

RE: Planning application SA62A/2023/0017

Dear Sir/Madame

Please consider my objections below to planning application SA62A/2023/0017

I would just like to mention planning applications UTT/16/0956/PA, UTT/21/0332/FUL, UTT/22/0267/FUL Uttlesford district council's planning committee listened to the concerns of hundreds of residents and therefore unanimously refused planning to this preposterous development.

There has been no significant amendments to any of the previous planning application, the developer hasn't really addressed the core concerns of hundreds of residents.

The core concerns of immediate and local residents:

- The unethical decimation of the land by the developer.
- This is classified Protected Habitual Woodland (magic maps)
- The impact of a 24/7 logistic depot on the quality of life to immediate residents and surrounding villages
- The risks involved with the addition of over 500 vehicle movements on an already stressed rural B road.
- The impact to immediate historic buildings and those on the routes to this site.
- Another HGV facility on one of the busiest junctions of the M11

THERE HAS BEEN ABSOLUTELY NO FORMAL CONSULTATION WHAT SO EVER WITH THE DEVELOPER/COMPANY PROPOSING THIS DEVELOPMENT!

Has the developer been taken to task on the method in which well-established trees were shredded, ponds filled and land bulldozed. There is video evidence all over social media showing this unethical approach. It is documented that Uttlesford council fall short on their quota of forested areas, how was this allowed to happen, speaking to local residents this is one of the main injustices that has caused most concern. This is classified protected habitual woodland please use the government website MAGIC MAPS this area is clearly marked accordingly.

How can hectares of established protected woodland be concreted over for a HGV Logistic depot, could this get anymore unethical?

I urge you to witness the "planting of new trees" at this site. Most of the protective sleeves used for protecting saplings are empty with nothing inside of them.

I ask what does this development offer us and our community.

Firstly I express the concerns on an unethical nature above, THIS DOES NOT CREATE JOBS or OPPORTUNITIES TO OUR LOCAL AREA! Wrens kitchen already have the staff they require, this is just a simple relocation from their lease expiring land at Stansted Airport. It offers us nothing!

Immediate effects to residents:

I would like to point out that EV charging points are not quiet, these will be high powered units that will have cooling fans whirling round day and night. Vehicle doors slamming, HGV trailer reverse warning bleeping, Fork lift or shunting waggons, Air brakes and HGV uncoupling, staff chatting and no doubt sandwich vans blasting out sounds on approach.

It should also be noted that Tile Kiln Lane is on an incline, HGVs will need to get up this incline increasing engine noise and the use of air brakes whilst waiting to pull out onto the B1256. Engine noises as the HGVs accelerate on the incline of Tile Green.

I have the above issues daily at my location, living opposite a similar establishment that should never have been approved!

The effects of this is going to have serious detriment to the mental health of residents that live already under a flight path to one of the UKs busiest airports.

Local effects to residents:

Tile Kiln lane has become a rat run for drivers wishing to short cut from Harlow/Sawbridgeworth/Bishops Stortford and cut out the diabolical M11 JCN8.

So how can you agree to put a 24/7 logistic depot right at the heart of it!.

The addition of over 500 vehicles accessing and exiting this site, adding to the increased traffic through Gt Hallingbury, Little Canfield and Takeley villages.

When the M11/A120 are closed either for roadworks or an accident, Where are these 500 vehicles going to come and go? Deliveries with deadlines up and down the county must go out. I can tell you that these vehicles will be navigating their way through the likes for Bishops Stortford Town, Stansted, Takeley, Gt Hallingbury and other areas that are diminishing from their quiet leafy passed. In 2019 the B1256 was quoted as having over 10.000 vehicle movements daily, this is for a rural B road 4 years ago! New housing developments neighbour this site, these will be home to young families living and breathing this commercial monster 24/7.

WHEN IT'S GONE ITS GONE!

I speak for those of us that have the pleasure of owning a historic listed property.

My house is mentioned in the heritage statement along with others but many more are not intentionally included.

Why?

Not just because this will impact the setting on a visual or aesthetic reason, but being Circa 400 years old and just 4 metres off of the B1256 please see Heritage statement 2.4 page 8 to see how close my home is to the B1256.

When these house were built having NO FOUNDATIONS they were not designed to have thundering 18ton twin trailer HGVs hurling passed. Much will be the same for the OLD ELM and many more properties along the B1256, but these are not mentioned. Tile Kiln Lane and other routes that cannot withstand the abuse that will succumb if this development gets the go ahead. Make no mistake if this development is approved, I will be seeking compensation from a government body through Historic England as I have expressed my concerns now and previously. Timber framed houses with no foundations cannot withstand the vibrations of HGVs just meters from their footprint.

Risk to road Safety

If you live near to/use or know the M11 Jcn 8 then you know that this roundabout is appalling. An accident black spot with the mix of HGVs, commuters and totally disorientated road users wanting the M11 Birchanger Services. So the addition of another HGV logistics depot upon this JCN would be total madness. The M11 JCN 8 is one of the busiest JCNs on the M11.

The Developer has illustrated cycle parking at this site. How are staff going to access this site by bicycle?

The national cycle route comes from Birchanger not from Bishops Stortford. No one in their right mind would use this cycle route to get to the proposed site, it goes far and wide from bringing you to this location.

There is no cycle route or pathway round the M11 JCN and you would be taking your life in your own hands trying to cycle round the junction on the road. Yet another ploy to satisfy planning requirements and be seen as promoting a green future. The entry in to Tille kiln lane is a compact and at times dangerous turning point. Please see accident recording data for this junction. Right upon this junction is a busy petrol station. The proposed would see huge HGVs turning across the path of oncoming traffic on a 40mph road.

This application has no significant changes from its early onset in 2016 it has been refused development three times, it is almost seen that the developer is being vexatious with the constant re applying for this development.

Please listen to the concerns of the residents and refuse this planning application again. HGV depots have no place in accident black spots, Historic complimented areas, protected habitual woodlands and locations so close to residential properties already blighted by jet aircraft less than 100m overhead.

Please visit this site take your time, listen to the birds in the trees, and the wildlife trying desperately to take hold of an oasis it once thrived in. This land offers a buffer not only to the residents from an ever-busier Motorway, but it is probably the last remaining thing that is left that incorporated the character of the Old Elm.

This is a commercial development in a residential area, in a Countryside Protection Zone that was put in place to safeguard against developments of this nature. It offers absolutely no benefit to the residents or the local area, this company already have their staff quota, these staff are existing and just relocating.

The residents of Gt Hallingbury, Takeley and the fragile villages surrounding this ask you to refuse this application, just like the planning officers from the last three attempts. It has generated Circa 1000 objections until date (please see previous planning applications).

Mrs Helen Coletta
3rd May 2023