

My name is John Boyle and I live in Takeley.

I am a member of Takeley Parish Council but I am speaking tonight on a personal basis.

My wife and I moved to Takeley – to what we thought was almost a bucolic environment – over 2 years ago.

When we moved to the area we knew nothing about a LOCAL PLAN – we had no idea what it was or what it covered.

We do now.

We have followed the plan through various iterations – we now understand what it is and why it is necessary – and , in general , we think it is a well thought out , well presented and comprehensive document.

However, we do think that there is a disproportionate allocation of housing and industrial / warehousing sites to the south of the area – particularly in and around Takeley.

But I would like to highlight one particular site that causes us great concern – and that it the proposed enormous (28 hectare) industrial / warehousing facility for the land north of Taylor's Farm in Takeley Street.

The rationale for this site on economic , transport , infrastructure and environmental grounds is open to question. We are sure that the Council has received , and will continue to receive , many representations outlining objections to the proposal.

We understand that UDC has safeguarded an area of land to enable the site to have a direct connection to the A 120 , rather than , as the developer has proposed , from the minor B road the B 1256. We also understand that UDC has commissioned a feasibility study investigating this possibility

Two things puzzle me :

this study was first discussed in this Chamber in December 2024 but it will not , apparently , be available until “ before Easter.”

the developer has made it clear that the A 120 direct access is not required – when clearly it would be beneficial.

An outline planning application for the site , LNTF . has been submitted . I would like to make it absolutely clear that there is a fundamental disconnect between what the developer wants and what is of benefit to the residents of Takeley as a whole – this needs to be recognised and addressed at the appropriate time.