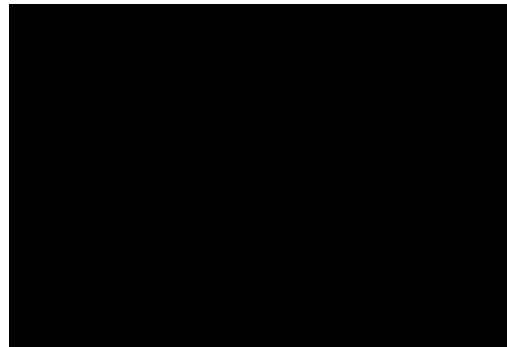


Your ref: PINS S62A Planning Application  
ref: S62A/2023/0030

My ref: JEC/PINSclavDev.



By e-mail to: Section62a@planninginspectorate.gov.uk

11<sup>th</sup> February, 2024

Inquiries and Major Casework Team,  
The Planning Inspectorate,  
3rd Floor,  
Temple Quay House,  
2, The Square,  
Temple Quay  
Bristol BS1 6PN.

Dear Sirs/Mesdames,

**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 up to 28 dwellings (Class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure**

I object to the above planning application for the following reasons:

1.1 Clavering is a village made up of several separate greens, with a central hub, where most of the community facilities, shop, school and church, are situated. It is important that open country remains between the greens and the hub, so that Clavering does not become one large urban sprawl.

1.2 The location of the proposed development of 28 houses erodes this principle by substantially expanding the northern end of the village along the lane towards Stickling Green to the West. It would be necessary to remove a large part of the thick and tall hedge on the north side of the development site, to give access to the houses on, and that will materially **damage the landscape** in this part of the village.

1.3 So large an estate-style development in a part of the village, where previous development has been largely linear or in-filling, would radically change the character of the northern end of the village.

2. The **local heritage** will be damaged. The view of the nearby listed Cricketers Inn, to the East, will be adversely affected by the proposed development. It will also affect the non-designated heritage Hill Green Farmhouse to the South West, and the nearby Conservation Area.

3. The proposed development site is more than a mile from the main village facilities, with poor pedestrian access. There is no bus service, and residents would therefore be forced to rely on private motor transport, which will not help the **environment**.

4. The access to, and exit from, the proposed development site would be on the narrow Stickling Green lane a short distance from junction with the Arkesden Road and one of the entrances to the industrial estate opposite, both already busy with traffic, and then straight onto the dangerous junction on a bend with the B1038 Newport Road. The extra **traffic** from the site would exacerbate the risk of accidents, with the interplay of vehicles and pedestrians at this busy junction.

For the above reasons, I believe that the application should be **refused**.

Yours faithfully,

Jane Curtis.

Mrs. J.E. Curtis

Copies to:

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]