

From: [REDACTED]
Sent: 19 March 2025 13:07
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Land West of High Street, Stebbing, Application No. S62A/2025/0077

Dear Sirs,
I live [REDACTED] my home will be the most affected if this application is approved.

All four sites designated as Plots A, B, C and D on the submitted plans are designated as Local Green Spaces in the Stebbing Neighbourhood Plan and the views across them are designated Important and Protected Views.

Please refer to photographs, 8, 14, 22, 24 and 28, in the Neighbourhood Plan. These spaces have existed unchanged for centuries and for these reasons alone this application should be refused, after all what is the point of having a Neighbourhood Plan if it is ignored.

I have studied the drawings submitted and have noted that the access roads appear to follow the existing contours of the land.

Presumably this has been done to minimize the amount excavation and carting away of soil from the sites in the name of construction cost savings.

The ground floor levels are set slightly higher than the roads. Because of the steeply sloping ground down towards Stebbing Brook the ground floors will be well above the existing ground at the rear of the properties.

Where there would normally be patios at the rear the building designer has shown raised decking supported by stilts. The result of doing this will make the buildings appear a lot higher when viewed from footpaths nos. 10, 12 and 21,

In other words, the two storey buildings will appear two and a half storeys, this is clearly illustrated on the architect's drawing no. 284/5p and others.

There are no garages proposed.

Most garages are used for general domestic storage which will presumably be provided in the form of large garden sheds. These will be prominent in the landscape along with washing lines, trampolines etc.,

especially from footpath no. 12, high up on the West side of Stebbing Brook.

Plot D is proposed as all affordable housing, presumably to be built by a housing association or the local authority.

Dwellings nos. 1 to 5 are called Alms Houses and show single level wheelchair friendly accommodation with level access from a new footpath along the roadside edge.

The parking for these dwellings is provided beneath the living level with access from a new road entered at the South Eastern end of the site.

Because of the existing topography a great deal of excavation and carting away would be necessary, I estimate that it would be over a thousand tons.

At 20 tons per lorry load that would be at least 50 trips through the high street, this would be in addition to the other loads from foundation excavations.

The resulting cost of all of this work would make them uneconomical to build and a housing association would not take them on.

It has been the custom for many years for councils to grant themselves consent to build on flat level land close to all amenities to make them cheaper to build.

Furthermore Plot D is closest to the ancient monument, Stebbing Mount, and the new houses would have a huge detrimental affect on its setting

For the above reasons I think this application should be refused.

Yours faithfully,
Edward Parsley