

Comments for Planning Application UTT/23/0950/PINS

Application Summary

Application Number: UTT/23/0950/PINS

Address: Land Tilekiln Green Great Hallingbury

Proposal: Consultation on S62A/2023/0017 - Development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities

Case Officer: Madeleine Jones

Customer Details

Name: Mrs Rosemary Tyndall

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposed 24/7 logistics centre. It is entirely inappropriate for the village of Great Hallingbury for the following reasons:

The site is within the Countryside Protection Zone. The village needs this green area as a buffer against, and to absorb the noise and pollution from the M11, the interchange and the frequent airplanes flying overhead.

Far from protecting the village, this development will cause increased noise, air and light pollution, particularly to the immediate residents, but also to the wider area, and massively degrade the quality of life and safety of the population. We are already suffering from excessive and speeding traffic on dangerous narrow, potholed roads with no footpaths or verges, making it hazardous in particular for children, pedestrians, cyclists and people (particularly children) on horseback. The last thing the village and surrounding area needs is heavier traffic flows - the road is prone to flooding and closures due to large trucks having to turn around due to the low bridge. In addition, we get horrendous levels of traffic when the M11 or the interchange have difficulties and motorists cut through the village, causing long tailbacks from Church Road onto Latchmore Bank and on Hallingbury Road entering Bishops Stortford. We have large amounts of deer and other wildlife in the area, and on the roads, as well as tractors, other wide slow-moving farm vehicles and horses, making the road entirely unsuited to increased traffic flows.

The nature of the area is rural and residential, not commercial. The village has a unique character, rich in history and historical buildings, many of which are listed. This development will provide nothing positive for the area and will degrade its nature and the quality of life and mental health of its residents. It is relocating from another local industrial site, bringing the existing employees and their cars and their commutes with them on a 24/7 basis. It makes no sense to destroy a

previously wild, wooded area in a residential zone when other industrial, commercial areas suited to the needs of 24/7 logistics centres are available.

The junction from Tilekiln Green onto B1256 is already too busy with drivers having to contend with oncoming cars going and coming in many possible directions - two flows of traffic out of the Esso garage, two flows into the garage, cars turning into Tilekiln Green (from both directions), cars going straight for the M11 interchange, cars heading for Takeley. Adding more complexity with another busy commercial entrance, increased volume of trucks and tired shift-working drivers to that mix is absolute insanity and will result in accidents.