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From: Louise Smith [REDACTED]

Sent: 25 May 2023 23:16

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: S62A/2023/0017 - Land at Tilekiln Green, Start Hill, Great Hallingbury

To Whom It May Concern:

I write to object to this planning application.

The site is ill-suited due to its proximity to Junction 8 of the M11. While Wren Kitchens are citing this as an advantage, in practical application this has the potential to cause wider congestion to the whole of junction 8. Proposals include widening and realigning the surrounding roads to improve safety and access, but the site itself is still too close. HGVs coming off J8 and needing to turn right onto the site, will need to stop immediately after the exit. A right turn filter/ ghost lane will have to be enormous to accommodate HGVs and the rest of the usual traffic heading to Great Hallingbury. This will in turn back traffic up onto the motorway junction itself. With traffic level forecasts predicting only increases for the next decade, this has the potential for a lot of disruption. I disagree with the statements made by the surveys. 'The Transport Assessment confirms that the proposal would be unlikely to attract significant traffic levels during the weekday AM and PM peak hours'. 'Unlikely' but not impossible. Given the level of wider disruption that could be caused, saying 'unlikely' sounds a bit shaky. Any traffic level increase, even if only a small one, will have a large impact. Especially as Stansted Airport is also looking to expand over the coming years, further increasing the traffic using this area.

A further statement said 'capacity assessments have also been undertaken at the junction which demonstrate that no capacity issues are expected well into the future'. Just the other side of Junction 8, a huge renovation and change to the junction approach has taken place, with extra lanes added. One of the reasons given for these improvements was - future capacity issues. To say there will be no capacity issues in the future just the other side of the same junction is a contradiction and doesn't make sense.

In conclusion, this site is too close to the M11 junction and if it goes ahead, this development will cause increased congestion and potential blockage to an important national artery.

Yours sincerely,

Louise Smith