

## Late List –Planning Committee 13.12.23

**Officers please note: Only** Late items from **STATUTORY CONSULTEES** are reproduced in full.  
**Others are summarised.**

**Statutory consultees are listed below:**

**Highway Authority**  
**The Health & Safety Exec**  
**Highways Agency**  
**Local Flood Authority**  
**Railway**  
**Environment Agency**  
**Historic England**  
**Garden History Society**  
**Natural England**  
**Sport England**

**Manchester Airport Group** (*MAG is the highway authority for the airport road network + the also section of Bury Lodge Lane running south from the northside entrance to the airport. On these roads, it therefore has the same status as Essex CC and National Highways do for the roads that they administer.*)

This document contains late items received up to and including the end of business on the Friday before Planning Committee. The late list is circulated and placed on the website by 5.00pm on the Monday prior to Planning Committee. This is a public document and it is published with the agenda papers on the UDC website.



Item Number	Application reference number	Comment
6	UTT/23/2616/PINS  Land To The North Of Eldridge Close Clavering	<p><b>Clavering Parish Council OBJECTS</b> to the above planning application as it</p> <p>FAILS the Uttlesford District Council (UDC) Local Plan (2005) policies            S7 Protection of Countryside            ENV5 Protection of Agricultural Land            GEN1 Access            GEN2 Design            GEN 7 Nature</p> <p>UDC's Local Plan (2005) is saved as currently the district has a 5.14 Year Housing Land Supply (YHLS).            UDC is at Regulation 18 stage of its new Draft Local Plan being written to 2041.            It is acknowledge that the current saved plan may not entirely reflect the National Planning Policy Framework.</p> <p>Clavering Parish Council OBJECTS to the planning application as it is CONTRARY to the National Planning Policy Framework</p> <p>It FAILS all three tests of sustainability – economic, environmental and social.            Is contrary to: Para. 8 c Natural Environment                              Para 85 Impact on local roads                              Para 104 and 111 Highway Safety                              Para 126 Effective Community Engagement                              Para 130 a Adding to the quality of the area                              Para 130 c Local character ...and landscape setting                              Para 174 b Countryside                              Para 185 c Artificial light</p> <p>It must be remembered at all times that the existing development Eldridge Close, over which this development gains access and to which the proposed application repeatedly refers, was a brownfield site having been small light industrial/agricultural units.</p>

		<p>This planning application is for a site which is open countryside and Grade 2 Agricultural land, ie excellent quality with high yields.</p> <p>Further this site is NOT infilling, it is backland development as the site plans themselves clearly indicate. Clavering Parish Council now demonstrates the reasons for the application failing and being contrary.</p> <p>There has been no Public Consultation with the Village of Clavering for this proposal comprising up to 28 dwellings, either by survey, public exhibition, or leaflet drop.</p> <p>The applicant has not written to the Parish Council to ask to attend the public participation section of its monthly meetings to inform parishioners of the proposal.</p> <p>There was a previous proposal that was consulted on and which was later turned down at Appeal. There was a later proposal for 32 houses which was refused by UDC and which was lodged 17th October 2023 with the Inspectorate for appeal (APP/C1570/W/23/3331461, UTT/22/1578/OP) Though there was a pandemic, the village has seen Public Consultations take place in its Village Hall since March 2020, and developers be invited to the Council meetings.</p> <p>The Council consider that this is a great failure, of what is required of them, by the applicant.</p> <p>This site is recognised as sitting in the Langley Chalk Uplands Landscape Character Assessment and which is acknowledged to have a high sensitivity to change. 28 dwellings placed at this site will detract from the nature and existing character of the countryside for the Village of Clavering and will not recognise its intrinsic beauty and character. The proposed screening would be considered inadequate; it would also mean that the development will be highly visible in the countryside when viewed from footpaths and especially when trees are not in leaf. This proposed development remains a significant impact on the countryside. As the field is currently under plough, the suggestion for wildflower areas to give a biodiversity positivity would not be viable as the land is fertile land (not a requirement for wildflowers).</p> <p>There is a proposed water garden and village pond and though this is not spring-fed as are all other known village ponds which are natural, nor does it appear to connect to the village's water courses.</p>
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		<p>far end of the village. These circumstances would inevitably result in a greater use of private transport and a significant increase in traffic along village roads, ill-suited to accommodate it in terms of physical and environmental capacity.'</p> <p>It should be noted that children from the Eldridge Close development (the brownfield development) must be bussed by ECC to Clavering Primary School due to the unsafe pavement route. There have been no alterations to the road nor pavement since that finding so from a social, as well as environmental, thread this is not acceptable as car use would be required.</p> <p>It should also be noted that there are no healthcare facilities in Clavering; the nearest doctor's surgery is 3 miles away in Newport along routes which have no pavements, whilst the dental surgeries are 6 miles away in Saffron Walden along similar routes. There is no public transport to these.</p> <p>Clavering Parish Council draws the Inspector's attention to the fact there is no local healthcare provision in the Draft Section 106 Agreement.</p> <p>It may be considered that as UDC's Saved Local Plan is out of date, this application must be considered under the NPPF and so the tilt of the balance of harm will be employed. If this is so, it has been demonstrated above that the build fails all three strains of sustainability – so should not be permitted – even before the evidence of it causing harm to the countryside, its agriculture and its landscape, urbanisation, natural environment.</p> <p>Clavering Parish Council (CPC) believes that the provision of housing is not outweighed by the damage caused to the countryside. CPC pays heed to the opinion of the Inspector at another appeal in Clavering that 'Clavering is sustainable for certain locations' and this site is not such a location.</p> <p>Accordingly it is respectfully requested that this application should be REFUSED</p>
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Note – The purpose of this list is to draw Members attention to any late changes to the officer report or late letters/comments/representations. Representations are not reproduced in full they are summarized

Late items from **STATUTORY CONSULTEES** are reproduced in full.