

**From:** Christine Coultrup [REDACTED]

**Sent:** 13 May 2023 17:04

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

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

Dear Sirs,

I strongly object to this application for a number of reasons as follows:

#### CPZ Zone

The proposed development is on land within the Countryside Protection Zone, designed here to protect the local community from the expansion of Stansted Airport by the accretion of other commercial developments so a logistics depot as described would be inappropriate in a rural area.

Any argument that the village already suffers noise from the M11 and from Stansted Air traffic is spurious. The CPZ should be used to ensure the situation does not deteriorate further.

#### Traffic

An assessment of traffic impact appears to have totally ignored the effect of this development on the whole village of Great Hallingbury, concentrating only on questions of access for HGVs and for Wren Kitchens' staff.

1. There are two main exits from the village of Great Hallingbury, one of which is through the junction of Tilekiln Green and Dunmow Road, B1256..
2. New housing developments in Tilekiln Green just south of the application site are increasing the level of village traffic at this junction
3. The route through Great Hallingbury is also a through route from the Hallingbury Road, Little Hallingbury and beyond to the Dunmow Road, Dunmow and access to the M11, to avoid travel through Bishop's Stortford. This means that traffic flow at the Tilekiln Green/Dunmow Road junction is much greater than might be expected from the village alone. Indeed, such is the current volume of traffic that nearly every manhole cover has sunk along the entire road. The road is often too narrow for vans to pass oncoming traffic without encroaching on the verges and most of the verges have been badly damaged, causing even more potholes.
4. There is less than one mile of footpath through the whole village which already represents a danger to pedestrians and which would be exacerbated by yet more traffic travelling through the village.
5. There have been extremely large housing developments along the B1256 and around Great Dunmow such that there are frequent traffic build ups to the traffic lights at junction 8 on the M11 which would be further exacerbated by additional traffic from this proposed development.

#### Noise and Light

It would not be reasonable for people living close to the site to suffer from unusual noise levels during the night (reference has been made to 4 am starts). Nor should they have to endure artificial light during the night which presumably would also be needed on the site for early starts. Mitigation measures are proposed but

inevitably nuisance levels will be higher than existing circumstances as mitigation does not equal zero.

Christine J Coultrup

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