

Comments for Planning Application UTT/23/2496/FUL

Application Summary

Application Number: UTT/23/2496/FUL

Address: Land West Of High Street Stebbing Essex

Proposal: 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)

Case Officer: [REDACTED]

Customer Details

Name: Mrs Sue Riley

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposed development.

The area is designated within the Stebbing Neighbourhood Development Plan as green space. The local plan is due shortly. A high percentage of the village were involved in developing and then voting in favour of the neighbourhood plan. The developer is seeking to override this with no legitimate reason.

Stebbing has already taken its share of new housing and developments - some obliterating previously open green spaces. I understand that the district has already met its housing requirements.

The heritage surveys undertaken in support of this application are scant to say the least. The archaeology survey used diggers to remove approx. .5 m of soil mostly as far from the site of the Motte as they could get. They spent only a week on site before filling in. I imagine this is what the developers paid for. At a nearby development the archaeologists were on site for nearly a year?

The wildlife survey is poor - slo worms and grass snakes were found - both protected species. Interestingly it claimed nearest [REDACTED] recorded was 1.4 km away - interestingly there is an active [REDACTED] near the Village shop and in the fields below the cricket pitch all much closer. Various deer are regularly seen across all these fields with muntjac particularly noted behind the houses opposite the school and adjacent to the cricket pitch. No mention of insects, butterflies and other

mammals. Again the survey provides the information the developer requested. I have no doubt a more thorough survey would find crested newts etc. particularly given the distance away of the sampled ponds. Stebbing Brook is also the site of freshwater crayfish - becoming increasingly rare - no assessment of the impact of this development on their population or indeed of the Brook where kingfishers are regularly seen. Otters have also been seen at Bran End and the stretch of brook at the bottom of Mill Lane and the fishing lakes.

The historic monument of the Motte is protected - not only its fabric but also its setting together with the listed building at Stebbing Park, the lime tree avenue and nearby conservation area. Contrary to the pictures taken the Motte is visible as a view and in spring the emergence of daffodils is notable.

The road outside the school and nursery is already extremely congested particularly at drop off and pick up times. The suggestion that the parking spaces included in their plan would alleviate this is deluded. The development shows an access road near the school at the point where it is most congested and so with the most risk to children.

The village infrastructure is not sufficient to sustain this development. Since 1977 we have seen a continuing loss of amenities - the village shops have disappeared to leave just one community shop reliant on volunteers. We have only one pub left. The weekly doctors surgery has disappeared. The school is at capacity with playground turned into a car park. Public transport does not provide an efficient means of accessing local towns and cities and secondary schoolchildren rely on provided school buses. The obvious result will be that this development will require yet more cars in order to provide appropriate links.

This developer invited the village to a preliminary view of these proposals last year - I cannot imagine they were left in any doubt as to the views of our community - a resounding no. They have not listened. This development would be detrimental on every front with little or no amelioration - a case of wrong development wrong place.