

From: Lisa Sivyer [REDACTED]
Sent: Monday, February 12, 2024 11:05 PM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Application Ref. No. S62A/2023/0030 - Land to the West of Clatterbury Lane, Clavering, Essex

Dear Sir or Madam,

I write to object to the application to build 31 houses at the above location.

An application was made for 31 houses at the above site in 2012 and turned down at Appeal. The applicants as of 2023 now seek to build 31 houses once more on land which they acknowledge is outside of the village boundary.

I have read some of the paperwork attached to the application and see that in the letter from Essex County Council (Development and Flood Risk and Environment) dated 7.2.24 that they have turned down this application. I am concerned about the quantity of surface water that may find its way into the stream (which starts in the village of Langley) and travels through Clavering to become the River Stort. It is suggested in the report from BAYA on behalf of EAS that excess water might be allowed to overflow into that stream.

The centre of the village of Clavering is becoming more and more susceptible to downhill flooding and at the point of Lower Way, a lane in the centre of Clavering which is subject to a recent appeal (UTT/22/1718/FUL - Anne Jordan presiding) where waters intersect to become the River Stort, problems arise where sluice gates are activated to help keep water from flooding the nearby town of Bishop's Stortford with the effect of waters backing up here to our village.

31 houses on the site proposed will certainly make a blot to the landscape coupled with the housing development called Eldridge Close on the opposite side of the road. On nearby footpaths the view of this housing development has very much affected the scenery. To build another development facing this will cause a huge difference to the countryside. Not only is this application for 31 houses at Land West of Clatterbury Lane going straight to S62, but also another application for 28 houses piggy backing Eldridge Close named 'Eldridge North'. This S62A/2023/0025 was recently the subject of appeal presided over by Luke Simpson. This could make a total of nearly 100 houses in close proximity in a very short space of time with a very immediate impact on our village and local services. This really could be a disaster in terms of the landscape of our locality. Please can the Inspectorate inform us as to whether this 'bombardment' of applications is being looked at 'in the round' and their impact on our locality?

I would also like to add that there are drainage issues which exist from the site opposite at Eldridge Close which cause flooding issues into the road outside the proposed site at Land to the West of Clatterbury Lane with the potential of Eldridge North adding to the system, there could be problems.

This site is far from the village school and would require a trip in a car. There are no local service buses to any of the surrounding towns or villages save for a small bus on a Saturday which currently has to be booked in advance and is already at capacity but its future is in doubt. The size of this development will only add to the level of cars in the locality and really is not a sustainable way forward.

For these reasons, I strongly object to this development.

Yours faithfully,
Lisa Sivyer