

**From:** Russell Young [REDACTED]  
**Sent:** 18 November 2023 14:45  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** SEction 62A planning application - S62A 2023 0025, Land North of Eldridge Close. Stickling Green, Clavering Essex

Dear Sir or Madam,

I wish to strongly object to this planning application on the following grounds:

- 1) The Transport Analysis makes inaccurate statements:
  - a) Section 2.25: There is NO public transport access to Bishops Stortford High School.
  - b) Section 2.19: There is NO public transport in Clavering.
  - c) Section 2.20: Correct, there are no signs or seating at the 'bus stops' as there is NO public transport.
  - d) Section 2.24: The ONLY bus transport in Clavering is the school bus at 08:00 and 17:00 Monday to Friday during term time.
  - e) Section 2.14: Cycling? As stated the roads supporting Clavering and the access to larger towns such as Newport and Saffron Walden are, in the main, narrow and unlit without pavements.
  - f) The Transport Analysis implies there is ample opportunity for employment within walking distance of the development site which is plainly not true - this is a village with two pubs, one shop and two agricultural retail outlets NOT an industrial area.
  - f) There are virtually NO pavements along narrow unlit roads to reach the local stations, doctors surgery or pharmacy. **Any mother pushing a pram or riding a bicycle accompanied by a young child to reach the doctors surgery or pharmacy would be in extreme danger on these roads.**

For your information:

- i) To walk to the nearest main line stations, Newport and Audley End connecting with Liverpool Street, would take at least 40 minutes and probably one hour for most people along narrow unlit roads.
- ii) To park at the railway stations will cost a minimum of £5 per day
- iii) A taxi from Clavering to reach health services e.g. dentistry, chiropody or Saffron Walden Community Hospital for X Rays or Hearing services would currently cost £12 in each direction.

The conclusion from this information is that vehicle ownership and movements will HAVE TO Increase on narrow unlit roads.

- 2) This proposed development is outside development limits and is not allocated for development in the Uttlesford Local Plan.
- 3) There are references to 'Jubilee Works' implying this is NOT a green field site but that is incorrect and it will result in the loss of prime agricultural land. The recent, now existing, development of Eldridge Close WAS on an ugly brown field site known as Jubilee Works.

4) The Biodiversity Report suggests the development will have no impact on the area which is a matter of opinion as concreting or tarmacking over large areas with houses and roads MUST have a negative impact on wild life.

5) The whole structure of Clavering and the surrounding villages is based on a linear design with one property depth along the country roads whereas this proposal is more akin to an estate which is not in keeping with a village community.

6) There is evidence in the new Uttlesford Plan, currently out for consultation, that the area is not well serviced with primary or secondary schools or doctors surgeries which are all currently oversubscribed.

Based on the above analysis I suggest this is an inappropriate development proposal and ask that it will be rejected.

Yours faithfully,  
Russell Young. 