

Mc C Nichols,

03.04.25

Dear Sir / Madam,

I enclose the following

- i) Previous objections on Planning Application UTT/23/2496/FUL
- ii) Comments on Planning Application SB2A/2025/0077

Yours sincerely

C D NICHOLLS

PLANNING APPLICATION

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

The planning application should be refused on the following grounds.

Previous Objections on Planning
Application UTT/23/2496/FUL

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.

The allocation of 109 houses in Stebbing in the updated Uttlesford District Local Plan is not planned until 2034-2041. The Parish Council with residents should be given time to update the neighbourhood plan, until that time the current SNP should be given full weight.

The application site lies outside the defined

2 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.

By trying to designate the land as Grey Belt, Montare is ignoring the historic nature of our village (a series of hamlets - Bran End, Stebbing and Church End separated by green spaces), the setting of the castle motte (a historic monument), Grade II Stebbing Park and the Conservation Area.

Historic England also objected to the proposal on the basis of the historic nature of the land and its setting to the motte, Stebbing Park and the Conservation Area (letter November 2023 and email 5 February 2024)

Kind Regards

CLARE NICHOLS

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

Clare Nicholls

Address

Comment Details

Commentor Type

Neighbour

Stance

Customer objects to the
Planning Application

Comment Reasons

Comment Summary

I base my objections due to the following reasons.

i) 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 for this 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 greatly to the traffic congestion especially during school opening and closing times.

- c) Sewage works, which are outdated are very unlikely to cope for this influx of use due to the development.

Anglian Water has also suggested that there is an issue of flood around one of the sites.

- d) 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.

- e) 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.

- f) The N.H.S Hertfordshire and West Essex Chief Executive has stated that this development would add to the problem of Health facilities for this area.

- 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) The developers idea of an area for staging community events 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 the facilities
- 5) Farming land will be built on if the proposed development was allowed to go ahead
- 6) If the development went ahead it would cause great problems for the villagers, considering the construction traffic.
- 7) This development is not in the Stebbing Neighbourhood Plan