

From: [REDACTED]

Sent: 15 December 2023 13:38

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: S62A/2023/0025 Land North of Eldridge Close, Stickling Green, Clavering, Essex, CB11 4FZ

We strongly object to the proposed development. The proposed development will result in an 'urbanising' effect in a rural location where historic housing placement has been more sparsely distributed. There is no strong need for any current approvals for housing given that Uttlesford has demonstrated a five-year housing supply plan. New developments should be implemented aligned to the new Local Plan and associated Design Guide and any Neighbourhood plan that Clavering develops aligned to the Local Plan.

Previous applications on or near the same site or (UTT/20/1628/OP; APP/C1570/W/21/3267624; UTT/23/1731/OP) for a smaller group of dwellings were refused. Although these were in part due to "inefficient use of land" the larger quantity of houses could be regarded as more efficient use of land. However other factors cited around the harm to the setting and character of the rural location should take precedence.

We also see a challenge with the inefficiency use of land argument having an impact on supply of housing through increasing associated land demand and the presumption that would lead to more (and presumed adverse) widespread development in the village or challenges with meeting the demand. This can only be resolved once a definitive qty of housing is defined for the village within a specified boundary. This will only come once the Local Plan is accepted with appropriate target qty for Clavering and a Neighbourhood Plan that guides the location and nature of the development.

Regards

Nigel & Alison Wood

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