

**Stebbing Parish Council Comments - Heritage Impact Assessment -
Andrewsfield Garden Village (Boxted Wood), West of Braintree - June 22nd
2017**

We are commenting at this meeting as last months agenda did not detail which proposed new settlements were being brought to committee, and also there are points made in it that appertain to the Landscape and Visual Survey.

We are pleased to note that this assessment does at least use one of the proposed development names if also WOB.

Stebbing as Parish has a plethora of heritage assets including a conservation area, as well as all the listed properties and a scheduled ancient monument on and around Stebbing Green. Stebbing has a long and varied history that is evident in the properties and the landscape and area around the parish, with five Sites of Special Archaeological Interest.

We wish it noted that three views of significance were missed from the landscape survey and have been established in this.

Views of and from Badcocks Farmhouse from the road to the north east of the listed building, offer clear views of the farmhouse within its historic countryside setting

In addition, views from the main road (Dunmow Road) through Stebbing Green are also considered to be particularly sensitive to change. A number of listed buildings are located on the north eastern side of the road, and are viewed in relation to the open countryside to the rear, which gently rises upwards to the north. This forms a pleasing and important backdrop to these heritage assets, preserving their historic setting. Views are possible between plots (and also through one particular dwelling, which has a striking 'archway' arrangement, permitting views through to the fields behind. These were missed from the Landscape survey.

These are important viewpoints, which, will be impacted by the proposed development. You must remember that countryside views are a key component of the setting of these listed buildings.

We would emphasise the comments in this report that this proposed development of Andrewsfield and Boxted Wood would be harmful to this historic hamlet and the properties and the setting they are in.

Cllr Sandi Merifield