



S62A/2025/0077

Land West Of High Street Stebbing

To Section 62A Applications (section62a@planninginspectorate.gov.uk)

Plans to develop this parcel of land have already been rejected by UDC as well as the local Stebbing Parish Council in response to the overwhelming condemnation from the majority of residents who object to this development.

- 1 The proposal fails to take notice of the updated neighbourhood plans which states that this area should be kept as Local Green Space. Other areas have been identified, within the neighbourhood plan, that should be used for development before any other areas are considered. The Plan (5.4) identifies 5 parcels of land as having “medium capacity” for housing, yet the application site is not one of them.
- 2 A Zone of Theoretical Visibility hasn't been undertaken which would allow residents to see the visual impact. However, it is quite clear that countryside views would be destroyed and replaced by unsightly modern housing which are not in keeping with most of the current village homes.
- 3 Lots of wildlife including butterflies, grass snakes, toads, deer, owls and bats would be put at risk should this building be permitted. Stebbing Mount, a Heritage site which should be preserved, would also be compromised by this development.
- 4 The local services are already overstretched and insufficient for the area, before any further development is sanctioned. The village school cannot take children that actually live in Stebbing and it certainly can't be extended. The local shop, run by volunteers, does a great job but isn't big enough to cater for everybody's needs. The local GP surgeries in Dunmow and Felsted are also oversubscribed meaning residents are having to join surgeries much further away.
- 5 At the moment, driving through the village High Street is hazardous, particularly at pick up and drop off times at the school. With cars parked all the way along The Downs, at both these times, it is impossible to know if it is safe to overtake the stationary cars or not. Not only is it very dangerous for drivers and pedestrians it also causes delays and frustration to drivers that need to get in and out of the village. This will only be worsened by the building of this proposed development. The proposed entrances to the site are exactly where the problems already exist. The proposed pedestrian crossing will also increase the possibility of the area being grid locked. In addition, the rural roads are not suitable for heavy traffic or large vehicles if construction took place.

Stewart and Mel Robson