

Section 62A Planning Application: S62A/2023/0017 - Land at Tilekiln Green, Stansted, Great Hallingbury

Dear Sir/Madame

Please consider the facts that I provide with my strong objection.

I would like to state that this is the third attempt that this applicant has submitted planning applications for this site, with no real significant improvements to the first application.

UTT/22/0267/FUL..... 229 ObjectionsRefused

UTT/21/0332/FUL 400 ObjectionsRefused

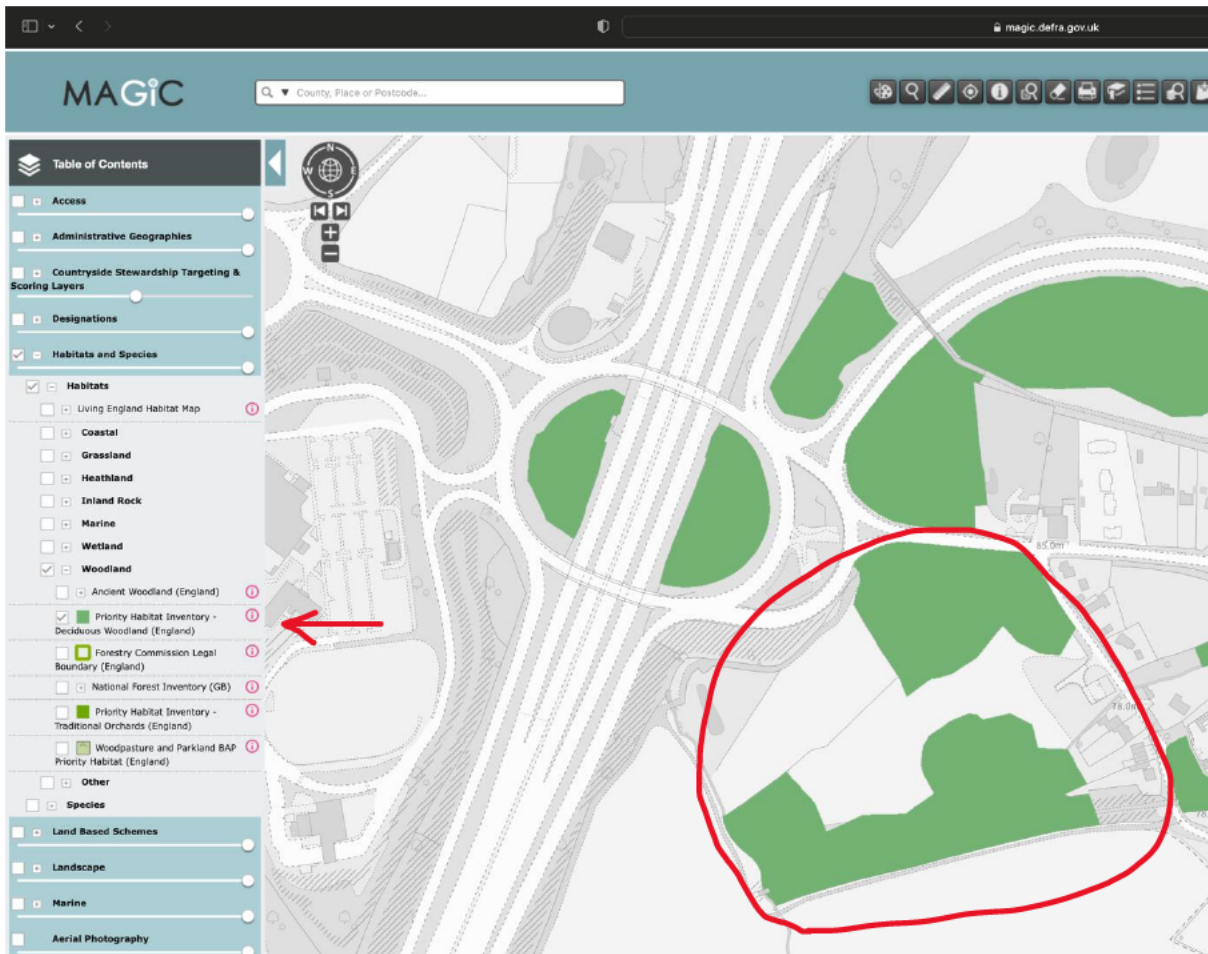
UTT/16/0956/PA..... not publicly disclosed.

If I may give some small background into this planning application. This developer has had absolutely no engagement with the local community at all. The community's first site of this developer was them arriving on site on a Friday 23rd August 2019 where they decimated the landscape at the proposed site and then raised it to the ground. This was done over a bank holiday weekend when council offices were closed, I believe this behaviour is called "land Sterilisation" done well before any ecology survey is carried out.

Video evidence: 

The developer claims they had a forestry commission licence to do this, no one has seen this licence. Every living thing was destroyed on this protected site, Badgers, Dormice, the Slow Worn, Newts to name but a few. Trees including stumps were shredded, and Ponds filled. This is land that had been untouched for decades, you can imagine the habitat that lived here.

Below: The land classification as shown of Magic Maps, The land in 2009 (Google maps), The land in 2020 (Google Maps) this could be up to 1 year from the sterilisation of the land in August 2019. The 2020 view can be misleading slightly, as the bottom portion of the tree line has thickened on the opposite side of the Fritchway. Draw a line illustrating the Fritchway and you will see that a lot more of the protected land was obliterated than permitted.



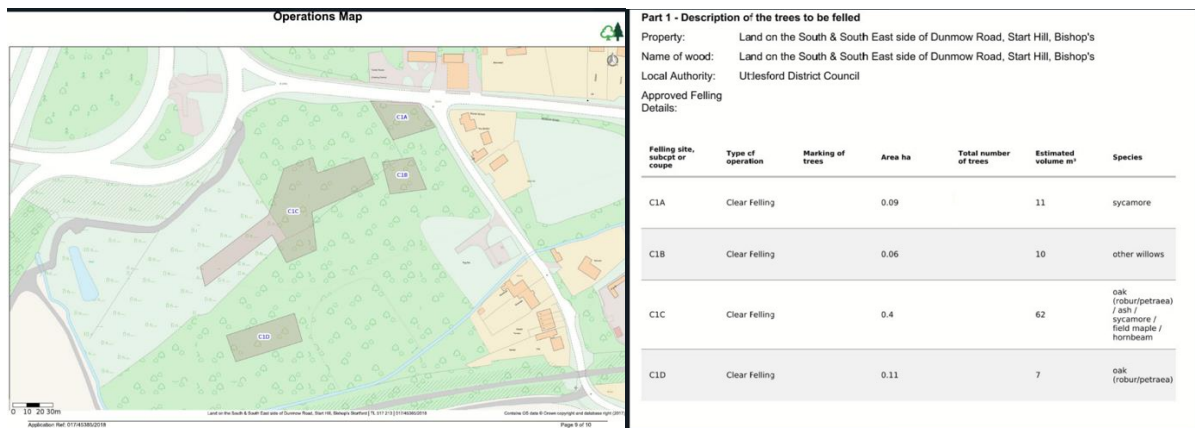
This land is designated Priority Protected Habitual Woodland under the Magic maps website.

Land at Tilekiln Green Start Hill Google Earth 2009



Land at Tilekiln Green Start Hill Google Earth 2020





The aerial photo from 2020 shows vast areas of forest eradicated! The felling licence in question does not permit anything like the areas consumed.

It should be noted that this destruction of protected habitual woodland was done well before any ecology survey was conducted. This sort of conduct is totally illegal and immoral. Either they had no appropriate license, or they felled more trees than they were permitted. As a village we believe that those responsible must be held accountable.

I would like to refer to Uttlesford Council planning app UTT/22/0267/FUL the developers last refused planning application this was **unanimously** refused by all members on the planning committee. As a quiet residential village we feel that the applicant is being forceful and somewhat vexatious in its pursuit with a planning application that has been refused 3 times.

I ask that you please come visit this site, it is not the "Perfect Site" that is proposed by the applicant. It seems ironic that the very company that produced the Commercial Report stating "there is no other suitable locations" for such development are advertising accommodation for a logistics facilities locally on their very own website.

See below:

SPARK Bishop's Stortford J8 M11



Details:

Price: Rent upon application
 Property type: Industrial
 Property size: 2,422 - 60,473 sq ft
 Property reference: C1930
 Property sale type: To Let
 Tenure: Leasehold
 Location: Bishop's Stortford
 Logistics corridors: M11 Corridor
 Property status: Current

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Additional information:

A new development of 12 brand new, highly specified Grade A industrial units set across 8.5 acres and designed for E(g)(ii) and E(g)(iii) uses, B2 and B8. The development, which is due to complete in Q4 2023, offers a highly sustainable, modern design, providing a prime location for urban logistics and distribution, manufacturing and R&D.

Horizon 120 Business & Innovation Park, Great Notley, Braintree, Essex



Details:

Price: Please contact Agents for more details
 Property type: Development/Land
 Property size: 4,000 - 100,000 sq ft
 Property reference: C1727
 Property sale type: For Sale, To Let
 Tenure: Freehold, Leasehold
 Location: Braintree
 Logistics corridors:
 Property status: Current

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Additional information:

Horizon 120 is a major new employment park strategically positioned in an established commercial location and will set the standard for a modern business environment. Horizon 120 will provide in excess of 750,000 sq ft of freehold or leasehold employment space including high tech, light industrial, warehouse and offices in buildings ranging from 4,000 sq ft up to 100,000 sq ft. Located close to the successful Skyline 120, the site has direct access onto the A131 dual carriageway, providing quick access to Chelmsford, and is 15 miles from Stansted Airport and the M11 via the A120 dual carriageway. Plots are available now for design and build opportunities, with buildings available for occupation in the autumn of 2020.

The B1256 was reported from a survey in 2019 as having 10,000 vehicle movements a day. 400 of these were from HGVs (Surveyed 4 years ago). The applicant is looking to increase this amount by 50% with their addition right at the point where it meets the busiest junction on the M11 (Jcn8), and at its most concentrated point from traffic of neighbouring villages. You will see that our neighbours of Takeley and Little Canfield have no option but to use the B1256 to access the M11 or to visit the market town of Bishop's Stortford, the B1256 is vastly over its capacity now without the addition of a logistics depot at its busiest point. Please also see that we already have a huge HGV parking facility at JCN 8 M11 (Birchanger Services) this alone sees HGVs from up and down the country choking up the roundabout at JCN 8.

We have now been blighted with the addition of a vast fleet of HGVs that service a nearby Landfill/quarry. These HGVs are of a Aggregate/Grab lorry type, companies such as BP Mitchell, Corrs, have no other route to their quarry in Elsenham, but the B1256. They are not permitted to using the roads of Stansted Airport owned privately by Manchester Airport Group MAG. Therefore, we have a passage of HGVs at an average of 1 per 90 seconds now flowing through our villages right passed the site at Tilekiln Green, the addition of another circa 500 vehicles a daily will have an accumulative impact on an already congested B road.

We are frequently blighted with road closures and blockages due to road works and accidents on the M11 and A120 this in turn sees traffic seeking alternate routes at mass through our village at least on a once/twice weekly occurrence. Can you imagine with all the above and the addition of huge 18m twin trailer HGVs what this is going to do to our village's roads and infrastructure and resident wellbeing 24/7.

The B1256 is a roman road and has several listed properties along its length some of these properties date back to medieval times and are built right up to the curb side. Most of these houses are of Tudor type timber frame construction and don't have foundations.

Many developers try to “muddy the water” when it comes to the Uttlesford Local plan, in particular the Countryside Protection Zone or CPZ, S7 and S8. The local plan dates to 2005. Developers will try to say that this plan is not current and out of date.

The current Local Plan 2005 is all we have in Uttlesford it is the stringent guidance of rules that governs all planning in Uttlesford. No one would ever questions something like the Health and Safety at Work Act 1974, due to its age, its current rules and guidance remain strong and must be abided by all, until a new plan/Act is written.

Please see copied from the local plan the contraventions in red below:

1. Policy S7 – The Countryside

The countryside to which this policy applies is defined as all those parts of the Plan area beyond the Green Belt that are not within the settlement or other site boundaries. In the countryside, which will be protected for its own sake, **planning permission will only be given for development that needs to take place there, or is appropriate to a rural area.** This will include infilling in accordance with paragraph 6.13 of the Housing Chapter of the Plan. **There will be strict control on new building. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.**

1. Policy S8 – The Countryside Protection Zone

The area and boundaries of the Countryside Protection Zone around Stansted Airport are defined on the Proposals Map. **In the Countryside Protection Zone planning permission will only be granted for development that is required to be there, or is appropriate to a rural area. There will be strict control on new development. In particular development will not be permitted if either of the following apply:**

- a) New buildings or uses would promote coalescence between the airport and existing development in the surrounding countryside;**
- b) It would adversely affect the open characteristics of the zone.**

A protected habitat, about to be concreted over and used for HGV parking/logistic movements, in the CPZ contravenes all the efforts within local plan S7 and S8

Other contraventions to the local plan run through all the Policies stated below:

Policy ENV2- Development affecting Listed Buildings

Adverse affects to the Old Elm and surrounding Listed Buildings. Destroys the open character of the Old Elm. This piece of land is the last remaining heritage asset complimenting the Old Elm.

Policy ENV3- Open Spaces and Trees

Unfortunate now that the land has been sterilised by the developer, this was once a thriving habitat. Should this barbaric act of land decimation not be challenged legally?

Policy ENV7-The Protection of Natural Environment-Designated sites

This is a classified Protected Habitual Deciduous Woodland (see magic maps)

Policy ENV8-Other Landscape Elements of importance for the Nature Conservation

Many Protected habitats obliterated, Badgers, Bats, Newts, Red Kite, Slow Worm

Policy GEN7 – Nature Conservation

As above

Policy GEN5 – Light pollution

Whatever design is implemented there will be a negative presence of light pollution to the neighbouring residents. Pollution that isn't there now predevelopment.

Policy GEN4 - Good neighbourliness

The 24/7 annoyance to adjoining residents with vehicle doors closing, staff talking, Vehicle air brakes, the uncoupling of vehicles, vehicle reversing beepers, the increased engine noise of HGVs ascending and de-accelerating up and down Tilekiln green. This will have an adverse impact on the wellbeing of neighbours of this development. Please visit the site to see the other residential developments that are not shown or disclosed in the planning statements or schematics. Wrens kitchens have already stated that they will be starting early hours of the morning to avoid the rush hour traffic. This location is not suitable at all for commercial development in a residential area.

I would like to draw your attention to Uttlesford District Council Planning application UTT/19/1096/FUL dated 10/07/2019. This application was for permission to install a Jet Wash in the Esso Petrol Station Neighbouring this development. The same Uttlesford District Council Case officer [REDACTED] approved this with conditions. One of these conditions was the restriction of use from 11pm to 7am

Environmental Health	<p>The proposed jetwash is adjacent to a residential property, and I believe Start Hill Garage is open 24 hours a day. There is therefore potential for the jetwash to cause noise and light disturbance to the neighbouring property. A condition limiting hours of use is recommended.</p> <p>RECOMMENDED CONDITIONS The car wash shall not be used between the hours of 11 p.m. and 7 a.m.</p>
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1. The jet wash hereby permitted shall not open between the hours of 11pm and 7am

REASON: The use of the jet wash outside these hours would be likely to cause nuisance and disturbance to adjacent residents contrary to Uttlesford Local Plan (adopted 2005) policies GEN2 and GEN4

I struggle to see the continuity here!

This is the same case officer that recommended this 24/7 Logistic Depot with CIRA 500 vehicle movements and untold movements within its own boundary for approval to the planning committee on Feb 8th 2023 (UTT/22/0267/FUL) with no conditions.

Yet she recommends night time restrictions to a "JET WASH" located at the same location. Where is the continuity here? Both applications are in a in the same location. I think it is certain to say that a HGV logistic facility will create greater noise than a Jet Wash and yet the proposed development had no such conditions imposed by the same case officer, to safeguard neighbourhood wellbeing under UDC Local Plan GEN2 and GEN4.

The area of TileKiln Green is of much archaeological importance. The now B1256/Dunmow Rd/Stane Street is a Roman Road that linked Braughing Herts to Colchester Essex.

Please see below, this is an extract from the developers “DESK TOP” archaeological report. Added in red shows a recent discovery of a C15 Tile Kiln, this proves that a full archaeological assessment of this development site must be done.



Will a full archaeological assessment of this site be undertaken before a planning decision is made. For all we know this could have been a roman settlement due to its proximity to the Roman road.

Overlooking and Privacy:

The development land is on a slight incline and is elevated above the properties to the lower portion of the plans (Brookside, Rivendale etc). Staff at this site will have a direct view into the gardens and windows of these properties not only if they are on foot, but a cab height of a HGV is at least another 2.5m higher, there also factors from headlights/Tailights and light pollution from the development so close to neighbouring properties.

Other properties such as the Old Elm (listed property), the Old Stables, Willow House, Torcher House, and a new development (not named yet close to Esso garage) will have an elevated position looking down in to the site and its busy decanting of HGV and comings and goings 24/7.

What a devastating detriment to the wellbeing of these residents!

In summary:

Please visit this location for an accurate representation,

- Note the listed building (Old Elm) and the land in question being the last remaining thing that compliments its heritage, many other listed buildings built locally with no foundations right on the B1256 Roman Road.
- The open characteristics of the Land at TILEKILN GREEN. About to be filled with hundreds of tons of concrete to create a HGV parking area.
- The Land offering a buffer from the M11 not just as a sound barrier but what was once an Ecological Habitat defending us from the pollution created by the M11.
- This is a commercial development in a residential area, witness the many new developments that will be impacted by this application, and those that immediately neighbour it.
- (Commercial report) There are many other locations available, some advertised by the very company that states “none are available”. Uttlesford District Council have just approved “Stansted North” a huge commercial development minutes from the existing site currently used by Wrens kitchens.
- This development is situated within the UDC Local Plan Countryside Protection Zone
- This development offers no benefits to the local area or residents within the area. It doesn't promote employment, only a handful of staff live close to this development, this is just a relocation of a Wrens Kitchen from their current site in Stansted Airport.
- This development will have a huge impact on noise locally. Stansted Airport flights are very infrequent through the night, this will be a 24/7 operational facility. Wrens kitchens have already stated that it will involve very early starts to get out before the morning rush our traffic.
- Where will Circa 500 additional vehicles go when/if the M11 or A120 are congested, they will be thundering through our small and compact villages to meet their tight deadlines.
- Privacy/overlooking issue for staff looking out and residents looking onto this development.
- The conduct of this developer is highly questionable. With no regard to the ecological and environmental decimation of land.
- Introduction of this development on to one of the busiest junctions of the M11, one that already has a huge HGV parking facility and to the B1256 right at its busiest point of connecting commuting traffic from Takeley, Little Canfield and Great Hallingbury.
- An application that has been refused 3 times unanimously by a mix of planning committee members and comes back with no significant changes to the previous applications.

Should this application move to a committee decision I would like to be invited to speak at any hearing. Residents of Gt Hallingbury, Birchanger, Takeley and surrounding villages ask you to refuse this application.

Cllr Mark Coletta

Gt Hallingbury Parish Cllr

Uttlesford District Councillor for Takeley Ward