S62A/2023/0030

Letter of OBJECTION

Dear Planning Inspector,

Once again, the target of developer's aspirations, Clavering faces the prospect of yet another large housing estate. In recent months, we have seen the rapid infill of all roadside gaps along the Wicken Road & the character of the entrance to the village from this direction has been irrevocably altered, as was the entrance from Stortford road, and now potentially, the entrance to the village from Arkesden and Stickling Green. Now the approach to the historic village of Clavering resembles the unimaginative & large-scale development of Newport and Saffron Walden. Neat concrete paths, ornamental trees and thin, clipped hedgeing have now replaced the wildlife-sustaining, wild and dense undergrowth of verges. However, with narrow roads, lack of footpaths and limited school spaces, this is just not sustainable in Clavering without forever changing the character of the village. It is important not to understate the visual harm to the landscape the development will cause (which also breaches the countryside protection elements of Local Plan Policy S7 that are consistent with the NPPF). Once the visual outlook is destroyed by an unimaginative overuse of concrete, it cannot be returned.

A Neighbourhood Plan has been voted strongly for by residents to accommodate the allocated 111 houses proposed by UDC & residents have firm ideas about where and when these houses can best be absorbed; time should be given to allow the Neighbourhood Plan to be adopted before allowing the mass development of inappropriate areas. A large proportion of residents of Clavering are well-informed and interested in what happens to their village & are well-versed about where suitable development locations may be, having decades of local knowledge. This potential large-scale development is a typical example of the kind of urban creep into the countryside that, if unchecked, will eventually urbanise a rural village, and should be at least postponed until the Neighbourhood Plan is in place.

Rachel Betts,

[redacted].