

From: [REDACTED]
Sent: 09 March 2025 08:30
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Section 62A Planning Application: S62A/2025/0077 Land West of High Street, Stebbing

Dear Sir/Madam,

I am writing to object to the above planning application. My objections are based on the following:

A neighbourhood plan was developed in 2019 to set out the vision of the Stebbing parish until 2033. The purpose of this 106 page document is to guide any future developments with clear core objectives highlighted throughout. The land stated in the above application is not identified in the plan as an area for development.

This planning proposal, despite previous alterations has had strong rejections from Uttlesford District Council and Stebbing villagers, through written responses and in person. This was recently shown on the 16th September 2024 when a large number of members of the community objected at the site with banners, whilst district councillors visited.

A key core objectives for housing and design in the Stebbing Neighbourhood plan is:

- To conserve and enhance the heritage and distinctive historic character of the parish, its village surrounding settlements and each of their respective landscape settings.

This proposal does not meet this objective and is not in keeping with the picturesque high street with the majority of properties being historic and often listed, the proposal will permanently change the village setting.

My objections fall into the following categories:

1. Impact on traffic. Stebbing is a small village with only one road that runs through the village and the proposal is to add a significant amount of housing adjacent to this busy passthrough. The land listed in the application is directly opposite the village school, with the majority of students travelling in by car. This is a busy location during school drop off and pick up, with daily challenges for traffic passing through and increasing the housing in this location of Stebbing will dramatically increase the number of cars accessing the narrow high street. The school is a central point of our community and the children regularly leave the school to visit sites within the village to support aspects of learning and for community building. Any potential build will create a huge amount of traffic for delivery lorries and workers vehicles which will impact all residents especially the school children accessing the school with potential safety concerns. There is also the added disruption of noise from the potential development of this housing on our school children due to the close proximity.
2. Lack of local infrastructure impacts on traffic. Stebbing has no amenities apart from a small village shop which is run by volunteers. There are buses that run through Stebbing and they are nearly always empty, the vast majority of people in Stebbing travel by car for journeys that take them outside of the village. Therefore, any development in Stebbing will increase the traffic on our roads. The location of future developments needs planning to ensure it meets the objectives of our neighbourhood plan and minimises the impact on increased traffic.

3. Environment. The land identified is a wildlife hotspot, birds of prey such as kestrels and kites are frequently seen, muntjacs, rabbits, moles and a whole countryside ecosystem call this their home. Building on this land will disrupt their habitats, many of these animals are already in decline. There are beautiful views across this land and is a well-loved route for dog walkers. The landscape is uneven and a significant amount of altering will be required to make this suitable for development which will cause unnecessary disruption.
4. The character of Stebbing. A new housing estate in this location will alter the appearance of our high street which has had little change over centuries. The land has been used for rural grazing for hundreds of years. We need to protect the historic character of our parish.
5. The future. Due to our neighbourhood plan most housing developments have been small scale and fitted in with the local landscape whilst minimising the impact on our local resources. We can see from neighbouring villages and towns such as Felsted, Little Dunmow and Great Dunmow that any approved planning application on our countryside is likely to pave the way for acquiring adjacent land and increasing the scale of developments. All of these local villages share the same infrastructure with already strained schools, healthcare services with only one large supermarket and one petrol station in Dunmow. Many of these developments are still in progress and therefore the true impact has not been seen.

Given the change in Government and housing requirement since the neighbourhood plan was developed there may now be the need to revisit our housing plan; however this should be reviewed with Stebbing as a whole and ensure that any sites identified for development meet the agreed core objectives. In order to meet the Government's targets for tree planting as stated within the Environmental Improvement Plan 2023, the identified land could be used for increasing woodland space.

Please respect Stebbing's heritage and support Uttlesford District Council by rejecting this application.

Alison Walker