

# GREAT HALLINGBURY PARISH COUNCIL IN THE COUNTY OF ESSEX

MRS U. SYDEE  
CLERK OF THE COUNCIL

19 May 2023

The Planning Inspectorate

For the attention of: To whom it may concern

## **SUBJECT: Planning Application S62A/2023/0017**

<b>Proposal:</b>	Development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities
<b>Address:</b>	Land at Tilekiln Green, Stansted, Great Hallingbury

Dear Sir or Madam,

The Council strongly object to the above planning application for the following reasons:

The current infrastructure could not support the increased traffic this development would bring. The junction at Start Hill with the B1256, and its close proximity to the M11 roundabout (Junction 8) already sees much traffic build up from the roundabout and back along Stane Street. This means drivers often divert through the village. The speed and weight of traffic means our roads and verges suffer much erosion, and an increase in traffic would exacerbate the situation.

It will also have a huge impact at the other end of the village with the junction of Church Road and the A 1060 and, as travellers deviate their journeys, it will inevitably send more traffic past Howe Green House School (currently under concern because of speeding traffic issues), across Woodside Green and down New Barn Lane, again in an attempt to circumvent the traffic build up that would transpire should this application go ahead.

Such an increase in traffic would be disastrous for all Great Hallingbury residents who currently risk their lives when out walking because of speeding traffic. Fifteen new dwellings are being built approximately 200 metres away along B1256 increasing the number of houses affected by this development.

NOTE: UTT/1148/01/FUL Rivendell was refused due to possibly creating too much traffic through the village.

The huge impact this proposal would have on residents local to the site would be unbearable. This would result in a dramatic increase in noise levels, especially noticeable at night with vehicles reversing alarms going, vehicle doors banging, plus engine noise. Light pollution would be a further unwelcome intrusion in the area.

This new application by Wren Kitchens would create, by their own figures given, upwards of 500 vehicle movements per day.

The plans show a great deal of hardstanding/parking areas on the site. Has sufficient drainage also been planned, and where will surface water run to? It appears there would be no new employment created as it is only a change of location.

If this preposterous proposal is allowed to go ahead, a condition must be that all vehicles without exceptions from the site must not be allowed to turn right to go through the village. Sadly, this road is already a 'rat-run' for commuters for the M11, A120 and Stansted Airport.

Should this application go ahead it will irreversibly change the whole dynamic of Great Hallingbury as a village.

As the Customer Care and Social Value Manager for Sisk, who are the main contractor on the M11 Junction 8 (including A120 West) on behalf of Essex County Council points out:

'The area around Junction 8 of the M11 is increasingly congested and lacking capacity at peak times. Planned developments in the north of Bishop's Stortford and local growth planned in East Herts and Uttlesford will lead to an increasing amount of traffic using the junction in the years ahead as London Stansted Airport continues to grow.'

The planning Department or those making decisions should be aware of this and take this into account when granting permission for any future planning applications especially with planning application UTT/22/0267/FUL Land at Tilekiln Green, Start Hill (Creation of an open logistics facility with associated new access and ancillary office with amenity facilities).

Yours faithfully,

On behalf of Great Hallingbury Parish Council  
Mrs Urška Sydee  
Clerk to the Great Hallingbury Parish Council