

To Whom It May Concern,

I am writing to strongly oppose planning application S62A/2025/0077 for the development of 28 dwellings on Land West of High Street, Stebbing.

This proposal is deeply flawed for several reasons:

Violation of the Stebbing Neighbourhood Plan:

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

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

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.

Overburdened Local Services:

Stebbing's local services are already stretched to their limits. The school is full, and additional housing will worsen 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.

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.

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.

In conclusion, this development is unnecessary, unsupported by the community, and poses significant risks to the environment, heritage, and local infrastructure. 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,
Andrew Stroud

Stebbing resident.