

# **Report of Public Participation Stebbing Green Conservation Area Character Appraisal and Management Plan 9 February to 23 March 2026**

## **Report One Public exhibition and comments received during the consultation period**

Stebbing Green Conservation Area  
Character Appraisal and  
Management Plan



**Uttlesford District Council  
April 2026**

## **Contents**

Introduction

Summary of findings of the Stebbing Green Conservation Area Appraisal and Management Plan

Publicity

Results from consultation

1. Exhibition

2. Consultation

## **Appendices**

Appendix 1 – Copy of letter to Stebbing Green residents

Appendix 2 – Stebbing Green consultation form (the council's privacy statement was included)

## **Introduction and background**

This report outlines the responses received from the public exhibition held at Stebbing Village Hall on Wednesday 25 February and all responses received during the consultation period 9 February to 23 March.

The heritage assessment section of the Stebbing Neighbourhood Development Plan 2019 – 2033 highlighted the potential to designate Stebbing Green as a conservation area.

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 a number of 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 Uttlesford District Council officers.

Stebbing Parish Council approached Uttlesford District Council officers 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 consultation on the proposed conservation area. The consultation included holding a public meeting in the settlement.

Following the consultation, Uttlesford District Council will take into account all comments and consider for approval and designation a document that will be an important material consideration when processing applications.

## **Summary of findings of the Stebbing Green CAAMP**

The proposed Stebbing Green 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.

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 in the future.

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

### **Publicity**

Publicity was carried out to advise all possible respondents of the publication of the appraisal, the duration of the consultation period, ways of making a response and the details of the public exhibition held in the village.

**Parish councils** – Stebbing Parish Councils was notified of the council's intention to consult on the draft appraisal. The parish council was actively involved in promoting the consultation.

**Information letters** were delivered to all properties within the proposed conservation area. Copies were also supplied for the public meeting. A copy is included in Appendix 1.

**Website** – a dedicated page ([www.uttlesford.gov.uk/stebbing-green-conservation-area](http://www.uttlesford.gov.uk/stebbing-green-conservation-area)) was created on the council's website with:

- PDF copy of the Stebbing Green CAAMP
- PDF copy of the Stebbing Neighbourhood Development Plan 2019 – 2033
- Map of the proposed conservation area boundary
- Details of how to respond to the consultation by email, post or online form
- Information about the public event

**Direct mailing** - key consultees were emailed advising them of the new consultation and public event. This included:

- Statutory consultees
- Relevant district council ward members
- Stebbing Parish Council

**Public exhibition** – a public exhibition was held at Stebbing Village Hall on Wednesday 25 February 2026 from 3pm to 6pm. The exhibition was attended by the UDC Head of Development Management & Enforcement and a consultant from Place Services. Maps, plans and copies of the appraisal were available.

**Press release and online promotions** – a press release was issued on 9 February 2026 to all local media. It was also available on the council's website and via its Twitter and Facebook pages. It was also promoted in *Stebbing Scene*, the local parish magazine for the area.

Promotion via e-newsletters included content in the dedicated planning newsletter reaching 2,312 people.

**Copies of the appraisal** - The appraisal document was available online, as previously noted.

Paper copies could be inspected at the Council Offices in Saffron Walden and at Dunmow Library. Copies were also sent to the Stebbing parish clerk.

## Results of the consultation on the Stebbing Green CAAMP

All responses are reproduced here.



By e-mail to:  
Planning Policy Team  
Uttlesford District Council

Our ref:  
Your ref: 21/04/2026  
Date:

Direct Dial:  
Mobile:



Dear Sir/Madam,

### Ref: Stebbing Green Conservation Area Appraisal

Thank you for notifying Historic England about the above consultation. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process.

We welcome the production of this appraisal and management plan for the Stebbing Green Conservation Area but owing to existing commitments and deadlines unfortunately we do not have capacity to provide detailed comments at this time.

We welcome that this appraisal is accompanied by a section covering enhancement opportunities as well as management proposals to help manage change positively within Stebbing Green.

We encourage the use of Article 4 Directions to help manage inappropriate change, such as the insertion of UPVC windows, in Conservation Areas. We would also refer you to our guidance Stopping the Rot – A guide to enforcement action to save historic buildings:  
<https://www.historicengland.org.uk/images-ooks/publications/stoppingtherot/> (15 April 2016).

To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed conservation area appraisal, where we consider these would have an adverse effect on the historic environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

  
Historic Places Adviser, East of England  


Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU  
Telephone 01223 582749 | [historicengland.org.uk](http://historicengland.org.uk)

Historic England is subject to the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by us may therefore become publicly available. For information about our use of your personal data visit: [historicengland.org.uk/privacy](http://historicengland.org.uk/privacy)

## **Environment Agency**

Thank you for consulting us. I can confirm we have no comment to make on this particular strategy consultation.

**Thank you for contacting the Environment Agency Sustainable Places Team, East Anglia.**

**If you wish to obtain information under the Freedom of Information Act, Environmental Information Regulations or Data Protection Act or you require flood levels please contact our Customer & Engagement team at [enquiries\\_EastAnglia@environment-agency.gov.uk](mailto:enquiries_EastAnglia@environment-agency.gov.uk).**

## **Natural England**

Your Ref: Stepping Green Conservation Area Appraisal  
Our Ref: 540938

Dear Mr Tice


Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.


**Natural England has no comments to make on the Stepping Green Conservation Area Appraisal, for Uttlesford District Council.**

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

Yours sincerely

  
Operations Delivery  
Consultations Team  
Natural England  
Worcester Team

Enquiries line: 

Email: 

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

## **Burnt House Farm**

Creation of a conservation area makes sense, but I fear it may be too late. There has been a lot of housing development in Stebbing Green, some attractive but some totally out of character with the established style. There are more developments planned (and approved) which will further dilute the character, none of which are referenced in the document.

We live at Burnt House Farm, one of the Listed Buildings mentioned. We recently had to replace our front facing windows, which were standard 1970's fare, not anything special, and were forced by restrictive Planning rules to specify very expensive and less thermally efficient thin double glazed units. If we were in a conservation area I wonder if even these would have been allowed. I would ask that reasonable improvements such as these are not limited by the creation of the conservation area.

The description of Burnt House Farm is wrong....relying on the 1984 listing particulars which are also wrong. "*An original timber framed rear wing still survives*" no it doesn't, the rear wing is newer than the rest of the house, brick built with actual foundations.

And

*"Burnthouse Farmhouse has exposed brickwork and its associated timber framed former agricultural buildings at Burnthouse Farm are distinguished by their traditional black painted timber weatherboarding"* is wrong. The outbuildings are brick built and we added the black weatherboarding about 2005, with planning permission. I'm glad it looks traditional, but it isn't 18<sup>th</sup> century.

Why does the proposed area not extend to include Porters Hall, surely the most important building in the area?

If the area is to be conserved, I assume this includes the road. At the moment it is a mess, riddled with potholes and with damaged verges caused by wide vehicles driving off the edge of the tarmac and causing it to break up, as per pictures below. There are ever more HGVs using Stebbing Green. HGVs are not supposed to use the road, as per the sign off the B1256, but this is routinely ignored. If we are to establish a conservation area we should introduce a width restriction at the B1256 entrance.



The other traffic issue is Speed. The 40 mph limit is ignored, using the straight road through the Green as a drag strip. A width restriction and a 30 mph limit would be appropriate, but please no speed humps.

We have in the past had Travellers camp on the Green. When they eventually left the Green was covered in rubbish, old kitchens, tree cuttings and human faeces; not commensurate with a Conservation Area. The parish council did put preventive ditches and posts in place but these would be easily overcome. Can we build extra defences into any new plans for the area. One idea may be to replace the hedge that was grubbed up a while ago (I don't know why).

There are power and telephone lines all over the Green, hardly in keeping with a conservation area. These could be buried out of sight, improving the environment considerably. This was proposed some years ago but rejected by the Parish Council. Perhaps now is the time to look again.

The River Ter has been known to flood in the past, but only when there is some kind of obstruction downstream. In the Maintenance section of the document there should be some reference to keeping the river flowing.....regular digging out and clearing of vegetation. This would need to extend well beyond the conservation area.

There isn't an obvious space to add a car parking area by the Green. Maybe a layby further up the road towards Porters Hall, but that would mean walking to the Green along a race track without footpaths so probably not safe.

### **The Cottage, Stebbing Green**

#### **Do you want to comment on the designation of the conservation area boundary?**

##### **Designation of the conservation area boundary**

The boundary should be extended at the south-eastern end. The current boundary only includes half of the land which previously formed part of the land at 1 and 2 Tile House Bungalows. Although planning was granted for three houses to be built on the front of the property, a recent application has been denied to build an additional three properties behind those which are currently being built.

The plan included in the enforcement notice ENF/31/06/B shows that historically the whole plot, other than the original two semi-detached bungalows, was agricultural land and formed part of the same field. There has been no formal change of use from agricultural land, unless it is considered that the granting of planning for the three houses changed that part of the property only - there was no change of use for the backland. It would be incogruous to exclude the backland from the conservation area given that planning has been refused for three bugalows on the basis that it would change the character of Stebbing Green. Protecting this backland, by including it in the Conservation Area, would be much more logical and in keeping with the recent refusal and intention of the Conservation Area to protect the nature of Stebbing Green.

**Home Farm, Stebbing Green**

**Do you want to comment on the character analysis of Stebbing Green?**

**Character analysis**

Yes!. My husband and I are greatly in favour of making Stebbing Green a conservation area but we feel that the proposed site is too limited in area and vulnerable to outside forces.

In your analysis, great stress is placed on the space between the existing buildings, the lack of "back land" development and the many views of agriculture land beyond. This agricultural land, however, skirting the proposed conservation area, is not mentioned in the plan. Could not this agricultural land also be included? If not, the small area that is conserved could be rendered insignificant and even inappropriate if swamped by housing developments should the surrounding farmers be seduced by developers ever seeking , (and often being granted on appeal), permission to build on such land.

**Do you want to comment on the opportunities for enhancement?**

**Do you want to comment on the designation of the conservation area boundary?**

**Designation of the conservation area boundary**

Yes! As noted above, I believe that the conservation area should be enlarged to include the agricultural land immediately surrounding Stebbing Green

**Do you want to comment on the buildings that make an important architectural or historical contribution?**

**Do you want to comment on the management plan actions?**

**Do you have any additional comments?**

**Additional comments**

Yes! Looking at this Plan, it is hard to determine whether "The Flower Meadow", to the north of "Seven Acres", is included in this Plan. It is one of the attractions of Stebbing Green. This small area of land was originally owned by [REDACTED] but is now owned by Stebbing Village Hall Trust. If not, it would be good to include this.

**Home Farm, Stebbing Green**

**Do you want to comment on the character analysis of Stebbing Green?**

<b>Character analysis</b>	<p>I am in full agreement of this character analysis and with the desire to protect this area.</p> <p>i believe that the proposal to make Stebbing Green a conservation area will increase its benefit to the local community and to the wider public as well.</p> <p>Such natural and picturesque areas are few and far between and need safeguarding.</p>
---------------------------	---

**Do you want to comment on the opportunities for enhancement?**

<b>Opportunities for enhancement</b>	<p>I believe that making the area a conservation area will enhance its status and help to protect it in the future.</p>
--------------------------------------	---

**Elderfield, Stebbing Green**

**Do you want to comment on the character analysis of Stebbing Green?**

<b>Character analysis</b>	<p>Having read the character analysis of Stebbing Green I do not agree with most of the findings.</p> <p>Whilst I do agree that the 12 'listed' houses detailed are of particular historical significance, I do not believe the character of the green as a whole constitutes an area of significance. The character analysis portrays the green as a chocolate pot village with significant historical importance. In actual fact, the green has both old AND NEW houses of different ages and types and therefore more resembles a 'hodge-podge' of dwellings with different extensions, features, entrances etc. The road that passes through the green is not a particularly 'characterful' road. The analysis posits that it is because it has no road markings, this is tenuous.</p> <p>In summary, I don't believe Stebbing Green warrants being designated as a Conservation Area.</p>
---------------------------	--

**Do you want to comment on the opportunities for enhancement?**

<b>Opportunities for enhancement</b>	<p>Car parking on the green is pointless and not necessary, it won't be used. I also think any car parking would detract from the character of the green, not enhance it.</p> <p>I agree that new development to the rear of properties along the green would detract from the area, as would building on the green itself. The inappropriate and unsympathetic section worries me. Why should residents potentially not be allowed to build out buildings such as garages, make changes to their driveways or install closed boarded fences? The area is not such a special place that it should warrant such firm and unyielding stipulations.</p>
--------------------------------------	--

**Do you want to comment on the designation of the conservation area boundary?**

<b>Designation of the conservation area boundary</b>	No
--	----

**Do you want to comment on the buildings that make an important architectural or historical**

**contribution?**

**Buildings that make an important architectural or historical contribution**

there are many buildings in Stebbing Green, but only 12 are designated to be of architectural and historical significance. I would like the appraisal to be more balanced, not EVERY house on the Green is a lovely 'cottage'. My house, for example, was built in 2024.

**Do you want to comment on the management plan actions?**

**Management plan actions**

I would like to be able to make improvements / changes to my property without impingement from a conservation area. It feels overbearing for the council to dent planning for, say, a new garage in such a 'standard' place.

**Old Leas, Stebbing Green**

I am writing to express my support of the above plan. I have lived on Stebbing Green for over 30 years and hope that the character of this historic area is protected for generations to come.

**Old Leas, Stebbing Green**

I just wanted to confirm my support for the above. It is a beautiful place to live and hopefully will stay this way long after I am gone. The historic buildings and green should be protected for the future.

**Sevenacres, Stebbing Green**

I write following the Parish Council meeting on the 25th February last to discuss the above proposal for Stebbing Green.

I object to my Property Sevenacres Stebbing Green being included in your project as part of your Stebbing Green Conservation Area.

Under no circumstances is my home a listed building. We built it in 1982, and have lived here since 1984. I object profusely at the idea of your suggesting my property is "listed" and needs to be included in your outlined Conservation Area on Stebbing Green and would like it removed please and unrestricted from any future changes, amendments or developments I personally would like to make within the boundary in future years.

**Resident - local councillor**

I spoke with Tim and Bruce at the Stebbing Green CAAC engagement event and it was suggested that I might want to say something about the grassland and its maintenance.

These are my own views and not necessarily those of Stebbing Parish Council.

Firstly, I'd like to say a bit about the species of herbs that are found growing among the grasses across the Green. It is these that are indicative of a particular class of grassland (MG5) that was once the ubiquitous type of old meadow and pasture in the English lowlands. Of the ten herb species that are typically found in this type of grassland, nine are found growing on Stebbing Green (I can supply a list if required – it includes common sorrel, *Rumex acetosa*). Other species, when present, are probable indicators of a long continuity of 'traditional' management as they are intolerant of ploughing. Of those listed (in Natural England Technical Information Note TIN147), two species are found growing on

## Uttlesford District Council

### Stebbing Green Conservation Area Appraisal and Management Plan consultation

Stebbing Green. They are pignut (*Conopodium majus*) and burnet saxifrage (*Pimpinella saxifraga*). The Green is, therefore, a living heritage asset. That certain herbs can be found on the Green to this day is testament to its great age and historic usage. Perhaps it should be designated as a heritage asset in its own right?

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. Though hay is no longer taken, or the aftermath grazed, one or two cuts per annum at most 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 designated heritage assets.

One further thing – there is a remaining reference to Stebbing Green being Common Land (Open Spaces, p33, Line 5). It is, of course, a Village Green which is made clear elsewhere in the document.



*Common sorrel (Rumex acetosa) in flower looking northwest across main Green 2023*



*Pignut (Conopodium majus) 2023*

**LAS Solicitors - Seven Acres, Stebbing Green**

We act on behalf of [REDACTED] who has a beneficial interest in Seven Acres, Stebbing Green. We attach a Plan showing the extent of that Property delineated in red.

The Property was constructed in the early 1980s and our client objects to it being included within any Conservation Area. The Property has no heritage features.



© Place Services 2025

*Plan of Seven Acres, Stebbing Green*

**Appendices**

**Appendix 1 – Copy of information sheet sent to Stebbing Green residents**

## Stebbing Green Conservation Area Appraisal

We are now consulting on a proposed new conservation area for Stebbing Green.

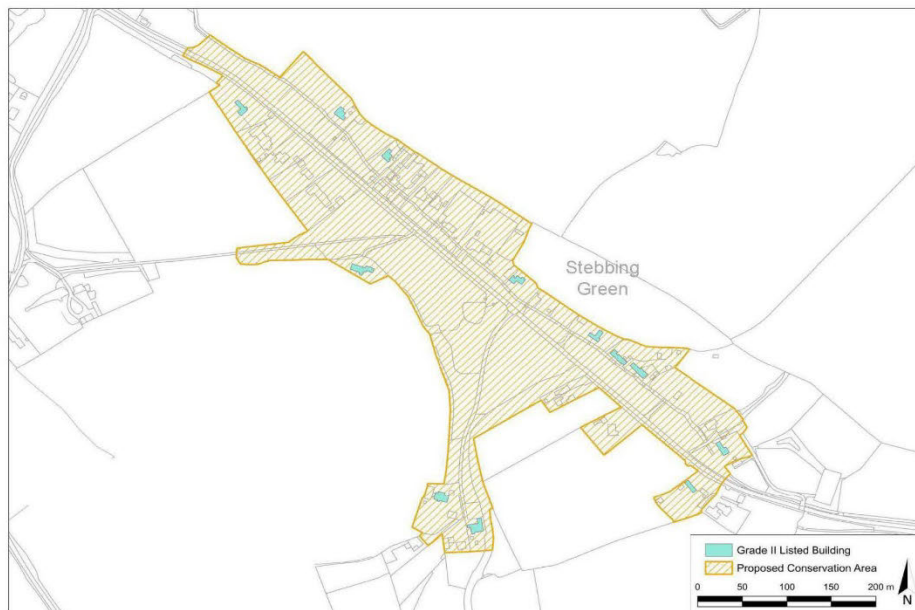
The heritage assessment section of the Stebbing Neighbourhood Plan highlighted the potential to designate Stebbing Green as a conservation area.

### The draft appraisal

An appraisal has now been carried out. This proposes to designate a new conservation area at Stebbing Green.

### Extent

A conservation area appraisal looks at the character, appearance and special interest of a conservation area or group of conservation areas. The proposed Stebbing Green 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.



### Appraisal

The appraisal also includes a history of the area, assessment of significance and suggested management proposals to address several issues identified by the document.



## Stebbing Green Conservation Area Appraisal

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 in the future.

You can read a copy of the appraisal on our website:

[www.uttlesford.gov.uk/stebbing-green-conservation-area](http://www.uttlesford.gov.uk/stebbing-green-conservation-area)

You can also read paper copies of the appraisal at:

- Uttlesford District Council Offices in Saffron Walden
- Dunmow library

### Consultation

We are asking you to share your thoughts on the appraisal and the proposed conservation area.

#### Consultation dates

The consultation will run from 8.30am on Monday 9 February to 5pm on Monday 23 March.

#### How to give us your comments

You can comment online, by email or by writing to us.

#### Online

Comment online on our online feedback form at:

[www.uttlesford.gov.uk/stebbing-green-conservation-area](http://www.uttlesford.gov.uk/stebbing-green-conservation-area)

#### Email

Email any comments to: [consultation@uttlesford.gov.uk](mailto:consultation@uttlesford.gov.uk)

#### Post

Send any comments by post to: Uttlesford District Council, Council Offices, London Road, Saffron Walden CB11 4ER

### Engagement event

We are hosting an event to provide you with an opportunity to learn more about the appraisal, to ask questions and to provide feedback.

#### Date and time

Wednesday 25 February from 3pm to 6pm

#### Where

Stebbing Village Hall, Mill Lane, Stebbing, Dunmow CM6 3SL

If you need any further information or help with the consultation, please do contact us.

Bruce Tice

Uttlesford District Council

Email: [consultation@uttlesford.gov.uk](mailto:consultation@uttlesford.gov.uk)

Telephone: 01799 510510



Uttlesford District Council, London Road, Saffron Walden CB11 4ER

**Appendix 2 – Stebbing Green consultation form (available online)**

## **Stebbing Green Conservation Area Character Appraisal consultation**

Do you want to comment on the character analysis of Stebbing Green?
Do you want to comment on the opportunities for enhancement?
Do you want to comment on the designation of the conservation area boundary?
Do you want to comment on the buildings that make an important architectural or historical contribution?
Do you want to comment on the management plan actions?
Do you have any additional comments?
Additional comments
Do you have any supporting evidence?

### **Who you are**

What is your name?
Full name
Are you responding on behalf of an organisation?

### **Your details**

What is your address?	
Address line 1	
Address line 2 (optional)	
Town or city	
Postcode	
What is your email?	
Email address	