

Stebbing Planning objection

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

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Mr & Mrs C Thorndyke

We strongly object to the above planning application and wish to make the following comments:

1. The previous application. UTT/25/2496 has been refused and all comments against that application still apply. Indeed there is virtually no difference between the previous and current application other than changed access points.
2. The application site lies outside the defined settlement development limits of any village or town as defined by the Uttlesford District Local Plan. Indeed the latest UDC statistics that have defined housing supply amount to 5.14 years at 30 April 2023. Therefore, there are sufficient sites available for the next 5 years and paragraph 11d of the National Planning Policy Framework (NPPF), which enables developers to claim the right to build additional housing...this does **not** apply to this application. In fact the applicants acknowledge that planning permission would not normally be allowed in this location.
3. Stebbing Parish Council have a current and fit for purpose Neighbourhood Plan (NP) Central Government are fully supportive and encourage these neighbourhood plans in order to enable local residents to actively participate in their local community and their needs for the future. Conflict with the Stebbing Neighbourhood Plan (NP) This application conflicts with the NP in many areas. Approval of this application would ride roughshod over the whole consultation process which not only addressed viable sites for future development but the whole conservation of the heritage and distinctive character of the village.
4. The proposal represents an unacceptable form of development resulting in a detrimental and harmful impact on the designated Local Green Space as used by many local residents whether for dog walking or children playing and enjoying countryside views. Such an inappropriate development would result in demonstrable change to and the loss of part of our valuable Local Green Space. The harm caused by the development is not clearly outweighed by ANY special circumstances. NP

Policy STEB4 sets out 7 designated green spaces which are demonstrably special to Stebbing Parish. The process of selection and designation has been reviewed against official criteria and verified by an Independent Examiner. In relation to the two green spaces which form the site for this application, the Examiner noting the following in February 2022:

- "The field opposite the primary school - valued for its historic importance (due to the location of the Mount which is a well-preserved medieval motte castle and scheduled monument), and part of the setting of the Conservation Area with its parkland character contributing to its significance".

- "The field opposite the Downs - enjoyed for the views by walkers and other recreational users as well as its historic importance".

The NPPF treats designated local green spaces as subject to the same strong development restrictions as Green Belt, with new development ruled out other than in special circumstances. I repeat there are no special circumstances.

5. There has been significant development and infill over the past 5-10 years in Stebbing, but each of these have taken into consideration or been sensitive to the key fabric of this rural village and are hidden away from or do not directly affect the important views available along the main High Street and The Downs. They also do not affect the distinct nature of the separate parts of a linear village; in contrast to the developers comments, joining the village up is not in keeping with the historic nature of the village.
  
6. The NP sets out current committed sites providing an additional 52 dwellings and a further 6 sites to provide up to 20 more dwellings, totalling up to 72 additional dwellings.
  - The application sites were specifically excluded from the sites for future development and, as 72 additional dwellings far exceeds the indicative future requirements from UDC of 25 dwellings between 2019 and 2033, then I can see no rationale for supporting this application. Indeed, a Government Planning Inspector dealing with an appeal against UDC for refusing a planning application commented "as the Stebbing NP was made in the last 2 years and contains policies and allocations to meet its identified housing requirements, the adverse impact of allowing development which would conflict with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits" (APP/C1570/W/22/3312330 13 June 2023). The appeal was refused by the Inspector.
  
7. This application envisages four additional entrances/exits onto the Downs. This section of the Downs is heavily congested with a continuous line of parked cars on one side of the road when children are attending and leaving the school. Local protocol means that parents park on the western side of both The Downs and High Street to drop off/collect children at 8:30 -9am , Midday (Nursery) and 3:00 -3:30 ( or later after clubs) causing traffic

congestion. In particular at the top of the hill nr "The Falcons" property the parent park on the eastern side. This part of the road is a blind bend on the brow of a hill making incidents on oncoming cars stopping and braking suddenly a regular occurrence. The additional entrances and vehicle movements as well as the location of the site car park near the school and residents' houses for 20+ cars, will seriously increase the risk of harm to children and parents as they appear from behind parked cars. Furthermore the need for extensive groundworks and therefore large soil waste lorries will only add a significant risk to both children and local residents. Based on this I seriously question Essex Roadways response of no issues !!!

8. Anglian water's response indicates that there would be an increased flood risk for those in the dip on the High Street side of the development and there is currently no mitigation against this risk, which is further increased given the current state of climate change and this should be taken into account throughout the building and beyond
  
9. The village and surrounding roads were for horse carts and cars, not suitable for 32 ton lorries. Additionally, 40 metres from the site entrance is a brick Culvert running from East to West that takes all of the surface water from the fields at the back of the school (between The Yews and Honeysuckle Cottage). This Culvert was designed for light traffic and not heavy load traffic. A few years ago the Culvert by the Church collapsed which was extremely costly to repair and I strongly believe that in time this other Culvert could collapse. Furthermore, **the bridge to the West of the Church has a 7.5 ton weight limit** and lorries frequently cross over this bridge when they shouldn't be. ( would this be policed ?) Thus if site traffic has to arrive via Bran End they would be turning into a very tight corner at the junction to B1057 and via a number of blind bends on the road via The Downs. The same would apply if access was via Watch House Road