

Committee:	Cabinet	Date: Tuesday, 9 June 2026
Title:	Conservation Area Appraisal, Stebbing Green	
Report author:	Bruce Tice, Principal Website and Consultation Officer btice@uttlesford.gov.uk	Key decision: No
Portfolio Holder:	Councillor John Evans, Portfolio Holder for Planning	

Summary

1. A new conservation area at Stebbing Green is proposed.
2. The heritage assessment section of the [Stebbing Neighbourhood Plan 2019 - 2033](#) highlighted the potential to designate Stebbing Green as a conservation area.
3. Stebbing Parish Council commissioned Place Services to undertake a conservation area appraisal and management plan (CAAMP) of Stebbing Green. The appraisal recommends the designation of a conservation area and identifies the extent of a proposed conservation area boundary. It also proposes some management actions. The parish council considers the appraisal a worthwhile document which is likely to strengthen the control of development. This comment is valuable and is one shared by officers.
4. Stebbing Parish Council approached Uttlesford District Council to request the designation of a conservation area at Stebbing Green. As the Local Planning Authority (LPA) the council is required to carry out a public consultation on the proposed conservation area. The consultation included holding a public meeting in the settlement.
5. This report considers the results of the consultation and recommends a course of action.

Recommendations

6. That the Stebbing Green Conservation Area Character Appraisal and Management Plan be approved and used to assist in the process of determining planning applications and for implementing management proposals.
7. That the Stebbing Green Conservation Area be formally designated.

Financial Implications

8. The recommendation would require the advertising of the designated boundary which would cost in the region of £600 - 700. This can be met from existing budgets for conservation.

Effects of Designation

9. Declaring a conservation area means that the council is able to control more closely any changes that might affect the environmental quality of the area and has the means to protect and enhance the “special character” of the area for the benefit of all its residents and businesses.

Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an areas special interest. In determining planning applications, the local authority must pay special attention to the desirability of preserving or enhancing the character of the conservation area. It also protects trees, reduces some permitted development rights and imposes more stringent controls on advertisements.

Background Papers

10. The following papers were referred to by the author in the preparation of this report:

- Stebbing Neighbourhood Development Plan 2019 - 2033 (Made, 19 July 2022)
- Stebbing Green Conservation Area Character Appraisal and Management Plan (Place Services, 2025)
- Report of the public exhibition and comments received during the consultation period which ran from 9 February to 23 March 2026
- The Uttlesford Local Plan 2021-2041 (Core Policy 63 Conservation Areas)

Impact

- 11.

Communication/Consultation	Full consultation undertaken.
Community Safety	Not affected.
Equalities	No adverse impact as Conservation Area status is dependant upon the character of the historic environment rather than upon the community which inhabit it.
Finance	Advertising costs can be met from existing budgets.
Health and Safety	Not affected.
Human Rights/Legal Implications	No human rights are considered to be unlawfully interfered with by this proposal. There is a duty placed on the council by the Listed Buildings and Conservation Area Act 1990 to consider the designation of conservation areas and to undertake periodic reviews.

Sustainability	The report focuses on environmental issues seeking to preserve the environment of the local community, including their buildings and open spaces.
Ward-specific impacts	Felsted and Stebbing Ward - various proposals as contained in the report.
Workforce/Workplace	Existing staff resources.

Situation

12. Stebbing Parish Council approached Uttlesford District Council officers with a request to consider the designation of a conservation area at Stebbing Green.

The council has a duty within section 69 of the Listed Buildings and Conservation Area Act 1990 to consider the designation of conservation areas and to undertake periodic reviews. As part of this work the council has undertaken several conservation area appraisals of existing conservation areas.

Where the council has designated a conservation area, it is subject to a further duty to formulate and publish proposals from time to time for the preservation and enhancement of the conservation area: section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Such proposals are required to be submitted at a public meeting in the area to which they relate.

13. In this case, Place Services has produced an appraisal that recommends the designation of a new conservation area at Stebbing Green.
14. The council published the designation proposals on 9 February 2026 and held a public meeting at Stebbing Village Hall on 25 February 2026. The consultation period ran from 9 February to 23 March 2026. The council should now have regard to any representations received before making a resolution.
15. This report sets out the key issues within the attached Stebbing Green Conservation Area Appraisal and Management Plan and records the results of the consultation exercise and any changes proposed.
16. The principal issues and recommendations set out in the document are:

Conservation area boundary: The proposed conservation area comprises the historic core of the settlement and is bisected by a road which is aligned north-west to south-east and connects with the B1256 (Stane Street) a short distance to the south.

Heritage assets: There are 12 [listed buildings](#) or other structures within the area. The appraisal identifies the signpost and post box, just outside the proposed conservation area, as structures which make a positive contribution and which may be considered for [local listing](#) on the Uttlesford Local Heritage List in the future.

Management actions: Several opportunities for enhancement and management actions are recommended by the appraisal.

Note: As a result of the consultation several points were raised by respondents relating to issues raised in the appraisal report. These representations are included in

the table below with appropriate officer comment.

Consultation results

17. A summary of the main comments received during the consultation period, 9 February to 23 March 2026 and those formally submitted at the public meeting on 25 February 2026, are set out in a table and arranged in subject order. Those responses which noted minor inaccuracies in the text of the draft appraisal, such as the misspelling of building names or corrections to descriptions, are not included here. All responses can be seen in the accompanying report of the public exhibition and comments received during the consultation period.

As the appraisal document is owned by Stebbing Parish Council, this report includes comments on representations, where relevant, from the parish council and their heritage advisor, Place Services.

Issue	Representations made	Stebbing Parish Council / Place Services comment and recommendation
General – designation of a conservation area at Stebbing Green	<p>Historic England welcomes the proposed designation of this area, as well as the production of the draft appraisal and management plan.</p> <p>Natural England make no comment.</p> <p>Environment Agency make no comment.</p> <p>1 respondent objects to the designation of a conservation area stating that Stebbing Green does not constitute an area of significance</p> <p>1 comment objecting to the introduction of conservation area controls that will place additional restrictions on permitted development rights for residents.</p> <p>5 respondents support the designation of the proposed conservation area.</p>	<p>·</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
Designation of the conservation area boundary	<p>2 comments objecting to the inclusion of Seven Acres within the proposed conservation area; this property being of relatively recent construction (built 1982) and requesting that the building should not be “listed”.</p>	<p>Place Services comment that the conservation area designation will not ‘list the building’. The character of the conservation area is formed of single properties in individual plots which are adjacent to the Green.</p>

	<p>1 comment suggesting that the proposed conservation area be extended to the north include the Grade II* Porters Hall.</p> <p>1 comment suggesting that the proposed conservation area be extended to the south to include the full plot of the land previously occupied by 1 and 2 Tile House Bungalows.</p> <p>1 comment suggesting that agricultural “back land” surrounding the settlement be included in the proposed conservation area.</p> <p>1 comment suggesting that “The Flower Meadow” to the north of</p>	<p>Seven Acres forms part of this character and appearance and the rhythm of development here.</p> <p>Stebbing PC agree to include this house in the conservation area.</p> <p>Place Services comment that in terms of protection, Porters Hall is designated as a Scheduled Monument which provides a high degree of planning control relative to the conservation area.</p> <p>Porters Hall was excluded from the conservation area as it developed separate from the settlement which is focused around the Green. Porters Hall moated site with its own distinct curtilage and boundary.</p> <p>Stebbing PC concurs with the reasoning of Place Services on this exclusion</p> <p>Place Services comment that this land has not been included as it forms part of the agrarian setting of the conservation area. It would more appropriately be considered as setting rather than part of the designation.</p> <p>Stebbing PC agrees with Place Services recommendation to exclude the agricultural land at the rear from the Conservation Area.</p> <p>Place Services comment that the agricultural land is not of architectural or historic interest. The surrounding agricultural land is better considered as setting in the context of planning.</p> <p>Place Services note that this land is not of architectural or historic</p>
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	Seven Acres be included in the proposed conservation area.	interest and is better considered as setting in the context of planning. Stebbing PC agree with the Place Services recommendation to exclude this area.
Buildings that make an important architectural or historical contribution	Historic England note that they encourage the use of Article 4 Directions to help manage inappropriate change, such as the insertion of UPVC windows, in conservation areas.	Noted
Management plan actions and opportunities for enhancement	<p>Historic England welcome that the appraisal is accompanied by a section covering enhancement opportunities as well as management proposals to help manage change positively within Stebbing Green.</p> <p>Request that reasonable improvements to buildings, such as double-glazed windows, are not limited by the designation of a conservation area.</p> <p>Comments and concerns relating to the state of the B1256 (a short distance to the south of the proposed conservation area) particularly about potholes and damaged verges.</p> <p>Concern around HGVs using Stebbing Green and suggestion that a speed restriction to 30mph be introduced and a width restriction be introduced at the entrance to Stebbing Green from the B1256.</p> <p>Suggestion that power and telephone lines be undergrounded within the conservation area.</p>	<p>Noted</p> <p>Policies governing conservation areas can be found in the newly adopted Uttlesford Local Plan 2021 - 2041.</p> <p>Adopted roads, such as the B1256, are maintained by Essex Highways who should be approached regarding concerns around potholes and verges.</p> <p>The parish council should approach the Essex Local Highway Panel regarding speed restrictions.</p> <p>Place Services note that this point is best discussed with the parish council. Burying the services is a big task and may also have impact on archaeological features. This would require a feasibility study.</p> <p>The Parish Clerk comments that “in thirty years on the</p>

	<p>Suggestion that the management proposals should contain reference to regular maintenance of the River Ter.</p> <p>Suggestion to replant hedging around the village green to prevent unauthorised access.</p> <p>2 respondents object to the proposal made in the CAAMP that parking be considered on The Green.</p>	<p>Parish Council I have no recollection of this coming before us as anything other than a suggestion. It is something the Parish would love to see not only on The Green but in other areas of the village. Unfortunately, this is beyond our control and means”.</p> <p>Place Services note that this information is more relevant to the management plan for the Green held by the parish council.</p> <p>Stebbing PC comment that they monitor the riverbed and keeps clear on The Green. The land outside this area is beyond our control although we have alerted the Environment Agency when any problems have been brought to our attention.</p> <p>Place Services note that again, this information is more relevant to the management plan for the Green held by the parish council.</p> <p>Stebbing PC comment that they have planted hedging bordering The Green. We removed some blackthorn which was encroaching onto The Green. This was many years ago and it was relaced by a native hedge which is doing well</p> <p>Place Services comment that the CAAMP does not state parking should be installed on The Green, only that it should be considered. The CAAMP also states: “There is no visitor parking to the Green and the only option for non-residential</p>
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	<p>1 comment on the significance, management and importance of the biodiversity of the Green.</p>	<p>parking is on the grass verges (or the Green itself) which should be avoided.....</p> <p>“Given the small scale of the Conservation Area, which is dominated by the Green, there is limited opportunity for a dedicated parking area which would not have a negative effect on the character and appearance Stebbing Green. The use of the verges and the Green for parking should be resisted.”</p> <p>There is no clear solution but the issue of lack of access is highlighted.</p> <p>Noted</p>
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Additional comment on the management of the Green

Stebbing PC also wish to note that the Green is periodically cut by Stebbing Parish Council according to a plan designed to conserve and enhance the assemblage of herbs and grasses indicative of its ancient origins. Although hay is no longer taken, or the aftermath grazed, one or two cuts per annum are generally sufficient to achieve this. The resulting herb-rich sward preserves the character and appearance of the Green and thus, the setting for the built historic assets.

Conclusion

18. The public consultation raised several useful points which have been incorporated into the conservation area appraisal. The document has been amended, where appropriate, to incorporate the above comments.

If approved, use of the document should commence immediately to assist in the determination of planning applications and for implementing the management proposals as set out.

Formal designation of the Stebbing Green Conservation Area boundary will need to be advertised prior to it coming into force. It is necessary to inform the Secretary of State and Historic England and place advertisements in the London Gazette and local newspapers.

Risk Analysis

16.

Risk	Likelihood	Impact	Mitigating actions
Designation of a conservation area is unsound.	1 There is some risk that a conservation area will be approved for designation which cannot be justified by the guidelines provided by Historic England.	2 If the conservation area is approved which the council cannot justify through national and local policy, the report and its recommendations will	<p>The report and the recommendation to designate has been carefully produced by specialist conservation experts. Historic England has recommended approval.</p> <p>Consultation has been carried out with statutory bodies, the parish council and local residents and advice sought from specialist officers and experts to support the findings.</p>
The area of special architectural and historic interest would be under	1 There is some risk that unsympathetic development either within or	2 Deterioration and loss of the district's historic environment.	Controls within a conservation area protect the historic and architectural elements which

threat from unsympathetic development proposals.	abutting the settlement may occur without mitigation.		make the place special. The appraisal will be used to assist in the determination of planning applications and for implementing the management proposals as set out.
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1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.