

To Whom It May Concern,

I am writing to formally object to planning application S62A/2025/0077 for the development of 28 dwellings on Land West of High Street, Stebbing. This proposal is fundamentally flawed for several reasons:

Conflict with the Stebbing Neighbourhood Plan:

The proposed site is designated as local green space and is within the village core, abutting the conservation area. This development does not preserve or enhance the conservation area, which includes streets, trees, paths, and views.

The Stebbing Neighbourhood Plan identifies other areas for development to preserve the community and village aesthetic. These should be utilised before considering new sites.

Strain on 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 volumes.

The village has limited amenities, including one volunteer-run shop and inadequate nearby supermarkets, doctor, and dental practices.

Environmental and Heritage Concerns:

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 negatively impact the landscape and visual character of the area, particularly the views from the high street and the conservation area.

Traffic and Safety Issues:

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.

Inadequate Justification and Community Impact:

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.

In conclusion, this development is not needed, is not supported by the community, and poses significant risks to the environment, heritage, and local infrastructure. I respectfully request that the Planning Inspectorate uphold the decision of the local council and dismiss this appeal.

Thank you for your time and consideration.