

Submission by Dr Jean Johnson to the Local Plan Leadership Group, 4th October 2023

Development and growth for Uttlesford needs to be of benefit to the whole area. This document places unprecedented development in a very small areas without the requisite infrastructure in place. The plan is unsustainable. The improved level of infrastructure required particularly with regard to roads simply cannot happen within the timeframe of this flawed document. Most of you will be aware of the current chaos around the M11 Junction 8, B1256 and surrounding villages. It has gone on for months and will continue to do so.

Having read the document albeit briefly, I am shocked and concerned that a very large swathe of the CPZ is to be removed. The document states: "it is proposed that the CPZ area is amended to ensure the rural setting of the airport continues to be protected" and talks about "protection of significant areas around Stansted Airport (Countryside Protection Zone) to preserve its 'rural' character and ensure there is no coalescence with any of the nearby settlements". It does the opposite. The entire CPZ south of the Airport boundary from the A120 to Takeley Street has vanished. The A120 IS the airport boundary for much of the South of the airport. Thus, development WILL coalesce with the airport.

The report claims "the proposal would not adversely affect the open characteristics of the CPZ". 15 hectares of this CPZ land between the B1256 and the A120 will be designated as employment land. Transport would operate 24/7. It is within the Hatfield Forest Zone of influence, in fact literally across the road. Development this close to Hatfield Forest has special conditions because it is an SSSI. Let me give you an example. Any discharge of water is an issue. Guidance from Natural England is very clear. "New discharges (of water) must not be in or within 500m of an SSSI". For this reason alone, development of this area of the CPZ is questionable.

Any improvements to infrastructure -even if possible - would take YEARS.

The draft documentation says that Members wanted to preserve the CPZ. Preliminary work on a Takeley Neighbourhood Plan indicates the local community wants to preserve it. Uttlesford commissioned an independent report published in 2016 that said "We would not recommend the removal, in totality, of any parcels from the CPZ"...and "The potential level of harm to the CPZ associated with the release of parcels is moderate or high for all parcels." The report identifies a high degree of harm should the area proposed for employment land be released from the CPZ, yet UDC are ignoring the independent consultants they themselves commissioned.

Finally, the potential damage to Hatfield Forest – an SSSI - by covering 15 hectares across the road with industrial buildings and concrete is unthinkable. If you really want to mitigate Hatfield Forest, - assign them this land.

I urge the authors of this document to rethink the impact on the area of the removal of large parts of the CPZ. There is no doubt they are under pressure from developers, but once this land has gone – it's gone forever.

I have actually seen the intended plans by a major developer who have also told us that they have had previous discussions with UDC and also with 2 major distribution companies. Not

only is the land opposite and alongside residential properties, traffic would turn onto the B1256 to the M11 Junction 8 or through the village to 4 Ashes. Both are already congested and at capacity.