

From: Dave [REDACTED]
Sent: 10 March 2025 14:24
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Land West of High Street Stebbing - application reference number S62A/2025/0077

To Planning Inspectorate

For the 2nd time, I strongly object to this planning refusal appeal.

The original plans were refused by Uttlesford District Council and by Stebbing Parish and received over 150 letters of complaint from residents – I assume that you will be reading them all???

What is the point of giving the council the powers to decide on planning permissions when if the applicant doesn't like the decision they can go to you in the hope that due to your heavy workload and the fact that you need to build millions of houses each year you are just going to approve it, without reading all the previous representations and visiting the area – such as what Uttlesford Planning have done which lead them to their refusal of this development.

Stebbing is a small rural village that you need a car 99% of the time to get out of. Bus service is minimal, village is enclosed by 2 very fast roads that are not cycle friendly.

The primary school which is opposite the proposed site is over subscribed.

Stebbing has had approx. 70 new builds over the last 5 years and cannot take any more -and there is not a need to take anymore.

The High Street to which the proposed site will enter on to for cars is gridlocked during the school morning drop-off and afternoon pick up, during that time an emergency vehicle would struggle to get through. How a child has not been hit by a car by now, with no crossing, and speeding cars is a miracle...now add 12months of heavy construction traffic to that and it sadly could only be a matter of time before someone is hurt crossing this road.

As you will see in all the documentation submitted by the developer, they did indeed carry out a road traffic survey, which resulted in the report concluding that at the time of visit the road wasn't busy...that is because the developer quiet deliberately carried out the traffic survey at mid – day – totally avoiding the busy dangerous times.

The village does not have sufficient infrastructure in place to take more houses. This development will only increase the carbon footprint of the area, is not in keeping with a quiet and beautiful rural village and has already been refused permission because it is not needed.

Regards

Dave

Dave Frater