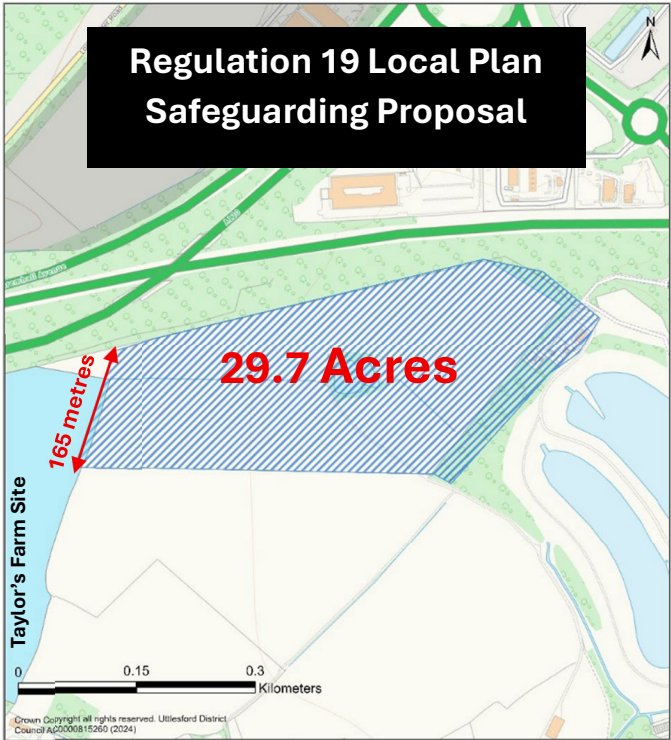


Review of MM62 (Main Modification 62)

The change noted within MM62 is “to reflect the boundary in the emerging masterplan on the Taylors Farm Site”, **increasing the safeguarded land from 29.7 acres to 66.7 acres.**

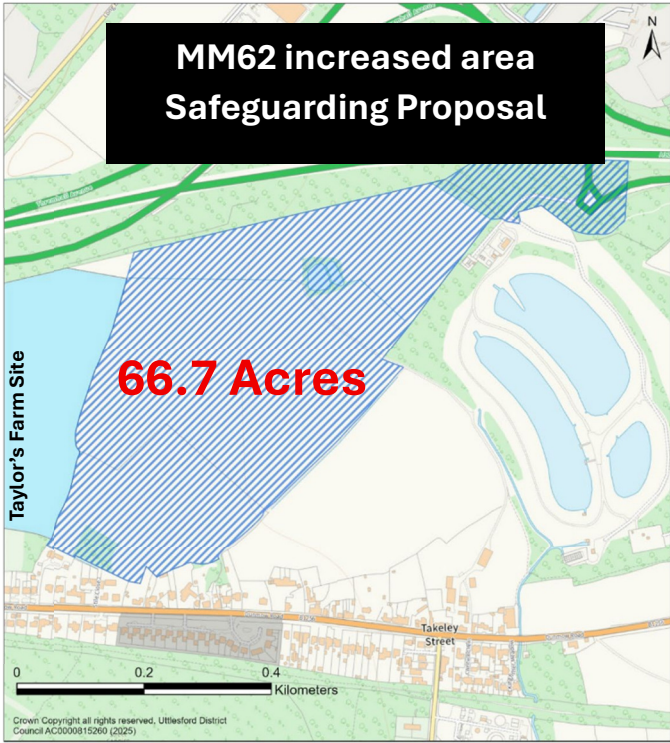
Uttlesford Local Plan 2021-2041 - Schedule of Proposed Main Modifications to the Submission Plan (September 2025)

Modification Number.	Core Policy No.	Paragraph No.	Page No.	Suggested Modification	Reason for Change
MM62	N/A	Appendix 8	14	Amend Appendix 8 Safeguarding Map for A120 access as shown below	To reflect the boundary in the emerging masterplan on the Taylors Farm site.



Land safeguarded for A120 Access, Takeley Street

- Legend
- Land Safeguarded for Transport
 - Existing Committed or Completed Sites
 - Residential Local Plan Allocation
 - Employment Local Plan Allocation
 - Mixed Use Local Plan Allocation



Land safeguarded for A120 access, Takeley Street

- Legend
- Land Safeguarded for Transport
 - Existing Committed or Completed Sites
 - Residential Local Plan Allocation
 - Employment Local Plan Allocation
 - Mixed Use Local Plan Allocation

The maps below show the proposed area to be safeguarded within MM62 (circled red) is already within the current CPZ (Figure 12) and more importantly within the proposed LP19 CPZ boundary (Figure 14).

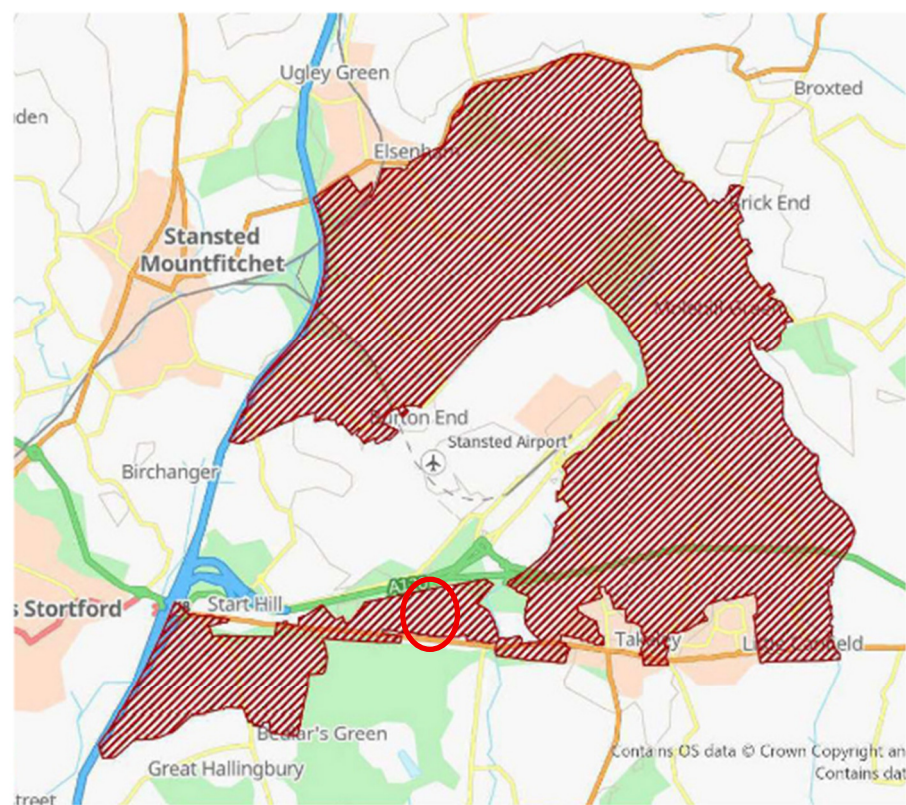


Figure 12 Adopted Countryside Protection Zone

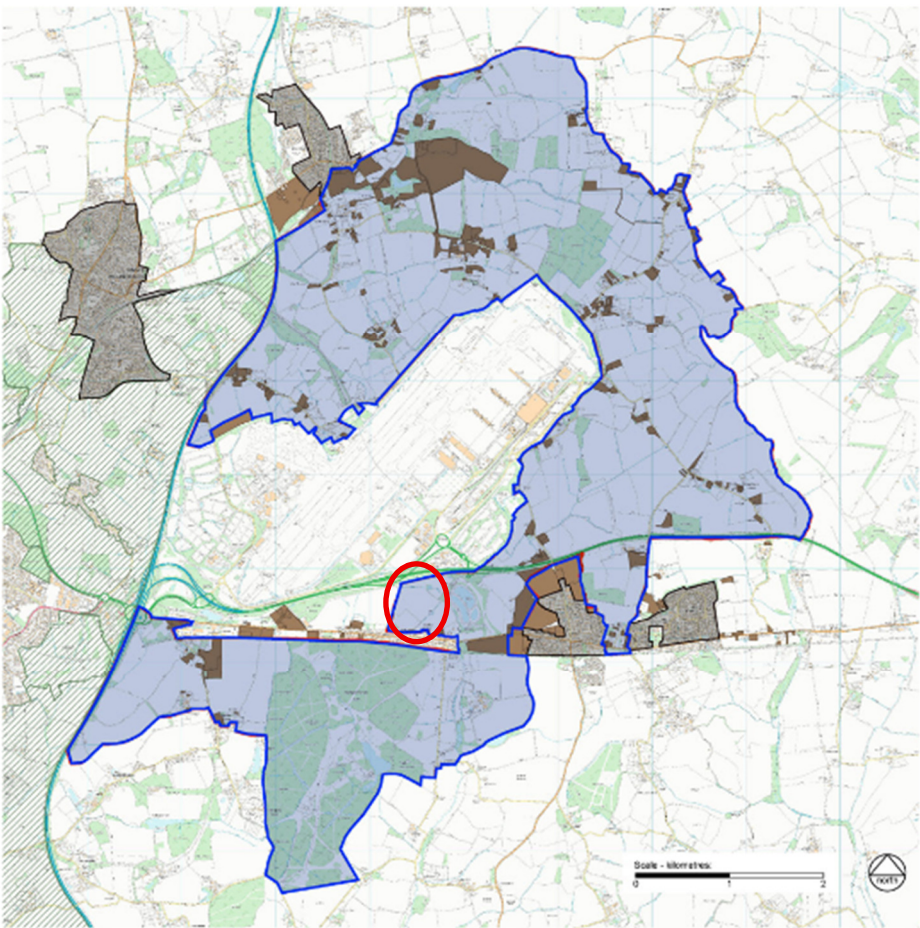
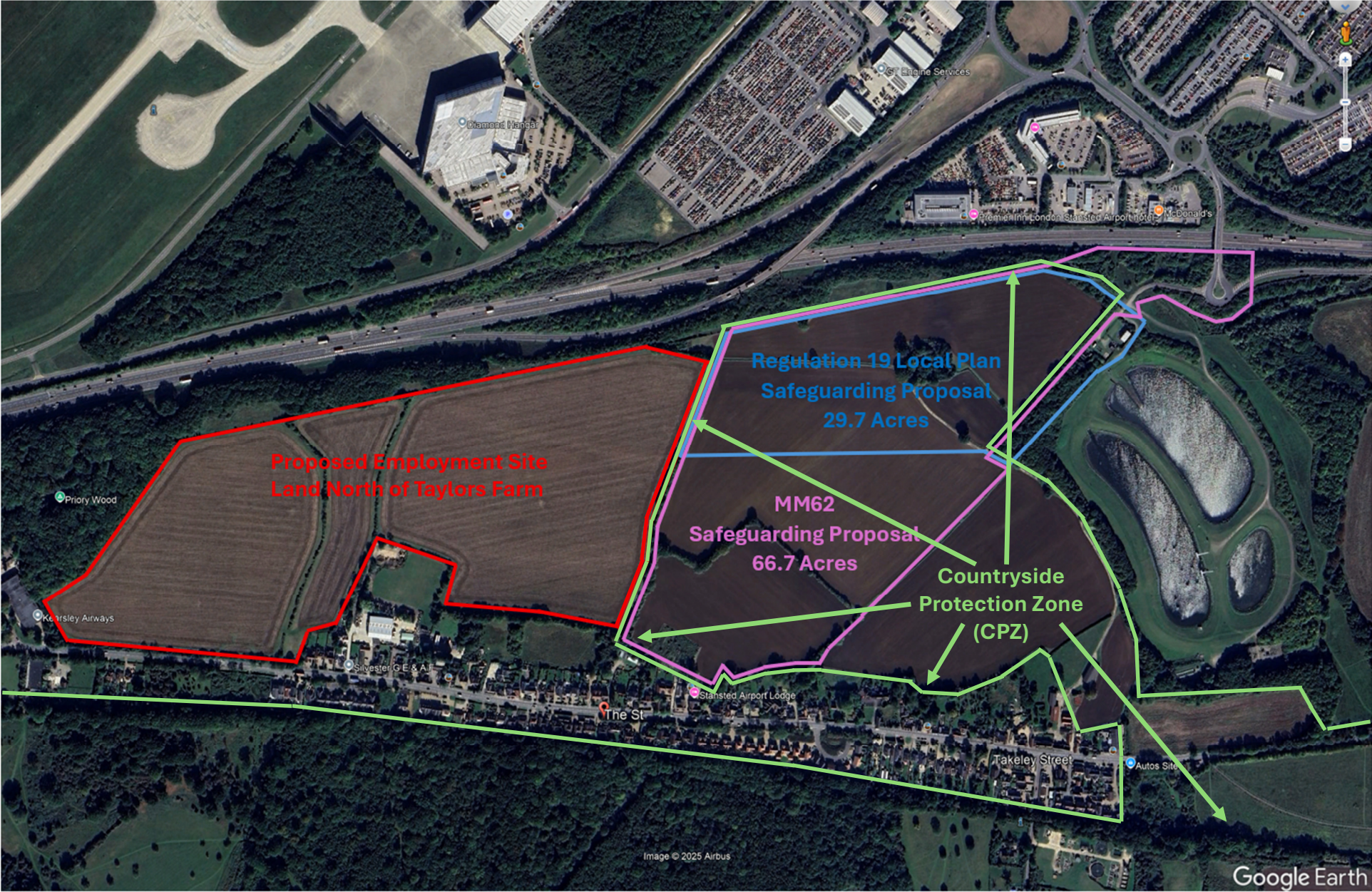


Figure 14 Potential Countryside Protection Zone

Map showing LP19 safeguarded area / MM62 safeguarded area / Countryside Protection Zone / Land North of Taylors Farm



Map showing 2 lane road width overlayed into safeguarded area, highlighting the fact that there is no requirement for such a large quantity of safeguarded land. The boundary of the Reg 19 Proposed Safeguarded Land is 165m - sufficient to host a 2 lane road measuring approximately 10m wide. However, please note the entire boundary is within the existing and proposed CPZ and therefore should not be built upon. The land should be left within the CPZ as per UDC's Regulation 19 CPZ report and remain as protected land.

