



FAO: PINS  
C/O Planning Services,  
Uttlesford District Council,  
Council Offices, London Road,  
Saffron Walden CB11 4ER

15<sup>th</sup> December 2023

*FAO: The Planning Inspectorate*

*C/O Uttlesford District Council,*

**RE:** UTT/23/2616/PINS

**FOR:** Outline planning application with all matters reserved except access for up to 28 dwellings (class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development

**AT:** Land North of Stickling Green Clavering Essex

Dear Inspector,

I write to strongly object to the above development on at least the following grounds.

- It will significantly alter the character of this area of countryside.
- It seeks to damage perfectly good quality arable farming land. Which once concreted over can never be replaced.
- It will seek to place an additional unsustainable burden on a privately supported sewage system that remains unadopted.
- This new application direct to PINS, designed to bypass the usual democratically elected local process, is similar except for housing numbers to previous applications that have also been refused. Hence, they clearly seek to abuse the allowable planning process probably in the hope that objectors will be thwarted or just go away.

- I also refer you to just one of their previous several applications, **UTT/20/1628/OP** for 9 houses. From this the applicants have clearly misunderstood or used to their potential advantage the phrase “inefficient use of land”. They have assumed the Inspector meant ‘put even more houses on it’. Whereas its most probable that it meant the land would be more efficiently used as continuing arable farmland.

I trust that the many reasons given for previous refusal by Uttlesford District Council or previous Inspectors that these decisions should not be overlooked or ignored purely because the applications in now being considered under the jurisdiction of PINS. Hence please be minded to also **Refuse**

Yours sincerely

Mrs Bars Bullen