

STATEMENT BY COUNCILLOR RUTH CARTER OBJECTING TO THE HOLE FARM PLANNING APPLICATION REF 26/00481/VAR

Dear Parish Council

Firstly, my apologies for not being at the meeting in person but I am travelling with work at the moment. Consequently, I am assuming that David McKee or John will read this out for me.

I would like to ask the Parish Council to oppose the proposed planning application from Hole Farm.

The application seeks changes to the required planting and the required noise levels as set out in the original planning conditions agreed by Braintree District Council.

With regards to the planting, the original planning conditions stipulated planting of in excess of 4,900 trees bordering our land to protect us from the development's noise and impact. In the 5 years since the development has been in place, there is only one tree (possibly self-seeded?) in the area that was supposed to be planted. BDC have had an open case regarding the planting at this site which has been ongoing for nearly 3 years. The planting bears no resemblance to that on the application.

With regards to the noise, the application seeks to amend Condition 8 on the original to allow a change in noise levels from a maximum of -10db to that of +10 dB, citing an error on the original planning conditions. It should be noted that there is an error on the current application and Condition 8 makes no mention of noise levels so they are asking for amendments to the wrong condition.

However, if we overlook that mistake in their application, they are asking for a noise level of +10db which is technically considered a 'significant adverse impact' (at a neighbouring property) as stated by BS4142:2014, the British Standard that governs noise.

Such a noise level would not be in accord with the Noise Policy Statement for England (NPSE) and the National Planning Policy Framework (NPPF) – standards that Braintree District Council themselves require developments to adhere to.

The application states that 'it is not asking for an increase in noise levels' but that is incorrect. It should be noted that the original planning conditions were set at -10db and therefore a +10db rating would be an increase of 20db over the current legally binding level of -10db as stipulated in the original planning conditions.

The application also states the +10db above background 'will not result in an increase in noise levels from the site'. But the noise levels from the site already contravene the current planning conditions that BDC themselves require developments to adhere to and, as previously stated +10db is considered to have a 'significant adverse impact'. BDC have a current open case against Hole Farm regarding the breach in the legal noise levels set.

The current excessive noise already has a significant impact on our lives. We cannot open bedroom windows because of the continual noise and the almost constant '24 hours a day, all day every day' noise in our garden is extremely loud. Anyone walking past the development will be aware of the noise – you cannot miss it – and so imagine having to live next to the development with that noise going all the time.

As you are probably aware, we are the only property bordering closely onto the development that is not owned (whether rented out or lived in) by the owners of the development.

We respectfully request you oppose this application.

Many thanks

Ruth Carter

31 March 2026