From: [redacted]
Sent: 19 March 2025 17:20
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Planning application: S62A/2025/0077 Land West of High Street, Stebbing

[redacted]

To the Planning Inspectorate,

Subject: Objection to Planning Application : S62A/2025/0077 Land West of High Street, Stebbing

I am writing to formally object to planning application S62A/2025/0077 Land West of High Street, Stebbing. The proposed development is fundamentally contrary to the Stebbing Neighbourhood Plan (2019-2033), as it is not an allocated site within the plan, nor does it align with the plan's policies for development within the parish.

1. Conflict with the Neighbourhood Plan:

- The proposed development site is not designated for housing or any other form of development in Chapter 10, "Housing Allocations" of the Stebbing Neighbourhood Plan (NP), nor is it in accordance with the policies outlined in Chapter 5, "Landscape, the Countryside and the Natural Environment," which seek to protect green spaces and the landscape character of Stebbing.
- This application seeks to develop land that has not been identified as suitable for development within the NP. The plan carefully considered potential sites, and this land was not chosen, clearly indicating that the community, through the NP, does not consider it appropriate for development.

2. Housing Quota and Allocation:

- Uttlesford District Council, in a letter dated 17th July 2020, confirmed that the indicative housing requirement for the Neighbourhood Plan area is 25 dwellings between 2019 and 2033. The Stebbing Neighbourhood Plan allocates specific sites to meet this requirement (Chapter 10). The current application site lies outside of these allocated areas, and as such, is not needed to fulfil the housing needs of the parish.
- The existing NP, in allocating specific sites, has planned to meet the identified housing needs of the community. Any references to draft plans, and assumptions that they will contain a desired allocation at this designated location, are both presumptuous and against the foundational elements called out in the NP as mentioned above in Section 1, bullet 1, and throughout this objection.

3. Importance of Safeguarding the Neighbourhood Plan:

- The Neighbourhood Plan is a result of extensive community engagement and reflects the wishes and preferences of Stebbing residents, as reinforced by the importance of the heritage environment by 95% of Residents (reference: NP Chapter 4 Section 4.13).
  Allowing development outside of the plan's allocations undermines the community's vision for the parish and the democratic process through which the plan was created.

- The proposed development contradicts the core objectives of the Neighbourhood Plan, particularly Objective (i) to conserve and enhance the heritage and distinctive historic character of the Parish, and Objective (iii) to protect the open landscape setting to the east of the settlements of Stebbing Green and the village of Stebbing.
- Once adopted, the Neighbourhood Plan forms part of the statutory Development Plan, and planning applications must be determined in accordance with its policies. Granting permission for this development would set a precedent that disregards the importance of the Neighbourhood Plan in guiding development and protecting the character of Stebbing.

4. Impact on Local Landscape and Environment:

- This land is a vital green space, the protection of which is strongly supported by the community and is essential to maintaining the character and environmental quality of Stebbing.
- The proposed development will lead to the loss of important open space, contrary to Policy STEB4, which designates specific areas as Local Green Spaces in accordance with NPPF guidance, and Policy STEB2, which focuses on enhancing green infrastructure rather than replacing it with developments.
- The development is located in a sensitive area. As the NP states in paragraph 4.16, "the open nature of much of Stebbing makes heritage assets in those more open parts more susceptible to harm as a result of development within their setting". This highlights the potential for this development to negatively impact the setting of the village.
- The proposed development is close to a Scheduled Motte (SM) being a Norman Mound with surrounding moat (reference section 4.11 NP) and characterised as a medieval fortification by Historic England (reference: [redacted]

  The detail of the motte being 69m in diameter at its base, 15.5m in diameter at its summit and c.13m in height, shows the scale of the earthworks. Any development too close to this monument has the risk of causing damage to the physical structure of the Motte. The proposed housing development poses an unacceptable threat to the historical and archaeological significance of Stebbing Mount Motte. It would harm its setting, risk damage to unrecorded archaeological remains, and compromise its visual integrity.
- Development in close proximity to this monument carries the risk of causing damage to its physical structure. The proposed housing development poses a potential threat to the historical and archaeological significance of Stebbing Mount Motte, with potential harm to its setting, the risk of damage to unrecorded archaeological remains, and the compromise of its visual integrity.

5. Community Considerations:

The development may lead to increased traffic, with potential impacts on air quality and safety, particularly near the school. The village's existing infrastructure is under pressure,

and this development could add to these pressures. Stebbing has limited amenities, and the development may place additional strain on these and detract from the village's rural character.

6. Conclusion:

The proposed development is a concern due to its conflict with the Stebbing Neighbourhood Plan, potential negative impacts on the local landscape and environment, and potential strain on the village's infrastructure and character. The importance of considering community outcomes, as articulated in the NP, is a key consideration. It is respectfully submitted that the proposed development does not adequately acknowledge the community's desired outcomes as captured in the NP. This raises concerns about the precedent it may set for future development within this community and surrounding areas.

Therefore, I respectfully request that the Planning Inspectorate uphold the decision of the local council and dismiss this appeal.

Thank you for your time and consideration of this matter.

Sincerely,

Mark Hammond