

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: Mr Mike Taylor

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development (I note that it includes 107 car parking spaces as 4 HGV parking zones) is in a residential area (and more houses are being built nearby as I write) and adjacent to an already very busy B road, which is already increasing with the considerable house building at Takeley (and I also another planning application for even more residential housing in this residential area behind Great Hallingbury Manor. This all reflects that the infrastructure and nature of the area is very much that of residential and a place to live in, and certainly not for an "open logistic facility" with its three digit parking capacity and all the HGVs at all times. The state of the road is ever suffering with current level of goods traffic and indicative that the demands on the infrastructure all already at, if not beyond, reasonable and acceptable vehicle use. The planned housing will add to it. Any local will tell you how the traffic builds up considerably at peak times and can be gridlocked, with queues stretching far down the Dunmow Road. The extra housing already planned and being built will already be making that worse.

The traffic will presumably be 24/7, including large lorries, as well as the workforce; at last estimates for this development being up to 500 vehicle movements per day. This is not commensurate with a residential area.

My understanding that the land is protected by law and was pre-emptively cleared before a previous planning application, whether legally or not, so that the state of the land was compromised. Rather than the new facility, the site should be restored, as far as possible, and for as long as it takes, to its former state.