

**From:** [REDACTED]  
**Sent:** Tuesday, January 30, 2024 9:14 PM  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** Land west of Cricketers pub - ref S62A / 2023 / 0030

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29th January 2024

LAND WEST OF THE CRICKETERS PUB - REF S62A / 2023 / 0030 An application for 28 houses

I wish to object to the above planning application for the following reasons

1 ] All of the north end of the village is built on a linear design . There is no backland development at all , except Eldridge Close which is a small estate built wholly on a brownfield site . This new estate would be totally inappropriate .

2 ] The field is clearly seen from the B1038. It gives a rural aspect to that end of the village . The new estate would of course be seen even more clearly from the B1038 , from Clatterbury Lane , from the Stickling Green Road and from surrounding footpaths . The estate would destroy those rural aspects . Does this not go against countryside protection in the Local Plan S7 ?

3 ] This site is outside the village development area . Allowing this would open up the area to yet more development and would ignore the essential character of our village.

4 ] All these houses would come with a t least 2 cars each so 56 more cars on the roads . The site is a long way from the main village facilities of shop , school , church so cars would inevitably be used . The footpath from the Cricketers to the school is so narrow in places- only wide enough for one person - that it becomes positively dangerous when lorries are using the road , especially when walking with young children .

5 ] Despite what developers always quote , there is NO bus service in the village except school buses .

6 ] This site is simply too far from core village facilities and it fails on all counts of NPPF sustainability .

The site has been turned down over time THREE times . One of these applications was for 31 houses and was turned down at appeal . Surely it is a waste of planners time and energy , plus a waste of public money , to allow a developer to keep on and on sending similar applications ?

Yours Faithfully ,

C J V Woodhouse [ Mrs ]