From: Nagle, Sarah - Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: wren objection Section 62A Planning Application: S62A/2023/0017 - Land at Tilekiln Green, Start Hill, Great Hallingbury

Please find details of my objection below.

The B1256 is already a busy road with its close proximity to the M11, Stansted Airport and the A120. There are frequent blockages at the M11 roundabout due to the very high volume of traffic, particularly at peak times, resulting in the B1256 being used as a rat run. The local roads and infrastructure are simply not designed for the current amount of traffic, let alone the inevitable increase this development proposal would create, as this is a residential and agricultural area. Any surveys carried out during Covid 19 restrictions are not be a true reflection of "normal" traffic conditions. The increase in noise this proposal would create would be unacceptable to the immediate residents adjacent and opposite the proposed site and again due to the increase in traffic moving through the village. The speed limits are largely ignored as there are so many commercial vehicles trying to make their way around an already congested junction. As a frequent walker, runner and cyclist I feel very vulnerable going in either direction to the Flitch Way or to Hatfield Forest as there are no footpaths to provide some form of safe haven. Does an accident have to happen before any measures are taken?

The area of the proposed development was cleared BEFORE the original ecological survey was carried out. Underhand at best. Therefore, how can any survey submitted by WREN representatives be in any way a true reflection of the ecology of this land?

There is already a general problem with surrounding land being tarmacked and the subsequent flooding risk....rainwater has to go somewhere if the land is unable to soak it up. What provisions have been made for this?

It is a development more suited to an industrial area such as the company s present location on the airport.

I strongly object to this proposal by Wren Kitchens in a conservation area within a small linear village already bombarded by unnecessary through traffic.

Kind regards,

Sarah Nagle

