

Subject: RE: Objection: S62A/22/0006 and UTT/22/2046/PINS
Berden Hall Farm, Ginns Road. Berden

Pelhams Preschool,
[REDACTED]

2nd Sept 2022.

I am the Head of Pelhams Pre-School, located in the centre of Stocking Pelham, and I wish to object to this application on behalf of myself, my staff, and the parents and carers of the 23 soon to be 34 children in the age range 2-4 who currently attend.

The Pre-School has been established in this Hall for the past forty years and is a long-established village asset to the Pelhams and surrounding rural villages. The application implies that the huge number of lorries needed to build and maintain the site will have little or no effect on existing traffic flows from Little Hadham to Berden along Albury Road, The Wash and Ginns Road. This comment is supported by wide-angle photographs, taken at the widest points along these roads. In reality the road is much, much narrower with many blind corners. There is no footpath for most of its length, in particular for 100 metres either side of the Village Hall where the Preschool is situated. There is a sharp bend barely 25 metres from the Hall entrance.

While delivering and collecting children at 5 different times throughout the day between 9am and 2.30pm and strapping them into car seats, parents of necessity have to do this in the middle of the road, as they have to park right up against a thick hedge to maintain passage for vehicles on the carriageway. This puts parents in the road often also managing even younger children. The staff also have to park at the roadside again at different times through the working day. The road is unsuitable for traffic of the size and scale proposed. Please reject this application on grounds of safety.

Thank you.
Tracy Langlois.
[REDACTED]