

## Stebbing Parish Council Comments on – Landscape and Visual Survey

It is disappointing to see just how little information there is in this report on the effects of this development on the Stebbing Green area. There is much of what the Government requirements are but very little observation. One could almost imagine it to be a desk top study.

One suggestion in the report is that there is a decrease in tranquillity from the B1256 to the place on Stebbing Green where the red development line ends. A very short walk onto Stebbing Green Road from the B1256 and you are in another world, quieter, greener and very peaceful. The area is special but there is no sense of this in the report. Essex County Council in its ECOS report, and the Essex Wildlife Trust value the Green with its many rare species of grasses, butterflies and its Great Crested Newts.

The Landscape Study suggests that Boxted Wood could be a “landscape effect” in the new development, this is Ancient Woodland visited by large herds of deer, badgers, foxes and other wildlife. The fencing of the A120 has already constrained these animals. You cannot have a wood like this in the centre of a town. It is a living environment not a “landscape effect.

I would refer you to The Stebbing Landscape Assessment which gives far more detailed accounts of the pressures and the effect this would have on Stebbing and Stebbing Green both of which are not West of Braintree but in Uttlesford.

During the last plan period East Herts District Council expressed a desire to build into Uttlesford. They were given very short shrift. Braintree is a huge rural district perfectly able to contain an infinite amount of housing; it should not be pressing on UDCs borders just because one greedy landowner offers to make life easy for them.

The landscape of the south of our district has been greatly changed already with much development focussed on the already overloaded A120, whilst pretty much ignoring the M11.

We know houses need to go somewhere but there needs to be a fair distribution around the whole district, and not just the south.

CLlr Sandi Merifield

Vice –Chair Stebbing Parish Council