

From: [REDACTED]
Sent: 21 March 2025 20:03
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: Application No: S62A/2025/0077

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Site Address: Land of West of High Street, Stebbing

I wish to object to the development of 28 dwellings on designated Green Space land opposite Stebbing school.

I am a member of the Stebbing Neighbourhood Plan committee, that developed and received approval via referendum for the plan in 2023.

The proposed development is in direct conflict with a number of the policies in the plan, the most notable being; STEB4 - Local Green Space, STEB9 - Design Principles and Location of New Development and STEB19 - Protection and Provision of Open Space, Sports Facilities and Playing Pitch. It would be hard to find a development proposal that is more at odd with the essence of Neighbourhood Plan.

The plan took 5 years to complete, it had 4 separate local resident consultations and was approved by a landslide approval vote of 97%, from a healthy turnout of 48%. This proposed development was presented to the committee, along with a number of other proposals, it was rejected by the committee and by a 3rd party specialist, as it did not fulfil the criteria of the rules in the plan.

If this is approved, where does this leave the Stebbing Neighbourhood Plan, or any Neighbourhood Plan in the area? What is the point of residents working for years on a plan, canvassing the views of fellow residents and having expensive referendums, for it to be totally disregard in under 2 years by a proposal that has already been assessed and rejected.

Over the years many residents have come up to me, saying I was wasting my time on the Neighbourhood Plan and developers with big pockets will ignore it and go ahead regardless. I defended it saying the neighbourhood planning process had real teeth and will make a difference. If this is approved it would seem they were right.

Regards,

Bernard Bazley