

**From:** Lyn Watson [REDACTED]  
**Sent:** 19 March 2025 15:08  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** Section 62A Planning Application: S62A/2025/0077 Land West of High Street, Stebbing

We refer to the above consultation and wish to submit the following representations.

1. Montare states that the public consultation in Stebbing was positive and collaborative, implying support for the application by residents. **Montare's statement is incorrect.** More than 100 residents sent an objection to the first application.
2. Montare argue that the Stebbing Neighbourhood Plan (SNP) should now carry less weight as it is out of date and not aligned with the draft Uttlesford District Plan (2021 to 2041) which proposes 109 new houses for Stebbing. This housing allocation is proposed for 2034 onwards! The Parish Council working with residents must be given the time to update the SNP to determine where we want these new houses.

To remind you, the Labour party stated clearly prior to the general election that they intended to listen to people. This application is not considering or listening to Stebbing residents' feelings about the plans.

3. Montare suggest that the land west of the High Street can be designated Grey Belt as it does not meet the definition of green belt. The proposed development would completely change the view from our house in Marshalls Piece from a beautiful green pasture to the housing estate.
4.
  - a. 4. The proposals would have a harmful impact on the setting of the motte castle (a schedule monument) by impacting important view of it within the landscape and on its visual relationship with the historic settlement along High Street; the Grade II listed Stebbing Park and the Conservation Area by encroaching on open fields that contribute to their prominence and openness.
  - b.
5. The application site lies outside the defined settlement development limits defined by the UD Local Plan (2005) and is thereby located within the countryside. The proposal would introduce a sizeable new development to an area of open countryside and would have an unacceptable harmful impact upon the rural character and appearance of the area and loss of open green space. There is no substantive justification for the proposal relating to the development needs to take place there or being appropriate in the countryside. The proposals would not apply with the UD Local Plan and the Stebbing Neighbourhood Plan (SNP).
6.
  6. The proposal would represent an unacceptable form of development resulting in a detrimental and harmful impact on the designated Local Green Space. This harm would be contrary to the SNP, and it not clearly outweighed by the special circumstances being cited.

The planned development is (a) not in keeping with properties in Stebbing High Street and (b) would not raise standards in the area. In fact, the disregard for the architecture in the area by the developer is a reflection that this would be 'another building project' without any regard for Stebbing village residents.

*The Prime Minister said:*

*“We don’t think it is right that wastelands and old car parks located on the green belt are given the same protections in national policy as rolling hills and nature spots in the green belt.”*

*Another rule includes ensuring new public services and infrastructure, such as schools and GP surgeries, are introduced when building on the green belt.*

*This new category will include “poor-quality scrubland, mothballed on the outskirts of town, like a disused petrol station.”*

CPRE share their concerns about this rhetoric, and it is simply not true to say that lots of existing Green Belt is low quality wasteland.

The land in question in Stebbing is definitely not within the new categorisation of Grey Belt. For example, we do not have a disused petrol station or old car park.

It is evident the Montare has no interest in Stebbing because the land in question does not fit into the above categories. Additionally, there is no consideration for additional public services and infrastructure. Stebbing school is already oversubscribed, the nearest GP is in another village, public transport links are poor, and the road network is narrow and insufficient now. More vehicles travelling to and from Stebbing will cause major problems with the crumbling road edges, delivery lorries, etc.

We therefore strongly object to the revised application.

Adrian and Lyn Watson