

From: [REDACTED]
Sent: 06 March 2025 11:37
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Land West of High Street Stebbing S 62A/2025/0077

I am writing to object to this planning application on a number of grounds:

1. The application is outside of the Stebbing Neighbour hood plan, which designates the area as open green space and it has already been refused by

the Uttlesford planning committee.

2. The Stebbing Motte is a heritage site and as such should be protected from inappropriate development. Montare are keen to emphasise the "stunning view over the valley" for the proposed new builds whilst ruining it for existing residents. The design and appearance of the proposed houses is not in keeping with the

village - the large amount of glass facing South and west in particular does not fit well.

3. Two of the four entrance roads are in dangerous positions- right opposite the school entrance and on the crown of a bend. The additional traffic will not be welcome on the High

street, where many of the old houses have no driveway, so the residents cars have to be parked on the road. The congestion is exacerbated at school times which the extra

proposed parking will do nothing to alleviate as it will be taken up by the new residents. The school playground is already used as a staff car park -I counted 21 cars on the site recently.

4. During the build, I assume a certain amount of piling will be required on the soft earth of the slope leading down to the brook with the attendant noise and vibration. Also the amount of extra heavy

vehicles and earth moving equipment required will have difficulty entering the village. The turn in at Bran End is impossible for large vehicles, the crooked mile has a weak bridge (7.5 tons)

and the bends around the Church are narrow and dangerous. The High Street opposite the old telephone exchange is narrow with a blind bend and creates a bottleneck for cars let alone large vehicles.

The noise and vibration could also damage the old cottages.

5. Stebbing has only 'Footway' street lighting and being that it is a rural location any lighting that would be installed should not adversely affect current residents with glare.

6. The village amenities, such as they are, still necessitate travel by car to at least Great Dunmow. The transport 'plan' is woefully inadequate. Great Dunmow has currently only one barely adequate supermarket

and as other respondents have said the medical facilities are overwhelmed with all the extra housing that is being built in Dunmow and Felstead as well as the twenty seven houses that are currently under construction or recently completed in Stebbing.

Infrastructure before more houses!

Robert Gardner

Stebbing Resident