

**From:** Ross Revers [REDACTED]  
**Sent:** 24 November 2023 13:50  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** S62A/2023/0025 - objection comments

Dear Planning Inspectorate -

**Ref: S62A/2023/0025; Land North of Eldridge Close, Stickling Green, Clavering, Essex.**

As invited by your letter, and as a resident of [REDACTED] please see below my comments in relation.

I object to the above planning application on the following grounds:

The applicant is bullying against all sense. Proposed access is a private **residential** cul-de-sac with existing residents established there for 8 years. It is narrow and used for residential amenity - children playing on bikes, pets roaming, cars parked etc. It cannot and will not accommodate construction traffic and construction operations. It is also private and not-adopted - there is no public access right. There is no mitigation for residents having their access and amenity destroyed.

Furthermore - the elephant in the room (a reserved matter): there are no means of sewage disposal from the proposed site. Eldridge Close's sewage network is private, privately funded by its residents and passes through private land (i.e., their gardens). The sewers were laid for exclusive and sole purposes of serving the small estate and its properties. This infrastructure was designed for the existing properties only - it barely has capacity to serve the small number of residences and there have been some rather graphic sewage problems creating health and odour hazards at ground level.

Therefore, for the above two common sense reasons alone, beyond all the planning law reasons below, the site is incapable of being developed for residential purposes.

With regards to planning law, this site was turned down at the Call for Sites stage in 2015 because developing it would harm the countryside and because it was located too far from village facilities. Those reasons very much remain. The development site also lies beyond the village boundary for the purposes of the Local Plan.

This site was obviously already refused under the previous two applications because developing its greenfield agricultural status was concluded an inappropriate form of development in the countryside. There is no precedent for greenfield development in this area, and the brownfield developed Eldridge Close is surrounded on three sides by open countryside for residents and the public to enjoy, one aspect of which would be lost forever.

The applications for this site are further inconsistent with the intentions of both the current UDC Local Plan and the National Planning Policy Framework for a host of reasons outlined below.

Estate type developments do not fit with Clavering's rural village nature and would have an adverse impact on the landscape and its natural habitat which provides home for nature. The development would have a great urbanising effect, causing harm to the setting and character of the rural location, and the site itself. The landscape would be forever blighted by a visual block of built environment, destroying the countryside views and the quality agricultural land which provides annual wheat crops. The importance of food production should not be lost to housing, especially with an oversupply of new housing already granted elsewhere in the village.

Proposed building on this greenfield site is not sustainable; there are no jobs in Clavering capable of supporting large mortgages, and because the site is too far from the village's main facilities to be reached by walking (which is dangerous through Clavering anyway with the volume and speed of traffic on the B1038 coupled with narrow pavement), cars will be used instead. Hence any application benefits are simply only available by car. Increasing the number of car and vehicle journeys through Eldridge Close would be both dangerous and impractical and worse for local environmental quality – both nuisance/noise and air quality. There would be a safety risk to children who currently play up and down the small cul-de-sac on their bikes and scooters.

The Close is residential for residents – we would have less privacy due to increased activity. Residents park their cars outside their houses making the already narrow road impassable to other large vehicles – it is definitely not suitable for heavy construction traffic. Additionally, the speed of some traffic along the Stickling Green Road already presents a hazard to those leaving Eldridge Close – introducing more traffic would only increase the hazard.

The existing surface water drains have also proved unable to cope with heavy rainfall. The foot of Eldridge Close where it meets the Stickling Green Road is flooded almost permanently in winter due to site run-off. These problems could become very obviously exacerbated. Furthermore, the wider infrastructure of the area can't cope with more development – we regularly experience power cuts, low water pressure and localised flooding caused by surface run-off, high water table and soil drainage incapacity.

There is nothing in the application that would increase environmental value further to what is currently actual countryside and an environmentally sensitive area. No account has been taken of the fact that both tawny and barn owls hunt there (I've seen them) and long-eared owl juveniles roost in the mature trees (I've heard them in recent years on late summer's evenings). The undisturbed mature trees and hedging that border the site would be at risk due to the development, yet they currently serve as wildlife corridors linking to the woods beyond; the area is ecologically sensitive and such species will not tolerate disturbance – they just won't live here anymore. The Wildlife & Countryside Act exists for a reason to protect such species.

For all the reasons detailed above, the development should be refused.

Yours faithfully,

Mr R Revers.