

From: Planning <[REDACTED]>
Sent: 27 April 2023 06:15
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: FW: Comments for Planning Application S62A/2023/0017

From: donotreply@uttlesford.gov.uk <donotreply@uttlesford.gov.uk>
Sent: 26 April 2023 22:05
To: Planning [REDACTED]
Subject: Comments for Planning Application UTT/23/0950/PINS

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/04/2023 10:04 PM from Mr Mike Taylor.

Application Summary

Address:	Land Tilekiln Green Great Hallingbury
Proposal:	Consultation on S62A/2023/0017 - Development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities
Case Officer:	Madeleine Jones

[Click for further information](#)

Customer Details

Name:	Mr Mike Taylor
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This development (I note that it includes 107 car parking spaces as 4 HGV parking zones) is in a residential area (and more houses are being built nearby as I write) and adjacent to an already very busy B road, which is already increasing with the considerable house building at

Takeley (and I also another planning application for even more residential housing in this residential area behind Great Hallingbury Manor. This all reflects that the infrastructure and nature of the area is very much that of residential and a place to live in, and certainly not for an "open logistic facility" with its three digit parking capacity and all the HGVs at all times. The state of the road is ever suffering with current level of goods traffic and indicative that the demands on the infrastructure all already at, if not beyond, reasonable and acceptable vehicle use. The planned housing will add to it. Any local will tell you how the traffic builds up considerably at peak times and can be gridlocked, with queues stretching far down the Dunmow Road. The extra housing already planned and being built will already be making that worse.

The traffic will presumably be 24/7, including large lorries, as well as the workforce; at last estimates for this development being up to 500 vehicle movements per day. This is not commensurate with a residential area.

My understanding that the land is protected by law and was pre-emptively cleared before a previous planning application, whether legally or not, so that the state of the land was compromised. Rather than the new facility, the site should be restored, as far as possible, and for as long as it takes, to its former state.

Kind regards