

[REDACTED]

Subject: [External] UTT/23/2496/FUL
Date: 31 October 2023 06:23:57
Attachments: [Stebbing Neighbourhood Plan - Made version\(lr\).pdf](#)

[REDACTED]

Dear Sir/Madam,

Please accept my objection for the record. The Stebbing Neighbourhood Plan is attached as supporting evidence.

We object to this development proposal on the following grounds: The application is contrary to the Stebbing Neighbourhood Plan (July 2022) objectives. Chapter 5: Landscape: The Countryside and Natural Environment, "to protect the key environmental features of the parish ...".

The proposed development is within the last remaining piece of Stebbing's central green space and is precious to Stebbing's heritage and character. This area is rich and abundant with nature, it requires permanent conservation not development.

Protected wildlife resides here such as [REDACTED] deer, owls, kingfishers, bats, newts and grass snakes all of which are regularly seen by locals. The proposed development will result in a loss of important and protected wild life habitat. The wildlife survey undertaken is conveniently limited in depth and detail and does not grasp the full extent of the ecological picture.

The Stebbing Mount, reg no 1009247, a scheduled monument with national heritage is integral to the village's character and heritage and would be diminished by such proximity of a modern housing development.

The Montare proposal cites the properties in Plot A will have "stunning views over the valley to the horizon". These views are currently afforded by existing residents who could potentially lose their view. Although loss of a view is not normally taken into consideration when objecting planning proposals it is unfair a proposed development can 1) facilitate the sale of proposed properties by citing this and 2) blatantly disregarding existing homes on the east side of the Highway adjacent to the development, (The Downs) including the property Falcons to the West side, these properties have been historically privileged with this landscape and views over the valley to the horizon. If the proposed development were to go ahead these properties would lose this privilege. Indeed, the main reason we purchased our home was for the stunning view of the valley with the view of the horizon.

Stebbing has in recent years undergone saturated development most recently, 'Ploughman's Reach' pushing limited village resources to breaking point; The village school is at maximum capacity and there are no spaces. There is one shop which is run entirely on volunteer support.

The main highway through the village is gridlocked daily due to traffic volume, double parking and heavy goods vehicles passing through. The saturated situation has now become impossible and unsafe particularly at school drop off and pick up times. We note the site entrance is opposite my home, We have concerns regarding safety and access. Cars travel at high speed through the village habitually past the bend just before the site entrance, cars slowing down turning in and out of the proposed development would become a hazard. We can see access issues for our property on the east side of the highway adjacent to the development entrance hindering my driveway, creating unwanted traffic hazards.

In conclusion, we strongly object to the proposed development for the reasons I have set out.

Peter Glen-Doepel

