

Uttlesford District Council

Extraordinary Council Meeting, 30 October 2023

My name is Patricia Barber. I am a long-time Takeley resident. The proposal in the draft plan to remove the Countryside Protection Zone from the whole of the village means that Takeley could have continuous development from Takeley Street through to Priors Green, with an industrial site in the west to housing development to the east and north. The village has already more than doubled in size in the last decade and if this proposal is adopted it will become Takeley Newtown! Takeley should not be taken out of the CPZ. Please do not do this!

I have concerns about the proposal to put over 1,600 houses in the area between Takeley and Priors Green. The LUC report on Landscape Sensitivity, October 2023, describes the whole of this area as having high sensitivity to mixed use development. It provides separation between the two settlements of Takeley and Priors Green and the rural approach along Smith's Green is sensitive to change. Smith's Green Lane is a Protected Lane with verges which are registered village green. The suggestion that this can be part of a cycle route is unrealistic. It is a narrow road which cannot be widened because of the verges.

Warish Hall is a Grade 1 Listed Building and the site of a scheduled ancient monument. A report by Oxford Archaeological, dated October 2021, given to the October 2021 Local Plan Leadership Group meeting says, and I quote "This area is a highly sensitive historic and archaeological landscape, which has been afforded the highest levels of protection. This area contains designated heritage assets of national significance. Development in this area could have both direct and/or indirect (setting) impacts upon both a Grade 1 listed building and a scheduled monument."

To put a large number of houses and a secondary and primary school in this area would completely destroy its character and could do immeasurable harm.

Schools – I cannot believe the location of these schools. The noise from the A120 is constant and loud. Buildings can be soundproofed and air-conditioned as the windows will need to be kept closed. Playgrounds and playing fields cannot be soundproofed. There will be pollution from the A120. Not a good location.

The increase in traffic around Takeley which this plan would bring is obviously very great and as the Transport Experts have admitted will bring problems which will be hard to overcome. There is a suggestion in the Transport Evidence that some traffic would re-route on the B1256 to avoid increased traffic on the A120, and this would relieve the A120 a certain amount! The new A120 gave Takeley relief from the queues of traffic that were commonplace in Takeley before it opened. Please do not take us back there!

I ask you to think again about these matters.

Thank you

Patricia Barber