

Land West of High Street, Stebbing

No. UTT/25/0151/PINS

Consultation on S62A/2025/0077 – Application for Planning Permission for the Erection of 28 Residential Dwellings [comprising 14 affordable & 11 private market homes together with 3 self-build plots]; provision of public open space and associated local amenity facilities [activating Local Green Space allocation]; together with integrated landscaping and car parking [to include additional community parking facility].

My name is Christina Ann Cant and I [REDACTED] in the Cul de Sac just behind the main road. This Cul de sac used to be the main road until the straight section in front of the planning site was built 55 years ago due to many accidents on the double bends

I am a member of the Parish Council and the Neighbourhood Plan Group but this is a personal objection.

I OBJECT to this application for many reasons

1. As a resident of the [REDACTED] this development will further adversely impact the ability to safely leave the Cul de sac. The school is just on the corner and the combination of school parking, most people using the corner to turn around safely at the top of the High Street plus the relatively recent addition of 30 houses at Ploughmans Reach, [despite the addition of some yellow lines], have made this road unsafe for drivers and children. Due to the parking the cars leaving the Cul de sac are on the wrong side of the road when approaching the main road with incoming traffic from the right completely blind on the 180 degree bend. Congestion on the main road causes the section in front of the application site to be single lane at times. The addition of four new entrances along The Downs can only exacerbate this situation. One of these entrances is directly opposite the school where hazard lines are currently painted. All are where parents currently park. I daily watch children leave school with no account for their safety, whose parents are often busy or on the phone. We should not be making a bad situation worse with regard to our children's safety. Car parking if it is to be provided at all should be a safe walking distance from the school.
2. These proposals will have a significant adverse impact on the setting of the Motte Castle by impairing important views of the Scheduled Monument. This cluster of ancient buildings in its manorial setting has a visual relationship with both the High Street and the listed dwellings tucked into the surrounding tranquil landscape which the development would destroy. On the edge of the conservation area this open space so loved by us all in Stebbing is the approach to the village High Street as the road rises up to meet you. It forms part of a circular walk along the river valley bringing the countryside into the village.
3. The LPA has a responsibility to protect and preserve the settings of Listed Buildings and their environs. Building here will cause harm to the intrinsic character of this area which has such importance to the character and identity of Stebbing. It will create an unacceptable form of development in the designated Local Green Space.
4. The Stebbing Neighbourhood Plan is the most UpToDate document relating to Stebbing having been made in 2022

5. The SNP Group has recently begun a review in the light of new planning numbers. The 2022 Plan following an independent review of the call for sites allocated in excess of 50 house (10%) all of which are now built. The village responded positively with the sort of homes it would like to see in the village and where. The Group will be launching another Call for Sites to help allocate the housing required. The village is agreed that this is not the right place and that there are far more suitable and less damaging sites for development.

6. It is inconceivable to imagine our Historic Motte with 28 tall wooden houses surrounding it.

Christina Cant

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16/03/25