

From: [REDACTED]
Sent: 19 March 2025 14:25
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Application No: S62A/2025/0077

Application No: S62A/2025/0077
Site Address: Land West of High Street, Stebbing, Essex.

Dear Sir/Madam,

Despite the 97% endorsement by the residents of Stebbing, supporting a comprehensive and carefully considered **Stebbing Neighbourhood Plan** and the refusal on 19-Sept-2024 by Uttlesford District Planning Committee to the planning application above, another application has been submitted by Montare to build 28 dwellings on land west of the High Street in Stebbing.

This application should be rejected for the following reasons:-

- No part of Montare's proposal mitigates the **negative impact** on the motte castle, Stebbing Park or the **Conservation Area**.
- The SNP designates the land as an important open **Green Space** with protected views and **NOT** for housing.
- The **SNP** and views of Stebbing residents should be respected.
- The allocation of 109 houses to Stebbing in the **updated UD Plan is not current until 2034-2041**. The Parish Council with residents should be given time to update the SNP in line with the required allocation and until that time **the current SNP should be given full weight in all future planning applications**.
- By trying to designate the land as **GREY BELT**, Montare is ignoring the historic nature of our village, the setting of the castle motte (a historic monument) Grade II* Stebbing Park and the Conservation Area.
- **Historic England also objected to the proposal** based on the historic nature of the land and its setting to the motte, Stebbing Park, and the Conservation Area (letter 15 Nov 2023 and email 5-Feb- 2024)
- **The area for development is too close to the village primary school** with challenging times for villagers and traffic trying to negotiate parked cars and the high street.
- The application site lies outside the **defined settlement development limits UD Local Plan (2005) and is thereby located within the countryside**.

This sizeable development cannot be justified and is ill-considered. It will encroach on open fields in unspoilt countryside around a treasured historic area of the village.

We would strongly request that this application be rejected.

Yours sincerely
M and M C Derrett