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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 **object** to the above planning application on the following grounds:

1. The proposed development will cause countryside harm because:

(i) The introduction of an urban housing estate does conflict with and does not respect the character of the countryside and so breaches those elements of 2005 Local Plan Policy S7 that are consistent with the NPPF.

(ii) It is just an example of the corrosive effect of development creep on the countryside.

(iii) It fails to reflect the intrinsic beauty of the countryside by failing to recognise the importance of the site as a transition from open countryside to the built environment of the village, contrary to paragraph 180(b) of the NPPF.

(iv) It does not conserve and enhance the landscape but with an estate of urban design, detracts from it, contrary to paragraph 20(d) of the NPPF.

2. The proposed development is not sympathetic to local character (contrary to paragraph 135(c) of the NPPF) because it promotes a clustered, estate-type housing in a part of the village where housing layout is generally linear. In addition:

(i) The current thick hedge and trees separating the site from Stickling Green Road (which is where the main access to the development will be located) will have to be almost entirely removed in order to meet the highway visibility splay requirements of Essex Highways. It will, in that way, open up the entire development to public view.

(ii) The application site, as existing, has the effect of bringing the countryside right up to the village, particularly when viewed from the Stickling Green approach. The proposed development would, in effect, push the countryside away.

(iii) Most recent development of clustered estate-style housing has been located in the southern part of the village, understandably because that is where the core village facilities are located. In that environment, a further development of similar style would not be out of character. Here, it will conflict with the more rural, linear aspect of the northern part of the village.

3. While there are certain local facilities within walking distance of the application site, the main core facilities of shop and school, along with a community centre, pub and church, are located at the southern end of the village between one and a half and two kilometres away, via a narrow footpath that will not accommodate children's buggies or mobility scooters. In essence, the development is just in the wrong place.

4. There are heritage assets that are too close to the proposed development to be unaffected by it. It will harm the setting of the Cricketers pub (a listed building) as the development will be clearly seen across the pub car park. Its proximity will also harm the setting of the nearby Conservation Area and the non-designated heritage asset of Hill Green Farmhouse.

5. The application site sits on a slow bend with limited visibility. It is not a safe location in which to place the access road for 28 houses. Opposite the site is the Funstons Business Centre with commercial traffic using its two entrances. These entrances, being on the other side of the road, have better sightlines.

6. Contrary to what the Applicant maintains, Clavering has no public bus service and this will impact negatively on the sustainability of the site as public transport is not available to get from the site to core village facilities in the southern part of the village. A car will be essential for this purpose.

7. While the NPPF recognises, as fact, that living in a rural environment requires greater use of the car, this was never intended by the NPPF to encourage housebuilding in rural village with a disregard of how far those houses are from village facilities. New houses (particularly the affordable houses proposed by the Applicant) need to be locate close to core facilities.

For the reasons detailed above, the development should be **REFUSED**.

Yours faithfully,

Peter Walters

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