

Zoe Linin

[REDACTED]
[REDACTED]
[REDACTED]

01.04.2025

To: The Planning Inspectorate

Email: section62a@planninginspectorate.gov.uk

Reference: S62A/2025/0077

Site Address: Land West of High Street Stebbing Essex

Dear Sir/Madam,

I am writing to formally object to the proposed development on the land opposite the school and on The Downs in Stebbing under application reference S62A/2025/0077. This development was previously refused by Uttlesford District Council in September 2024, and despite minor amendments, the fundamental issues remain unresolved. I urge you to reject this application on the following grounds:

1. Conflict with Local Planning Policies

The proposed development contradicts the policies set out in the Local Plan, which seek to preserve the character and setting of rural villages such as Stebbing. The site is outside the designated development area, and its development would set a dangerous precedent for future speculative applications.

2. Impact on Village Character and Heritage

Stebbing is a historic village with a strong rural identity. The proposed development would significantly alter its character, encroaching on valuable green spaces that contribute to the charm and historical setting of the village. The Downs, in particular, is an area of local significance that should be preserved for future generations.

3. Strain on Infrastructure and Public Services

The village already faces pressure on its infrastructure, including roads, schools, and healthcare services. Additional housing in this location would exacerbate these pressures, leading to increased traffic congestion, safety concerns near the school, and further strain on already stretched local amenities.

4. Increased Traffic and Road Safety Concerns

Stebbing High Street is already a hazardous area, particularly during drop-off and collection times at Stebbing Primary School. Parents, children, and school staff face daily challenges navigating the congested road, which poses significant safety risks. The addition of new housing, regardless of the proposed additional parking spaces, would only exacerbate the situation, leading to even more congestion and an increased risk of accidents. Any further increase in traffic volume would be detrimental to the safety of young children and pedestrians in general.

5. Environmental and Ecological Impact

The proposed development threatens local wildlife and biodiversity. The site provides an important habitat for various species, and its loss would contribute to environmental degradation. Additionally, the development could lead to increased flood risks due to the loss of natural drainage areas.

6. Previous Rejection by Uttlesford District Council

The initial application was refused on sound planning grounds, including concerns over sustainability, suitability, and impact on the local area. The minor amendments made do not sufficiently address these concerns, and therefore, the previous decision to refuse should be upheld.

Given the strong local opposition and the valid planning concerns outlined above, I respectfully request that this application be refused.

Thank you for considering my objections. I trust that the Planning Inspectorate will take into account the concerns of the Stebbing community and uphold the original refusal decision.

Yours sincerely,

Miss Z Linin