

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

15/12/2023

*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

I write to you to raise a strong object to this proposal, although you have matters reserved the proposal is contrary to National and local planning policy in terms of sustainability of location; overbearing nature of development; scale; and design. Local planning precedent also indicates that the proposed development is not acceptable in this location. As such, this application should be refused by the Inspectorate without undue delay – and this site *firmly* considered as an *inappropriate* location for such development.

Whilst this application is being considered by the Planning Inspectorate (PINS) because of Special Measures being in force for Uttlesford District Council, it is evident that the previous refusals for development of the site contain clear material reasons for preventing development of this site. The reasons given for refusal by the Council in these decisions should not be overlooked or ignored purely because the applications in now being considered under the jurisdiction of PINS.

This is a clear abuse of the system and process.

Other Material Planning Considerations

Whilst it is appreciated that this is an outline application with all matters reserved aside from access, the following matters remain problematic in the context of this location / site.

### **Unsustainable Location**

For the site to the North of Eldridge Close, the planning Inspector (and subsequently the applicant) has contended that services and facilities will 'accrue' in due course and that therefore, the site is in a sustainable location. However, the location of the proposed development is still within the countryside, and there should be greater consideration of practical accessibility of sustainable transport, services, and amenities.

The proposal will therefore contradict the following planning policies.

- ***NPPF – Section 2 – Para 8; Section 9; Section 12***
- ***Building for Life – Section 6***
- ***National Design Guide – Section C1***

- *Uttlesford Local Plan – Policy S7; Policy GEN2*
- *Essex Design Guide*
- *Essex Design Guide – Urban Place Supplementary Document*

Endeavouring to create a 'mini-village' with its own village green in the northernmost part of Clavering will harm Clavering as a whole by shifting its axis away from the natural and historic village centre and resulting in two separate village halves.

While the National Planning Policy Framework recognises that car use is inevitably higher in a rural environment, this does not justify deliberately locating a development as far as possible from the principal village facilities.

The proposed development breaches the countryside protection elements of Local Plan Policy S7 that are consistent with the National Planning Policy Framework, to which considerable weight should be attached. This is particularly so in relation to the substantial visual harm to the landscape that the development will cause.

The application site is actively farmed land that will be lost to the food economy.

When the application site was submitted following the 2015 Call for Sites, it was turned down by Uttlesford District Council because: "development on this site would not contribute to sustainable patterns of development". Nothing has changed in that respect.

Clavering has no publicly available scheduled bus service.

Eldridge Close is not adopted this is a private road paid for by its residents.

There are a lot of children in our street whom play outside and on their bikes, this would no longer be possible due to lorries and construction traffic down a small residential road.

Our sewerage is also not adopted and our private pumping station regularly struggles with the small amount of 23 homes, adding to this would cause extreme sewerage issues as the tank does not offer a larger capacity.

On a personal note the field behind us provides a pathway to walk our dogs, this is now the only current one in our part of the village there are no other accessible walking areas which for us is key to being in a village community.

I hope that these concerns will be taken into consideration and this development gets refused yet again.

Francesca Tizzard

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