

Ref UTT/25/0151/PINS

Site Address: Land West Of High Street Stebbing Essex

Proposal: Consultation on **S62A/2025/0077** Application for planning permission for erection of 28 residential dwellings ( comprising 14 affordable and 11 private market homes together with 3 self-build plots) and local / affordable employment unit / flexible community space ; provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and carparking (to include additional community parking facility).

Location: Land west of High Street, Stebbing, Essex

Name: Peter & Maria Glen-Doepel



I object to this proposal on the following grounds:

- The UD updated local plan states 109 houses be allocated to Stebbing – BUT this is not planned until 2034-2041. The Parish Council and residents have not been given time to update the neighbourhood plan. Until then the current SNP should carry the full weight and be considered in the first instance.
- Montare are attempting to designate the land as grey belt. In so doing they are ignoring the historic nature of Stebbing Village. The village is a series of hamlets – Bran Ed, Stebbing and Church End all separated by green spaces. If this land is designated grey belt it will leave all land surrounding the village susceptible to future development.

The Castle Motte being of particular historic interest (namely a historic monument), Grade II Stebbing Park plus the conservation area.

The housing would interfere with the setting of the Castle Motte within the landscape. Of note historic England also objected to this proposal due to the historic nature of the land and its setting to the Motte, Stebbing Park and the Conservation area.

- The land has been designated as important open green space with protected views by the SNP and NOT to be used for housing.
- The SNP was adopted in 2022 and endorsed by 97% of the 551 residents who voted. These views must be considered and respected. Montare have implied the residents supported their application. Over 100 residents objected to the 1<sup>st</sup> application therefore negating Montare's argument.
- The proposed entrance / exits to the development will be on common land.