

From: [REDACTED]  
Sent: 19 March 2025 20:45  
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>  
Subject: S62A/2025/0077

Planning Application: S62A/2025/0077 - Land West of High Street, Stebbing

I am totally opposed to this planned new development as I made clear in my previous objection to Uttlesford District Council.

- 1) The proposal fails to take any notice of the Neighbourhood Plan which clearly designates this as a Green Space. Within the Plan other areas for development have been identified and these should be considered first before any other site.
- 2) Stebbing Mount a Heritage site which is adjacent to the proposed development should be preserved and this would be compromised by this development. It is also interesting looking at the plans as I feel the 28 properties is only the start and that considerably more will be built on this site.
- 3) The complete landscape of historic Stebbing would be over shadowed by these modern ugly new builds. As an owner of [REDACTED] I know how difficult it is to get change to the property through planning and yet proposals like this are being considered.
- 4) Stebbing does not have the infrastructure to cope with 28 new homes. The local primary school is at capacity and already local primary school children have to travel to neighbouring towns. The school is an old Victorian building and already has additional classrooms added. Doctor's surgeries in Dunmow and Felsted are at capacity and there is no provision in the plans to provide a GP service in Stebbing.
- 5) There is very little by way of public transport in Stebbing so anybody moving into the area would need to have use of a private vehicle to attend work, doctors, school and shopping. Assuming each house has at least 2 cars this will increase the already heavy traffic within Stebbing increasing pollution, noise and congestion. Stebbing High Street is made up of primarily Grade 2 listed Buildings which front the pavement. There is no facility to increase the width of the road due to the nature of existing property stock.
- 6) The congestion within the village can be exasperating especially at drop off and pick up times at the school. Cars park on both sides of the road and my concern is one of the entrances to this development is directly opposite the school. The number of cars in the school car park is in excess of 20. The entrance to the school car park is directly opposite one of the entrances to this new development. I can see a major accident is waiting to happen at dangerous part of the road. It is not only the people who will live in these properties it is also their visitors and deliveries as we become more reliant on online shopping.

Stebbing is a beautiful village and this development is totally out of keeping and I would ask that you make the right decision in declining this application.

Kelly Broadfield

[REDACTED]  
[REDACTED]  
[REDACTED]  
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