

South Lodge,
Hitchin Road.
SG4 8TH

Date 27/01/2025

Dear Sir,

I wish to make you aware of my objections to the planning application reference 24/02343/FP, on the following basis:

In summary this is a green field site with agricultural usage status, which prior to changing hands had been fully utilised by the local farming community which is much needed. The current owners have taken this site and turned it into a brown field industrial site. Bearing in mind this is a site of significant natural beauty, in the green belt, with the woodlands recently being given TPO, I feel this is unacceptable and contrary to the protection and preservation of our green and pleasant land; this site is completely unsuitable for this kind of operation and activity.

Examples of what this may lead to can be seen on the site in Langley where the scrap metal site has just sprawled into an ugly blot on the landscape. That said this site is now being cleaned up and utilised by local businesses for industrial uses and would be a much better placement for the site in question, in particular with regards to highways and access issues, being on the B656.

Areas of concern:

1. Operating an industrial business in a site designated for agricultural use only in the green belt
2. Extensive development and expansion of site without any planning permission or building control including:
 - a. Extension to one barn, almost doubling the size
 - b. Extension to another barn, currently in progress
 - c. Increased concrete hardstanding areas across the site

- d. Raised ground level to front perimeter of the property, causing major destruction to protected blue bells.
 - e. Excavation of an existing establish pond, a rich habitat for wildlife including nesting ducks and newts.
 - f. Security fencing installed around the perimeter of the site, not in keeping with established fencing in the area, impacting migratory and established wild life paths, in particular the local deer.
3. Excavation and clearance of trees and plants in a designated ancient woodland
 4. The site is located within the green belt and a designate area of outstanding beauty
 5. The carrying out of development without the required planning permission or building control
 6. Daily deliveries, sometimes multiple, of articulated HGV along a single track road deemed unsuitable by highways.

Impact of development:

1. Heavy traffic articulated lorries delivering/removing steel, waste, soil etc. This is at all hours of the day and weekends including times outside 8-5.
2. The lane to the site is a single track country lane unsuitable for heavy vehicles and there's been a number of occasions where the roads have been blocked with oncoming lorries, at times two lorries in opposite directions and then having to reverse a considerable way to get by each other.
3. These country lanes are used extensively by cyclists and horse riders, there are two liveryies in the area one on the lane in question.
4. On the site itself there's constant noise, dust and vibration including fires and burning of waste materials.
5. The development work has been going on now since Feb 2024.
6. Whilst the application is for B8 storage and distribution it is clear from the activity onsite the use of this site will be more than just storage and distribution, such as:
 1. Manufacturing and production – There's continuous activity of manufacturing and production of metal balconies and other such metal related products. This involves noisy impact drills used to tighten bolts, cutting and angle grinding of metal, use of heavy machinery to manoeuvre materials.
 2. Laser cutting – In one of the barns there is a huge laser cutting machinery and the area is being set up for production processing. This will be noisy and produce pollution.
 3. Generators – There's currently no electric power supply to the site so they are using very large generators, which creates a constant background noise.

4. Power supply – There's currently no power supply to the site but they are looking and currently in the process installing a 3 phase sub-station. The need for 3 phase power is questionable, and likely to be for heavy duty metal working machinery such as presses, laser cutters etc; certainly more power than would be needed for a supply and distribution site.
7. The development in question is of an industrial scale being carried out without planning permission or building regulations, in the green belt.