

From: Tina Arden [REDACTED]
Sent: 17 March 2025 15:52
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Fwd: S62A/2025/0077

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From: Tina Arden [REDACTED]
Date: 17 March 2025 at 15:50:32 GMT
To: section62a@planninginspectorate.gov.uk
Subject: S62A/2025/0077

Objection to Planning Application S62A/20250077– Land West of High St Stebbing ,Essex

I write to strongly **object** to the proposed planning application S62A/20250077, which threatens Stebbing's wildlife, green spaces, historical character, and road safety. This application has been previously rejected, and the reasons for refusal remain entirely valid.

1. Protection of Stebbing's Conservation Areas and Heritage

Stebbing is a historic village with listed buildings, ancient landmarks, and conservation

areas that must be safeguarded. This development proposal fails to respect the village's

historical integrity and would have a detrimental impact on its character.

- The Stebbing Neighbourhood Plan was created to protect our heritage and enhance residents' quality of life—this proposal goes against those objectives.
- The development would encroach on historical sites and green spaces, permanently altering the landscape of our village.

2. Destruction of Wildlife Habitats

The proposed development site is home to a diverse range of wildlife, including:

- Barn Owls and Red Kites, which are regularly seen hunting in the area.
- A variety of mammals, reptiles, and around 80–90 bird species, some of which

are protected or declining.

The previous rejection of this application acknowledged the environmental harm, and yet the same threats to biodiversity remain. Approval of this proposal would result in the irreversible destruction of vital habitats.

3. Loss of Local Green Spaces

Green spaces are essential for biodiversity, community well-being, and maintaining the rural character of Stebbing. Allowing this development:

- Sets a dangerous precedent for further urban sprawl, undermining conservation efforts.
- Removes natural buffers that protect local ecosystems and help prevent flooding.
- Deprives residents of the tranquillity and environmental benefits of these open areas.

4. Increased Traffic Congestion and Safety Risks

The severe parking congestion in Stebbing already poses a danger to pedestrians, including schoolchildren. Additional development will only:

- Exacerbate traffic issues on narrow village roads, which are already struggling with existing demand.
- Increase the risk of accidents and road safety hazards, particularly near the Primary school.

5. Previous Grounds for Rejection Still Stand

This application has already been deemed unsuitable for Stebbing. The heritage concerns, infrastructure limitations, and environmental damage were valid reasons for refusal then and remain valid now. Overturning this decision would be an irresponsible disregard for the well-being of the village.

I urge the planning committee to once again reject this development in order to:

Protect Stebbing's historical and environmental heritage
Preserve vital green spaces for future generations
Prevent further destruction of local wildlife habitats
Ensure the safety of our roads and schoolchildren.

Tina Arden