



# Clavering Parish Council

Chairman: Stephanie Gill

Clerk to the Council: Ms Lynette Bonfield

[REDACTED]  
[REDACTED]  
Clerk to the Council: [REDACTED]

+ + by email section62a@planninginspectorate.gov.uk

Inquiries and Major Casework Team  
The Planning Inspectorate  
3rd Floor  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

9<sup>th</sup> April 2024

Dear Sirs

**Refer: S62A/2023/0030 Land West of Clatterbury Lane, Clavering, Essex  
Outline Planning Application with all matters reserved except access for up to 28 dwellings (Class C3) including public open space, sustainable drainable systems, landscaping and associated infrastructure and development.**

**(Also referred to as Land West of the Cricketers, Clatterbury Lane, Clavering per Uttlesford District Council (UDC) reference UTT/23/3113/PINS)**

Thank you for your email 26<sup>th</sup> March 2024 advising of additional documents and response from the applicant concerning highways.

Clavering Parish Council does not withdraw its objections to the above planning application as detailed in its letter of 2<sup>nd</sup> February 2024.

Regarding the newly submitted highways documentation it considers that the application continues to

**FAIL the Uttlesford District Council (UDC) Local Plan (2005) policy GEN1 Access**

**Be CONTRARY to the National Planning Policy Framework**

Para 116a b c & d Pedestrian and vehicle conflicts

Clavering Parish Council considers that the now proposed access for vehicles and pedestrians is dangerous.

The proposed pedestrian access now adjoins the proposed vehicle access, with this vehicle access being moved from its current field entrance to a position closer to the blind bend on the Stickling Green Road.

As stated previously, it is also known that 28 new dwellings in a rural area are recognised to generate at least 112 vehicle crossings per day at the access point to the main highway system.

There is a conflict of pedestrians and vehicles as there are no paved footways on the same side of the road as the development.

The new proposed exit for pedestrians and vehicles planned for this narrow country lane remains opposite the light industrial estate.

As mentioned previously, one unit, being in a rural location, deals with farm vehicles including tractors. Low loaders as well as articulated trucks, which are unable to manoeuvre onto the site due to the narrow road, and so park on Stickling Green Road in order to off-load their goods using forklifts, & etc. This is where the development's new pedestrian vehicle access is proposed.

This places the proposed development's new pedestrian and vehicle access in conflict with the existing traffic using the road. Also, though Stickling Green is a country lane, it serves two large farms and is also a route to access neighbouring villages.

It is noted that no swept path analyses have been shown on these new drawings to detail vehicles entering and exiting the proposed development. As stated previously, UDC has larger than the usual refuse collection trucks so this must be demonstrated for an all matters except access application.

The sightlines indicated on the new highways drawings cannot be achieved unless the existing roadside boundary hedge is removed as the sightlines are shown passing through the hedge that is present.

As stated before, it is also considered that any removal of the existing roadside boundary hedge and trees in order to improve sight lines will cause harm regarding existing biodiversity, and especially as surveys have previously indicated the presence of the hairstreak butterfly at this site given the Elm habitat.

Since the initial letter sent by the Parish Council on 2<sup>nd</sup> February 2024, there has been a further determination by the Planning Inspectorate concerning a proposal for a build of 28 houses in this same area of Clavering. Please refer to 62A/2023/0025.

The findings of the Inspector aligned with those for the dismissed Appeal at this site, APP/C1570/A/12/2184181 and the PINS application was refused. It was stated that there was limited access to services and facilities and heavy reliance on private motor vehicles, which would result insignificant social and environmental harm, thus the site was not a suitable location.

It was also stated that the village has a prevailing linear layout of settlement, with which this proposed application is also at odds.

Clavering Parish Council (CPC) continues to believe that the provision of housing at this site is not outweighed by the damage caused to the countryside.

CPC pays heed to the opinion of an Inspector who indicated that 'Clavering is sustainable for certain locations' and this site is not such a location.

Accordingly, it is respectfully requested that this application should be REFUSED.

Thank you for your kind attention to this,

Ms Lynette Bonfield  
Clerk to Clavering Parish Council