

**From:** Miriam Arnold [REDACTED]

**Sent:** 15 March 2025 14:25

**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>

**Subject:** Land West of High Street, Stebbing, Essex - S62A/2025/0077

Reference: Application reference number S62A/2025/0077 - Land West of High Street, Stebbing, Essex

I am writing to reiterate my objections I made in 2024 regarding the original development, refused by Uttlesford District Council in September 2024.

As a long-time resident of Stebbing (resident for 46 years) I **strongly object** to the above minimally amended proposal with 'relatively minor changes'.

These two proposed development sites are not included in the Stebbing Neighbourhood Plan from July 2022. They are, more importantly, adjacent to a) the Grade 2 Stebbing Park Barn, b) the Grade 2\* Stebbing Park and in addition c) The Mount (a motte in Stebbing Park) which is listed on the National Heritage List as a Scheduled Monument. These are three historically important areas that are within the Stebbing Conservation Area and surely would be impacted negatively if these works were to go ahead. The area is also part of a protected Local Green Space.

There are already severe safety traffic issues on the stretch of road next to these plots; the road is already dangerous. Vehicles are parked along one side of the road on a hazardous bend with restricted views of oncoming traffic which worsens considerably at drop off and pick up times for Stebbing Primary School and the Montessori Nursey.

PLEASE NOTE: A site visit at these times in particular, rather than the rather ineffective site visit carried out in 2024 between 12pm and 1pm would show how unsuitable another 28 properties with associated vehicles leaving and arriving at the development would be. Even more so if the works were to go ahead with workers vehicles, delivery lorries, etc. arriving at all times to deliver building materials, etc. The extra parking on-site would probably not be used anyway as parents dropping their children off at school want to do just that: drop them off and go on their way. If they were to park in these new spaces (if they were indeed available at that busy time) they would then have to exit the site onto a busy, congested main road and to be sure, not all parents would use the spaces; most would still park on the main road. The children would then have to navigate and cross this congested and busy road to get into the school. What danger and chaos this would cause! Surely a substantial Health and Safety concern to be thoroughly investigated.

The school is already full to capacity to the point where there are no new spaces for Stebbing children to attend; any new residents will have to drive their primary children to schools in other villages/areas causing even more vehicular movement which will be detrimental to the environment. Buses are provided for the senior schools, but they already struggle to get through the congestion caused by High Street parking. The local doctor's surgeries are already overwhelmed with requests from new residents from all the building that has gone on around Great Dunmow recently, as are the dentists.

Stebbing residents do not need any more 'community assets'. We already have enough community halls, playing fields, with play & adult gym equipment free for all. In Mill Lane field, we already have a well maintained, well-used and successful area for village events. We have a successful village shop in the centre of the village staffed by volunteers.

The proposed buildings themselves are not in keeping with the historic nature of a small village that has a very large proportion of important listed buildings in its stock. Yes, we have barns here, but they are buildings that were originally built as industrial buildings, for storing grain, housing animals, etc. and have since been generally sympathetically converted. The houses in this plan, i.e., 'barns' or 'linked barns' with large areas of glass will be built with modern materials as dwellings which is not the same thing at all, coupled with the fact that they are extremely ugly in design and not at all sympathetic with other properties in Stebbing; they would not enhance Stebbing at all.

There are already several new build properties in and around Stebbing that are presently empty as they cannot be sold. Local builders are currently laying off their staff as they cannot sell their stock of houses; they don't want to build any more until these are sold so what is the point of building even more houses in Stebbing to lay empty for months or maybe years? Will the builders have to lay off their staff as well, whilst they wait for sales?

At the 'preliminary view' of the original proposals held in 2024 in The White Hart that I and many Stebbing residents attended, the developers must have realised that Stebbing residents were very much against this development, but they were obviously not listening. Disregarding also the refusal of the original plan by Uttlesford District Council in September 2024, they have, instead of appealing to Uttlesford District Council which would surely be the normal route, gone direct to the Planning Inspectorate.

In the 46 years I have lived in Stebbing, the small, delightful village I moved to in 1979 has expanded beyond recognition. There have been many developments varying in size and all add to the fact that Stebbing is no longer the pleasant village we fell in love with all those years ago. I appreciate change must happen, but it must not be to the detriment of current residents or the many historical buildings of Stebbing.

In conclusion, this new development is absolutely not needed nor wanted for Stebbing; it will ruin our lovely village by turning it into a town with no infrastructure to cope with such a large development and will only benefit a developer who obviously has no understanding or regard for Stebbing and its current residents.

I therefore ask that you reject this inappropriate and unwanted development.

Thank you for your time in reading this.

Miriam Arnold