

**From:** David Rutter [REDACTED]  
**Sent:** 26 May 2023 14:37  
**To:** Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** Objection to S62A/2023/0017 - Land at Tilekiln Green, Start Hill, Great Hallingbury

Hi

I am David Rutter of [REDACTED] and wish to make a representation in connection with the proposed development: S62A/2023/0017 - Land at Tilekiln Green, Start Hill, Great Hallingbury

My representation is as follows:

The proposed development for a large transport operation that is currently operating from a location that is designed for businesses and by moving will generate no new jobs and no new business opportunities. There are alternative sites available that are designed for large vehicles; these should be used in preference to developing on a site that is 'Priority Habitat Inventory - Deciduous Woodland'.

The proposed development is for that business to move to an area that is part of a small village community and out of character with the local area, that will destroy an area designated as a priority habitat with protected species, which will impact many local residents in the vicinity and which is to be situated on a local road.

For all of these reasons I urge the planning committee to reject this application out of hand. I provide more details on the above summary below.

- Character of the local area: The land under application is 'Priority Habitat Inventory - Deciduous Woodland' (reference: <https://magic.defra.gov.uk>) The trees in the development area are very tall and very established. The owner of the land has already removed some of the bushes and trees in the proposed development area. This has already led to significant increase in noise to the residents from the nearby motorway and roundabout and destroyed some of the existing priority habitat. The application is completely out of character for the local area and should be immediately rejected on this basis.
- Adequacy of parking/loading/turning areas including access This application proposes to use a local rural road for access and turning by large trucks 24 hours a day and with access and parking for 160 cars. This is a large increase in traffic that is not appropriate for a local road, and the application should be rejected on this basis. Should the application be accepted, there should be a provision for providing access directly onto the main road and not to use the local road, which is not appropriate. Also there needs to be a stipulation that the business is not to use the local road to access the site via Great Hallingbury. There are many sharp bends on this narrow road which is not appropriate for use by large trucks.

- **Highway/pedestrian safety** This application proposes to use a local rural road for access and turning by large trucks and with access and parking for 160 cars. This is not appropriate for a local road, and the application should be rejected on this basis. The also location is very close to one of the main access points to the Flitch way, which is used by many pedestrians, cyclists and joggers, and will impact highway and pedestrian safety. Again, the application should be rejected on this basis.
- **Traffic generation** This application proposes to use a local rural road for access and turning by large trucks 24 hours a day and with access and parking for 160 cars. This is a large increase in traffic that is not appropriate for a local road, and the application should be rejected on this basis. Should the application be accepted, there should be a provision for providing access directly onto the main road and not to use the local road, which is not appropriate. Also there needs to be a stipulation that the business is not to use the local road to access the site via Great Hallingbury. There are many sharp bends on this narrow road which is not appropriate for use by large trucks.
- **Noise and Odour** The proposed development is a 24-hour operational business located next to a large number of residential houses. The planning application is misleading because it does not list all of the current and additional houses that already have planning permission in the immediate vicinity. All of these residential houses will be adversely impacted by the noise and the odour from the vehicle exhausts of the proposed development, significantly impacting the residents quality of life. The application should be rejected to protect the life quality of the nearby residents.
- **Loss of trees and landscaping** The land under application is 'Priority Habitat Inventory - Deciduous Woodland' The trees in the development area are very tall and very established. The owner of the land has already removed some of the bushes and trees in the proposed development area. This has already led to significant increase in noise to the residents from the nearby motorway and roundabout and destroyed some of the existing priority habitat. The application should be rejected in order to preserve the remaining mature trees and wildlife. - **Ground contamination** The land under application is designated a 'Drinking Water Safeguard Zone (Surface Water)' The land is currently wooded, pasture and ponds, which absorb rainwater. If the land is used for vehicles, the rainwater will be contaminated by the trucks and cars. The water can't be handled by the drainage system which is at capacity. Based on the plans submitted, the contaminated rainwater is very likely to contaminate the nearby ponds which are downstream of the development and local environment. The application should be rejected in order to preserve the local environment.
- **Loss of light, overshadowing, overlooking, privacy:** The proposed development is next to many residential houses, and houses that have development permission and are in the process of being built. The proposed development will be very obtrusive in terms of noise, the character of the local area, and is completely the wrong type of development for this area.

- Interruption of access to the village and by emergency vehicles: the development includes plans to change the layout of the local road; this means that the local residents and more importantly emergency vehicles will be denied access during the construction phase, which is not acceptable.
- The infrastructure of the village is insufficient to support the additional load on fresh water, wastewater, and additional traffic of workers accessing the site through the village. This will impact the quality of life of the village residents. Insufficient consideration and mitigation has been proposed by the developers.

The application should be rejected as completely inappropriate.

Regards  
David Rutter