

Re: Section 62A Planning Application: S62A/2025/0077 Land West of High Street, Stebbing.

I am writing to strongly oppose the application for 28 new houses on land opposite Stebbing Primary School due to the following reasons:

1/ This development is not in the Stebbing Neighbourhood Plan which received overwhelming support from residents of the village. In fact this site was designated as 'greenspace'.

2/ The proposed access roads are on an extremely busy bend in the High Street which is extensively used for parking for School pick-ups and drop offs. This causes a whole section of the road to effectively turn into a single track road, with a large blind bend at its centre, often causing gridlock (and subsequent road rage!) at peak times. A site visit between the hours of 8.20-9am and 2.45-3.30 during the school term would be sufficient to witness this mayhem! It is already incredibly dangerous and adding more cars, congestion and junctions seems complete madness. There are no official crossing sites or traffic calming measures, and it's only a matter of time before someone, sadly likely to be a child, is seriously injured or killed on this stretch of road.

3/ Most residents of Stebbing are registered with Dunmow Doctors surgeries and Dentists, they are all at full capacity and experiencing very long wait times for appointments. Also, the NHS dentists are not taking on any new patients, and one surgery no longer has an NHS dentists employed and only offers private dental care. Where are all the new residents going to go for Healthcare?

4/ The area in question is a wonderful, quiet green space and a haven for wildlife. There is also a historic medieval motte site very close by in Stebbing Park. We regularly walk our dogs there and see an abundance of flora and fauna. Rare plants, fungi, barn owls, deer and bats to name a few, and in the summer months the grass fields are full of butterflies and other insects. To lose this area and be given a small 'forest school' area is a very poorly thought out and an offensive trade off.

5/ Assuming that each house will only have one or two cars is incredibly short sighted and naive. This is especially so given the cost of living crisis, and the difficulty young people have getting on the housing ladder leading them to stay living in the family home until well into their 20's and beyond.

6/ To try and increase the population of a small, village such as Stebbing so suddenly will completely ruin the reason why most people live here, because it's small, historic, picturesque and quiet. There has already been a recent large development (30 houses) very near this proposed site (Ploughman's Reach) using the junction opposite this one, this has already hugely increased the population of the village and added to the traffic in this area. This increase in traffic is not only due to the residents, but also due to the huge increase in delivery vans who regularly speed excessively in and out of the junction with the High Street opposite this proposed site.

7/ The utilities are already struggling, there is regular flooding in Garden Fields close by and above this site and indeed there are natural springs on the proposed site field here too which do not dry up even in summer. Where is all this water going to go? We have regular power cuts (one or two per month) as all power is delivered by old overhead cables, indeed a few years ago the whole village was without power for 4 days after some violent storms which due to global warming are becoming more frequent. The water pressure is very low

and reduces further in the afternoons, this has worsened since the Ploughman's Reach development was built, more houses will decrease this even more.

8/ The village has limited and sketchy public transport, meaning most people must use cars to get to work, and for shopping, appointments etc. This development will massively increase the traffic (28 houses with approximately 30-40 cars), into, out of and through the village, not to mention all the courier delivery drivers that already speed through, this will increase too.

9/ The village has a small community run shop (staffed by volunteers), with limited opening hours, a pub that is closed for 2 days each week and has short opening times on the days it is open, a church and a village hall. There is very little to do here, especially for young people, everyone will need to leave the village to socialise, attend clubs, events and sporting activities.

10/ Suggesting that part of one of the fields on site can be used for village events is ridiculous. There is perfectly good, pretty flat playing field with toilets and permanent shelter that is regularly used to host events such as the annual village fete and car show. Why would you want to host an event on a steeply sloped, bumpy field with no amenities on site?

11/ The school has increased in size by over threefold in recent years as they have had to cope with a huge influx of pupils due to the overbuilding of new homes in Dunmow, and the subsequent oversubscription of Dunmow school places this has caused. Indeed, class sizes are now mostly up to 30 in each. The lovely small village school we all loved and appreciated is no more. They have had to undertake large-scale building works to build new classrooms on their playing field, which has sadly decreased their useable outdoor space. How many more children can be safely and effectively educated if this continues with another influx of pupils from more housing?

Kind Regards,

Mrs Kate Foxton

