



TAKELEY PARISH COUNCIL

UDC CABINET MEETING ON MONDAY 30TH OCTOBER 2023

Good evening, I am Cllr Jackie Cheetham and I am speaking on behalf of Takeley Parish Council.

The Parish Council appreciates the amount of hard work taken to produce the new draft Local Plan, and we are aware that the timetable is very time constrained.

To keep to the tight schedule, new heritage, landscape and transport evidence has only been published in the last 10 days. It is therefore reasonable to assume that members voting to approve the Reg 18 document are doing so **without** a full understanding of the recently released evidence and that the allocations **have not** been tested against the new evidence. This may lead to significant changes at the Reg 19 stage.

The one change we think cannot wait until Reg 19 is the removal of large areas of the CPZ. We have made representations at the LPLG and Cabinet meetings expressing our concern over the proposed removal of large area of the CPZ. It is minuted that the LPLG stated that they want to retain the CPZ.

The time to make changes to the draft document before releasing it to consultation would be minimal and the change would have no effect on the allocations because Priors Green was previously allocated in the CPZ, without changing the boundary.

Developers are already referring to allocations in the CPZ, even before the consultation has started. The CPZ has been the district's defence from industrial and urban sprawl around the airport ever since permission was given for Stansted to grow from a small regional airport. It was a key Government recommendation which accepted by UDC. It is what sets Stansted apart from the other major airports and the protection is arguably needed the most to the south of the airport.



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In our view, tonight's decision would change UDC's stance on the CPZ and this is would create a major risk from speculative development from the moment the document goes out to consultation. It will impact all parishes surrounding the airport.

We therefore urge UDC to remove this small part of the draft document and retain the current CPZ boundary.

In most other respects, voting **for** the plan is to limit the damage from speculative development. However, removing part of the CPZ would have the opposite effect.

Turning to the strategic allocations, the main purpose is for them to provide more infrastructure, however, in Takeley the allocations do not bring benefits over and above those from speculative development. A small health facility was previously approved in Takeley, from approved housing development, and the walking and cycling route in Parsonage Road is already set out by Essex County Council, already attracting developer contributions.

The allocations would double the size of the village and build in the most sensitive landscape area. The outstanding feature is a secondary school that Takeley does not need or want. The plan hopes that traffic congestion will be reduced by upgraded foot and cycle paths and, interestingly, to buy an e-bike for every new household. There is no evidence this will make any difference to traffic congestion.

The proof of that is in Appendix 2 of Transport Evidence. It is seriously concerning to read that roads throughout the district will be over capacity by 2040, many at over 130% capacity at peak times.

The transport evidence suggests that delivering housing over and above the numbers required by the Government will be a **disaster** for Uttlesford. The Parish Council will **strongly** oppose the Reg 19 plan if those issues are not addressed.



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However, for tonight, retaining a strong stance on the CPZ is essential for the Reg 18. We urge members to act now to avert the risk from speculative development in the south of the district.