

To Whom It May Concern,

I am writing to express my strong opposition to planning application S62A/2025/0077 for the construction of 28 houses on Land West of High Street, Stebbing. This proposal is problematic for several key reasons:

Contradiction of the Stebbing Neighbourhood Plan:

The proposed site is marked as local green space and is within the village core, next to the conservation area. This development would damage the character of the conservation area, including its streets, trees, paths, and views.

The Stebbing Neighbourhood Plan has designated other areas for development to maintain the village's aesthetic. These should be prioritised before considering new sites.

Overloaded Local Services:

Stebbing's local services are already at capacity. The school is full, and additional housing will exacerbate this issue, forcing children to travel to other schools and increasing traffic.

The village has limited amenities, including one volunteer-run shop and inadequate nearby supermarkets, doctors, and dental practices. Adding more dwellings will further strain these already stretched resources.

Environmental and Heritage Impact:

The environmental assessments provided are vague and lack thorough analysis. Comprehensive surveys for bats, birds, dormice, and other wildlife should be completed before any consent is granted.

The development would harm the landscape and visual character of the area, particularly the views from the high street and the conservation area. This would be a significant loss to the village's heritage and natural beauty.

Traffic and Safety Concerns:

The proposed development will increase traffic on rural roads that are not suitable for heavy construction vehicles. This poses a significant risk to road safety, especially near the school during drop-off and pick-up times. Increased traffic volumes could lead to accidents, endangering children and other pedestrians.

The narrow and winding roads of Stebbing are already challenging to navigate. Additional construction traffic and the subsequent increase in residents' vehicles will exacerbate these issues, potentially causing congestion and delays. Emergency vehicles may struggle to access the area during peak times, posing a serious risk to public safety.

Lack of Justification and Community Support:

There is no substantial justification for this development, which goes against the Stebbing Neighbourhood Plan. The community overwhelmingly supports the plan, and this proposal disregards their wishes.

The development will increase the carbon footprint, strain existing infrastructure, and detract from the village's rural character. The community has worked hard to preserve the unique charm and environment of Stebbing, and this development threatens to undermine those efforts.

In conclusion, this development is unnecessary, unsupported by the community, and poses significant risks to the environment, heritage, and local infrastructure. The potential safety hazards due to increased traffic further highlight the unsuitability of this proposal. I urge the Planning Inspectorate to uphold the decision of the local council and reject this appeal.

Thank you for your time and consideration.

Yours sincerely,
Rita Stroud

Stebbing resident