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From: Birchanger Clerk [REDACTED]  
Sent: 18 May 2023 18:49  
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>  
Subject: S62A/2023/0017-Land at Tilekin Green, Great Hallingbury

Dear Sirs

Here is the response from Birchanger Parish Council to the planning application lodged by FKY Ltd concerning land at Tilekiln Green, Start Hill, Great Hallingbury CM22 7TA, reference S62A/2023/0017.

The impact on the rural village of Great Hallingbury of this proposed distribution centre would be devastating, not just to the neighbouring properties but to the whole village. The site is a CPZ (Countryside Protection Zone) area not an industrial area, and a Distribution centre would devastate the character of the surrounding area and destroy the habitat for local wildlife. Much of the proposed site has already been destroyed by the over felling of the protected woodland and filling in of ponds in August 2019.

The increase in traffic movements to around 500 a day will cause excessive emissions. The 24 hour operation will also create unacceptable levels of noise, air and light pollution.

The proposed widening and repositioning of the entrance to Tilekiln Green placing it nearer the M11 junction will do nothing to alleviate the inevitable extra holdups to traffic going eastbound onto the B1256 from the M11. This will also generate longer queues waiting to enter the junction westbound from the B1256 which will be caused by the excessive amount of traffic, both HGVs, vans and cars, turning into Tilekiln Green to enter the site. This junction on the M11 is already over capacity and holdups are suffered on a daily basis. The impact will be widespread and felt by Birchanger residents trying to get onto junction 8 of the M11 plus those from Bishops Stortford and traffic entering/exiting the service area.

Furthermore, traffic exiting the site and turning right will drive through rural lanes which in some places have no footpaths. This will be extremely dangerous for pedestrians and other road users. Birchanger Lane has been used as a rat run by Wren Kitchens vehicles to avoid the holdups/ tailbacks on the A120 bypass, Bishops Stortford, when travelling to their present site at Stansted Airport. On at least one occasion the Wren's vehicle could not have been delivering within the village as it had no body, just a chassis cab, which obviously indicated rat running.

Birchanger Parish Council fully support Great Hallingbury Parish Council and all the residents who have raised objections to this totally inappropriate proposed development

Yours sincerely

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Keith Williams  
Parish Clerk  
Birchanger Parish Council