

27<sup>th</sup> February 2025

I am writing to reiterate my objections to this further attempt to obtain planning permission for a wholly unsustainable, unnecessary and unwanted development in our village. It is noted the developer chose not to appeal but rather to go direct to the inspectorate despite refusal in September last year by UDC Planning committee.

This applicant repeatedly tries to assert that their public consultation garnered local support and was broadly well received. This is factually incorrect. I attended the presentation in the village pub and would describe the reception as quite noticeably negative. The written objections to their plans at well over a 100 also suggest this is far from a vocal minority.

As a village we have complied with planning requirements and produced our neighbourhood plan. This took many years of work by a group of hardworking villagers, experts and others and culminated with approval in July 2022. The vote in the village for the plan was virtually 100%. Within the plan was a recognition that we have to take a share of housing provision and as such plots were identified and met the need at the time and were approved. In addition the green spaces were also identified and approved. This applicant now claims that the plan is out of date and does not align with the draft Uttlesford District Plan which proposes a slightly greater requirement for housing – however they have failed to comment that this increased number is proposed for 2034 onwards nearly ten years from now. There is no doubt that over that period the Parish Council working with residents would consult and determine where and if this additional capacity is needed. We have several new developments ongoing at the moment and many of the properties remain unsold and unoccupied. There are parcels of land with permission and as yet undeveloped so it seems there is no requirement at present.

We need to protect the green space in our rural villages and this suggested designation of grey belt by the developer is misleading. Green belt is a term applicable too land surrounding conurbations not used in the rural environment. The designation of this particular green space in our neighbourhood plan was to prevent joining the development in Mill Lane with the Marshalls Piece development which would remove the last area of green space in the west of the village. By referring to this plot as grey belt their determination would make all the land around Stebbing grey belt (and every other village) and so I would argue that this is therefore a totally inaccurate description in attempt to achieve their ambition.

Of more concern is the damage to a significant heritage asset. The Motte, Stebbing Park and the lime tree avenue are listed assets and the setting would be seriously compromised with this development. The buildings would obliterate the views across the Downs and Stebbing Brook. The archaeological survey was conducted in a cursory fashion, as was the wildlife habitat survey presumably as instructed by the developer and contained several blatant inaccuracies. The view from opposite the school towards the Motte in spring is amazing with abundant daffodils on the Motte. Some of the view is impaired at present due to

the poorly maintained boundary. Having lived here for nearly 50 years I can assure you the view exists.

Finally to reiterate - the infrastructure is not available to support this development. The road is extremely congested with the school opposite there is insufficient parking and the road would become more hazardous particularly at school start and finish times. I live much further down the High Street towards the church and the congestion spreads this far causing large vehicles to be unable to pass through the various bottlenecks – this includes not just HGV's but the buses, fire engines and ambulances. The school is already oversubscribed and local doctors and hospitals are universally struggling to meet demand. The public transport system is insufficient to provide reliable transport, secondary school children are bussed to school if they can afford to, however many parents continue to drive.

I fail to see how the benefits outweigh the so-called harms. This development is unsustainable.

I do hope that you will make the time for a site visit so you can perhaps appreciate the importance of these ancient meadows and the village setting.

Sue Riley

