

Submission from Cllr Mark Coletta to the LPLG
4th October 2023

We eagerly await our new local plan, but regulation 18 strategy urgently needs major considerations in order to obtain Takeley councillor and resident buy in, with reference to the strategy map commercial areas B,D and residential development Area 8.

The concerns I raise here come directly from consultation with local Parish councils. When I mention Takeley from here on in I speak of Takeley inclusively as a Ward.

Takeley and Great Hallingbury are direct neighbours to Stansted Airport, one of the U.Ks busiest airports, Due to the dynamics of a major UK airport we have great comfort in the buffer that protects us. I speak of the Countryside Protection Zone created at a time when the airport's through put of 8 million passengers per annum increased to 25mpps.

MAG operates at 43mpps today yet our unchanged CPZ is now more important than ever before. Our residents cannot comprehend any reduction or break up of the CPZ, our villages must not succumb to coalescence between residents, the airport and commercial infrastructure.

It would make more sense to increase the size of the CPZ in line with the airport's growing operations. Not reducing it exposing our residents to an unhealthy wellbeing and lifestyle.

Our residents are extremely concerned about the proposal of area B to build a gigantic industrial development along with Area D right at the most concentrated points of the B1256.

Reg 18 quotes area B as having good transport links, 2 buses an hour in each direction, a muddy overgrown cycle track to Birchanger, an M11 round about now unnavigable to pedestrians, doesn't equate to good transport amenities.

A recent planning application just a few hundred meters from the area B was refused by the Government's Planning Inspectorate as a totally inappropriate location for a similar but vastly smaller commercial development, due to its overbearing impact on residents, damage to local heritage and ecology.

We are soon to commence another planning committee hearing for a commercial redevelopment of Stansted Distribution Centre (Start Hill) for the building of huge warehousing just a hundred meters or so from the proposed Area B, this current proposal sees gargantuan warehousing and a massive increase in HGV traffic on the B1256.

We have recently welcomed the building of Stansted Northside Industrial complex less than 1 mile from Area B, securing immense commercial building stock for the future. The area of South Uttlesford already has an abundance of commercial enterprise, forcing commercial pressure and traffic congestion on to our residents.

Factoring in Artificial Intelligence, future commercial operations, especially warehousing will see a decline in human employment this is a foreseeable trend. Large scale warehousing will be operated by automated technology. The one thing yet to be seen is any reduction in HGV movements.

Intense concerns have been raised regarding the main artery that feeds our villages, the B1256 Dunmow Rd, A "country road B road" at breaking point today!

This is a main route in and out of Takeley and yet it is one of neglect, pot holes, road defects, overgrown vegetation, speeding hotspots, rat runs, and a HGV superhighway.

Year after year we report into Essex Highways to cut back vegetation and maintain this vital link. We are told finances are tight and repairs prioritized. I can see faults and repairs from over 3 years logged on their fault tracker. We cannot keep agreeing to development when our main supply route is in crisis. Last week the pedestrian walkway across the M11 Jcn 8 was removed with no alternative. Cutting off our pedestrian access to Bishops Stortford.

One accident on the M11 sees traffic backing up through Takeley Street. Residents on the B1256, Takeley 4 Ashes crossroads and Parsonage Lane are bombarded with 400 Elsenham Quarry HGV's daily pounding through our villages. This only viable route remains until 2030.

The B1256 is being abused today it is dotted along its length with listed assets, some just a curb stone from the road. Our current road network and infrastructure cannot support the commercial development in area B and D on the scales proposed. Our Parish Councils and residents strongly oppose these commercial developments.

We also see the proposal of residential development (Area 8) to be built on another main access route of Parsonage road servicing Takeley and surrounding villages. Takeley Ward struggles to understand why you would build housing on top of an airport. I can tell you first hand that living this distance from one of the UK's busiest runways is not for the faint hearted, your internal organs resonate as aircraft throttle off to sunnier climbs, along with thundering noise, fumes/pollution and increased traffic at the epicentre, this doesn't equate to a sustainable and healthy wellbeing for any new residents. We must insure the buffer zone remains around the airport to promote and enhance people's health and wellbeing. Logistically our road network cannot support the building of these developments.

I hastily conclude.

South Uttlesford already has an abundance of commercial stock

Our CPZ in South Uttlesford cannot be compromised, on the contrary it should be increased in line with the growth of airport operations.

The B1256 is at crisis point today it cannot support any increase in traffic movements.

Takeley's landscape, open characteristics, heritage and ecology are severely impacted with the plans proposed by Regulation 18.

The unstoppable onset of AI will see an employment reduction in warehouse operations we cannot guarantee additional warehousing will retain future employment.

Thank You