

Extraordinary Council Meeting: 25th March 2026

Allison Evans – Takeley Street

This focuses on LNTF (Land North Taylors Farm)

The Quality Review Panel for LNTF stated –

- “.....the airport has referred to particular restrictions on the use of open water to avoid the proliferation of birds near the airport.”

and that

- “.....The Panel recommends that the applicant team makes a greater effort to find compromises with the Airport, or push back against these restrictions.....”

It is inconceivable - suggesting Airport safety is compromised
- putting people's lives at risk.

Cllr Evans wrote in response to Cabinet (Feb 2026)

He said:

“The matter of wastewater was explored as part of the Examination”.

We disagree - Inspectors can only ‘scrutinise’ the evidence put before them. Difficult to do - when Officers are ‘**economical with the truth**’

That evidence before Inspectors specified - foul water would connect to Bishops Stortford (Jenkins Lane) - See Page 409 of your Agenda Pack.
Residents challenged this throughout – but were ignored

We said connection “**was not possible**’ – it was never an option

- Officers knew this
- Pigeon knew this

The current application echoes this – proposing connection to Takeley.

To clarify –

The matter of wastewater was indeed explored – ‘**on the wrong information**’.

- Officers content to misrepresent the truth
- Inspectors misled.
- Councillors misled.

This mirrors recent behaviour with an application concerning Cranwellian.

Sewage mapping is clear

- Takeley is significantly impacted
- Repeatedly discharging into Pincey Brook.
- To date - **424 hours** in the last six months (23rd Mar data).

It is inexcusable you can even consider this acceptable.

To be clear –

Takeley Treatment Works - **does not** - have the capacity for both LNTP and your 1500 houses. - You will **not** get both. - and Easton Park is proposed to go here too.

Pigeon have submitted their application

If approved - you wave goodbye to your housing allocation

– Critical for your Plan to **succeed**.

Pigeon also discussed the use of underground tanks – In conflict of CP34.

Discharge would feed direct into Hatfield Forest. - An environmental disaster.

I urge you to question **why** a site with so many significant constraints has been promoted, yet an outstanding alternative at Northside was **never** considered.

Tonight's vote is your vote, based on your Judgement - no one else's

- It is not based on Judgement of the person beside you
- of your Superiors
- of Officers
- or of us Residents

Draw your own conclusions

- but do not be influenced
- pressurised
- coerced
- or 'advised' how to vote
- and - **do not be made the scapegoat**.

Speculative development will always continue – Plan or no Plan.

So I question - is a bad Plan better than no Plan at all?

If not 100% confident – Defer tonight.

- iron out your concerns - then bring it back to the table.

Consider the legacy **you** will leave behind

- is it really what **you** want?

Regardless of the outcome - I can walk away tonight knowing I gave it my all.

Stayed true to what I believe in - Will you honestly be saying the same?

Legend

- Discharging
- Recent Discharge
- Not Discharging
- Offline

Thames Water
 TEMP:2948 - Takeley
 Feeds into: *Pincey Brook*

Copy Link Zoom to

Latest **Discharge History** Offline History

Discharge events from the: Last 6 months



Last Updated 23/03/2026 6:00 pm Total Duration 424 hours 45 mins

