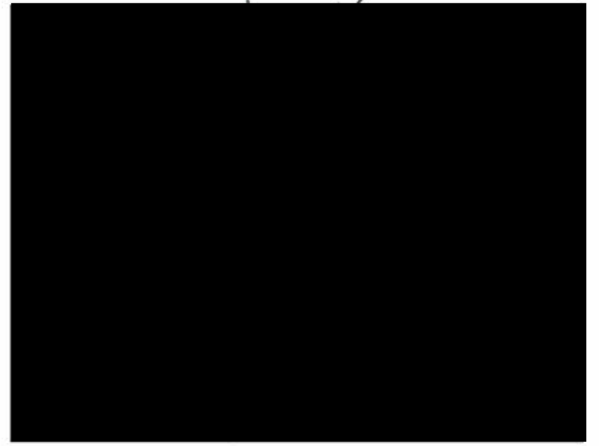


Rec'd 15/4/25

Mr. R. Bye



06.04.25

Dear Sir/Madam,

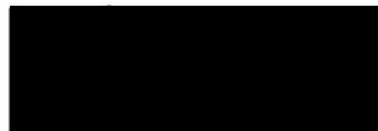
I enclose the following

i) Previous objections on Planning Application UTT/23/2496/FUL

ii) Comments on Planning Application

S 62A/2025/0077

Yours sincerely



(Mr. Roger Bye)

PLANNING APPLICATION

Land West of High Street, Stebbing
Application No: 562A/2025/0077

This planning application has been refused by Uttlesford District Planning and now finds its way submitted directly to the Government Planning Inspectorate with only minimal changes to its original plan.

This planning application should be refused on the following grounds.

The location of this development is directly opposite a primary school. The roads in Stebbing High Street are busy with traffic all day, especially near the school at opening and closing time. The area is usually grid-locked during early morning and mid-afternoon. The infrastructure is not there to cope with the present amount of cars let alone an extra 56 cars plus in the area, especially as the bus service is poor. There would be very few additional parking facilities for people who do not live in the new development.

The development would have a harmful

2.
impact on the motte castle and the Grade II listed Stebbing Park and Conservation Area.

The application site lies outside the defined settlement development limits defined by the Uttlesford District Local Plan (2005) and is thereby located within the countryside.

The proposal would introduce a sizeable new development to an area of open countryside and would have an unacceptable harmful impact upon the rural character and appearance of the area and loss of green space. There is no substantial justification for the proposal relating to the development needs to take place or being appropriate in the countryside.

The proposal would not comply with the Uttlesford District Local Plan and the Stebbing Neighbourhood Plan (S.N.P.). The S.N.P. designate the land as important open Green Space with protected views and not for housing. The proposal will have an irreversible effect on the Green Space. The S.N.P. and the views of Stebbing residents should be respected. There is no point in a S.N.P. if proposals are allowed to ignore it; it should also be allowed to be updated.

Montare view that the land west of the High Street can be designated Grey Belt. This area should still be designated Green Belt as the NPP implies the Green Belt is to protect the countryside from encroachment; preserve the character of existing settlements. Hence as this area meets this criteria the land west of the High Street should still be Green Belt.

Also according to the government whether the land is Grey Belt can be decided by the Council, and Uttlesford District Council considered the proposed area to be Green Belt, as shown by one of its reasons for refusal of the original Planning Application (UTT/23/2496/FUL)

Montare also stated in support for their proposals that the local residents backed their development. Not only is this not a planning comment it is also flawed. The volume of objections to this development shows that there is little support by Stebbing residents.

Kind regards

Roger Bye

Comments for Planning Application

UTT/23/2496/FUL

Application Summary

Application Number UTT/23/2496/FUL

Address: Land West of High Street
Stebbing Essex

Proposal: Erection of 28 residential dwellings (comprising 14 affordable and 11 private market homes together with 3 self-build plots) and local affordable employment unit/flexible community space; provision of public open space and associated local amenity (activating Local Green Space allocation) together with integrated landscaping and car parking (to include additional community parking facility)

Case Officer

Customer Details

Name Mr Roger Bye

Address

Comment Details

Comment Type

Neighbour
Stance: Customer objects to the Planning Application

Comment Reasons

Comment Summary

I base my objections due to the following reasons.

- 1) The planning application (UTT/23/2496/FUL) is not sustainable.

The infrastructure for this development is not in place and there are no real physical or organizational structures and facilities available to enable a sensible infrastructure in the village in the development

- a) The village only has a shop, pub and school which has trouble dealing with the present households of approximate 550 houses
- b) The present roads are at full capacity and cannot cope with any great increase of traffic. The main road through the village is at times impassable, while traffic in the village creates many parking issues and causes problems for highway/pedestrian safety. Increase in traffic generation will increase the noise and pollution in the village.
The site for the planning application will add

3 greatly to the traffic congestion especially during school opening and closing times.

RR
The suggestion that one of the sites (plot D) will provide extra community parking cannot be justified. There are according to the planning application an extra 23 parking spaces in the affordable houses (plot D) site. This does not take into consideration that the houses in plot D have 15 parking places for 14 houses. As most residents have at least 2 cars per household 14 of the 23 parking spaces will be taken up by plot D households. There are also 4 parking spaces for the business unit. Therefore there is a massive shortfall for community parking.

The development will also create four extra junctions with the main road, adding to the traffic congestion in the area.

c) The public bus service runs very infrequently and in many cases it is non-existent. Therefore the development will rely upon cars to access services and amenities. The increase of 50+ cars from this development will cause a lot of disruption.

d) Sewage works, which are outdated are very unlikely to cope for this influx of use due to the development.

The local Water Board has also suggested that there is an issue of flooding around one of the plots.

e) Local Health Association has stated that this development would add to the problem of Health facilities for this area

f) The local school is already full and will not be able to cope with an increase of pupils.

There are already massive parking and traffic problems around the village school complex with the present situation intolerable

2) The development will see Stebbing lose its identity as a village, as too many houses built will affect the natural and historical nature of Stebbing village.

3) The design of the proposed development will not be in keeping with the character of the village

4) Farming land will be built on if the proposed development was allowed to go ahead

5) The developers idea of an area for staging community events is great in theory, but it cannot be justified. The entry and exit into this area is on a very dangerous bend. Also the village already has a cricket field and a village hall to hold any community events. These venues are far better placed in the village with all facilities.

6) If the development went ahead it would cause great problems for the villagers, considering the construction traffic; i.e. where would the construction equipment be stored; added heavy goods traffic

7) Consultation Process

This development is not in the Stebbing Neighbourhood Plan

The proposers of the planning application
Magenta Planning have implied support for
UTT/23/2496/FUL from the local community,
is this based on local factual information.