

Thursday 25th April 2024, 5:45 pm. URC Hall

Minutes (Meeting 5)

Present:

Roy RAMM (RR CHAIRMAN), Richard FREEMAN(RF), John MOORE(JKM), Nick ARMON-JONES(NAJ), Brian POPE(BP), David COHEN(DC), Roy MITCHELL(RM), Mike MASTER(MM).

Apologies for Absence:

Hywel JONES (HJ), Mary-Ann DUNN(MD), David ANDREWS (DA)

Declaration of Interest:

NONE.

Minutes of Last Meeting:

Dated 22nd February 2024 (Meeting 4), approved.

Matters Arising (not on Agenda)

None

Consultation Drop-In Meeting Review:

The Drop-in Meetings were held at the Memorial Hall: Friday 15th March: - 1800-2100
Saturday 16th March: - 0900-1300

Around 150 local residents attended over the two days, arriving at a steady rate throughout the 2 days with a surge in the last hour on Saturday. Attendees were asked to register their names and the area of the parish in which they live so they could [be](#) updated with progress: most did so. (home addresses were NOT sought)

Members of the Review Group were on hand to explain the 18 Information Boards, answer questions and to encourage feedback and leave notes.

There was a wide spread of age groups and areas of residence from across the parish, e.g. which Green, including recent householders moving into new developments in Felsted.

Uttlesford DC had allocated a requirement of 95 new homes to be completed by 2041. Maps indicated 12 sites approved by Uttlesford DC for possible housing development, and attendees were encouraged to mark their preference. *(It should be noted that since the [events](#), UDC has reduced the allocation to 84, in common with other Large Parishes, because of a large [proposed](#) development elsewhere on the district.)*

Attendees were also asked to indicate their preference for the possible relocation of a new Village Shop / Post Office and to leave any written comments.

Most attendees were against *any* further development. Many cited construction of approximately 200 new houses across 8 sites in and around Felsted Parish. Many did not appreciate that most of these sites were outside the Parish or had received approval before the original FNP was “made” in 2020.

Some attendees were unaware that the Bury Farm Development (which includes the new Felsted Health Centre/ Surgery) and the Sunnybrook Farm Development (which includes a car park area for Felsted Primary School), were both supported in the original FNP and endorsed by a Referendum.

Following general discussion on the comments from The Drop-In, The FNP Group agreed to prepare draft reports for consideration at the next Committee Meeting in preparation of publishing the results.

There was a consensus that, whilst ~~the~~ The Group should continue to evaluate possible new developments, the Review should ~~phase them over the not ‘front load’ any development plans but should instead plan to use the opportunity of a~~ 17-year fulfilment period to allow a better assessment of ~~changing ongoing~~ needs, ~~as which should in turn be~~ informed by further Housing Needs Surveys ~~every 5 years~~. RF added that a “windfall” allowance of circa 10% development outside the FNP policy would likely be counted within the UDC allocation.

The Group noted that the development behind Abbeyfield and the second development adjacent to Clifford Smith Drive are yet to be commenced and that there is a substantial number of new houses unsold.

The viability ~~of for~~ an increase in Social Housing will have to be considered because it will not necessarily be in the interest of the Landowner/Developer, who ~~depending on the size of the development,~~ ~~may will~~ be expected to provide ~~a proportion of~~ ‘affordable housing’.

FNP Monitoring:

a) To date

Bury Farm: building in progress and we are advised that work on the new Health Centre is imminent

Sunnybrook: land clearance and construction commenced.

b) The Parish Planning Committee has monitored the effectiveness of the FNP and routinely commented on planning applications in the context of the FNP in PC Minutes. RF presented a document listing 20 Planning Application decisions published by UDC which were directly influenced by FNP Policies, although not specifically referenced in the decision. The Parish will continue monitoring and will also produce an annual report through the Planning Committee.

Focus Magazine/ The Housing Needs Survey Publicity:

The Housing Need Survey and the details of the Drop-Ins (where additional copies of the HNS were also available) were published in the Felsted Focus Magazine, reported on the Parish website and supported by banners and printed notice displays, the Survey was also posted by hand to every household.

Replies were received from 24% of households which is consistent with RCCE expectations.

Following proofing and minor corrections, the HNS will be published in full on the PC website. However, the full survey document is lengthy and complex. RR reported that the Felsted PC website was being refreshed and suggested a "Summary Sheet" should be published updating the community with the next Focus publication.

Work Plan:

In discussion with our consultant, a working forward 20-point plan was discussed which included a full analysis of the Housing Need Survey (HNS).

The intention is that the original NP document would be resubmitted with 'red-line' tracked changes where required. After discussion, the Review Group agreed that the original Vision and Objectives of the NP remained relevant and would remain unchanged.

Draft papers will be prepared for the first 11 points for consideration at the next meeting and it was stressed that evidence of the survey results must be detailed.

The Group noted that without an agreement from the NHS to lease the new health care centre on Bury Farm at fair commercial rent, the Felsted Community Trust (who have a duty to maximise the Trust's assets may have to seek a private sector tenant to deliver primary health care and return value to the Trust. Should that become necessary, a revision to the policy relating to the existing surgery premises (FEL/VA 1) for that purpose might be necessary.

In considering policies in relation to Felsted School, it was noted that the largest employer in the parish is Felsted School, which includes 160 Teachers and 440 ancillary workers (including Groundsmen, Works Building maintenance and minibus drivers) rising by a further 90 ~~at~~ ~~of~~ the summer school. The economic benefits of the school were duly noted and would be relevant to any proposed policy changes that might impact the school.

The results will be published and open to public comment.

Traffic Survey:

RF reported that Essex CC were still planning a Traffic Survey in conjunction with Flich Green and Little Dunmow PC's. But possible road closures and The Essex Ride will probably delay the Survey until June.

Treasurer's Report:

~~The meeting approved the expenditure set out below: BP advised that recent expenditure plus costs previously incurred resulted in the original £8,000 grant now spent.~~

Recent charges:

Ink & stationery for walk in sessions	108.97
	2765.4
RCCE – re housing	

surveys

Dunmow Web - website update 900

Professional Advice -
final fee 1200

[BP advised that total approved expenditure meant that the original £8,000 grant had now spent.](#)

It was agreed there was no further expenditure planned but new Grants are likely to be available for future public meetings.

Date of Next Meeting: Thursday 16th May 2024.