

Your reference: S62A/2023/0025

My reference: Kemps/UttDCEldrCloApp3Ltr

[REDACTED],
[REDACTED]
[REDACTED],
[REDACTED]
E-mail: [REDACTED]

By e-mail to: section62a@planninginspectorate.gov.uk

5th. December, 2023

The Planning Inspectorate,
3rd Floor,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol, BS1 6P.

Dear Sirs,

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

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

The applicant has elected to adopt a double-track approach to a development on the same site, which is already under an appeal to the Planning Inspectorate (“PINS”) against an existing planning application (UTT/22/1578/OP) (“the Appeal Application”), despite the fact that this new application does not differ materially from the Appeal Application.

The proposed development comprises essentially the same estate lay-out as before, occupies the whole of the development site, as before, and has simply reduced the number of houses proposed from 32 to 28. The only real effect of that reduction is marginally to increase the green space.

For this reason, and in order not to waste the Inspector’s time and consequent public expenditure, could I suggest to the Inspectorate that the two applications be considered together, instead of separately.

In the circumstances, I should also like to re-state the objections raised in my letter of 2nd. July 2022 to the Uttlesford District Council Planning Department, which I summarise below:

1. Adverse Effect on the Landscape. The UDC Officer’s report on the case stated that it would have an encroaching and urbanising effect, which would be out of character with the existing pattern of development and harmful to the setting and character of the rural location, and it would be inappropriate in a countryside setting.

2. The proposed development does not satisfy the National Planning Policy Framework tests of sustainability, on economic, environmental or social grounds.

3. Local Plan policies. The proposed development lies outside the Village Boundary, as set by the Local Plan.

4. To develop this site for housing would constitute misuse of good agricultural land.

5. Sewage and Water. The sewer in Eldridge Close is not adopted, and the existing houses already suffer from sewerage problems; and the land drains in Eldridge Close cannot contain the surface water run-off from heavy rainfall. A 28 house development on higher ground, above Eldridge Close, would only compound those problems.

As this application differs only marginally from the last, and for the above reasons, I believe the proposed development should be REFUSED.

Yours faithfully,

David Curtis

D. R. Curtis

Copies to:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]