

**From:** Brenda Broadfield [REDACTED]  
**Sent:** 13 March 2025 12:29  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** S62A/2025/0077 Land West of High Street Stebbing

I wish to strongly object to this proposed development which has already been refused by Uttlesford District Council in 2024. It is interesting to note the developer made it very clear they would appeal the decision and was very confident they would win. Instead of appealing the decision they have resubmitted their application direct to the inspectorate with very little change from the original

The Stebbing Neighbourhood Plan supported by 97% of its residents clearly stated the need for new homes within Stebbing and identified where these should be. In addition, the plan also identified the areas that should remain as Green Spaces. I note that since producing the Stebbing Neighbour Plan that the Uttlesford draft District Plan suggest a slight increase in the housing provision and the developer has now used this argument to state that the Stebbing Plan is out of date. What they fail to state is the increased proposed numbers of homes is not until at least 2034. The Stebbing Plan clearly identifies the suitable areas for building new homes within the village and this site was not one of them. Any new builds should be within the areas identified within the Stebbing Plan first.

The proposed development is totally out of keeping in relation to the character and historic setting of the village. Having looked at the modern style of houses which will be visible from the historic High Street they are more in keeping with very large new town development for example Newhall in Harlow rather than a rural village.

Not only does this proposal take away a designated Green Space within the village in the Neighbourhood Plan but will also have a serious detrimental effect on the local wildlife such as birds, snakes, toads and bats etc. It is interesting to note the developer refers to this site as Grey Belt. This is utter nonsense and is very much Green Space.

The heritage asset The Motte which is a listed is adjacent to this site will be totally overshadowed and very much be compromised by this ugly new development and everything should be done to protect this.

The proposal will considerably increase congestion within the High Street and The Downs due to the four access points and particularly escalate the danger to children's safety at the primary school directly opposite one of the entrances to the site. Drop off and pick up times for the school already causes major congestion within the village with cars parked along the Downs & High Street. The road effectually becomes a single lane carriageway with very restricted vision. Looking at the plan it does not show the severity of the sharpness of the corner bend in my opinion to The Downs where there is planned road/driveway to part of this proposed new development. This bend is used for parking primarily in school hours and I would class this as a bend with very restrictive visibility. The new access roads will significantly increase the risk to general public safety especially children. There will be significant increase in the volume of traffic within the village as all new homes will require private car transport.

Houses to the east of this development on the High Street are mainly GRADE 2 listed with some being built in the 1500's. The amount of traffic from the development of this site and the increase in traffic from cars will have significant impact to their structure. Some of the pavements are not even two feet wide.

Local services are already under heavy pressure with Stebbing Primary school at full capacity and currently turning away local children. Where within the application does it give any solution for travel facilities to reach schools other than by private car? In the same breath private transport is also required to attend places of work, supermarkets, and doctors as you cannot rely on the limited public transport services in Stebbing.

In addition, Doctor Services are also at capacity. It was concerning to note that the NHS letter of reply on this application initially stated "The development will have an impact on primary health care provision within the area. It clearly states that Angel Lane Surgery cannot take any further patients and that a small donation £36,000 from the developer will alleviate the situation. I must be missing something if you think a donation of this amount will be sufficient for at least 50-60 new patients. This does not take into account the impact to these services from the vast new build developments that are already taking place in Dunmow, Felsted, Fitch Green and Little Dunmow.

Looking at the plans Anglia Waters response highlights that there would be an increased risk of flooding to the properties that are on the dip of the High Street opposite the school entrance. This does not seem to have been addressed by the developer.

The developers state they will provide recreation facilities and I have to ask why when there is no requirement as we already have excellent existing facilities. This statement from the developer appears to have copied and pasted statement from an inner-city application and not a rural setting

If this planning is approved, it will make a total mockery of the Stebbing Neighbourhood Plan. Stebbing Neighbourhood Plan states objectives for the future development of the Parish and the proposed site is designated a local Green Space and as such should not be used for development purposes.

Please can you advise all interested parties when you plan to make a site visit so you can see the beauty of our Stebbing village before making your decision.

Brenda Broadfield

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