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4th February 2024

Dear Sir,

**PINS S62A Planning Application ref: S62A/2023/0030**  
**Land west of The Cricketers, Clatterbury Lane, Clavering, Essex**  
**Outline application with all matters reserved, except access for 28 dwellings**

I would like to object most strongly to this planning application because:

(a) It just does not fit with the style of housing in this part of the village. Estate-type housing tends to be located in the south of the village because that is where the main village facilities of shop and school are located, along with a community centre, pub and church. Placing this development in this part of the village will have an urbanising effect on its essentially rural, linear layout.

(b) Not only that, but the application site is well beyond acceptable walking distance from the main village facilities and the linking footpath is too narrow in places to accommodate a child's buggy or a disabled persons mobility scooter. It just doesn't make sense and this must impact on the sustainability of the site.

(c) There are buildings of historic importance that are too close to the proposed development and whose setting will be harmed by it. These include The Cricketers pub, Hill Green Farmhouse and related buildings as well as the nearby Conservation Area.

(d) This is a field that has been used as a paddock for many years. It sits on the edge of the village and serves as a link between the wider landscape and the built environment. That link will be broken by the development and the result will be a harsh contrast between the development and the adjoining open field. Whatever the Applicant might say about hedge screening, in practice, this never actually screens any development, particularly for the 6 months of the year after leaf fall.

(e) This is just the kind of 'development creep' into the countryside that has a harmful impact on rural villages and detracts from their essential character as well as harming the countryside itself.

(f) The particular location of this site is one that, if the development proceeds, will result in highway safety concerns. The site is on a bend in the highway and while the sight line is reasonable when standing on the opposite side of the road by the Funstons Business Centre, on the application site side of the road, visibility is limited.

Placing the access road to the development on this bend, with all the traffic that will be using it, cannot be a safe highway solution, It is not just the fact that there will be cars owned by 28 householders and their visitors, but also delivery and service vehicles. It is just an accident waiting to happen.

(g) Removing almost the entire front hedge separating the site from Stickling Green Road to achieve the required access road splay will not eradicate the highway danger. All it will do is to open up the entire development to public view.

(h) It is strange that the Applicant seems to think that Clavering has a public bus service. It doesn't. The buses referred to are school buses specifically contracted to Essex Education Authority and as such, are not available for public use. This removes any possibility of available public transport to get to the main village facilities in the south of the village.

For all these reasons I would ask that the Inspector **REFUSES** this planning application.

Yours faithfully,

Jill Walters

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