

From: Richard Williams [REDACTED]
Sent: 09 April 2025 10:43
To: Section 62A Applications
Subject: Comment on Planning Application: S62A/2025/0077

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Dear Sir / Madam,

Please find my comments below on the full Planning Application by Mark Wellings, Montare LLP, application number: **S62A/2025/0077** and site address: **Land West of High Street, Stebbing**, summarised as follows: Erection of 28 residential dwellings (comprising 14 affordable & 11 private market homes together with 3 self-build plots); provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility), case officer:

I object to the planning on the following grounds:

The application is contrary to the objectives of the Stebbing Neighbourhood Plan (July 2022) as the land utilised is designated important green space (a number of other locations have been identified as areas for future development should it be granted), the application would be detrimental to important and protected views and it will detract from the fabric of this historic/rural/linear village. There has been significant development and infill over the past 5-10 years in Stebbing, but each of these have taken into consideration / been sensitive to the key fabric of this rural village and are hidden away from / do not directly affect the important views available along the main High Street and The Downs. They also do not affect the distinct nature of the separate parts of a linear village; in contrast to the developers comments, joining the village up is not in keeping with the historic nature of the village. Further comments relating to the outdated nature of the plan, attempting to circumnavigate it lean heavily on the planned additional 109 house allocation, however this is only due to come into effect years after the development would be completed.

In contrast to the comments by the developer, the building elevations are not in keeping with the current architecture within the village and would detract from the historic nature of the village and negatively impact the listed building density of establishments in the village, especially given the prominence of the development within the village.

The granting of permission for this plot of land to be built on would set a precedent to ignore the neighbourhood plans and wishes / needs of the village / villagers / neighbourhood. What is the point of a well thought through, consulted upon and transparent process if it is to be ignored in preference of a number of promises that don't support the ethos of historic village life. In addition, the designation of the land as grey belt would open up the village to numerous similar applications that would further exacerbate the issues talked about and irreversibly negatively impact the rural character, appeal of the village and the surrounding green space within what is designated as countryside space.

Not only will there be a negative impact on the settlement called Stebbing Park and the related conservation area, but the number of listed buildings affected is even larger indirectly; additional

dwellingings will be affected directly in terms of views, as well as the consideration that should be given to the fragile nature of the listed buildings indirectly affected, in terms of additional large vehicle traffic and extensive piling during the build causing vibrations, detrimental to the historic building techniques that have been used and protected through listed building status. Historic England have already objected to similar plans submitted in the last few years and as such this adds weight to the fact that historic nature of the land and in particular the setting for the motte is preserved.

The access to the site at the High Street end is nonsensical and to suggest that a small additional car park will mitigate the congestion around the school is ridiculous. The increased construction traffic during the build and an additional number of cars travelling through the village due to the increased population (many of which will have to travel for shops/entertainment/school) will be dangerous and add to the already problematic congestion. The suggested pedestrian crossing will also further increase congestion as it will slow the flow of traffic and create an increased backlog through the high street. The additional highways related risk is of great concern to me as a close neighbour.

With many thanks for your consideration,

Richard Williams

