

From: Amanda McCarrick [REDACTED]
Sent: 19 March 2025 20:36
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2025/0077 - Land West of High Street, Stebbing - OBJECTION

To whom it may concern,

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

We object to the proposed development for the following reasons:

- 1. Being directly opposite the proposed site, will have a direct impact on us. One of the unique selling points of our property is the stunning unobstructed views of the fields opposite, which we admire on a daily basis. Not only will the proposed site rob of us of this view, it will be replaced with properties which are not in keeping with the other properties on this stretch of road, and that are also not aesthetically pleasing to the eye.**
- 2. As mentioned above, we admire these views on a daily basis, and each morning our children spend time looking out for wildlife in the field opposite, looking out for rabbits, deer and a Barn Owl that visits daily, this will all be obstructed and the wildlife displaced by a new development. If this is what we wanted them to look out on each day, we would have chosen to live in a London Borough.**
- 3. In the last 9 years, the local primary school has gone from having mixed year groups to now having a class per year group. The school is now at capacity with no scope to extend. School drop off and pick up times are extremely busy with most of the children living outside the village, so being dropped to school by car. Having yet more houses in the village will only contribute to a very busy and dangerous pick up/drop off time and the safety of the children and parents is paramount.**
- 4. As mentioned above the village is extremely busy at times, and the speed of cars going through the village is ridiculous as well as very dangerous. Having yet more houses in the village will only exacerbate this problem.**
- 5. I, like many others moved to this village because of its close knit community and village values, as well as its beauty and history. If the population of the village continues to grow and more houses continue to be built this will no longer be a village but a small town, and will take away from the very reason a number of us chose to live here in the first place.**
- 6. The new development will have a negative impact on the Motte Castle, somewhere we like to visit weekly, Stebbing Park and the Conservation Area.**
- 7. The proposed development goes against the Stebbing Neighbourhood Plan which lists this as a Local Green Space with protected views, which should not be built on. As a village we voted for Neighbourhood plan and our wishes should be upheld.**
- 8. The views of Stebbing residents should be respected, if this development was approved, it would completely undermine the purpose of the Stebbing Neighbourhood Plan. The Parish**

Council and the residents should be given time to update the neighbourhood plan, and until that time the current plan should be given full weight.

- 9. The infrastructure of the village can't sustain more houses, as well as the heavy goods vehicles that will be needed to build this development. The noise and air pollution will have direct impact on us living directly opposite the proposed site, as well as the rest of the village. Not only will this development impact our village, but Great Dunmow's infrastructure can't take any more houses or residents. The doctors and dentists are at capacity and we only have one supermarket which is already struggling.**
- 10. Anglian water's response indicates that there would be an increased flood risk for those in the dip on the High Street side of the development, this should be taken into account throughout the building and beyond.**
- 11. In summary, we object to this proposition as it goes against the Stebbing Neighbourhood Plan, our village should maintain the beautiful open green spaces that already exist and give this village its beauty.**

The proposed build is not in the interest of the village residents or the wider public and only benefits the developers and brings nothing but disruption and distress to the residents, village, school and natural environment.

Amanda and Louis Papa