

From: [REDACTED]
Sent: 25 May 2023 16:12
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: S62A/2023/0017 Land at Tilekiln Green

Please find attached my comments for the attention of:
section62a@planninginspectorate.gov.uk major casework team.

Town and Country Planning Act 1990 (Section 62A Applications) Development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities at Land at Tilekiln Green, Stansted, Great Hallingbury The reference number S62A/2023/0017.

Mr I McKirdy

[REDACTED]

[REDACTED]

[REDACTED]

mso-bidi-font-family:"Times New Roman";mso-fareast-language:EN-GB">

I object for the following reasons:

As a local resident I would like to place on record my objection to the application for the land at Tilekiln Green to be used for the proposed 24/7 distribution facility. This site is wholly inappropriate for such use, the area in question is within the Countryside Protection Zone created specifically to prevent the development of such industrial units and to protect the existing landscape. The impact on the village and its residents would be considerable and cannot be justified given that there is no reason why the existing site, Northside, where the business currently operates cannot continue to be used.

It was stated, when planning consent to increase Stansted airport's capacity was granted in 1985, that any further encroachment into the CPZ would be 'a grotesque invasion', the same holds true today.

I would question the assertion, in the Planning Application, regarding new/exiting local employment opportunities given that we understand that many of the current workforce are not local residents. There are no additional commercial/economic benefits to the community to moving the business from its existing location to the proposed site at Tilekiln Green.

The current road infrastructure in and around the proposed site at Tilekiln Green are entirely unsuited for the significant increase in traffic volumes. The exit onto junction 8 of the M11 is already congested, and the stretch of the M11 between Junctions 6 to 8 is already subject to frequent delays/closures. In the opposite

direction, the existing roads are primarily country lanes, often with no pavement, and unsuited for large commercial vehicles. Any closure or delays on the M11 would see commercial vehicles using local roads with the increased risk to the local population.

The noise, light and general pollution created would have a significant adverse impact on residents, infrastructure and wildlife.

The proposed development has been considered, and rejected, on two occasions by our Local Council, local residents are strongly opposed, and there is no evidence that the proposed development will bring any economic benefits to the local economy.

I trust the Inspectorate will take account of both the decision of local council and the objections of the residents and **refuse** this application.

Signed Mr Ian McKirdy