



8<sup>th</sup> February 2024

Dear Sir,

**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 28 dwellings**

**We strongly object** to the above planning application on the following grounds.

1. The proposed development conflicts with the character of Clavering Village. It proposes an urban estate of 28 houses in an area of the village where the existing housing is essentially linear. This will damage the setting of The Cricketers Inn, which is a listed building and much valued both by villagers and their visitors.
2. The proposed estate is the best part of 2 kilometres from the village shop, school and community centre - beyond reasonable walking distance for kids or adults loaded with shopping. It will therefore significantly increase traffic on the village main roads, particularly at school opening and closing times. The pavements on these roads are narrow, not easily widened and potentially dangerous for both children and dogs.
3. The proposed development, and its associated additional traffic, will also detract from the setting of Clavering Conservation Area, and its attractive cricket pitch.
4. The proposed access road to the site will involve the removal of most of the hedge and trees currently separate it from Stickling Green Road; together with the extra traffic from delivery and service vehicles, this will substantially detract from the rural character of that part of the village.

**We believe the development should be refused.**

Yours faithfully,

Pauline and Gareth Stainer

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