

# **KEEP CLAVERING RURAL**

██████████  
██████████████████  
██████████  
██████████

26th November 2023

Dear Sir,

**Section 62A Planning Application Number: S62A/2023/0025**  
**Land to the North of Eldridge Close, Clavering, Essex**

**Keep Clavering Rural** objects to the above planning application on the following grounds:

We are surprised that not only has this applicant chosen to adopt a 'twin-tracking' approach to development on a site that is already the subject of an appeal to the Planning Inspectorate ("**PINS**") under the Appeal reference APP/C1570/W/23/3331461 against an existing planning application (UTT/22/1578/OP) ("**the Appeal Application**"), but that this new application is not significantly different from the Appeal Application.

In view of this, and in order not to waste public time and money, we would respectfully suggest to PINS that these two applications be considered together, rather than separately, or if this is not possible then for the same Inspector to deal with both applications.

This new application is, as we have said, not significantly different from the Appeal Application. The proposed development comprises essentially the same estate layout as before, occupies the whole of the development site, as before, and has simply reduced slightly the number of houses proposed.

In reducing the number of houses from 32 to 28, all that has resulted is a modest easing of the previously cramped feel to the estate with a small increase in green space. Frankly, it is difficult to see the point of this exercise in the first place, so much so that in our view, this application is veering in the direction of abuse of process.

Having regard to the fact that this is effectively the same development as before, we wish to repeat all the objections contained in our letter of 14<sup>th</sup> July 2022 previously raised in respect of the Appeal Application (APP/C1570/W/23/3331461), a copy of which is attached to this letter as an Appendix.

In addition, there is a further factor weighing against the proposed development. Uttlesford District Council now has a 5 year housing land supply. This reinforces Local Plan policies and reduces the impact of the presumption in favour of sustainable development.

For these reasons, the application should be **REFUSED**.

Yours faithfully,

Frank Woods  
Deputy Chair,  
**Keep Clavering Rural**

To:  
The Planning Inspectorate,  
3<sup>rd</sup> Floor,  
Temple Quay House,  
2 The Square,  
Temple Quay,  
Bristol BS1 6PN

**Appendix:**

KCR Objections letter -Land rear of Eldridge Close UTT\_22\_1578\_OP

Copies to:

