

FELSTED PARISH COUNCIL
Minutes of the Planning Committee Meeting
Tuesday 21st April 2026 at 6pm

Attending: Councillors, Richard Freeman (Chairman), Graham Harvey, Hywel Jones, John Moore, Clive Perrins and Roy Ramm.
In attendance Clare Schorah - Assistant Clerk

1. Apologies for Absence

There were no apologies for absence.

2. Declarations of Interest

There were no declarations of interest.

3. Public Forum

There were two members of the public present.

4. Approval of Minutes of Previous Meeting

The minutes of the 17th March meeting were formally approved. They will be signed at the next Full Parish Council Meeting.

5. New Applications to be considered

[UTT/26/0653/FUL](#)

Rear Of Weavers Farm Braintree Road

Proposed mixed sizes 9 no. dwellings, access road and footpath, widening of existing access, public open space and orchard with connections to public footpaths.

Comment: Felsted Parish Council objects to this application for the following reasons.

Local Plan Adoption

With Uttlesford District Council (UDC) having adopted the Local Plan at their Extraordinary Council meeting on 25th March 2026, the 2021-2041 Local Plan now has full weight in the determination of planning applications, superseding the previous 2005 Local Plan.

The council must therefore determine planning applications in line with the local plan, unless other overriding considerations need to be taken into account.

The application site lies outside of the defined settlement development limits of Felsted Parish and is therefore defined by the Uttlesford District Local Plan as Adopted (2026) as being located within the countryside where development would be contrary to Policies in the local Plan.

Open Countryside Location.

The application site is not allocated for development within the adopted Local Plan or Made Neighbourhood Plan and lies within open countryside for planning policy purposes.

Accordingly, the proposal conflicts with Core Policy 41 of the Uttlesford Local Plan 2021–2041 and Policy FEL/ICH4 of the Felsted Neighbourhood Plan and also conflicts with Core Policy 3, which directs development to defined settlements and requires the protection of the character and identity of the open countryside.

The Felsted Neighbourhood Plan is currently under Review with the statutory regulation 14 public consultation complete. This site is not included in the Felsted Neighbourhood Plan review.

Applicant recognises but dismisses conflict with Felsted Neighbourhood Plan

*There are numerous references in the applicants Planning, Heritage, Design and Access Statement to the Felsted Neighbourhood Plan including specific quotes relating to compliance with Policies that respect and demonstrate “sensitive treatment of the rural edge”, that “maintain and respect the visual integrity of the historical settlement patterns” and quote Policy FEL/HN5 which restricts residential development beyond the Village Development Limits (i.e. in open countryside). However, it then attempts to dismiss these Policies by **claiming that the application can be “justified” by being a “Rural Exception Site”.***

Does not meet the criteria for being a “Rural Exception Site”

The applicants Planning, Heritage, Design and Access Statement (page 8) repeatedly claims that the application can be justified by being a “Rural Exception Site” but neither the application description nor the Application Form refer to it as such.

A “Rural Exception Site” is a very specific type of planning mechanism designed to facilitate the development of affordable housing in areas where residential development would typically be prohibited by local planning policies. The fundamental premise of the exception policy is to provide a “one-off” opportunity to bypass standard planning policies, such as those protecting the open countryside, provided that the development exclusively serves a proven and unmet local need for affordable housing.

*The Planning, Heritage, Design and Access Statement refers to Felsted Neighbourhood Plan Policy FEL/HN5 which does support the potential for Rural Exception Sites but contrary to the claim made in item 8: “Neighbour and Community Consultation” statement of the Application form, that “Consultation occurred with local Parish Council Officer”, **no record exists of any such consultation.***

*The primary objective of a “Rural Exception Site” is the provision of affordable housing, with the National Planning Policy Framework (NPPF) allowing for a **small proportion** of market housing on rural exception sites where it is essential to ensure the financial viability of the development. However, the market element must be the **minimum necessary to cross-subsidise the affordable units**, tailored to the specific socio-economic profile of the parish, ensuring that the development integrates seamlessly into the existing rural landscape while fulfilling a demonstrated local requirement.*

*Extracts from NPPF - December 2024 confirms that the Local Planning Authority can “consider whether allowing **some** market housing on these sites would help to facilitate this” and that “a proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where **essential to enable the delivery** of affordable units without grant funding”. But whilst the proposed housing mix does include two, two-bedroom bungalows the remaining mix of dwellings, being a three bedroom bungalow, three bedroom detached houses and four bedroom or five-bedroom detached dwellings is not representative of the “minimum necessary” or a mix of market homes being “essential to enable the delivery” of the what becomes a minimal affordable element.*

In the absence of any reference to “Rural Exception” housing in either the application description or the Application Form and with a disproportionate proportion of what can only be described as “executive homes”, in the opinion of Felsted Parish Council, this application is unable to demonstrate the robust evidence needed to qualify it as a “Rural Exception Site” and it appears to be no more than a commercial “market homes”

development, masquerading as socially beneficial proposition, which it is not.

Absence of any “Rural Exception Site” evidentiary basis

There is no mention of any process or strategy to meet the essential and critical criteria of a Rural Exception Site.

*Despite the comments in the Planning Policy Strategy Approach - Site Context (Page 7) which quotes the Felsted Neighbourhood Plan policy FEL/HN5 there is no direct evidence provided by the applicant to show that the application is “**delivering affordable housing to meet proven local need**”.*

There is no specific reference to or analysis of a recent “Housing Needs Survey”, or mention of any mechanism to ensure that any “affordable” home would remain affordable in perpetuity only to be occupied by individuals or families with a verified local connection to the parish or the immediate surrounding area.

There is no proposed mechanism to ensure a "local connection", typically defined by specific criteria established by the local planning authority in consultation with the parish council.

In consequence, it appears that the claim that this application is “justified” as a “Rural Exception Site” is simply a false attempt to introduce a mechanism to bypass local planning policies that prohibit development in the “open countryside”.

References to the Felsted Neighbourhood Plan

The applicants Planning, Heritage, Design and Access Statement attempts to associate the application with a number of Policies in the Felsted Neighbourhood Plan by claiming that there could be “meaningful community benefits” (such as healthcare, hall improvements, green infrastructure) without actually making any clear proposal on how these supposed “meaningful” benefits could materialise.

Felsted is meeting its housing allocation.

As one of eight Parishes classified in the UDC 2021 - 2041 Local Plan as a “Larger Village” Felsted was given an initial housing allocation of 320 new homes. However, allowance was made for the 225 dwellings built or granted planning permission between the determination of that requirement and the 1st April 2023, when the “Emerging UDC Local Plan” was finalised. This reduced Felsted’s requirement from 320 homes to a residual allocation of 95 units.

Felsted Parish Council accepted full responsibility for identifying sites for those 95 homes through the Felsted Neighbourhood Plan Review and is currently supporting development on two separate sites (one of which, for 70 dwellings - UTT/25/1929/OP, was approved by UDC on Wednesday 8th April) which meet this allocation.

Consequently, speculative and unwanted applications such as this unjustifiably claimed, “Rural Exception Site”, that is not supported by the adopted Local Plan, the Made Felsted Neighbourhood Plan or the Felsted Neighbourhood Plan Review must be refused.

[UTT/26/0445/FUL](#)

Hedgehog Grove Felsted

The installation and operation of a renewable energy generating station comprising ground mounted solar arrays, associated infrastructure and landscaping.

Comment: Felsted Parish Council strongly oppose this application for the following multiple reasons.

In doing so, we wish to make it very clear that Felsted Parish Council is not against the general principle of solar energy and recognises the UK Governments drive towards its Net Zero 2050 target, we are most definitely not “NIMBY’s” which is proven by the evidence that Felsted already has two solar farms, one fully operational and the second already approved by Uttlesford District Council in Felsted Parish and it is the cumulative impact when adding the proposal to the existing and approved solar infrastructure that compels us to object.

When supporting the second large solar farm already approved, Felsted Parish Council believed it was demonstrating a responsible attitude, but that outlook might have been very different had we been aware that a subsequent application on this vast scale could be forthcoming.

Felsted Parish Council has very serious concerns about the cumulative impact and overall scale of the proposal when amalgamated with the existing two solar farms in our Parish, with one covering 38 acres which has been fully operational since 2014 and the other covering a further 282 acres, given full planning approval by UDC in 2023 but yet to be constructed, both located near Willows Green.

With the Council having adopted the Local Plan at an Extraordinary Council meeting on Wednesday 25 March 2026, the 2021-2041 Local Plan now has full weight in the determination of planning applications, superseding the previous 2005 Local Plan.

The council must therefore determine planning applications in line with the adopted local plan, unless other overriding considerations need to be taken into account. The application site lies outside of any defined settlement development limits as defined by the Uttlesford District Local Plan and is thereby located within the countryside.

The application conflicts with Core Policy 25 and recommendations associated with Core Policy 24 of the newly adopted Local Plan.

Felsted Parish Council fails to see how UDC can possibly approve this application when virtually every one of the supposed safeguards built into Core Policy 25 are breached by this application which conflicts with the following:

Core Policy 25 Renewable Energy Infrastructure – Includes the following:

*Planning applications involving renewable energy development will be encouraged provided that any adverse impacts can be addressed satisfactorily, **including cumulative impact on:***

- 1) Landscape, ecology and biodiversity including designations, protected habitats and species, and Conservation Target Areas, nature recovery areas*
- 2) Visual impacts on local landscapes*
- 3) Best and most versatile agricultural land*
- 4) Historic environment - designated and non-designated assets and settings*

- 5) The Green Belt, particularly visual impacts on openness
- 6) Public Rights of Way and pedestrians, cyclists and equestrians
- 7) Highways and access issues, and
- 8) Residential amenity.

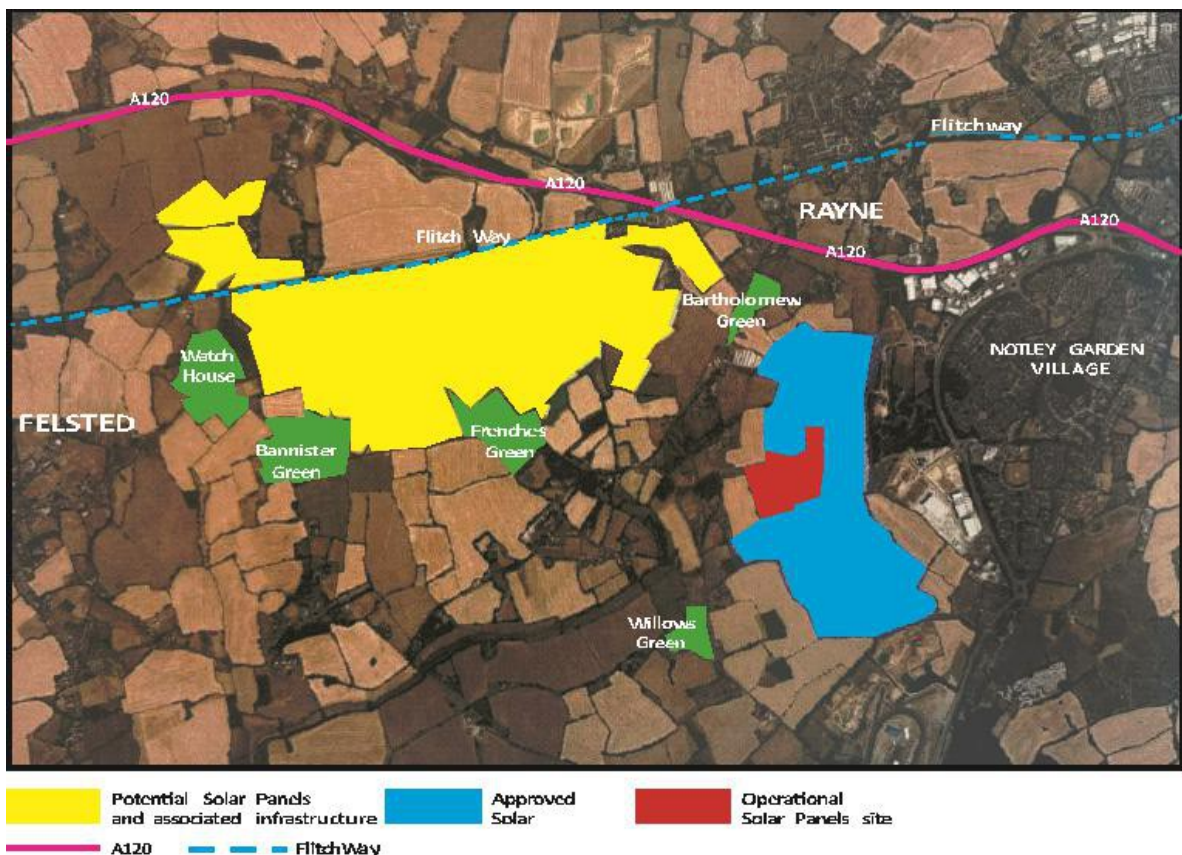
Core Policy 24 Embodied Carbon – Includes the following:

9.49 In general, solar energy development proposals, including both building mounted and standalone ground mounted installations and extensions or repowering of solar installations will be supported, and **where they are focused on previously developed land and do not occupy the “best and most versatile”**

Cumulative Impact and loss of Best and Most Versatile (BMV) land

We would first point out that during the previous Nationally Strategic Infrastructure Project (NSIP) preparation, when Felsted residents were provided with maps produced by TotalEnergies, the Community Liaison Group expressed concern that the publicity documentation and maps distributed did not show or reference the already approved Felsted Solar Farms and in response, TotalEnergies then rightly upgraded their NSIP maps to identify the existing approved sites.

However, disingenuously in our opinion, it appears that in documentation and paperwork submitted for this Planning Application the previously updated reference to these existing sites is removed. For clarity, see map below prepared by Felsted Parish Council showing the currently operational site (in red), the already approved solar site (in blue) and the proposed application site (in yellow).



*Not only are we concerned about the cumulative impact on Felsted's countryside character and historic environment but also with the unacceptable loss (for 40 years) of what would be, in combination with the existing two sites, **over 1,000 acres** (that is the equivalent to around 560 football pitches), of high grade, mostly category Grade 2 and Grade 3a "Best and Most Versatile" (BMV) Felsted agricultural land.*

Combined this would represent circa 17% of the total land area of Felsted Parish.

According to the applicants own data over 80% of the land falls into the highest BMV categories with 22.4% being Grade 2 land and 58.6% being Grade 3a, with only 18.7% classed as lower Grade 3b land.

Not only does this application directly conflict with Core Policy 25 and recommendations in Core Policy 24 of the newly adopted UDC Local Plan, it is also in conflict with the current (December 2024) National Planning Policy Framework (NPPF), Paragraph 15:

15. Conserving and enhancing the natural environment

*187. (b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – **including the economic and other benefits of the best and most versatile agricultural land**, and of trees and woodland;*

It also conflicts with the following Government ministerial statements, which give guidance to Local Planning Authorities:

According to the Written ministerial statement on 25th March 2015 (comments include):

*"The National Planning Policy Framework includes strong protections for the natural and historic environment and is quite clear that local councils when considering development proposals **should take into account the economic and other benefits of the best and most versatile agricultural land.**"*

*In light of these concerns we want it to be clear that any proposal for a solar farm involving the best and most versatile agricultural land would **need to be justified by the most compelling evidence**".*

In addition, Eddie Hughes MP, Ministry of Housing, Communities and Local Government made the following statement in his letter dated 2nd June 2021 to Kemi Badenoch, MP):

*"Where high-quality agricultural land is involved, this **would need to be justified by the most compelling evidence**".*

*The applicant in their Design and Access Statement (February 2026) under the subject heading of "Project Summary" states openly and unambiguously that "**The Site has been selected due to its proximity to existing grid infrastructure**".*

How can this possibly be considered "justified compelling evidence" when the location is clearly stated by the applicant as having been chosen because it is convenient with a blatant disregard for the consequential harm and damage to the Felsted rural environment?

Environmental Impact on countryside and in particular the Flitch Way.

Because the potential combined land use (as above) would exceed 1,000 acres of rural Felsted we are very concerned about the negative impact on biodiversity, ecosystems and on the rich and verdant flora and fauna that currently exists throughout the Parish.

If approved, this industrialisation and commercialised development of the countryside will run for approximately one full mile immediately adjacent and parallel to part of the fifteen-mile "Flitch Way".

This is the very same "Flitch Way" which Uttlesford District Council themselves describe as "one of the largest woodland/scrub/grassland habitats of high nature conservation value in the district" - "in positive conservation management".

UDC's assessment in their Topic Paper "Ecological Sites on and adjacent to New Settlement / Neighbourhood Proposals" – issued in May 2017, says:

"Ufd196 - Flitch Way (2007) - This disused railway line has been taken over by the County Council as a bridle/pathway/linear country park which in addition acts as a valuable wildlife corridor throughout the south of the district, as well providing a good series of habitats in its own right. At nearly 34 hectares it is effectively one of the largest / scrub / grassland habitats of high nature conservation value in the district. The site is in positive conservation management."

The Flitch Way, in addition to being a linear park and important wildlife habitat which is a popular local walking route and bridal way, is also part of the National Cycle Network (Route 16).

The negative impact and risks of habitat loss, the possible impacts and disturbance on protected species, indirect effects such as lighting and the inevitable changes to drainage and natural water management, all need to be considered and the negative effects on a significant proportion of this publicly appreciated fifteen-mile-long leisure facility must be considered.

The only compromise suggested by the applicant is the "Establishment of a 50m buffer zone along the Flitch Way corridor, strengthening protection of this important recreational route".

A 50m buffer zone of planting along the edge of the Flitch Way is hardly likely to have any appreciable impact on long distance views and the positive contributions currently experienced across open land with views through to the wider rural landscape, preserving the sense of tranquillity. The Flitch Way will be significantly negatively affected by the proposals creating an industrial appearance, contrary to the existing verdant rural landscape setting of this linear park, resulting in this commercialised development eroding the rural character of the area.

If approved, the outlook will change from a natural agrarian landscape offering a sense of "splendid isolation" integrated with nature, to an outlook in stark contrast of "structural transformation" defined by geometric uniformity, high-contrast reflectivity and rigid commercial constructions that imposes a sense of industrial order upon the natural environment.

Having regard to the guidance in paragraph 215 of the National Planning Policy Framework, the Local Planning Authority are required to consider the public benefits

associated with the development, but these would not outweigh the harm caused to the intrinsic character and beauty of the countryside resulting in landscape and visual effects from a number of publicly accessible viewpoints and failing to perform the environmental role of sustainability, contrary to Policy CP41 of the new UDC Local Plan 2021-2041, and the National Planning Policy Framework.

Coalescence between various hamlets and settlements

Due to the enormity of the proposal, several of Felsted's individual hamlets and settlements will become merged, namely Bartholomew Green, Crix Green, Frenches Green, Bannister Green, Watch House Green (including the adjacent parish of Rayne).

Felsted Neighbourhood Plan

The application is in conflict with the following Policies in the "Made" Felsted Neighbourhood Plan:

Policy FEL/CW1 – Landscape and Countryside Character

To be supported development proposals must protect and enhance the landscape of the character area in which they are situated, and must not significantly harm the important long distance, short range and glimpsed views, identified in the Felsted Heritage and Character Assessment Report 2017

FEL/CW3 – Footpaths, Bridleways and Cycleways

Any new development on or adjacent to an existing Public Right of Way or which is clearly visible from a Public Right of Way must consider the appearance of the proposal from the Right of Way and incorporate green landscaping to reduce any visual impacts.

FEL/ICH4 – Avoiding Coalescence

Development proposals that, as viewed from publicly accessible locations, will visually significantly diminish the openness of the gap:

- 9) between Felsted village and the hamlets of the Neighbourhood Area (**Bannister Green; Bartholomew Green; Causeway End; Cobblers Green; Cock Green; Crix Green; Frenches Green; Gransmore Green; Hartford End; Molehill Green; Prior's Green; Pye's Green; Thistley Green; Watch House Green; Willows Green**); or*
- 10) between the hamlets of the Neighbourhood Area; or*
- 11) between the hamlets of the Neighbourhood Area and settlements in adjoining parishes will not be supported.*

In addition to the multiple reasons given above, Felsted Parish Council has grave concerns about other aspects of this planning application.

Such as the inevitable impact on the community and Parish from the 1,000's of unavoidable heavy commercial vehicle movements through narrow and unsuitable country lanes to deliver the anticipated 200,000 to 210,000 solar panels and their associated supporting structures.

We also understand from the previous involvement of the Community Liaison Group that there are currently unresolved issues relating to the potential cable corridor routes which are subject to separate applications.

In summary, with this application breaching so many Policies in the newly adopted 2021 – 2041 UDC Local Plan, the current December 2024 NPPF, Government Ministerial

Statements and Policies in the Felsted Neighbourhood Plan it must be refused.

[Felsted Parish Council has written to both UDC and BDC urging them to work together over this "cross boundary" application](#)

[UTT/26/0615/HHF](#)

2 Myrtle Villas Causeway End Road

Proposed two storey side extension, single storey rear extension and dropped kerb to be extended to full width of property.

No Comment.

[UTT/26/0808/FUL](#)

Felsted Preparatory School Felsted School Braintree Road

Section 73A Retrospective application for the retention and alterations to upgraded kitchen extraction ventilation system and minor landscape enhancements.

Comment: Felsted Parish Council believes that the work is an improvement to what was in place before. The Parish Council Planning Committee would prefer to provide assistance and feedback on potential applications during the normal planning process instead of seeing retrospective planning permission being sought for works already completed.

[UTT/26/0850/FUL](#)

Land To The West Of Chelmsford Road

S73 application to vary condition 2 (approved plans) of UTT/23/2526/FUL (Change of use of land to use as a residential caravan site for 5 Gypsy families, each with two caravans, including laying of hardstanding, erection of 5 no. utility buildings and construction of new access.) - proposed amendment to the approved Site Layout Plan to show access through to the rear half of the field.

Comment: Felsted Parish Council strongly objects to this application for the following reasons.

The S73 application to change the layout of the site is, according to the applicants Planning Statement allegedly because the "approved layout would, if implemented, leave the rear half of the field land-locked and make its future maintenance impossible" suggesting that the application "alters the road layout to provide access through to the rear half of the field". The site approved by the appeal inspector was specifically for five Gypsy families, each with two caravans and five no. utility buildings and the site layout was clearly defined as approved and as shown on the original plan. The area to the rear of the approved site that the applicant is now referring to was not shown as part of the allowed appeal site on either the "Block Plan" or "Site Layout Plan as Proposed" drawings submitted with the original application. A potential to extend the site to the rear of the approved site was not included as part of the appeal.

The area that was not included currently remains part of the larger agricultural field and because once the site is developed as approved it would therefore be, as described by the applicant, "land-locked" there is no requirement for it to be developed as part of the site or for it to require any form of future maintenance.

Access to the rear of all four of the currently approved pitches at the rear of the site as detailed in the original plan layout as allowed on appeal is perfectly feasible without any need for a layout change and therefore when the applicant refers to "access through to the rear half of the field", they are referring to land that was not included as part of the appeal approval.

Felsted Parish Council believe this is effectively a “trojan horse” or “development by stealth” application as a precursor to a future request to extend the currently approved appeal site by implying that an additional area of land to the rear of the allowed appeal site was included, which it was not, and creating a future access road to that extraneous land. We repeat that neither the “Block Plan” nor “Site Layout Plan as Proposed” included any such additional land.

We would also point out that when allowing the Appeal for the approved site (APP/C1570/W/24/3348002) in December 2024, the Inspector made the following observation:

66. Concerns were raised by some residents that, in the future the appellant may seek to expand the site or obtain planning permission for alternative development types, such as market dwellings. I have no evidence to suggest an alternative development would be sought and have determined the appeal on the basis of the proposal before me.

We would suggest that the previously expressed concerns by some residents are now being proved legitimate and urge the Council to refuse this application.

[UTT/26/0884/FUL](#)

Oak House Watchouse Green Braintree Road

S73 application to vary condition 2 (approved plans) of UTT/25/3272/DFO. (Details following outline application UTT/24/2790/OP for the construction of 2 no. detached dwellings - details of layout, scale, landscaping and appearance)

No Comment.

[UTT/26/0878/HHF](#)

2 Woodside Stebbing Road

Proposed Ground & First Floor Extension to Front Elevation.

No Comment.

6. Decisions received since 17th March

[UTT/26/0167/FUL](#) / [UTT/26/0195/LB](#)

Yew Tree Cottage Stevens Lane

S73 application to vary condition 2 (approved plans) of UTT/25/1988/HHF (Relocation of the kitchen to the northern end of the two-storey extension. Conversion of the existing kitchen to a study. Removal of the dividing wall to the dining room. Replacement like-for-like door and window set to proposed kitchen. Replacement of door and window set to existing rear entrance. Replacing doors and windows to proposed breakfast area. Provision of a new open sided patent glazed porch to the rear elevation. Enclosing the open plan link area adjacent to the proposed new kitchen location. Replacement staircase. Modern timber stud wall removed from rear entrance.) - To raise a window cill level of a North West Elevation window and to lower a window cill level of a North East Elevation window.

Permission Granted - 19th March 2026

[UTT/26/0197/FUL](#)

Oak House Watchouse Green

S73 application to remove condition 7 (Habitat Management and Monitoring Plan) of UTT/24/2790/OP (Outline application with all matters reserved except access for the construction of 2 no. detached dwellings).

Permission Granted - 23rd March 2026

[UTT/26/0305/HHF](#)

4 Hunters Grove Watch House Green

Part conversion of cart lodge and extension to form downstairs bedroom and bathroom.

Permission Granted - 27th March 2026

[UTT/26/0420/AV](#)

The Chequers Inn Braintree Road

New external signage and lighting

Permission Granted - 2nd April 2026

[UTT/25/1542/FUL](#)

London Stansted Airport Bassingbourn Road

Airfield works comprising construction of a taxiway fillet adjacent to the previously consented Rapid Exit Taxiway to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve-month calendar period

Permission Granted - 2nd April 2026

[UTT/26/0385/FUL](#)

Rosemary Cottage Causeway End Road

Construction of new dwelling and new access

Permission Granted - 10th April 2026

[UTT/25/2498/OP](#)

Land North Of Rayne Road Bannister Green

Outline application with all matters reserved except access for the erection of up to 100 dwellings, associated landscaping and open space, with access from Rayne Road.

Permission Refused - 10th April 2026 *'The proposed development, by reason of its location, scale and quantum, would result in the erosion of the open countryside gap between the distinct settlements of Bannister Green and Watch House Green. The development would give rise to significant physical and visual coalescence between these settlements, materially diminishing their separate identity and the openness of the intervening landscape. The application fails to demonstrate that the proposed quantum of up to 100 dwellings can be accommodated on the site in a manner that would deliver a high-quality, well-designed development which is sympathetic to and compatible with local character... In the absence of sufficient ecological survey information, the Local Planning Authority cannot be satisfied that the proposed development would not result in unacceptable harm to European Protected Species, in particular Great Crested Newts, or that appropriate measures could be secured.'*

[UTT/26/0249/HHF](#)

Rose Cottage Braintree Road

3.2m x 1.97m garden building

Permission Granted - 14th April 2026

[UTT/26/0475/OP](#)

Millbanks Chelmsford Road

Outline application with all matters reserved for the erection of 3 no. dwellings

Permission Granted - 17th April 2026

[UTT/25/1929/OP](#)

Land north of Garnetts Lane, Stebbing Road

Outline planning application for erection of up to 70 no. dwellings served by vehicular and pedestrian accesses, complete with parking provision, drainage attenuation, public open space, landscaping and related infrastructure and works; All matters reserved except for primary means of vehicular and pedestrian access (to exclude internal roads and footways not covered herein).

Permission Granted - 10th April 2026

7. Enforcement Update

The Assistant Clerk provided an Enforcement update.

8. Draft Local Plans - Uttlesford DC, Braintree DC

[Uttlesford District Council has adopted a new Local Plan.](#)

9. Other Urgent Planning Business and Future Dates

Next Meeting is 19th May 2026 online using Zoom.

..... 3rd June 2026 Chairman

Planning Information for Residents

Residents wishing to make comments on Planning Applications or view other comments can go to the Uttlesford District Council Website: <https://publicaccess.submitted.uttlesford.gov.uk/online-applications>.

To find out more about Appeals please go to the Planning Inspectorate Website: <https://acp.planninginspectorate.gov.uk>

More information about the Planning Process is available here: <https://felsted-pc.gov.uk/planning/>

To find out more about Felsted's Neighbourhood Plan please visit our webpage here: <https://felsted-pc.gov.uk/felsted-neighbourhood-plan>