to the existing watercourse.
- The existing point of access into the site shall be retained and improved to serve proposed development.
- Site visibility splays should conform with the guidance set out in Manual for Streets and the Essex Design Guide.
- The necessary site visibility splays may require alterations to the frontage bank and vegetation.



Map 16

**Suitability:** The site is suitable for 2-3 dwelling but a more intensive form of development of the wider site would not be suitable in terms of impact on the surrounding landscape and limited access.

The site is available and achievable subject to the guidelines in the policy.

## Policy STEB: H7 - Hay Meadow, Stebbing Green



This 0.37 hectare greenfield site, as shown on map, is allocated for residential use for approximately 2 dwellings as infill frontage development. The following site specific considerations apply:

- The creation of improved access would involve partial hedgerow removal and the roadside drainage ditch will need to be bridged or culverted.
- Backland development will not be permitted.
- There should be a single point of access to serve both dwellings or one large dwelling.
- Visibility splays should conform with the guidance in Manual for Streets and the Essex Design Guide.
- New hedging of similar species should be planted to replace the sections lost to meet the access requirements.



Map 17

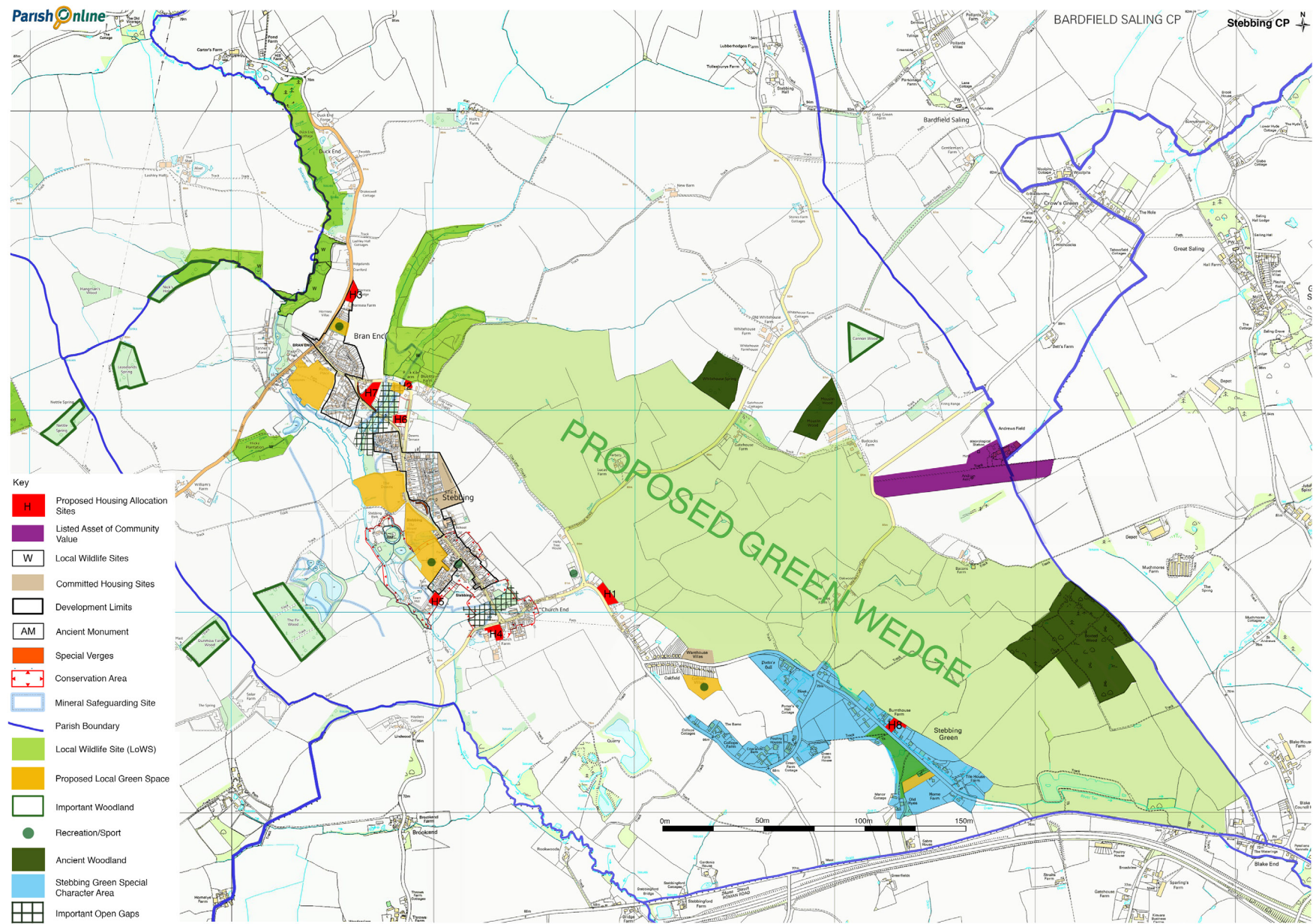
Suitability: Potential for 2 dwellings as infill frontage development

Availability- Within a period of 1-5 years

The site is some distance from the village centre and facilities but is on a bus route.

The front part of the site is within a gap in the existing built frontage and development would represent infill.

CHAPTER ELEVEN : THE POLICIES MAP AND SCHEDULE OF NEIGHBOURHOOD PLAN POLICIES



Map 18: Policies Map

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Note: In view of the amount of detail and large area of cover, this plan is easier to view when printed at A3 or magnified on a computer screen.

## CHAPTER ELEVEN : THE POLICIES MAP AND SCHEDULE OF NEIGHBOURHOOD PLAN POLICIES

11.1 The table below sets out a schedule of the 19 Neighbourhood policies and 8 Housing Allocation sites within this document.

Policy Reference	Policy	Page
STEB1	Respecting Stebbing's Heritage – Design and Character	28
STEB2	Identified Woodland Sites and Wildlife Sites	41
STEB3	Local Green Space	41
STEB4	Protection of Green Wedge	41
STEB5	Protection and Provision of Open Space, Sports Facilities and Playing Pitches	41
STEB6	Protected Open Gaps	41
STEB7	Important and Protected Views	42
STEB8	Blackwater Estuary SPA and Ramsar site/Essex Coast RAMS	47
STEB9	Design Principles and Location of New Development	52
STEB10	Meeting Local Needs	53
STEB11	Affordable Homes	53
STEB12	Sustainable Design and Construction	54
STEB13	Supporting the Local Economy – Small Scale Employment Space	55
STEB14	Communications	56
STEB15	Farm Diversification/Improvement	56
STEB16	Tourism	56
STEB17	Protection of Play, Sports, Recreation, Leisure and Community Facilities	60
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STEB H1	Garden/Paddock adj: to Watch House	69
STEB H2	Land West of Brick Kiln Farm	70
STEB H3	Hornsea Lodge, Bran End	71
STEB H4	Barn at Priors Hall, Church End, Brookend Road	72
STEB H5	Meadowbrook Mill Lane	73
STEB H6	Land at Elmscroft, The Downs	74
STEB H7	Hay Meadow, Stebbing Green	75

## CHAPTER TWELVE : PROJECTS

12.1 Some of the questions asked and issues raised in the Main Questionnaire extended to matters which would be beyond the scope of a Neighbourhood Plan. This was a conscious decision on the part of the Steering Group, as they considered that in the interests of the Community as a whole, and consistent with the principles of devolution encouraged by the Localism Act 2011, the provision of such an opportunity for the Residents to express matters of opinion regarding community issues was appropriate.

12.2 It is considered that implementation of suggested measures to address some at least of these issues could have a positive long-term impact upon the quality of life for the Residents of Stebbing.

12.3 Therefore, in order to respond to the matters raised by Residents, the Parish Council intend to explore the following:

### A. Stebbing Green - Proposed Designation as a Conservation Area

The NP identifies Stebbing Green as a Special Character Area in view of its distinctive character. It comprises private dwellings, a Local Wildlife Site and other land owned by Stebbing Parish Council but surprisingly is not a designated Conservation Area. In the light of its heritage and landscape qualities (outlined in both the reports of The Landscape Partnership and Grover Lewis), it is considered worthy of such Conservation Area status and a case shall be presented to UDC with a request that it be designated, pursuant to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 69 and 70). It is proposed to undertake further detailed evidence base assessments on heritage and landscape to justify fully its formal designation (which can only be undertaken by the District Council).

### B. Facilities for Younger Residents

The Main Questionnaire indicated that there was concern and disappointment that there were limited opportunities for teenagers to meet and enjoy activities in common. As a consequence, the Parish Council will consider seeking funding from various sources, eg. sports funding bodies and community fund-raising activities, to provide a Youth Shelter and/or other facilities at an appropriate location within the village. The views of the local community will be sought in respect of any future proposal.

### C & D. Traffic Management and Car Parking

The Parish Council will consider exploring the potential for funding to enable professional advice to be obtained for improving both traffic management and car parking provision in the High Street/Church End.

## APPENDIX A - TABLE OF UDC ADOPTED LOCAL PLAN 2005 STRATEGIC POLICIES

The following Policies are considered "strategic" in the Adopted Local Plan (2005) for the purposes of neighbourhood planning:

Policy S1	Development Limits for the Main Urban Areas
Policy S3	Other Development Limits
Policy S4	Stansted Airport Boundary
Policy S7	The Countryside
Policy GEN1	Access
Policy GEN2	Design
Policy GEN 3	Flood Protection
Policy GEN 4	Good Neighbourliness
Policy GEN 6	Infrastructure Provision to Support Development
Policy GEN 7	Nature Conservation
Policy E1	Distribution of Employment Land
Policy E2	Safeguarding Employment Land
Policy ENV 1	Design of Development within Conservation Areas
Policy ENV 5	Protection of Agricultural Land
Policy ENV 7	The Protection of the Natural Environment (Designated Sites)
Policy ENV 9	Historic Landscapes
Policy ENV 10	Noise Sensitive Development and Disturbance from Aircraft
Policy H 1	Housing Development (Not consistent with NPPF – LPA required to identify 5 year land supply with additional 5% buffer, increased to 20% if there is a record of under delivery of housing)
Policy H 3	New Houses within Development Limits
Policy H 9	Affordable Housing
Policy H 11	Affordable Housing on "Exceptional Sites"
Policy LC 2	Access to Leisure and Cultural Facilities
Policy RS 1	Access to Retailing Centres
Policy RS 2	Town and Local Centres
Policy RS 3	Retention of Retail and Other Services in Rural Areas
Policy T 1	Transport Improvements

Source: Uttlesford Local Plan- Adopted January 2005

## APPENDIX B - HISTORIC ENGLAND - SCHEDULE OF HERITAGE ASSETS IN STEBBING AND UTTLESFORD

### LOCAL HERITAGE LIST FOR STEBBING 2018.

Title	Link	Heritage Category	Grade	Location
STEBBING FORD COTTAGES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112770">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112770</a>	Listing	II	STEBBING FORD COTTAGES 1-2 BRAINTREE ROAD Stebbing Uttlesford Essex
STEBBING PARK	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306764">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306764</a>	Listing	II*	STEBBING PARK THE DOWNS Stebbing STEBBING PARK  Uttlesford Essex
STEBBING PARK BARN 5 METRES EAST OF HOUSE AND ADJOINING MOTTE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112739">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112739</a>	Listing	II	STEBBING PARK BARN 5 METRES EAST OF HOUSE AND ADJOINING MOTTE THE DOWNS Stebbing STEBBING PARK  Uttlesford Essex
STEBBING MILL	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322337">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322337</a>	Listing	II*	STEBBING MILL MILL LANE Stebbing Uttlesford Essex
STEBBING MILL HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112729">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112729</a>	Listing	II	STEBBING MILL HOUSE MILL LANE Stebbing Uttlesford Essex
STEBBING MEMORIAL CLUB	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168695">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168695</a>	Listing	II*	STEBBING MEMORIAL CLUB HIGH STREET Stebbing Uttlesford Essex
BYWAYS SUNNYSIDE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168880">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168880</a>	Listing	II	SUNNYSIDE STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
THE THATCH	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112736">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112736</a>	Listing	II	THE THATCH STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
PAGENTS	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168917">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168917</a>	Listing	II	PAGENTS STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
THATCH COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112738">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112738</a>	Listing	II	THATCH COTTAGE STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
OLD LEAS	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168887">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168887</a>	Listing	II	OLD LEAS STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
HOME FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306792">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306792</a>	Listing	II	HOME FARMHOUSE STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
BURNTHOUSE FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168893">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168893</a>	Listing	II	BURNTHOUSE FARMHOUSE STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
TILEHOUSE FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322301">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322301</a>	Listing	II	TILEHOUSE FARMHOUSE STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
MANOR COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322303">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322303</a>	Listing	II	MANOR COTTAGE STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
OLD RYES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112737">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112737</a>	Listing	II	OLD RYES STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
ST JUDES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112735">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112735</a>	Listing	II	ST JUDES STEBBING GREEN Stebbing STEBBING GREEN  Uttlesford Essex
Stebbing War Memorial	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1431754">https://HistoricEngland.org.uk/listing/the-list/list-entry/1431754</a>	Listing	II	Junction of High Street and Watch House Road Church End Stebbing Essex CM6 3SW Stebbing Uttlesford Essex
MAYVIEW WILLOW THATCH	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322302">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322302</a>	Listing	II	WILLOW THATCH STEBBING GREEN Stebbing Uttlesford Essex
The Mount: a motte castle in Stebbing Park	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1009247">https://HistoricEngland.org.uk/listing/the-list/list-entry/1009247</a>	Scheduling		Stebbing Uttlesford Essex
THE GREEN MAN	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112774">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112774</a>	Listing	II	THE GREEN MAN Stebbing BRAN END  Uttlesford Essex
APPLE TREE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112776">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112776</a>	Listing	II	APPLE TREE COTTAGE Stebbing BRAN END  Uttlesford Essex
CANONFYLDE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112732">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112732</a>	Listing	II	CANONFYLDE PORTERS HALL END Stebbing Uttlesford Essex
HOLTS FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322284">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322284</a>	Listing	II	HOLTS FARMHOUSE Stebbing DUCK END  Uttlesford Essex
HILLCREST, PUMP TO REAR OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322310">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322310</a>	Listing	II	HILLCREST PUMP TO REAR OF HOUSE HIGH STREET Stebbing Uttlesford Essex
2 TAN COTTAGE PUMP IN FRONT GARDEN	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112726">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112726</a>	Listing	II	2 TAN COTTAGE PUMP IN FRONT GARDEN MILL LANE Stebbing Uttlesford Essex
SHEPHERDS PUMP AT REAR	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112740">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112740</a>	Listing	II	SHEPHERDS PUMP AT REAR THE DOWNS Stebbing Uttlesford Essex
FAIRVIEW PUMP TO EAST OF COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306746">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306746</a>	Listing	II	FAIRVIEW PUMP TO EAST OF COTTAGE WATCH HOUSE ROAD Stebbing Uttlesford Essex
TAN FARMHOUSE PUMP TO REAR OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322336">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322336</a>	Listing	II	TAN FARMHOUSE PUMP TO REAR OF HOUSE MILL LANE Stebbing Uttlesford Essex
HILL FARM, PUMP TO NORTH AND REAR OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112749">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112749</a>	Listing	II	HILL FARM PUMP TO NORTH AND REAR OF HOUSE Stebbing Uttlesford Essex
CHURCH FARM PUMP 5 METRES SOUTH OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1307014">https://HistoricEngland.org.uk/listing/the-list/list-entry/1307014</a>	Listing	II	CHURCH FARM PUMP 5 METRES SOUTH OF HOUSE CHURCH END Stebbing Uttlesford Essex
COLLOPS FARM, PUMP 5 METRES TO NORTH OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112784">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112784</a>	Listing	II	COLLOPS FARM PUMP 5 METRES TO NORTH OF HOUSE COLLOPS ROAD Stebbing Uttlesford Essex
BACONS FARM BARN 20 METRES WEST OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168859">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168859</a>	Listing	II	BACONS FARM BARN 20 METRES WEST OF HOUSE SALING ROAD Stebbing Uttlesford Essex
VILLAGE PUMP 5 METRES WEST OF PUMP COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306891">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306891</a>	Listing	II	VILLAGE PUMP 5 METRES WEST OF PUMP COTTAGE HIGH STREET Stebbing Uttlesford Essex
YEW TREE FARM BARN 20 METRES SOUTH OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168851">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168851</a>	Listing	II	YEW TREE FARM BARN 20 METRES SOUTH OF HOUSE SALING ROAD Stebbing Uttlesford Essex
COWLANDS FARM BARN 40 METRES NORTH WEST OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112787">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112787</a>	Listing	II	COWLANDS FARM BARN 40 METRES NORTH WEST OF HOUSE COLLOPS ROAD Stebbing Uttlesford Essex
COLLOPS FARM, CARTLODGE 25 METRES TO WEST OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112786">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112786</a>	Listing	II	COLLOPS FARM CARTLODGE 25 METRES TO WEST OF HOUSE COLLOPS ROAD Stebbing Uttlesford Essex
CHURCH FARM BARN 20 METRES SOUTH WEST OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1251410">https://HistoricEngland.org.uk/listing/the-list/list-entry/1251410</a>	Listing	II	CHURCH FARM BARN 20 METRES SOUTH WEST OF HOUSE CHURCH END Stebbing Uttlesford Essex
VILLAGE PUMP 10 METRES SOUTH OF FORGE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306974">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306974</a>	Listing	II	VILLAGE PUMP 10 METRES SOUTH OF FORGE COTTAGE Stebbing DUCK END  Uttlesford Essex
WAREHOUSE FARM BARN TO NORTH OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112742">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112742</a>	Listing	II	WAREHOUSE FARM BARN TO NORTH OF HOUSE WAREHOUSE ROAD Stebbing Uttlesford Essex
CHURCH FARM, DOVECOTE TO 10 METRES SOUTH OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112779">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112779</a>	Listing	II	CHURCH FARM DOVECOTE TO 10 METRES SOUTH OF HOUSE CHURCH END Stebbing Uttlesford Essex
CHURCH FARM BARN 20 METRES WEST OF FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1307010">https://HistoricEngland.org.uk/listing/the-list/list-entry/1307010</a>	Listing	II	CHURCH FARM BARN 20 METRES WEST OF FARMHOUSE CHURCH END Stebbing Uttlesford Essex
K6 TELEPHONE KIOSK	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112704">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112704</a>	Listing	II	K6 TELEPHONE KIOSK HIGH STREET Stebbing Uttlesford Essex
MEADOWSIDE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112782">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112782</a>	Listing	II	MEADOWSIDE CHURCH END Stebbing Uttlesford Essex
COLLOPS FARM OUTBUILDING PROBABLY A GRANARY 10 METRES NORTH WEST OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1262800">https://HistoricEngland.org.uk/listing/the-list/list-entry/1262800</a>	Listing	II	COLLOPS FARM OUTBUILDING PROBABLY A GRANARY 10 METRES NORTH WEST OF HOUSE COLLOPS ROAD Stebbing Uttlesford Essex
LUCAS FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112747">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112747</a>	Listing	II	LUCAS FARMHOUSE WHITEHOUSE LANE Stebbing Uttlesford Essex
HILL FARM BARN 20 METRES NORTH OF FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112748">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112748</a>	Listing	II	HILL FARM BARN 20 METRES NORTH OF FARMHOUSE Stebbing DUCK END  Uttlesford Essex
WATCH HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322304">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322304</a>	Listing	II	WATCH HOUSE WATCH HOUSE ROAD Stebbing Uttlesford Essex

# APPENDIX B - HISTORIC ENGLAND - SCHEDULE OF HERITAGE ASSETS IN STEBBING AND UTTLESFORD

## LOCAL HERITAGE LIST FOR STEBBING 2018.

PORTERS HALL OUTBUILDING TO EAST OF HALL	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306802">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306802</a>	Listing	II	PORTERS HALL OUTBUILDING TO EAST OF HALL PORTERS HALL END Stebbing Uttlesford Essex
COLLOPS FARM, OUTBUILDING 30 METRES NORTH WEST OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168486">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168486</a>	Listing	II	COLLOPS FARM OUTBUILDING 30 METRES NORTH WEST OF HOUSE COLLOPS ROAD Stebbing Uttlesford Essex
COWLANDS FARM OUTBUILDING 40 METRES NORTH OF HOUSE IN FRONT OF BARN	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168498">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168498</a>	Listing	II	COWLANDS FARM OUTBUILDING 40 METRES NORTH OF HOUSE IN FRONT OF BARN COLLOPS ROAD Stebbing Uttlesford Essex
DAINES ELEANOR COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168692">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168692</a>	Listing	II	ELEANOR COTTAGE HIGH STREET Stebbing Uttlesford Essex
TAN COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168750">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168750</a>	Listing	II	TAN COTTAGE 1 MILL LANE Stebbing Uttlesford Essex
CRANFORD	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322320">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322320</a>	Listing	II	CRANFORD Stebbing BRAN END  Uttlesford Essex
FAIRVIEW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112744">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112744</a>	Listing	II	FAIRVIEW WATCH HOUSE ROAD Stebbing Uttlesford Essex
WHITEHOUSE FARM COTTAGES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112746">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112746</a>	Listing	II	WHITEHOUSE FARM COTTAGES WHITEHOUSE LANE Stebbing Uttlesford Essex
HILLCREST BARN 40 METRES NORTH OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306928">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306928</a>	Listing	II	HILLCREST BARN 40 METRES NORTH OF HOUSE HIGH STREET Stebbing Uttlesford Essex
STONE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1307026">https://HistoricEngland.org.uk/listing/the-list/list-entry/1307026</a>	Listing	II	STONE COTTAGE Stebbing BRAN END  Uttlesford Essex
END COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168468">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168468</a>	Listing	II	END COTTAGE CHURCH END Stebbing Uttlesford Essex
THISULDO	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168592">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168592</a>	Listing	II	THISULDO HIGH STREET Stebbing Uttlesford Essex
CARTLIDGE IN FRONT OF AND TO WEST OF HILL FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322306">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322306</a>	Listing	II	CARTLIDGE IN FRONT OF AND TO WEST OF HILL FARMHOUSE Stebbing DUCK END  Uttlesford Essex
WILLIAMS FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322316">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322316</a>	Listing	II	WILLIAMS FARMHOUSE Stebbing BRAN END  Uttlesford Essex
WAREHOUSE FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112741">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112741</a>	Listing	II	WAREHOUSE FARMHOUSE WAREHOUSE ROAD Stebbing Uttlesford Essex
BOYES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112761">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112761</a>	Listing	II	BOYES HIGH STREET Stebbing Uttlesford Essex
A THATCHED COTTAGE 20 METRES EAST OF FORGE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112791">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112791</a>	Listing	II	A THATCHED COTTAGE 20 METRES EAST OF FORGE COTTAGE Stebbing DUCK END  Uttlesford Essex
STANE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306752">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306752</a>	Listing	II	STANE COTTAGE WATCH HOUSE ROAD Stebbing Uttlesford Essex
THE MALT HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168401">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168401</a>	Listing	II	THE MALT HOUSE Stebbing BRAN END  Uttlesford Essex
LITTLES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322282">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322282</a>	Listing	II	LITTLES CHURCH END Stebbing Uttlesford Essex
TYE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112745">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112745</a>	Listing	II	TYE COTTAGE WATCH HOUSE ROAD Stebbing Uttlesford Essex
CLARENCE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112755">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112755</a>	Listing	II	CLARENCE COTTAGE HIGH STREET Stebbing Uttlesford Essex
PEARTREE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168381">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168381</a>	Listing	II	PEARTREE COTTAGE Stebbing BRAN END  Uttlesford Essex
ANNS COTTAGE SQUIRRELS	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168454">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168454</a>	Listing	II	SQUIRRELS CHURCH END Stebbing Uttlesford Essex
TANNERS FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322317">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322317</a>	Listing	II	TANNERS FARMHOUSE Stebbing BRAN END  Uttlesford Essex
MARCH COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112743">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112743</a>	Listing	II	MARCH COTTAGE WAREHOUSE ROAD Stebbing Uttlesford Essex
PUMP COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112758">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112758</a>	Listing	II	PUMP COTTAGE HIGH STREET Stebbing Uttlesford Essex
INSTITUTE VILLA PENN COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112762">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112762</a>	Listing	II	INSTITUTE VILLA HIGH STREET Stebbing Uttlesford Essex
ROSEMARY COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112765">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112765</a>	Listing	II	ROSEMARY COTTAGE HIGH STREET Stebbing Uttlesford Essex
SNARES HILL COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112788">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112788</a>	Listing	II	SNARES HILL COTTAGE Stebbing DUCK END  Uttlesford Essex
GEORGES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306876">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306876</a>	Listing	II	GEORGES LUBBERHEDGES LANE Stebbing Uttlesford Essex
DUCK END COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306969">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306969</a>	Listing	II	DUCK END COTTAGE Stebbing Uttlesford Essex
DUCK END FORGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168522">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168522</a>	Listing	II	DUCK END FORGE Stebbing DUCK END  Uttlesford Essex
HONEYSUCKLE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322313">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322313</a>	Listing	II	HONEYSUCKLE COTTAGE HIGH STREET Stebbing Uttlesford Essex
TAN COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322335">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322335</a>	Listing	II	TAN COTTAGE 2 MILL LANE Stebbing Uttlesford Essex
TOLLESBURYS	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112768">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112768</a>	Listing	II	TOLLESBURYS LUBBERHEDGES LANE Stebbing Uttlesford Essex
CAPSTONES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112773">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112773</a>	Listing	II	CAPSTONES Stebbing BRAN END  Uttlesford Essex
THE CHASE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112780">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112780</a>	Listing	II	THE CHASE 3 CHURCH END Stebbing Uttlesford Essex
COWLANDS FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306961">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306961</a>	Listing	II	COWLANDS FARMHOUSE COLLOPS ROAD Stebbing Uttlesford Essex
PARSONAGE FARM BARN 20 METRES NORTH EAST OF FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168424">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168424</a>	Listing	II	PARSONAGE FARM BARN 20 METRES NORTH EAST OF FARMHOUSE CHURCH END Stebbing Uttlesford Essex
THE CURIOSITY SHOP	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168722">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168722</a>	Listing	II	THE CURIOSITY SHOP HIGH STREET Stebbing Uttlesford Essex
NUTLANDS	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168966">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168966</a>	Listing	II	NUTLANDS WAREHOUSE ROAD Stebbing Uttlesford Essex
THE STORES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112766">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112766</a>	Listing	II	THE STORES HIGH STREET Stebbing Uttlesford Essex
BRAN END MILL	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112771">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112771</a>	Listing	II	BRAN END MILL Stebbing BRAN END  Uttlesford Essex
COLLOPS FARM, BARN 30 METRES TO NORTH OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112785">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112785</a>	Listing	II	COLLOPS FARM BARN 30 METRES TO NORTH OF HOUSE COLLOPS ROAD Stebbing Uttlesford Essex
THE OLD MANSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306873">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306873</a>	Listing	II	THE OLD MANSE HIGH STREET Stebbing Uttlesford Essex
ROSE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306980">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306980</a>	Listing	II	ROSE COTTAGE CHURCH END Stebbing Uttlesford Essex
COLLOPS FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168481">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168481</a>	Listing	II	COLLOPS FARMHOUSE COLLOPS ROAD Stebbing Uttlesford Essex
LITTLE HOBBYVINES COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168505">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168505</a>	Listing	II	LITTLE HOBBYVINES COTTAGE Stebbing DUCK END  Uttlesford Essex

## APPENDIX B - HISTORIC ENGLAND - SCHEDULE OF HERITAGE ASSETS IN STEBBING AND UTTLESFORD

### LOCAL HERITAGE LIST FOR STEBBING 2018.

WAREHOUSE FARM BARN AND ATTACHED CARTLODGE 15 METRES NORTH WEST OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168957">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168957</a>	Listing	II	WAREHOUSE FARM BARN AND ATTACHED CARTLODGE 15 METRES NORTH WEST OF HOUSE WAREHOUSE ROAD Stebbing Uttlesford Essex
GATEHOUSE FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168992">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168992</a>	Listing	II	GATEHOUSE FARMHOUSE WHITEHOUSE LANE Stebbing Uttlesford Essex
CARTERS FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322307">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322307</a>	Listing	II	CARTERS FARMHOUSE Stebbing DUCK END  Uttlesford Essex
POPLAR FARM, FARM BUILDINGS 10 METRES SOUTH OF POPLAR FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322308">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322308</a>	Listing	II	POPLAR FARM FARM BUILDINGS 10 METRES SOUTH OF POPLAR FARMHOUSE Stebbing DUCK END  Uttlesford Essex
ST HELENS	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322309">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322309</a>	Listing	II	ST HELENS HIGH STREET Stebbing Uttlesford Essex
DANE HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322312">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322312</a>	Listing	II	DANE HOUSE HIGH STREET Stebbing Uttlesford Essex
BIRD IN HAND	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322319">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322319</a>	Listing	II	BIRD IN HAND Stebbing BRAN END  Uttlesford Essex
FREERS COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112727">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112727</a>	Listing	II	FREERS COTTAGE MILL LANE Stebbing Uttlesford Essex
BACONS FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112733">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112733</a>	Listing	II	BACONS FARMHOUSE SALING ROAD Stebbing Uttlesford Essex
HILLSIDE MAYDEAN	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112767">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112767</a>	Listing	II	MAYDEAN HIGH STREET Stebbing Uttlesford Essex
BRAN END MILL HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112772">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112772</a>	Listing	II	BRAN END MILL HOUSE Stebbing BRAN END  Uttlesford Essex
WHITE BARNs	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168619">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168619</a>	Listing	II	WHITE BARNs HIGH STREET Stebbing Uttlesford Essex
EASTERN HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168715">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168715</a>	Listing	II	EASTERN HOUSE HIGH STREET Stebbing Uttlesford Essex
STONES FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168742">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168742</a>	Listing	II	STONES FARMHOUSE 1-2 LUBBERHEDGES LANE Stebbing Uttlesford Essex
KINGS HEAD	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322311">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322311</a>	Listing	II	KINGS HEAD HIGH STREET Stebbing Uttlesford Essex
MARTINS FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322314">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322314</a>	Listing	II	MARTINS FARMHOUSE LUBBERHEDGES LANE Stebbing Uttlesford Essex
PORTERS HALL - BARN 40 METRES TO NORTH OF HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112730">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112730</a>	Listing	II	PORTERS HALL - BARN 40 METRES TO NORTH OF HOUSE PORTERS HALL END Stebbing Uttlesford Essex
LIVERY COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112757">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112757</a>	Listing	II	LIVERY COTTAGE HIGH STREET Stebbing Uttlesford Essex
WHITE HART COTTAGE WILLOW VIEW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112759">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112759</a>	Listing	II	WILLOW VIEW HIGH STREET Stebbing Uttlesford Essex
SERENGA	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112783">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112783</a>	Listing	II	SERENGA CHURCH END Stebbing Uttlesford Essex
LITTLE HOBBYVINES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112789">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112789</a>	Listing	II	LITTLE HOBBYVINES Stebbing DUCK END  Uttlesford Essex
FORGE COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112790">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112790</a>	Listing	II	FORGE COTTAGE Stebbing DUCK END  Uttlesford Essex
CHURCH VIEW HILLSIDE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1307017">https://HistoricEngland.org.uk/listing/the-list/list-entry/1307017</a>	Listing	II	HILLSIDE CHURCH END Stebbing Uttlesford Essex
HILL FARM, BARN WITH ATTACHED OUTBUILDINGS 10 METRES TO WEST OF FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1251425">https://HistoricEngland.org.uk/listing/the-list/list-entry/1251425</a>	Listing	II	HILL FARM BARN WITH ATTACHED OUTBUILDINGS 10 METRES TO WEST OF FARMHOUSE DUCK END Stebbing Uttlesford Essex
RED LION	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322283">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322283</a>	Listing	II	RED LION CHURCH END Stebbing Uttlesford Essex
HILL FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322305">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322305</a>	Listing	II	HILL FARMHOUSE Stebbing DUCK END  Uttlesford Essex
YEW TREE FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322340">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322340</a>	Listing	II	YEW TREE FARMHOUSE SALING ROAD Stebbing Uttlesford Essex
BUTLERS COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112753">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112753</a>	Listing	II	BUTLERS COTTAGE HIGH STREET Stebbing Uttlesford Essex
THE POST HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112760">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112760</a>	Listing	II	THE POST HOUSE HIGH STREET Stebbing Uttlesford Essex
THE CHANTRY	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112781">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112781</a>	Listing	II	THE CHANTRY CHURCH END Stebbing Uttlesford Essex
HILL HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168680">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168680</a>	Listing	II	HILL HOUSE 1-2 HIGH STREET Stebbing Uttlesford Essex
GREEN FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322339">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322339</a>	Listing	II	GREEN FARMHOUSE PORTERS HALL END Stebbing Uttlesford Essex
BADCOCKS FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112734">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112734</a>	Listing	II	BADCOCKS FARMHOUSE SALING ROAD Stebbing Uttlesford Essex
CHURCH VIEW	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112752">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112752</a>	Listing	II	CHURCH VIEW HIGH STREET Stebbing Uttlesford Essex
POST OFFICE AND STORES	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112754">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112754</a>	Listing	II	POST OFFICE AND STORES HIGH STREET Stebbing Uttlesford Essex
TOWN FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112756">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112756</a>	Listing	II	TOWN FARMHOUSE HIGH STREET Stebbing Uttlesford Essex
GLEBE HOUSE THE VICARAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306900">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306900</a>	Listing	II	THE VICARAGE HIGH STREET Stebbing Uttlesford Essex
HILLCREST	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168611">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168611</a>	Listing	II	HILLCREST 26 HIGH STREET Stebbing Uttlesford Essex
ARCHWAY COTTAGE SHAROCKS	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168638">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168638</a>	Listing	II	SHAROCKS HIGH STREET Stebbing Uttlesford Essex
PORTERS HALL OUTBUILDING AT REAR AND TO WEST OF PORTERS HALL	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112731">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112731</a>	Listing	II	PORTERS HALL OUTBUILDING AT REAR AND TO WEST OF PORTERS HALL PORTERS HALL END Stebbing Uttlesford Essex
MEAD COTTAGE OAK COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112775">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112775</a>	Listing	II	MEAD COTTAGE Stebbing BRAN END  Uttlesford Essex
CHURCH FARMHOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112778">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112778</a>	Listing	II	CHURCH FARMHOUSE CHURCH END Stebbing Uttlesford Essex
BELL HOUSE DUCKETTS BUTCHERS SHOP SIBLEY HOUSE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306903">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306903</a>	Listing	II	BELL HOUSE HIGH STREET Stebbing Uttlesford Essex
SHEPHERDS	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168933">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168933</a>	Listing	II	SHEPHERDS THE DOWNS Stebbing Uttlesford Essex
TUDOR COTTAGE	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1306893">https://HistoricEngland.org.uk/listing/the-list/list-entry/1306893</a>	Listing	II	TUDOR COTTAGE HIGH STREET Stebbing Uttlesford Essex
PORTERS HALL	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322338">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322338</a>	Listing	II*	PORTERS HALL PORTERS HALL END Stebbing Uttlesford Essex

## APPENDIX B - HISTORIC ENGLAND - SCHEDULE OF HERITAGE ASSETS IN STEBBING AND UTTLESFORD

### LOCAL HERITAGE LIST FOR STEBBING 2018.

<b>BENT MARSHALLS HOUSE NEXT TO SHEPHERDS TO THE NORTH AND BY PLANT HIRE YARD</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1168943">https://HistoricEngland.org.uk/listing/the-list/list-entry/1168943</a>	Listing	II	BENT MARSHALLS HOUSE NEXT TO SHEPHERDS TO THE NORTH AND BY PLANT HIRE YARD THE DOWNS Stebbing Uttlesford Essex
<b>MARTIN'S HALL</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322318">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322318</a>	Listing	II	MARTIN'S HALL Stebbing BRAN END  Uttlesford Essex
<b>POPLAR FARMHOUSE</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112750">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112750</a>	Listing	II	POPLAR FARMHOUSE Stebbing DUCK END  Uttlesford Essex
<b>WHITE HART</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112763">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112763</a>	Listing	II	WHITE HART HIGH STREET Stebbing Uttlesford Essex
<b>TWEED COTTAGE</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112764">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112764</a>	Listing	II	TWEED COTTAGE HIGH STREET Stebbing Uttlesford Essex
<b>Holt's Farm moated site</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1011614">https://HistoricEngland.org.uk/listing/the-list/list-entry/1011614</a>	Scheduling		Stebbing Uttlesford Essex
<b>TAN FARMHOUSE</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112728">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112728</a>	Listing	II*	TAN FARMHOUSE MILL LANE Stebbing Uttlesford Essex
<b>POPLAR FARM FARM BUILDINGS 30 METRES EAST OF FARMHOUSE, 2 BARNS, CALF BARN, DUCKS</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112751">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112751</a>	Listing	II	POPLAR FARM FARM BUILDINGS 30 METRES EAST OF FARMHOUSE 2 BARNS CALF BARN DUCKS HOUSE AND CHAFF HOUSE Stebbing DUCK EN
<b>PARSONAGE FARMHOUSE</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1322281">https://HistoricEngland.org.uk/listing/the-list/list-entry/1322281</a>	Listing	II*	PARSONAGE FARMHOUSE CHURCH END Stebbing Uttlesford Essex
<b>UNITED REFORMED CHURCH</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112769">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112769</a>	Listing	II	UNITED REFORMED CHURCH MILL LANE Stebbing Uttlesford Essex
<b>Porter's Hall moated site</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1008701">https://HistoricEngland.org.uk/listing/the-list/list-entry/1008701</a>	Scheduling		Stebbing Uttlesford Essex
<b>CHURCH OF ST MARY THE VIRGIN</b>	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1112777">https://HistoricEngland.org.uk/listing/the-list/list-entry/1112777</a>	Listing	I	CHURCH OF ST MARY THE VIRGIN CHURCH END Stebbing Uttlesford Essex

Grade I Listed = 1  
Grade II Listed = 145  
Grade II\* Listed = 6  
SAM = 3

Total = 155

## APPENDIX B - HISTORIC ENGLAND - SCHEDULE OF HERITAGE ASSETS IN STEBBING AND UTTLESFORD LOCAL HERITAGE LIST FOR STEBBING 2018.

### Uttlesford Local Heritage List October 2018



## STEBBING

1 to 6 The Old Chapel, Mill Lane

Ref: 375

**Description:** A dominant building dating back to 1719(xv) repaired and extended in the early 19th century. It is constructed of brick, painted with formal gable ended frontage incorporating a fine multi-paned window to front 1 st floor, and pilasters breaking forward at each side of the front face. This building was subject to recent planning approval for conversion into a number of residential units and a new development within the grounds fronting the lane. To the rear a graveyard will remain and with some important trees.

**Criteria:** A, B, C, H

**Value:** Group/ Individual



## APPENDIX B - HISTORIC ENGLAND - SCHEDULE OF HERITAGE ASSETS IN STEBBING AND UTTLESFORD LOCAL HERITAGE LIST FOR STEBBING 2018.

### 1 and 2 Chapel Cottages, Mill Lane

Ref: 376

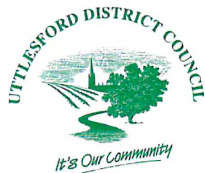
**Description:** Constructed in red brick with yellow brick dressings with slate roof gabled to front. They have good detailed dressings with foliated symbols, original openings with storm porches to the side unfortunately these dwellings have been subject of replacement double-glazed windows. They are also representative of the few 19th century buildings within the conservation area.

**Criteria:** A, B, C

**Value:** Group/ Individual



## APPENDIX C - LETTER DATED 17TH JULY 2020 FROM UDC PLANNING POLICY OFFICER RESPONDING TO A REQUEST FOR AN INDICATIVE HOUSING REQUIREMENT.



### UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510, Fax (01799) 510550  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

**Chief Executive: Dawn French**

Mr Andrew Martin  
Town Mill  
Mill Lane  
Stebbing  
Dunmow  
Essex  
CM6 3SN

17 July 2020

Please Ask for Demetria Macdonald  
Telephone: 01799 510518  
Email: [dmacdonald@uttlesford.gov.uk](mailto:dmacdonald@uttlesford.gov.uk)

Dear Sir,

### **Stebbing Neighbourhood Plan – Indicative Housing Requirement**

Dear Mr Martin

Thank your correspondence of 14 July 2020 inter alia requesting an indicative housing requirement figure for the Stebbing Neighbourhood Plan.

We would like to confirm that the Council currently considers that the indicative housing requirement for the neighbourhood area of Stebbing is 25 dwellings between 2019 and 2033. This is an indicative figure provided in line with the Planning Practice Guidance (Reference ID: 41-097-20190509) for the purposes of satisfying paragraph 14b of the National Planning Policy Framework.

We would like to further set out the justification for this figure. We are currently working on a new Local Plan and as yet no strategy for the newly emerging plan has been developed and consequently no distribution of housing figures has been determined. This figure therefore relies on housing figures from the withdrawn Local Plan. However, the principle of a settlement hierarchy based on the relative sustainability of settlements in the district is likely to be brought forward in the new Local Plan and will guide the housing supply distribution to towns and villages in that development in less sustainable villages, like Stebbing, should be limited.

Based on the two current applications bringing forward a total of 47 dwellings the requirement as set out in the withdrawn Local Plan has been met on sites of 6+ dwellings in Stebbing. The 25 dwellings proposed by the Stebbing Neighbourhood Plan are counted as

contributing towards a windfall of 1,717 dwellings as per Table 1<sup>1</sup> of the Council's Local Plan Matter 4 Statement which updates these figures to 1 April 2018.

As noted the draft Stebbing Neighbourhood Plan allocates a minimum of 19 dwellings and maximum of 25 dwellings up to 2033 on top of the 47 dwellings that have been partially or fully built. The indicative figure of 25 dwellings will make more efficient use of land resources. We therefore consider that the draft Neighbourhood Plan identifies sufficient supply to meet the current indicative housing requirement for the neighbourhood area.

As the Council's newly emerging Local Plan is developed, and clarity is developed for the district's housing requirement and the strategy for meeting these needs, the housing distribution for Neighbourhood Plans could change.

Yours sincerely

**Demetria Macdonald**  
**Planning Policy Officer**

## APPENDIX D - GLOSSARY AND ABBREVIATIONS

**Adoption** - The final confirmation of a local plan by a local planning authority.

**Affordable Housing** – Provided to eligible households whose needs are not met by the market. Affordable housing should include provisions to remain at an affordable price for future eligible households. UDC defines affordable housing units as “resulting in weekly outgoings on housing costs that 25% of Uttlesford households can afford, excluding housing benefit”. They are typically sold or rented at not less than 80% of market value. For a full definition refer to Annex 2 : Glossary of the NPPF 2019.

**Biodiversity** - The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

**Brownfield Land**- Land that has been previously developed.

**Building for life** - A technique for assessing the quality of housing proposals using 20 criteria including sustainability, urban design and social/community factors.

**Community** - A group of people that hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

**Community Engagement and Involvement** - Involving the local community in the decisions that are made regarding their area.

**Conservation Area** – An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservations Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.

**Consultation Statement** – A Consultation Statement accompanying a Neighbourhood Plan is required by the Localism Act 2011. The Consultation Statement must set out what consultation was undertaken and how this informed the Neighbourhood Plan.

**Core Objective** – An objective developed specifically for the Neighbourhood Plan through consultation with local people.

**Core Strategy** – A Development Plan document setting out long term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the local authority area as a whole. See Local Plan.

**Design and Access statement**- A short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

**Designated Area** – One of the first steps in producing a Neighbourhood Plan is the designation of the area to which the Plan will apply once adopted. The Designated Area may be set simply as the official town or parish boundaries, or may cover a larger or smaller area. The Neighbourhood Plan Designated Area must be approved by the Local Planning Authority.

**Development** – Legal definition is “The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”. This excludes the County Matters of minerals and waste.

**Development Plan**- A document setting out the local planning authority’s policies and proposals for the development and use of land in the area.

**Equalities Impact Assessment** - For a neighbourhood plan, this would be an assessment of impacts against different characteristics protected by law (such as gender, ethnicity and disability). This can be useful in demonstrating that a plan does not breach human rights law.

## APPENDIX D - GLOSSARY AND ABBREVIATIONS

**Essex Design Guide** – see <https://www.essexdesignguide.co.uk/> . The Guide was established in 1973 by Essex County Council. It is used as a reference to help create high quality places with an identity specific to its Essex context. It was revised in 2005 and again in 2018. It is of national significance.

**Evidence Base** – The researched, documented, analysed and verified basis for preparing the Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by Uttlesford District Council as part of the process of developing its Core Strategy.

**Greenfield site**- Land where there has been no previous development.

**Highway Authority** - The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

**Housing Associations** - Not-for-profit organisations providing homes mainly to those in housing need.

**Infrastructure** – All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals and so on.

**LEAP** – Local Equipped Area for Play.

**Listed Buildings** - Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

**Local Green space**- This is a formal designation that may be made by neighbourhood plans, to provide protection for green spaces valued by the local community, and following the guidance set out in paragraphs 99 - 101 of the NPPF 2019.

**Local Plan** – A set of policies adopted by the District Council to establish rules for the granting of planning permission within the District. The Local Plan lays down the housing development quotas for its towns and parishes, but these are a minimum requirement and there is no maximum limit. A Local Plan may also establish site allocations for these quotas.

**Localism Act** – An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up Neighbourhood Development Plans for their local area.

**Locality** – A nationwide network of community-led organisations helping communities set up local organisations and those involved in neighbourhood planning.

**Local Referendum** - A direct vote in which communities will be asked to either accept or reject a particular proposal.

**Major Development** – Residential development consisting of over 10 units.

**Material considerations**- Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

**Minerals and Waste Plans** – Essex County Council is responsible for minerals and waste planning in the area. In respect of mineral planning issues, extant policy is set out within the Essex Minerals Local Plan (MLP) (adopted 2014). In respect of waste planning issues, extant policy is set out within the Essex and Southend-on-Sea Waste Local Plan (WLP) (adopted 2017). The WLP includes site allocations and policies to guide future waste development in Essex up to 2032.

**Mixed Use Development** – Development which provides a mixture of habitable units and units for employment.

## APPENDIX D - GLOSSARY AND ABBREVIATIONS

**National Planning Policy Framework** – A document published by the Government setting out national guidelines for sustainable development. The NPPF replaces all previous national planning guidelines. Where there is no Local Plan or Neighbourhood Plan in place, the NPPF is the sole consideration for the Planning Inspectorate in determining whether or not to grant planning permission. All Local Plans and Neighbourhood Plans, where adopted, must accord with the NPPF.

**NEAP** – Neighbourhood Equipped Area for play. It is supported by the Governments on-line Planning Practice Guidance (PPG).

**Neighbourhood Area**- The local area in which a neighbourhood plan or neighbourhood development order can be introduced.

**Neighbourhood Development Plan** – A set of policies emerging from the wishes of the local community to establish rules for the granting of planning permission within the Designated Area. A Neighbourhood Plan is not about stopping development, but guiding it so that the character and vibrancy of a local community and area is maintained and enhanced even throughout the process of change.

**Parking standards** - The requirement of a local authority in respect of the level of car parking provided for different kinds of development.

**Planning obligation** - Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

**Planning Permission**- Formal approval granted by a council allowing a proposed development to proceed.

**Plan Period** – The period for which the Neighbourhood Plan or Uttlesford Local Plan will set planning policy.

**Publicly Accessible Open Space** – Open space that is open to the public and is normally owned and managed privately.

**Public Open Space** – Open space to which the public has free access.

**Ramsar sites**- Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Residential Development** – Development which provides habitable units only, or with small scale convenience shops.

**Scheduled Monument/Scheduled Ancient Monument**- A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

**Setting** - The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

**SHLAA** - Strategic Housing Land Availability Assessment, which is undertaken by the local planning authority to identify potential development sites for housing in their area.

**Significance**- The quality and characteristics which define the architectural or historic interest of a historic building or area.

**Significant Development** – Residential development consisting of over 10 units.

**Site Allocation Plan**- A plan accompanying a planning policy document or statement which identifies sites within the plan area on which certain kinds of development are proposed, e.g. residential or retail development.

## APPENDIX D - GLOSSARY AND ABBREVIATIONS

**Social Housing** – Social housing is let at low rents, which may be around 50% of market rent, on a secure basis to those who are most in need or struggling with their housing costs. Normally councils and not-for-profit organisations (such as housing associations) are the ones to provide social housing, which may include shared ownership arrangements.

**Soundness** - The soundness of a statutory local planning document is determined by the planning inspector against three criteria: whether the plan is justified, whether it is effective, and whether it is consistent with national and local planning policy. Plans found to be unsound cannot be adopted by the local planning authority. It should be noted, neighbourhood plans are NOT required to meet these tests of soundness.

**Space Standards** - Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

**Special Protection Area**- Areas classified under Regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Steering Group** – An organisation established to guide the production of a Neighbourhood Plan. The Stebbing Neighbourhood Plan Steering Group consists of parish councillors, local residents and businessmen, and has been administered through the office of the Parish Clerk of Stebbing Parish Council.

**Sustainability Appraisal** – A process of appraising policies for their social, economic and environmental effects which must be applied to all Development Plan documents.

**Strategic Environmental Assessment** – Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC).

**Strategic Housing Market Assessment** – The NPPF says local authorities should prepare a Strategic Housing Market Assessment to assess their full housing needs. It should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which meets household and population projections, taking account of migration and demographic change. It should address the need for all types of housing, including affordable housing and the needs of different groups in the community.

**SUDS (Sustainable Urban Drainage Systems)** – A drainage system that controls the rate and run-off of surface water from developments. It replaces the conventional practice of routing run-off through a pipe to a watercourse, which can cause problems with flooding. SUDS minimise run-off by putting surface water back into the ground on site through measures such as permeable paving, underground infiltration blankets and drainage swales (similar to traditional ditches). Where surface water must still be taken off-site (because, for example, the site is underlain by clay that reduces the permeability of the ground), features to slow down the rate of run-off are used – these may include ponds or underground storage tanks to store water, and oversized pipes.

**Sustainability Appraisal** - An assessment of the environment, social and economic impacts of a local plan from the outset of the preparation process to check that the plan accords with the principles of sustainable development.

**Sustainable Development** - An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

**Sustrans** – A charity whose aim is to enable people to travel by foot, bicycle or public transport for more of the journeys made every day. Sustrans is responsible for the National Cycle Network.

**Town and Country Planning Act 1990** - Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the ‘principal act’.

**Tenure** - the terms and conditions under which land or property is held or occupied, e.g. five year leasehold, freehold owner occupation, etc.

**Tree preservation order** - An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

**Use Classes** – The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as “Use Classes”. For example, A1 is shops and B2 is general industrial.

**Uttlesford District Council** – The Local Planning Authority for Stebbing.

**Windfall Sites** – Sites not allocated for development in the Uttlesford District Local Plan that unexpectedly come forward for development

## APPENDIX D - GLOSSARY AND ABBREVIATIONS

### Abbreviations

ACV	Asset of Community Value
BREEAM	Building Research Establishment Environmental Assessment Method
BT	British Telecom
ECC	Essex County Council
EU	European Union
FAQs	Frequently asked Questions
Ha	Hectares
LGS	Local Green Space
NE	Natural England
NEA	North Essex Authorities
NHS	National Health Service
NP	Neighbourhood Plan
NPSG	Neighbourhood Plan Steering Group
NPPF	National Planning Policy Framework
OFSTED	Office for Standards in Education, Children's Services and Skills Department
PC	Parish Council
PPG	Planning Practice Guidance
RCCE	Rural Community Council of Essex
SLAA	Strategic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPA	Special Protection Area
UCT	Uttlesford Community Travel
UDC	Uttlesford District Council
ULP	Uttlesford Local Plan
WoBGC	West of Braintree Garden Community
ZoI	Zone of Influence

## APPENDIX E - LIST OF EVIDENCE BASE DOCUMENTS

1. Stebbing- Conservation Area Appraisal and Management Plan (UDC: March 2010)
  2. Housing Strategy 2016-21 (UDC: December 2015)
  3. West Essex and East Hertfordshire Strategic Housing Market Assessment ( July 2017).
  4. The Landscape Character Assessment (Chris Blandford Associates) (September 2006)
  5. Land West of Braintree Land and Visual Appraisal (Chris Blandford Associates) (June 2017)
  6. Landscape Sensitivity and Capacity Appraisal- The Landscape Partnership (March 2017) \*
  7. Heritage Assessment- Grover Lewis Associates (August 2017) \*
  8. Stebbing : The Prospect for survival- Stebbing Society, 1975
  9. Housing Needs Survey- Stebbing (March 2015)
  10. Rural Community Profile – Stebbing (October 2013)
  11. Open Spaces Society: Information Sheet No 20 (2015) (Local Green Spaces Designation)
  12. Essex Wildlife Trust: Maps and data relating to local wildlife sites.
  13. Asset of Community Value- designation of Clubhouse, runway and parking at Andrewsfield Airfield by UDC and BDC- June 2020.
  14. Consultation Statement including Stebbing Neighbourhood Plan Questionnaire (2017) and Responses \*
  15. Stebbing - Site Appraisals April 2019 \* Urban Vision CIC
  16. Extant planning permissions in Stebbing Parish
  17. Local Green Space Designation - Assessment
- 
- Parish Online- Historic Environmental Record (information from Parish Online interactive mapping)- no physical document (Map 4)

( \* = Available in pdf format on the Stebbing Neighbourhood Plan website)

Evidence Base Documents can be found online at: <https://tinyurl.com/y6a745d3>

## APPENDIX F - EQUALITY IMPACT

### Impact of Policies and Proposals on Groups with Protected Characteristics

B.1 This Chapter considers each of the Neighbourhood Plan policies and the likely impact on the groups with protected characteristics.

B.2 The Landscape and Countryside Policies identify a separation area that helps to maintain the rural identity of the Parish. This can have a positive effect for people who value the rural identity of the Parish with opportunity for country views it will provide open space and may provide for recreational opportunities for all, although some protected groups may find this area less easy to access. This policy is therefore deemed to have a neutral effect on protected groups.

B.3 The Transport Policy improves access to open space or provides additional open space with enhancements to footpaths and footways. This could also assist with provision for access by mobility scooters of the type used by elderly and disabled people. This can have a positive effect for people from the protected groups especially the disabled and elderly giving opportunity to access areas that have long been valued in the community. The positive effect is likely to be high.

B.4 The Housing and Design Policy Promotes good design and respect for the character of the architecture of Stebbing. Whilst this policy promotes good design that can be enjoyed by all it does not specifically make provision for any protected groups. This policy is therefore deemed to have a neutral effect on the protected groups.

B.5 The Environment Policy Protects biodiversity and natural habitats. Whilst this policy is likely to promote a general feeling of wellbeing for many it is deemed to have a neutral impact for most of the protected groups.

B.6 The Housing and Design Policy seeks to provide well designed developments with a range of properties. This includes affordable homes that either provide on site open space, or contributions to be made towards areas of open space within the village particularly for the upkeep and enhancement of current village open spaces and play areas. These already provide some fitness

equipment and play equipment suitable for use by those with disabilities as well as young people and the elderly. The need for bungalows is highlighted which could be more suitable for people with limited mobility.

B.7 The Neighbourhood Plan recognises the need to provide and protect Open Spaces and play facilities for all when new development is being considered. Target design speeds and safe links to footpaths can add to the safety for the less mobile, young and elderly; the availability of car parking on site will enable occupation by less mobile residents and measures to mitigate the potential increased traffic on village roads. It is also believed to have a positive impact. The availability of a variety of range of properties including affordable homes may provide homes for young families and therefore benefit pregnant women and those with young families. This policy is believed to have a high positive impact for the groups with protected characteristics.

B.8 The proposed housing allocations provide sites for additional homes if needed to provide for a shortfall identified by the failure of other sites to come forward. As far as can be ascertained from available data, this therefore would have no negative effect on the protected groups and as it is likely to provide more opportunities for housing the impact is deemed to be positive.

B.9 Housing and Design Policy seeks to ensure that affordable homes that are built will firstly be made available for local residents. This is likely to enable young people starting out on family life or older people wanting to move to smaller properties, the opportunity to occupy suitable homes within their own Parish. This policy is therefore positive for both young and older members of the community who belong to the protected groups.

B.10 Transport Policy. This Policy seeks to ensure that traffic accessing new developments will travel at reasonable speeds to ensure the safety of pedestrians, cyclists and other road users. This policy will be very positive for both young and old (both of whom are in the protected groups) who may access the properties. It will also ensure that elderly people who may use mobility vehicles will have safe access.

B.11 Transport Policy provides for safe access to school and to community facilities which will be included in the design of the SDA. Community facilities will be accessible to all protected groups and may provide not only for the young and older groups but will also provide access for religious groups and others from the protected groups.

B.12 Transport policy requires travel plans to be provided for new developments; such plans will be required to consider access by all groups, including the protected groups, where relevant. This policy will therefore have a positive impact for many of the protected groups. The positive impact is considered to be high.

B.13 Transport Policy provides for electric charging points to be provided at suitable places. This policy will benefit all who have electric vehicles which may include a number of the target groups in particular it is envisaged that older people may have electric vehicles. This policy will therefore have a positive impact for these users; it may however be seen to be a low impact as it will be dependent on other factors.

B.14 Natural Environment Policy relates to enhancements to the natural environment including biodiversity and access to multifunctional greenspace, providing for recreation and innovative areas for greenspace. This policy allows some flexibility for innovation which along with requirements for recreational areas offers positive opportunities to support the protected groups. The effect is therefore considered to be positive for the groups with protected characteristics.

B.15 Housing Policy requires the protection of countryside views when development takes place. Whilst this may generally contribute to an overall feeling of wellbeing the impact on the target groups could only be identified to be neutral.

B.16 Housing Policy proposes standards for the design of new business developments that will be suitable for all; the inclusion of links to walking, cycling networks will improve access for all, including the protected groups.

The addition of travel plans will provide another opportunity for the protected groups to be considered and impacts to be positive for the groups with protected characteristics.

B.17 Technology Policy provides opportunities for business developments in the rural parts of the Parish. Providing employment opportunities without the need to travel long distances will be of benefit to those who find travel to work difficult. This may help young people and those with young families and the potential for live/work units which would be of particular benefit for disabled persons with limited mobility. The policy is believed to have a high positive impact for the groups with protected characteristics.

B.18 The availability of community buildings for a diverse range of activities is particularly important in rural communities. In particular community buildings in the Parish are available to all including the target groups; of particular importance is the Church which will be important for religious groups while a variety of cultural activities take place in other community buildings and on other sites. The policy is considered to be of high positive impact for the protected groups.

B.19 Economic and Tourism Policies provide opportunities for employment or business development on acceptable sites. This provides opportunities for business and employment in the countryside and for live/work units. The policy can help to steer developments that provide local employment opportunities for people in the Parish. This will give opportunities for the less mobile and for young people without transport to find work and therefore is considered to have a positive impact for the protected groups.

B.20 Technology Policy relates to the provision of broadband and telecommunications enhancements. The internet can be used by most of the protected groups and is likely to be used more in the future; this policy is therefore considered to be positive for young and old, those with disabilities and mobility problems and in fact is positive for all of the protected groups so has a high positive impact.

## APPENDIX G - ACKNOWLEDGEMENTS

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