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Dear Sir/Madam

Planning Application ref: S62A/2023/0030

Proposal: A new application for 28 houses

Location: Land West Of Cricketers car park, Clavering, Essex.

I **OBJECT** to the above planning application for reasons listed below:

- **Nearby Heritage assets**
The development will have a harmful effect on heritage assets in this part of the village.
- **The proposed development would have the harmful effects of to this end of the village.**
This development conflicts with the general linear pattern of housing in the village, it only adds to the urban element of recent applications and development. This end of the village is becoming unrecognisable of late due to the relentless urban developments, that are not in keeping with the existing housing pattern.
- **The Planning Application site, is outside the village boundary limits.**
- **The site is not sustainable**
The site is not sustainable in terms of its distance from the main village facilities on the Stortford Road. The site would also encourage the use of cars as the pavements are too narrow in places, uneven and unsuitable for a child's buggy, wheelchairs, mobility scooters etc between the site and main facilities on the Stortford Road. Previous appeals have been turned down on nearby land due to distance from the core facilities.
- **Three Previous Planning Applications on this site tuned down.**
This is an abuse of process, the previous applications have all been turned for the same reasons, one of which was for 31 dwelling and was turned down on appeal, this is a waste of public time and money, at a time when both are in very short supply.
- **There is no public bus service in Clavering.**

- **Local Plan published in spring this year**

UDC have said Clavering's target of 111 houses is likely to be reduced when the Regulation 19 version is published this year. This clearly takes away the need for larger developments such as the one being proposed.

- **Harmful to the visual aspects**

The proposed development will be visually intrusive from both footpath view points and the road. This will have a harmful impact on the village landscape.

- **Site Access**

The proposed site access point is on a slow bend, causing dangerous hazards due to the very poor visibility.

For the reasons listed above, this planning application should be REFUSED.

Yours Faithfully

Luke King