

Bridge Planning Ltd.

Email: [REDACTED]

**RE- Applicants response to the statutory consultee comments made under reference: S62A/2023/0030 (Land to the West of Clatterbury Lane, Clavering).**

Dear Leanne,

This cover letter has been prepared by Bridge Planning in response to the statutory consultee comments made on application reference S62A/2023/0030 (Land to the West of Clatterbury Lane, Clavering).

**Lead Local Flood Authority (Essex County Council)**

It is noted that as submitted the Lead Local Flood Authority (LLFA) responded with a holding objection. The appointed Flood Risk Consultant has taken into consideration their comments and provided an updated drainage strategy and addendum note in response to the comments made. Due to the nature of the application process, it is acknowledged that the Inspector may not be able to reconsult with the LLFA, but given the outline nature of the application, it would be appropriate for any outstanding matters to be addressed by way of a suitably worded planning condition.

**Uttlesford District Council**

There appear to be some key inconsistencies in Uttlesford District Council's published committee report on the Land to the West of Clatterbury Lane (UTT/23/3113/PINS) relative to that published on the Land to the north of Eldridge Close (UTT/23/2616/PINS).

**Transport and Sustainability**

It is acknowledged that each application site should be assessed on its own merits, however, owing to the similar locations of the two application sites (less than 100m in distance between the sites), there should be a consistent approach in the findings relative to the transport and sustainability assessments of the sites.

- The Officer's report for UTT/23/2616/PINS makes specific reference to Paragraph 79 of the NPPF, which promotes sustainable development in rural areas advising that housing should be located where it will enhance or maintain the vitality of rural communities and provide opportunities for villages to grow and thrive, especially where this will support local services. The Officers report recognises the conflict with ULP Policy S7, however taking into consideration the Inspectors report in a more recent appeal decision, under application ref:

UTT/20/1628/OP, which considered the location of the proposal to be in accordance with paragraph 79 of the NPPF, it was found that the sites location adjacent the built up area of Clavering ensures it is consistent with Paragraph 79 of the NPPF.

This is not referenced within the report under the 'Location & Principle of Housing' section for Land to the West of Clatterbury Lane, Clavering (Ref: UTT/23/3113/PINS).

- The Officer's report for UTT/23/2616/PINS references appeal decision UTT/20/1628/OP, with specific regard to transport, wherein it noted in the Inspectors report that, probably most, journeys by future residents, are likely to be by private vehicle, however, journeys to more local facilities and services would be relatively short and provision can be made to encourage the use of more sustainable vehicles, walking and cycling.

There is no reference to the Inspectors comments within the officers report for the Land to the West of Clatterbury Lane, making reference instead to the committee's consideration towards application- UTT/23/2616/PINS (Land to the north of Eldridge Close). It is further noted that the local planning authority in their comments have not referenced the same conclusion, as detailed below, suggesting they are satisfied that the use of motor vehicles in this location is acceptable, which I note is further away from the local services and amenities offered by the Land to the West of Clatterbury Lane, Clavering.

*'The decision of the previous planning appeal on this site considered probably most journeys by future residents are likely to be by private vehicle. However, given the range of services available locally and the benefits to these services that would accrue, the likelihood of a high reliance on private vehicles is not a matter that would weigh against the proposal.'*

This evidence clearly demonstrates that there appears to be inconsistencies in the comments and conclusions drawn from the local authority on this point.

- To further reinforce the point with regards sustainability we would like to inform the inspector that there have been recent applications approved to the northern extent of the village and Uttlesford District Council's Officer's report for the site to the north of Eldridge Close (UTT/22/1578/OP), was not refused on sustainability grounds, as per that set out within section 6.38 and Appendix 1 of the accompanying planning statement.
- Additionally, as set out within the submission documents the application for Land to the west of Clatterbury Lane proposes to increase the sustainability of the site by providing a new footpath connection on the western side of Clatterbury Lane as well as additional crossing points in the necessary locations. These enhancement will benefit both the future occupants of the development and existing Clavering residents.
- We also note the local authority made no reference to the contents of their recently submitted draft local plan. Clavering is ranked highest of the 'Large Villages', scoring 66 in the 'Service Score', which is only just below the threshold of a Rural Centre, with a proposed housing requirement of 111 units, stated in 5.54 to 5.59 and 9.7 of the accompanying planning statement. This should be given weight and consideration in any decision.

*Loss of the agricultural land*

- Within the Officer's report for Land to the West of Clatterbury Lane the local planning authority considered the loss of agricultural land as a 'moderate negative effect' whereas for the Land to the North of Eldridge Close the officers report advised the loss would have a 'limited negative effect'. Again, this clearly highlight inconsistencies within the assessments made by the local planning authority.

We trust that the submission of the updated drainage strategy and addendum note are sufficient to overcome the initial holding objection raised by the LLFA. Additionally, we hope that the above summary of the various inconsistencies in the assessments made by the Local Authority are helpful and will be addressed by the Inspector as part of the decision making process.

If you have any queries or wish to discuss any aspect of this application, please do not hesitate to contact me.

Yours sincerely,

**Lewis Tomlinson**  
**Director**  
**Bridge Planning**