

**From:** Ross Revers [REDACTED]  
**Sent:** Thursday, February 1, 2024 4:39 PM  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** S62A/2023/0030 - objection comments

Dear Planning Inspectorate –

**Ref: S62A/2023/0030; Land West Of The Cricketers, Clatterbury Lane, Clavering, Essex**

I strongly object to this planning application going any further, as it's yet another attempted development that will destroy the rural nature of this village where I live.

The site is green field, providing countryside value which contributes to this rural nature and which should be maintained. (It has been used for grazing horses.) An estate-type development on this field is in complete contradiction to this character and would be both visually intrusive and damaging both to the landscape and the wildlife that lives there, notably tawny owls. Green field construction is very much at odds with Essex's Local Nature Recovery Strategy - its response to the statutory requirement introduced by the Environment Act 2021, to promote the recovery of biodiversity and to connect and expand existing spaces for nature - not build on them!

<https://www.uttlesford.gov.uk/article/7335/Essex-Local-Nature-Recovery-Strategy-LNRS>

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The village cannot accommodate more development – there are not the supporting facilities (i.e., schools, medical facilities, public transport, jobs etc), or infrastructure (i.e., drainage, sewage, utilities, or roads wide enough etc) required to support population growth in the area. The access road itself is blind and hazardous with its 40mph limit.

The application is a clear attempt to bypass the Local Authority's previous common-sense decisions and rush through an application for a site that was already refused three times historically for very obvious reasons, none of which have changed. Adherence to planning policy and framework is paramount – countryside should be conserved, the development is not sustainable, and the site lies outside the village's development limits.

Villages and towns each serve their purpose – Clavering is a village, not a town, and therefore the wrong place for urban creep with the development not being at all sympathetic to the local purpose.

For the reasons detailed above, the development should be refused.

Yours faithfully,

Mr R Revers.