

S62A Planning Application Number: S62A/2023/0017

Address: Land At Tilekiln Green Start Hill Great Hallingbury CM22 7TA. Creation of an open logistics facility with associated new access and ancillary office with amenity facilities

Case Officer: Major Casework Team

Customer Details Name: Mr Tom Waring (Resident)

Address: [REDACTED]

Contact [REDACTED]

Date : 16th May 2023

I am writing to voice my whole-hearted objection to the planning application relating to the large-scale industrial development proposed to Uttlesford Council in the Tile Kiln Green area, which is Great Hallingbury, not Stansted as detailed in the Applicants documentation (CM22).

This proposed logistics facility, for which the Applicant seems to be seeking 24/7 operations for, would have huge implications for the residents and users of both Church Road and the B1256 road running through Takeley, in terms of safety of the roads and excessive traffic causing further congestion to an already congested area.

I travel along the B1256 to my office every day and frequently cars are backed up waiting to access the M11 roundabout as far as the pub at Takeley lights and often beyond, that is without any additional traffic in the area.

There is a low rail bridge at Start Hill which is frequently hit by large lorries trying to get through, despite contentions lorries would not be allowed to make a right hand turn out of the site how will this be monitored? They Suggest that the HGV's would not be able to get under the bridge and whilst this is true, they also use lorries up to 7.5tonne which could get under the bridge. Over the years, the bridge has been struck on many occasions, or have become stuck under it (it has been the case in the past, that vehicles stuck have resorted to deflating tyres in an attempt to complete the manoeuvre). This means that all these vehicles end up having to reverse back up to Start Hill and then onto the B1256 which is not ideal.

The village of Great Hallingbury simply does not have the infrastructure to accommodate a site of this size even if only a percentage of the proposed vehicles would arrive via the village. There are no pavements, with winding, narrow roads which will put the pedestrians in the village at risk.

There is also the detrimental impact to be considered, that both the construction work and subsequent traffic would have on the local wildlife and fauna, especially given the National Trust Hatfield Forest is adjacent to the proposed site.

This proposition only provides benefit to those making the application, not the community that lives here. The increase in noise, light and air pollution would be immense, especially to those houses already in the immediate vicinity and for those being built opposite. I note that a noise survey was carried out in January 2021(albeit that there is an addendum from March 2023) . I can only hope that sufficient credence is given to the fact that there was a lockdown in force here it that time and thus any noise levels would not surely be an accurate reflection of the true levels. Indeed, the conclusion of the new acoustics report state "With the new site layout and the proposed mitigation in place, the predicted levels would marginally above UDC's target levels for 2-3 hours of the night but below these target levels at all other times. However, noise levels at all nearby noise sensitive premises would be below the LOAEL at all times and so there would be no observed adverse

effects". Imagine if those additional noises for 2-3 hrs of the night (when most of us are sleeping) were on your back yard.

This is the third time I have objected (twice to UDC) and now directly to yourselves. The number of objections that were submitted on the first two occasions shows the general feeling of those not only living in the village but also surrounding villages that will also be affected.

I do appreciate that the Applicant needs to trade from somewhere, but other logistics centres operated by Wren Kitchens are situated on industrial estates, purpose built for industry, no local residents to disturb.