

From: Peter Butler [REDACTED]
Sent: 07 March 2025 16:39
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Section 62A Planning Application: S62A/2025/0077 Land West of High Street, Stebbing

We would like to object to this application, which was rightly rejected by Uttlesford Council's Planning Committee in September 2024. Attached is a copy of our previous representations on the original application, which does not appear to have significantly changed and does not address the grounds for the initial refusal. The application conflicts with the agreed Stebbing Neighbourhood Plan and its acceptance would make a mockery of the lengthy and thorough process of involving residents in compiling appropriate local development proposals sympathetic to the village environment.

Susan and Peter Butler,

[REDACTED]

[REDACTED]

[REDACTED]

Objections on the following grounds:

The application is contrary to the objectives of the Stebbing Local Plan (July 2022) Chapter 5: Landscape: The Countryside and Natural Environment, “to protect the key environmental features of the parish ...”.

- The Plan (5.4) identifies 5 parcels of land as having a “medium” capacity for housing development. The application site is not one of these.
- The application would be detrimental to Important and Affected Views (STEB7). The Plan states that “Development proposals falling within these views will be expected to be accompanied by a Visual Impact Assessment.” Such an assessment does not appear to have been included in this proposal. The application refers to the properties in Plot A as characterised by “stunning views over the valley ..”. Sadly, this would be at the expense of the views currently enjoyed by existing residents opposite the proposed development. Whilst loss of a personal view is not considered an acceptable ground for objection, it seems pertinent to express the irony of this situation. This view was one of the main appeals when we purchased our own property in The Downs.
- The application site affects areas designated as open green spaces in the plan (STEB4). The application puts forward a “very special circumstances case” regarding addressing the Stebbing Neighbourhood Plan’s green space allocation. At the same time, it refers to the outdated Uttlesford Local Plan. Since the new Local Plan is in preparation and will shortly be subject to public consultation, it seems premature to consider a speculative planning application of this nature or to make a decision on its suggested “very special circumstances” without the benefit of the updated guidance in that plan.

The current traffic and parking difficulties along the High Street, and also along the bend leading to The Downs at school drop off and pick up times and the associated risk of traffic accidents will be exacerbated by the increase in housing. Whilst the application proposes to alleviate the situation by providing a community car park of 24 spaces, these will be for general community use and it cannot be guaranteed that these will be available at the required times, potentially leading to increased traffic movement as parents seek to find a space. The siting of the entrance to the development will result in increased traffic movement directly in front of the school entrance. The proposed pedestrian crossing is likely also to result in additional congestion along the High Steet as cars are held while children cross.