



## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road,  
Saffron Walden, Essex CB11 4ER

**Councillor Richard Pavitt**

*Ward member for Littlebury, Chesterford & Wenden Lofts*

Member of: Planning Committee, Local Plan Leadership Group

Investment Board, Climate Change & Ecology Working Group

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

18th May 2023

Dear Sirs,

**S62A/2023/0017 - Land at Tilekiln Green, Start Hill, Great Hallingbury.  
Risk of pollution of rare chalk stream habitat.**

As a district councillor I take particular interest in water supply, river pollution and the welfare of the rare Chalk streams within the district. I am a member of the steering group of the Cam & Ely Ouse Partnership (CamEO), run by the Rivers Trust and Anglian Water, and I also monitor the work of WRE (Water Resources East) and WRSE (Water Resources South East).

I would offer the following comments on this application:

1. The site of this s62a application sits over an area of natural springs and is bordered by streams to its south and west. Blocking or redirecting flow from these springs may cause long lasting damage to the ecology of the surrounding area.
2. The operation of a logistics facility will inevitably involve spillage of diesel, brake and hydraulic fluid, and detergents. There is significant risk that pollution from the site will ultimately end up in the River Stort, an ecologically sensitive chalk stream that in turn runs into another chalk stream (Lee/Lea) north of London.
3. The Essex Water Strategy reports that transport drainage (13%) and urbanisation (17%) together account for 30% of the pollution that prevents rivers in Uttlesford from achieving good 'Good' status as defined by the Water framework directive.
4. The Essex Flood Authority has responded with various conditions in respect of the provision of SuDS, among which is: "The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753." The reason being "to provide mitigation of any environmental harm which may be caused to the local water environment."
5. The foregoing (4) is the only substantive reference to river protection among the statutory consultees and I would question whether this is sufficient to protect the particularly sensitive aquatic ecology of chalk streams and to prevent pollutants reaching the river Stort.
6. As a 'main waterway' the health of the River Stort is the responsibility of the Environment Agency. There appears to be no response from the EA.

Yours faithfully,

Richard Pavitt

