

[REDACTED]

Re: **Objection** – Planning Application **S62A/2023/0030** – Clavering, Essex

I am writing to object to the above planning application concerning 31 houses west of the Cricketers gastro pub car park in Clavering.

Whilst understanding that the UK needs a huge number of new homes, I object to any housing development which materially detracts from this country's historic rural village heritage, changes the nature of village communities and create precedents for urban sprawl. This is the prospect facing Clavering, the character of which is already being undermined. This is contrary to the NPPF requirements in paragraphs 180(b), 20(d) and 135(c).

Clavering has already been subject to a number of significant developments typically along the Stortford Road where there is a school and a thriving village shop. There are also a significant number of new in-fill builds in other parts of the village which is increasing traffic on many of the village roads.

There is no regular bus service and the village school is full. This means new children living in the village will have to be driven to other schools located in neighbouring villages which are also full. It will also create more traffic on the roads in and through Clavering.

Many of roads and lanes in Clavering were never built for the weight of traffic they are now experiencing and not for the heavy vehicles that are increasingly using them. They are narrow, the edges are in very poor repair and they flood in stormy weather.

This development will increase traffic in the village generally and make the roads more hazardous. Indeed the development site is on an already busy bend with limited visibility creating a dangerous junction.

This proposed development shifts the focus of new builds onto land which is some distance from these facilities and poses a threat to the countryside. It fails three NPPF tests of sustainability.

Finally, when it comes to planning applications, when does 'No' mean 'No'? This site has already been subject to three refused planning applications in the past with one refused again on appeal. They must have been refused on legitimate grounds. However, it seems developers keep lodging applications again and again wasting public money and clogging up the planning process.

I thoroughly object to this planning application (S62A/2023/0030).

Yours faithfully,

Judy Wilson-Smith

Copied to:

