

From: christine Warboys [REDACTED]
Sent: 16 March 2025 14:03
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Comments - ref: S62A2025/007 Stebbing Essex

Reference number S62A/2025/0077

Location site address - Land west of High Street Stebbing Essex

We moved to the village just over 2 years ago and chose this place because of the lovely rural feeling it has and fantastic open space of the Downs.

I object to this planning application for the following reasons

- When the developers first proposed this development they showed no regard to the Stebbing Neighbourhood Development Plan that was adopted by Uttlesford District Council and that the village residents voted for in June 2022.
- Now that Uttlesford District Council have a draft plan that requires Stebbing village to build more houses than the original plan. The village need time to review the Stebbing Neighbourhood plan to include these additional houses. There are 5 other sites listed in the present Stebbing Neighbourhood Plan that have been put forward for possible development and the village residents should have the opportunity to have a say in where the additional houses could be put when our neighbour Plan is revised.
- The following information is from the Stebbing Neighbour Plan and good reasons to refuse this proposed development.

ST B4 – Local Green Space (Special to the Parish of Stebbing)

(e) Field opposite Stebbing Primary School

(f)

Field opposite The Downs

STEB7 – Important and Protected Views

‘Development proposals must respect views in and out of the village that contribute to the setting and appreciation of the visual qualities of the historic core of the village, its setting and the surrounding landscape’

‘Development proposals must have regard to the Stebbing Landscape and Capacity Appraisal March 2017. They will not be supported if they adversely effect or harm the key views into and out of the historic core. The protected views.’

4. View northwards from High Street

towards the Downs

5. View from the downs towards Stebbing Park

6. View from the Downs towards The Mount

7. View from the Downs towards the valley of Stebbing Brook and Hicks Plantation

Four out of the thirteen protected views listed will be affected by this proposed development.

The views across the valley are for everyone to enjoy and should remain so, whether they are walking along the street or on the footpaths across the grassland.

This area is also full of a variety of wildlife, Barn Owls, Red Kites, Buzzards, Muntjac, butterflies, snakes, slow worms and much more and will disappear if this application is allowed.

The historic monument of the Motte is protected and should not be engulfed by this proposed development.

There are 5 other sites listed in the present Stebbing Neighbourhood Plan that have been put forward for possible development and the village residents should have the opportunity to have a say in where the additional houses could be put as our neighbour Plan is revised.

- The increase of traffic that this development will generate based on average 2 vehicles per house would be in excess of 50 vehicles, which will mean more pollution especially opposite the school where the children play outside and will be exposed to the increased pollution. Not everyone has electric cars and given that the government has extended the ban on sales of new petrol and diesel vehicles to 2035, pollution will be a factor for many years ahead. Some additional parking spaces have been proposed but this will not be enough for the school drop op/pick up and will not stop people from parking as they do now along the High Street and the Downs. With the proposal of four access/exit roads this will increase congestion and the risk of accidents. A survey should be conducted at the peak times such as the School drop op/pick up.
- The design of the houses are not sympathetic in character to the surrounding buildings and will not enhance the village at all.
- Part of the site is located within Flood Zone 3 and it has been proposed to discharge into Stebbing Brook although it has been suggested that the use of water butts should be considered (who will monitor the use of water butts once the houses are occupied?) At the moment the Greenland naturally soaks up most of the water.
- Public transport through the village is very limited meaning that people will have to use their vehicles to travel to work, schools, shops etc.
- We need to protect this beautiful rural village from development on this designated Green Space and ask that you would refuse this proposal.

Chr Christine Warboys