

Norwich to Tilbury Project (EN020027)(Impact on [REDACTED] Property*

We write as the owners and regular occupier of [REDACTED], Colchester, a Grade II* listed home whose significance derives not only from its historic fabric but also from its quiet rural setting and privacy.

While the applicant's documentation assesses the effect on nearby heritage assets as "less than substantial", this description does not reflect the lived reality for those directly affected. The impacts may appear limited when expressed through distances, thresholds, and technical modelling, however they are significant when experienced daily at close proximity.

Our home is not simply a building within a study area. It is where our family chooses to spend its time together every day of the week. We do not routinely travel away at weekends because we have invested considerable time, care, and resources into creating a peaceful family environment at home. The garden and outdoor spaces are central to how we use the property, and they form part of the enjoyment and setting of a historic rural dwelling.

Loss of privacy and impact on private family space

The proposals indicate construction activity, infrastructure works, and associated access and operational areas in close proximity to the property. Our private garden, which is currently secluded and integral to the character of the house, is likely to become overlooked by construction activity, plant, workers, and potentially elevated infrastructure.

In addition, a private swimming pool sits within the area likely to experience visual and noise effects from the works. This space is used regularly by our family and is designed to provide privacy and tranquillity.

The prospect of prolonged construction presence, overlooking, noise, lighting, and movement fundamentally changes how this space can be used.

The planning documentation tends to treat visual effects as temporary or moderate changes. In practice, the introduction of industrial activity into what is currently a quiet and private domestic setting represents a profound change to family life and enjoyment of the property.

Construction impacts on a Grade II* listed home

As a historic structure, the barn is inherently sensitive. Construction activities associated with pylons, haul routes, heavy vehicles, and ground works raise concerns regarding vibration, dust, and prolonged disturbance.

Even if technical limits are met, the cumulative experience of noise, movement, and activity over an extended construction period risks undermining both the setting and the enjoyment of the property.

The impacts described in the project documents are presented individually, however for residents they occur simultaneously. Noise, traffic, visual intrusion, loss of privacy, and disruption do not arrive separately, they combine to create a sustained change to everyday living conditions.

Traffic and rural character

Great Tey Road and surrounding lanes are quiet rural routes. Increased construction traffic would introduce noise, safety concerns, and a loss of the calm character that defines this location. This is not an abstract amenity issue but one that affects arrival at and departure from our home, outdoor use of the property, and the overall sense of refuge that currently exists.

The difference between assessment and reality

The project documentation contains extensive numerical assessment and modelling. However, averages and thresholds inevitably dilute the experience of those closest to the works. The impacts may be small statistically, but they are unavoidably large when you are the statistic.

Requests to the Examining Authority

Given the sensitivity of this Grade II* listed property and the scale of personal impact anticipated, I respectfully request that the Examining Authority require:

- * stronger, location specific controls on construction activity near the property,
- * measures to protect privacy and reduce overlooking during construction,
- * strict limits on construction lighting, noise, and working hours,
- * vibration monitoring and pre construction condition surveys for the listed structure,
- * clear and enforceable construction traffic routing and timing controls,
- * and consideration of whether micro siting or refinement of nearby works could materially reduce harm to this heritage asset and its residential setting.

For our family, this proposal represents a substantial change to how we are able to live in and enjoy our home. The garden, outdoor spaces, and facilities we have created are central to our family life, and the introduction of prolonged construction activity and nearby infrastructure risks fundamentally altering that experience.

I ask that the Examining Authority give significant weight to the lived impact on residents immediately affected, particularly where a highly sensitive Grade II* listed home and its private setting are concerned.