

From: anne harvey [REDACTED]
Sent: 16 March 2025 09:25
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Re: Planning Application Stebbing, Uttlesford SA62a/2025/0077

I refer to the Planning Application ref no.
S62A/2025/0077

On the land to west of High Street, Stebbing

I wish to object to this application in the strongest possible terms on the following grounds:

Flooding and marshland:

The land is currently saturated and retains the water run off from the road and from the nearby stream.

If the land is developed in the way set out in the application, the water retained will be pushed into existing developments and cause flooding to houses and the main road

Traffic: the road opposite the school is heavily congested at school pick up times as well as a heavy volume of through traffic from A120 to neighbouring villages throughout the day. Unless a by-pass is proposed, the increase in traffic will be dangerous, cause congestion and lead to accidents, collisions, potential injuries, casualties and possible deaths.

The Planning Application refers to several, individual access points onto the main road. This would be a nightmare, given the speed and volume of existing traffic passing through the village

Sewage overflow: the size and number of the houses will put huge increased pressure on the existing sewerage system. This will be compounded by the increase in waste water and [sewage to](#) come out of these houses as well as the additional tarmac on the drives that will cause extra run-off into the combined sewers inevitably leading to overflows into the new houses on the development, into the road adjacent and indeed, into existing houses.

Designated Local Green Space: the land to which the planning application for the 28 houses applies is an amenity used by the residents of Stebbing to walk in what is a conservation area and enjoy the countryside. There are numerous footpaths on the two sites which are in constant use. The space also overlooks a scheduled monument, the motte castle and Grade II listed Stebbing Park. The proposed development would take place in the open countryside and despoil the view from the High Street.

*** Historic England lodged an objection to the application on these grounds .***

The development would trash the designated local green space and the proposal includes no mitigation for the destruction nor any alternative appropriate amenity.

In no way could this land be defined as " grey space" :. It is clearly cherished open countryside in a confined area between the High Street and the valued conservation sites referred to above.

Local Plan: such a development as that proposed for such a large number of houses in a confined space is contrary to the Uttlesford District Local Plan and the Stebbing Neighbourhood Plan, the latter of which was adopted with the unanimous support of the residents. Both these documents were months and years in the making and cannot be arbitrarily set aside by any single application.

Under the terms of the Local Plan, the allocation of 109 houses to Stebbing is not planned until 2034-2041 so the proposed development contradicts and infringes the Local Plan.

The application refers to non strategic allocation which is a figment of the imagination of the developers and promoters of this inappropriate development.. No further housing has be allocated to Stebbing before 2035 and Stebbing Parish Council should be allowed to update the plan and consult with the residents in an orderly fashion.

For all these reasons, the proposed Planning Application should be rejected.

**** I would be grateful for acknowledgement of receipt of this email please. ****

Best wishes

Anne Harvey

