

From: Yvonne Crome [REDACTED]

Sent: 02 March 2025 22:41

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: Section 62A Planning Application: S62A/2025/0077 Land West of High Street, Stebbing

I wish to strongly object to this proposal for the following reasons:

- This proposed development is not in the local neighbourhood plan as an area for potential building or residential properties
- The site is adjacent to a scheduled monument and will obscure the views from the site
- This is a speculative re-application proposal by a developer who has already told local residents that he will win on appeal and feels that he can rough shod over Stebbing Parish Council and Uttlesford District Council. He chose not to appeal but to go straight to the directorate although the original plan was refused by UDC Planning Committee in September last year.
- The proposed access to the site will cause havoc as it is close to the local school, on a bend with already problematic parking during school drop offs and pick-ups.
- Heavy vehicles would have to access the site 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 and has already been damaged in the past by heavy vehicles. Large vehicles coming through the High Street are likely to also cause damage to many listed buildings, a number of which have no pavement in front of them to protect them.
- The area is liable to flood and the Flood Plan makes no mention of a flood that occurred in 2021 which affected a number of properties on The Downs and close by including our property. Surface water flowed down The Downs like a river affecting a number of properties and therefore the development would be vulnerable to flooding.
- There is no proposal for additional facilities like a doctor's surgery and current ones already cannot cope with the development going on around Dunmow and Felsted.
- The school is oversubscribed.
- Public transport is limited in the area.
- Houses already built in the village have not all been sold and therefore it is questionable whether the village needs further unoccupied houses
- The design of the houses are not in keeping with the High Street and The Downs, many of which are listed buildings.
- The area is Green belt and not grey belt as described by the developer
- The developer has suggested that he has a lot of support for this proposed development whereas in fact, the presentation at the local pub was not well received by the majority of residents

In summary this is a speculative challenge to our local planning with a view that they can override the views of local residents, the Parish Council and UDC. I strongly object to this

development and would welcome you coming to visit the site to see why there are so many objections.

Kind regards,

Yvonne Crome (Mrs)

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