

From: Simon Elphick [REDACTED]
Sent: Wednesday, February 14, 2024 12:33 PM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
[REDACTED]

Subject: PINS S62A Planning Application ref: S62A/2023/0030 Land west of The Cricketers, Clatterbury Lane, Clavering, Essex

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

Dear Sir/Madam

It has come to my attention that some parts of my email sent at 21:59:04 on 13 February 2024 did not transmit owing to an unintended change of font. I reproduce the text in full below.

- We ask that this application be rejected on the following grounds (among many others, no doubt):
 - The proposed site is outside the village development limits.
 - The proposed development will seriously harm the character of this part of the village because:
 - The site will be visually intrusive from the road and nearby footpaths.
 - It is yet another example of urban creep into the countryside.
 - The North of the village is inappropriate for clustered housing of this kind which, in Clavering, is located mainly around Stortford Road.
 - Previous Appeals on nearby land in the northern part of the village have been turned down on grounds of excessive distance from core village facilities and harm to the countryside. This application should be treated no differently.
 - We understand the proposed development fails all three NPPF tests of sustainability.
 - The development represents poor transport and highways practice since the proposed point of access sits on a slow bend with limited visibility resulting in a potential traffic hazard - see comments below.
 - The recent flooding in Clanver End and road closures in Wicken Bonhunt demonstrated the impact of increasing traffic on the village. When traffic was diverted from the B1038 to Arkesden Road the volume and speed of the traffic was intolerable and dangerous.

- Every day, vehicles speed along Arkesden Road far in excess of the 30 mph speed limit. The construction of yet more houses absent dramatically improved traffic calming measures will risk serious injury or worse in the near future. All speed limits should be reduced to 20mph through the village of Clavering including Stortford Road, Pelham Road, the B1038, Stickling Green Road and Arkesden Road. There remains no 'Clavering' sign on Arkesden Road to signal entry to the village (the previous sign having been destroyed by a large commercial or farm vehicle two years ago) while the 30mph signs are inadequate and concealed from view by overgrown hedges most of the year round. The need for speed bumps and chicanes along Arkesden Road is now urgent as road users have proven themselves incapable of driving carefully.
- Today's government announcement encouraging new house building on **brownfield** sites is a timely reminder of the absurdity of continuing to blight Clavering's green fields given the obvious impacts on ecology, flooding and road safety.
- UDC have said that Clavering's 111 new house target is likely to be reduced when the Regulation 19 version of the draft new Local Plan is published later this year. This reduces the need for larger developments such as the one proposed here.

Yours faithfully

Simon and Katherine Elphick

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