


Ref UTT/25/0151/PINS

Address: Land West Of High Street Stebbing Essex

Proposal: Consultation on S62A/2025/0077 Application for planning permission for erection of 28 residential dwellings (comprising 14 affordable and 11 private market homes together with 3 self-build plots) and local affordable employment unit/flexible community space; provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility)

Location: Land west of High Street, Stebbing, Essex

Name: Dr David Crome

Address: 

Stance: Strong objection for the following reasons

1. The application is to build on land that is not included within the approved Stebbing Neighbourhood Plan as areas designated for potential building or residential properties.
2. The site is adjacent to a scheduled monument and will obscure the views from the site.
3. There is already severe traffic issues and lack of parking along the High Street, especially during school drop off and pick up times.
4. The proposed access to the site whilst undertaking its development would mean heavy vehicles either having to access the High Street via the T junction which is a 90 degree blind junction between the B1057 and Brick Kiln Lane, or coming along Brook End from the B1256 which has a weight restriction bridge along it.
5. The reptile survey picked up colonies of slow worms and grass snakes which are both protected species under the Wildlife & Countryside Act 1981, and although in low density, their proposed translocation and removal of their habitat would potentially lead to the demise of these colonies.
6. There has been no insect or butterfly survey undertaken covering the two plots of land. I have recorded the following species of butterflies on these two sites over the past two years, of which most are protected under the Wildlife & Countryside Act 1981. Marbled White, Green Hairstreak, Holly Blue, Speckled Wood, Comma, Brimstone, Orange Tip, Meadow Brown, Peacock, Red Admiral, Painted Lady, Small Tortoiseshell, Large White, Small White.
7. The Flood Plan makes no mention of the flood that occurred in the village in September 2021 which affected me personally. The source of flooding is not just restricted the water coming up from the Stebbing Brook but must also take into account surface water flowing down the Downs during storms from above the High Street and The Downs areas.
8. There is no provision for any employment post development, and it will add to more traffic as it contributes to the expansion of the village into commuter community.

