

I have tried to look at evidence objectively. I want to be convinced about the plan, but I am not.

Transport evidence is badly flawed. The base year is 2021. This was the year of Covid lockdown when people worked from home, were furloughed, air travel was severely restricted. Driving any distance was not permitted unless you were testing your eyesight.

You cannot seriously extrapolate traffic flows from an un-representative base year and even then acknowledge that the B1256 will be seriously over capacity and LP traffic will add to delays. Takeley 4 Ashes is already acknowledged to be a problem, but you propose to divert traffic from the A120 through the village. You call this “mitigation”. I call it kicking the can down the road

Then of course there are the HGV's running up and down the B1256 to the un-needed employment land you have identified by wiping out the CPZ. There are no figures to suggest what this proposed distribution centre will deploy in terms of vehicles but at 37.5 acres -it will likely be a significant 24/7 operation with accompanying noise, air and light pollution. Hardly sustainable and damaging to wildlife, ancient woodland and Hatfield Forest, not to mention residential amenity – yes, people do live there.

You acknowledge delays at the M11 J8 and say a “long term solution” is needed but present none as it is not in your remit. So increased traffic – some diverted from the A120 – does precisely what at Junction 8?

You intend to “upgrade” the Flitchway, whatever that means, but the whole length of the FlitchWay has been designated a Local Wildlife Site and a Local Nature Reserve and runs alongside Hatfield Forest. So mitigation and modal change really means destruction of our environment – hardly in keeping with sustainability.

Then there is the CPZ. You say that the “CPZ is partially successful” – what does that mean? Evidence? None. Not exactly an empirical term. You say removing it supports sustainable development. It does not. You admit “significant CPZ concerns”. You admit the CPZ “is highly valued by residents of Takeley” – but you intend to remove it. Hardly a community driven plan.

Poor infrastructure, limited water supply because of narrow pipes, the B1256 at a standstill is NOT sustainable development.

Developers will of course be happy. Houses at the new development in Takeley and Dunmow are targeted at Commuters as “close to the A120 and the M11 – and only a short distance to Hatfield Forest. Not far at all on an Ebike.