



10 February 2024

Dear Sirs,

**Objection against planning application S62A/2023/0030
28 houses on land west of The Cricketers car park**

1. Three different proposals have already been refused by Uttlesford District Council, with one of them for 31 houses turned down on appeal. This application is an abuse of process and a waste of public time and money.
2. The proposed development will be very visible from both the road and the surrounding footpath, harming the character of this part of the village.
3. There is generally a linear pattern of housing in Clavering. The housing estate proposed is in conflict with this.
4. The site is outside the village development limits.
5. The site is a significant distance from the core village facilities, necessitating the use of cars as there is no public transport available. Previous appeals on nearby land have been turned down on the grounds of excessive distance from core village facilities.
6. The substantial visual harm to the landscape the development will cause breaches the countryside protection elements of Local Plan Policy S7.
7. The proposed development fails all three NPPF tests of sustainability.
8. The proposed access point of the site is on a slow bend with limited visibility, creating a potential traffic hazard.
9. UDC have stated that the 111 new houses target for Clavering is likely to be reduced when the Regulation 19 version of the new draft local plan is published in the spring, therefore large developments such as this will not be necessary.
10. The benefits attached to this scheme are outweighed by the harm the proposed development will cause. It is in the wrong place.

For all the reasons stated above, I would encourage this planning proposal to be REJECTED.

Yours faithfully,

Aidan & Anette Mahoney