

From: Sarah Hodgson [REDACTED]
Sent: 22 May 2023 11:34
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Land at Tilekiln Green, Stansted, Great Hallingbury

Dear Sir/Madam,

I am the Uttlesford area representative of Essex Bridleways Association and secretary of Flitch Way Action Group, registered charities dedicated to developing and preserving safe off road routes for horse riders, walkers and cyclists. The Flitch Way is a 15 mile linear country park and a much loved multi user path (mainly bridleway) affording safe off road travel along the route of a decommissioned railway line between Braintree and Start Hill (east of junction 8 of the M11) for walkers, horse riders and cyclists.

Flitch Way Action Group is working to reconnect the separated sections of the Flitch Way through Dunmow and to create a safe off road link from the severed end of the Flitch Way at Start Hill into Bishops Stortford. This project is supported by Uttlesford District Council, Essex County Council and national walking cycling and equestrian organisations. Sections of the new bridleway through Dunmow are already complete and others are enshrined in the planning documents for future developments. The Flitch Way is a designated local wildlife site and nature reserve: a haven for flora and fauna and a much valued resource for everyone to enjoy the peace and tranquillity of the Essex countryside. Linking the severed sections will provide a safe and sustainable option both for leisure and for walking or cycling to school and work.

I object to this application. The proposed site currently has a rural aspect in keeping with the Flitch Way on its southern boundary and the fields beyond. The site is visible from the Flitch Way. A lorry park with heavy goods vehicles coming and going, loading and unloading, the associated air and noise pollution; engine noise, reversing alarms, would be incongruous and entirely out of character with the surroundings.

Access to the Flitch Way is via Bedlars Green Road aka Tilekiln Green, a narrow country road. Horse riders, walkers and cyclists use Tilekiln Green to get onto the Flitch Way and via the Flitch Way to enter Hatfield Forest. It will pose a real danger to life for vulnerable road users to be confronted with large HGVs on this narrow road.

The applicant claims this site is within cycling distance of Bishops Stortford and that the site is connected to Braintree via the Flitch Way. Neither of these statements is true. To make them so would require reconnecting the Flitch Way through Dunmow and the creation of a new route from the Flitch Way (where it terminates at Start Hill at the south west end of the application) site into Stortford.

There is a clear and pressing need for a safe off road route into Stortford from Tilekiln Green around field edges and via the tunnel under the M11 south of Junction 8. If this application is allowed I ask for permission to be given conditional upon a requirement that the applicant contribute £40,000 to the costs of creating this safe route for all non-motorised users. This would go some way to compensating local people for the increase in lorry traffic, pollution, noise etc and would also mean that the site could be accessed on foot and bicycle not just from Takeley but also from Stortford and from Dunmow and Braintree.

If this planning application is successful I ask that
the site from the south,
towards the B1256,

There be no access to
All vehicles leaving the site to turn left
All vehicles entering the site do so via a right turn from the

B1256 That the applicant provide a buffer zone of a minimum of 20 metres and preferably 100 metres between the Flitch Way and the site, to be landscaped as advised by Essex Country Park Rangers. That the applicant fund and construct visitor parking provision including provision for a minimum of 2 horse boxes for people wishing to use the Flitch Way before work commences on the site or within 1 year of the date of planning permission whichever is soonest.

Yours faithfully,

Sarah Hodgson

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