

Re: Reg 25 Environmental Statement for Noise & Vibration – Technical Note to Objector's Comments – dated 12/02/2026

Planning Application: Land North of Taylors Farm

Application Reference: UTT/25/2786/OP

Local Planning Authority: Uttlesford District Council

Submitted by:

Takeley Street Action Group (TSAG)

A local residents' action group representing +650 residents of Takeley and neighbouring towns and villages.

This document forms part of a coordinated set of technical objections submitted by TSAG in response to the above planning application.

Document Status: Formal Written Objection

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This representation is made in the public interest and is intended to assist the Local Planning Authority, statutory consultees and members of the Planning Committee in reaching a lawful, informed and sound planning decision.

1 Introduction

Members of Takeley Street Action Group have raised serious concerns about the studies submitted by the Developer concerning noise and vibration, and their Technical Note responding to Objector's Comments.

The main thrust of the Developer's response is not only to criticise the comments made by the experts appointed by Takeley Street Action Group but also those made by Uttlesford's own Environmental Health Department. This is simply a thinly veiled strategy to draw attention away from the serious errors and omissions in their own submission.

2 Duration of Study

2.1 The Developer has failed to address concerns raised by UDC EH about the length of the study.

UDC EH said:

"A baseline noise survey was conducted for 3 days between the 9th and 13th of January, however due to periods of rain some of the monitoring time needed to be omitted. The raw noise data has not been provided, and the only reference to the baseline noise levels is given in table 10.14 which provides monitored background levels only. In our opinion, a minimum period of 7 days noise monitoring is required to determine baseline noise levels with raw data appended to the noise assessment."

In summary, the study was too short as noted by UDC EH. There is no clarity about what data was omitted, hence we can assume that the Developer omitted evidence to suit their purposes. The data provided is inadequate. The Developer simply claims:

"Had the backgrounds sound survey have been extended over a full 7-day period, this would have captured 'more of the same'"

2.2 This is **NOT** scientific evidence, but **guesswork** and **conjecture**. It does not provide a sound basis for decision making.

3 Claims that UDC failed to respond to queries

3.1 The Developer's flimsy document further claims:

"Consultation was undertaken with UDC prior to the noise survey being undertaken and no response was provided to request a 7-day noise survey.....no response was received following consultation to suggest that the 75dB noise criteria limit was not acceptable"

It is disappointing that a Developer experienced in significant projects is oblivious to the importance of noise impact on residents and concocts an excuse that they were not prompted by an over stretched planning authority on how to conduct an adequate survey. It raises questions concerning the integrity of both the Developer and the Consultant.

3.2 Given the nature of this major application and potential effect on residents, this excuse is entirely unacceptable.

4 Noise impacts at the surrounding residential dwellings

4.1 The Developer has failed to properly evidence the impact of noise and vibration from the site and highway traffic on residential dwellings.

Para 10.2.63 of the Environmental Statement for Noise & Vibration document states:

“The calculated noise impacts at the surrounding residential dwellings are based on library noise level data acquired at other similar sites with similar operations. Accordingly, the calculations performed are accurate to a reasonable level based on knowledge of other urban re- development schemes completed in the past”.

This is **NOT** an urban redevelopment. It is a 67acre field of Best and Most Versatile Agricultural Land, adjacent’ to Ancient Woodland. There are no “*surrounding residential dwellings*”. It is a rural street with dwellings on one side of the site only.

It would appear “surrounding” and “adjacent” come from the same “developer speak” where words take on different meanings entirely.

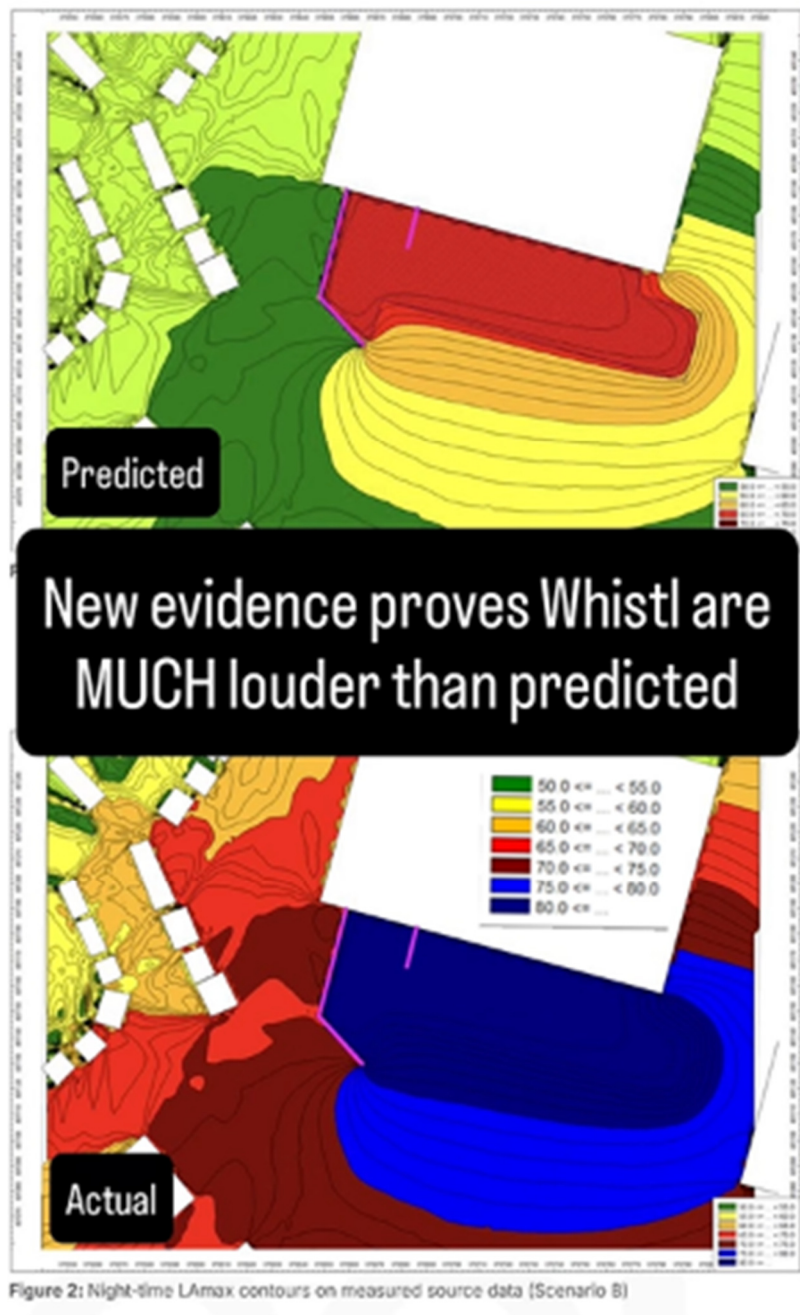
We refer you to the document concerning noise submitted by Mrs A Evans to the Planning Portal.

4.2 The Developer should name these “*urban re-development*” schemes and provide evidence of their location and planning numbers so that this can be scrutinised and their relevance to this proposed development verified. The source of the “*library noise level data*” should also be provided.

Given the lack of evidence provided, we conclude that the “*calculated noise impacts*” are categorically wrong when applied in this context.

4.3 The Developer, UDC Planning and the Planning Committee will all be aware of the newly operational ‘similar’ development at Astley (Wigan) and the press coverage this is receiving due to the significant noise impact on residential dwellings, and the sleep deprivation being suffered by all residents, particularly children. Astley is a smaller site with lower building height than proposed at LNTF. Similarly, noise and vibration potentially cannot be mitigated near access points at Land North of Taylors Farm as UDC will have no control in the future who will occupy the buildings.

The warehousing development at Astley predicted noise levels to be significantly lower than the actual noise levels as recorded by professional Consultants* since the site has become operational - as indicated in the diagrams below. The noise and vibration modelling for Land North of Taylors Farm needs to be accurate and realistic – not based on some anonymous urban re-development schemes and critical data from monitoring equipment that was NOT located where claimed.



* <https://www.murrayacoustics.com/insights/astley-business-park-survey-report>

4.4 The Developer refers to Receptor R2 as 3 “*Stable Cottages*” in their submissions. It is assumed they mean 3 Stane Cottages as there are no “*Stable Cottages*” nearby.

Section 10.2.5 claims:

“Background Noise Survey 1: A background sound survey has been completed in the western part of the Site adjacent to Receptor R2 in order to measure the representative background sound level in the absence of any commercial sound”.

The owner of 3 Stane Cottages has made it clear to Takeley Street Action Group that **NO** Sound Monitoring Equipment was ever installed “adjacent” to that property and that background noise monitoring was NOT completed “adjacent to Receptor R2.

4.5 All three Stane Cottages have security systems including CCTV with active alerts. This is particularly important as the land next to 3 Stane Cottages is a smallholding. Close scrutiny of the CCTV systems of the Cottages has been implemented by the owners who have confirmed no evidence of any monitoring equipment; no permission to access premises or adjoining land; no evidence of trespass for the purpose of sound monitoring.

Should the Developer provide photographic evidence, time and dates of the alleged monitoring **adjacent** to ‘R2’, this can readily be checked against footage from Stane Cottages CCTV and security systems.

4.6 This means that the modelling used by the Applicant for this major application is **wrong**, without doubt misrepresented. It is discredited and should be withdrawn.

5 Mitigation

5.1 Given the misrepresentation of the modelling concerning noise impact, it is not possible to develop a reasonable mitigation strategy. The Developer states that:

“once further detail is known regarding the precise operations which will take place at each unit, an updated Noise impact”.

The sentence finishes here. They do not even bother to finish what they intended to say. Perhaps, like us, they are speechless!

This approach – driven by procrastination - is completely unrealistic for the following reasons:

- Units will be let to a number of different organisations, but it is not clear who will be responsible for the Access arrangements both within and outside the site at any given time.

- The site will be occupied over a period of time. Not all units will be occupied at once. Occupants will undoubtedly change over the lifetime of the site. Who then is responsible for noise mitigation.
- The site is promoted as a 24/7 operation with significant lorry parking.

5.2 The new accesses, slip road (third lane) and traffic light junction outside the site will result in significant 24/7 noise with a significant loss of amenity to residential dwellings and the use of their gardens. The developer must submit accurate evidence that the noise at this junction / slip road has been modelled to show impact upon residents – specifically the traffic noise and not simply warehouse operational noise.

5.3 In our opinion, noise mitigation from site traffic approaching and leaving the site within 'Takeley Street' is **NOT** possible. The Developer should demonstrate that mitigation is achievable using realistic modelling **BEFORE** permission is granted. Vibration must also be addressed in this context.

Modelling and subsequent mitigation should accurately reflect how loud both the warehouse operational noise and the traffic noise is expected to be at different times of the day and night.

5.4 If based on the "facts" as presented, mitigation would fail.

Any mitigation MUST be presented and demonstrated to be achievable before Planning Consent is given.

6 NPPF August 2026

6.1 We draw your attention to the new NPPF Section "P3: Living conditions and pollution"

Section P3, 2b is unequivocal stating:

"... Development proposals should not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason)"

There is no substantive evidence provided by the Developer that noise exposure to residents will not have an adverse effect.

There is no substantive evidence provided by the Developer that noise exposure will not have a significant effect on users of the Scout Camp at the adjacent Priory Wood.

There is no substantive evidence provided by the Developer that noise exposure will not have a significant effect on users of the Fritchway, LNR.

There is no substantive evidence provided by the Developer that noise exposure will not have a significant effect on users of Hatfield Forest SSSI.

7 Conclusions

7.1 The documentation presented by the Developer is seriously flawed. It lacks evidence and fails to disclose **sources** of data used. Instead it talks about calculations that are accurate to a “*reasonable*” level and bases modelling on undisclosed “urban” redevelopment schemes.

7.2 The Developer bases further so called evidence on sound monitoring at a residence opposite the proposed main access, but we have demonstrated that sound monitoring at that site **NEVER** took place.

7.3 The Developer **fails** to address the concerns raised by the UDC EH regarding the inadequacy of the timing of the study.

7.4. For these reasons, the noise documentation provided by the Developer should be **rejected**.