

Felsted Neighbourhood Plan Review Group

Thursday 16th May, 5:45 pm. URC Hall (Meeting 6)

Agenda

Present:

1. Apologies for Absence:
2. Declaration of Interest:
3. Minutes of the last meeting (Meeting 5) for approval:
4. Matters arising (not on the agenda)
5. Drop-in analysis – for publication (Draft Annex A)
6. Review Plan Strategy – for publication (Draft annex B)
7. Site Selection criteria – for publication (Item 10 on work flow) (Draft Annex C)
 - 7.1 Revisit original sift of sites.
8. Policy reviews
 - 8.1 Burial ground developments
 - 8.2 Land Owner discussions (Item 14 on work flow)
 - 8.3 Policy revisions
9. Traffic Survey:
10. Treasure's report
11. Any Other Business
- 12 **DATE OF NEXT MEETING:**

ANNEX A

Felsted Neighbourhood Plan Review

Analysis of Drop -In Sessions and Housing Needs Survey

Next Steps for the Review

Drop -In Sessions

Over the two days of the drop-in sessions at the Memorial Hall, the Review Group met around 150 parishioners (137 registered) who viewed and commented on the 18 information boards and the maps of the sites the Group was proposing as *possible* sites for the 95 additional new homes the parish is obliged, by Uttlesford District Council, to accept between now and 2041.

Unsurprisingly, the unanimously expressed opinion was that Felsted '*had enough*' and any further development was undesirable anywhere in the parish. However, it was also accepted that if we had to have more homes, planning where they should be, what they should look like and defining the need they should meet was infinitely preferable to allowing developers free reign.

The Drop-In invited parishioners to consider twelve sites, all of which have been put forward by landowners to UDC as being available for development, and to put coloured dots signifying either their support or objection to each site. Members of the Review Group had well-informed and engaged conversation with many of the attendees, while others were content just to read the information boards and make their decisions.

(Note. Following the Sessions, the housing allocation has been reduced to 84 new homes)

Drop In March 15/16 Analysis

Site No	Brief Site Description	For	Against
Fel 001 RES	Land South of Braintree Rd. Op Chaffix Farm	3	26
Fel 002 RES	Land N/W of Bannister Green	4	29
Fel 003 RES	Land North of Garnetts Lane	24	9
Fel 004 RES	Land S/W of WHG	6	28
Fel 005 RES	Land off Rayne Road	3	38
Fel 006 RES	Land off Rayne Road	5	38
Fel 007 RES	Sunnybrook Farm	14	20
Fel 008 RES	Land S/E Clifford Smith Dr (site1)	10	10
Fel 009 RES	Ditto (site 2)	13	12
Fel 010 RES	Kinvarra B park	23	30
Fel 011/12 RES	Sparlings Farm	7	47
Fel 019/RES	Land at Willows Green	14	18

Alternative Location for the village shop

Attendees were also asked where, if necessary, Linsell's, the village shop and post office could be relocated.

Unsurprisingly, great affection for Linsells and respect for the proprietors was warmly expressed to the RG. There is also understandable concern for the future of the Grade II listed Linsell's premises if economic and or regulatory pressures mean the current shop and post office business needs to relocate.

Concerns about the vibrancy of the village centre have been amplified by the continued lack of occupation and economic activity at the Boote House.

Concern continues to be expressed about the traffic congestion at the Chelmsford Road junction, parking and accessibility in the centre of the village.

Shop /Post Office relocation:

Chelmsford Road **4**
Near the j/w Stebbing Road – former Indian restaurant **5**
On or near the Abbeyfield developments site **8**
On or near the Troy Homes site at Sunnybrook **17**
Rayne Road **2**

Three recurrent concerns

Firstly, it's important to know the Felsted parish boundaries. For example, the large developments west of Priory Bridge on Station Road are in Flitch Green and Little Dunmow parishes, outside of Felsted Parish and are therefore beyond any control or influence we might have through our current neighbourhood plan.

Secondly, there is a consensus that the kinds of home that are being built are often not what local people want. There are too many large 'executive' homes and too few, smaller but nevertheless high quality, spacious homes for downsizers or homes for younger entrants to the housing market. The Review Group will very carefully consider these comments alongside the outcome of the Housing Needs Survey.

Thirdly, there was a broad consensus that development should be phased over the 17 years between now and 2041 and not 'front-loaded'. These comments are entirely in alignment with the Review Group's current thinking, inasmuch as we think the housing need will change over the plan period and should be met incrementally after further Housing Needs Survey's at five year intervals. We don't yet know how phasing can be structured; that is something the Group will now investigate.

Thanks to all who came along and for your kind words and for your sharing our passion for keeping Felsted a wonderful place to live.

The Housing Needs Survey

In brief, the need for affordable *rented* housing units was identified as being for up to nine either 1, 2 or 3-bed units. Housing associations tend to think of the long-term sustainability of schemes, and the possibility of bringing forward more 2-bed units rather than any 1bed units seems preferable.

Should the Review suggest an affordable housing scheme, discussions on finalizing the size, tenure and design will take place with the parish council, any housing association partner and the local authority, to ensure that the right mix is selected.

Smaller, affordable, shared ownership and discounted market sale open market properties were all cited as being needed.

Four respondents answered that they have a special housing need for a physically adapted home leading to a recommendation that if any open market 3-bedroomed bungalows come forward, they should be fully wheelchair accessible.

Five households are currently on either the local authority housing register or Housing Association register. The survey recommended that the Parish Council raise awareness of the need to be on the register amongst the residents of the parish, in order for them to be considered for affordable housing schemes in the future.

As of April 2024, there are currently 33 applicants on the housing register who are residents or have possible connection to the villages with a further 197 with no local connection; further investigation on local connection would be undertaken once a vacancy arises.

The HNS also provide some useful commentary on site selection.

Next Steps for the Review

The next step for the Review Group is to analyse the choices indicated, to combine the results with the outcome of the independent Housing Needs Survey and to define some potential development criteria (which might form the basis of new policies) and begin discussions with landowners who might be able to meet those development criteria.

ANNEX B

Felsted Neighbourhood Plan Review Strategy

The Felsted Neighbourhood Plan was 'made' by the full UDC District Council in February 2020.

The initial driver for the parish council to review the neighbourhood plan came from national planning policy (the National Planning Policy Framework / NPPF), which stated that neighbourhood plans in those local planning authority areas that cannot demonstrate an up to date 5 year supply¹ of deliverable housing sites, are considered to be out of date after 3 years. This mechanism is referred to as the 'tilted balance' which weighs in favour of housing development proposals where there is no 5 year supply of housing land.

In Felsted, from February 2023 onwards, the 'tilted balance' was being increasingly relied upon by applicants for planning permission, and the parish council's ability to object to these proposals, even where those proposals conflicted with the neighbourhood plan policies, was becoming limited. This was being confirmed through decision making at both the Uttlesford District Council level and at through planning appeals that are considered by the Planning Inspectorate.

On this basis, the parish council took the decision to review the neighbourhood plan and informed Uttlesford District Council of this intention in October 2023.

In December 2023, the NPPF was amended, and the time period for neighbourhood plan areas (where those made neighbourhood plans identify land for housing) to avoid the 'tilted balance' was extended from 3 years to 5 years, meaning that our parish enjoys the additional protection the plan provides until at least February 2025.

Although the newly formed Review Group had barely commenced and could have adjourned work, UDC, as part of the District's emerging new Local Plan announced a further allocation to Felsted of 84 new homes (initially 95) required by 2041.

Additionally, two major objectives of the made plan (Bury Farm and Sunnybrook Farm) are in development and will be completed within 12 months. It was therefore considered that the Review should continue, in order to keep pace with the progress on the new Local Plan and to consider new opportunities for delivery.

¹ The '5 Year Housing Supply' is a calculation of whether there is a deliverable supply of homes to meet the identified housing requirement over the next 5 years. The 5 Year Housing Supply is calculated on a rolling basis by the Government, and local planning authorities that do not have an up-to-date local plan which identifies their 5 year supply of housing sites (including housing planning permissions to match), are considered not to meet the requirement for a 5 year supply, and are therefore subject to the tilted balance. In reality, it means that those places are vulnerable to speculative development proposals, with decision-making place significant weight on the delivery of new housing, above other local considerations (including neighbourhood plan policies).

The framework for Review Group's work is as follows:

- The vision and objectives of the 2020 made plan remain relevant, proportionate, and therefore are unchanged.
- The review will identify a site or sites to meet the allocation of up to 84 new homes within the Uttlesford Local Plan, but will also take account of windfall developments which could reduce that number.
- Every attempt will be made to develop policies which allow for phased development over the full 17 years of the allocation period and will be guided by the results of Housing Needs Surveys conducted at 5-year intervals, the first have been conducted in 2024.
- The homes permitted will closely reflect the identified housing need.
- Changes to other policies within the made plan will only be made where circumstances have changed, e.g. where planned developments have been or are about to be completed, where experience of planning decisions indicate that the plan could be more effective or circumstances indicate that change is otherwise required.
- Opportunities to achieve other neighbourhood plan objectives will be considered and explored, provided that the overall strategy and key policies of the neighbourhood plan as established in 2020 remain integral to the overall approach.

ANNEX C

Review of Site Assessment Criteria

The Review Group (RG) looked carefully at the Site Assessment Criteria of the Felsted Neighbourhood Plan(FNP), which was formally made in February 2020 and, in particular, at the Specific Site Assessment Criteria, reported at 2.1.

The review concluded that the site assessment criteria, initially undertaken using the specific guidance written by Locality for use in neighbourhood planning, remained relevant, fit for purpose and reflective of the additional consultation work conducted by the Review Group.

As part of the general review process, the RG commissioned a new Housing Needs Survey (HNS) conducted by the Rural Community Council for Essex (RCCE). In addition to identifying housing need, the outcome of the survey was also factored into the considerations of site suitability. Central to this aspect of the review the need established by the HNS was for smaller homes and sites for the development of what might broadly be described as social housing. (The HNS is available in full on Felsted Parish Council website.)

Additionally, the RG analysed and noted the published reasons for refusal of planning applications in Felsted and the comments made by officers and planning inspectors since the plan was made.

In reviewing the site assessment criteria, the RG has been required to consider that, although technically at the time of the Review, Felsted remained a type A village, UDC, in anticipation of the acceptance the new UDC Local Plan, redesignated Felsted as one of eight new 'Large Villages' and made a housing allocation of 84 new homes to be constructed between 2024 and 2041.

Site Selection Criteria

NP Specific Criteria	Explanation and how this will be assessed
Is the site appropriate having regard to the Felsted Heritage and Character Assessment (FHCA)	Does proposed development conflict with any FHCA identified “Character Area Profile” with particular regard to “Positive Aspects of Character” and/or those aspects of a “Local Character Area” specific features identified under “Sensitivity to Change”?
Will the site help or reduce traffic congestion?	Do proposals have a potential to increase or decrease traffic or parking stress?
Will the site protect or enhance community facilities?	Do proposals include proposals to improve community facilities?
Does the proposal avoid coalescence between settlements?	Will proposals join separate settlements or reduce the open space between separate settlements. If so, could mitigation measures reduce visual impact?
Does the proposal represent a coherent extension to existing development?	Is site within VDL, outside VDL or adjacent to VDL. Is proposed development consistent with vernacular building grain for that area of Parish?
Where linear vernacular prevails, does the proposal avoid ‘back-land’ development	Is proposed development “back-land” i.e. Non-linear in an area where predominantly linear build grain is evident?
Does the proposal offer adequate accessibility	Is site accessibly on foot (i.e. Are there pavements leading to the site) and / or on a bus route or is site wholly dependent upon vehicular use?
Does the proposal conserve or enhance village heritage assets?	Does development impact negatively on any heritage asset either visually or through increased vehicular movements etc.?
Neighbourhood Plan Review consultation drop in sessions (March 2024) – local residents views.	Did the site receive support or objections during drop in sessions (March 2024)?
Does the proposal provide an appropriate mix and tenure of housing in relation to need?	Felsted’s population in relation to the national profile and the Uttlesford profile was comparatively much older at the time of the 2011 Census. The average (mean) age of residents was 41.8 years compared with an average (mean) age of residents across the district 40.6 years. 23.4% of the parish’s population was over the age of 65 at the time of the 2011 Census compared with 18.4% of the national population.

	<p>The 2024 Housing Needs Survey results, in terms of house types, indicate that the parish is well stocked with detached homes and under provided with smaller homes. This is illustrated by 57.2% being detached with a national average of 22.9%. The number of semi-detached homes is close to the national average with 32.1% in Felsted with 32.5% being the national average. Terraced homes are less prevalent in Felsted with only 6.3% and a national average of 23%.</p> <p>Together with the findings of the Felsted Housing Needs Survey published in 2024, the statistics above indicate a clear evidenced need for smaller homes to come forward in the parish during the plan period.</p> <p>In terms of affordable (or Social) housing needs in the parish, the Felsted Housing Needs Survey, completed in March 2024, Key findings and the recommended conclusion of the RCCE indicate a need for up to 9 affordable dwellings.</p> <p>Housing Needs Surveys are generally updated every five years</p>
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ANNEX D

**UDC Call for Sites – Assessment of individual Sites
Post Neighbourhood Plan Review consultation drop in sessions (March 2024).**

Site Reference	Location	
Felsted 001 RES	Land south of Braintree Road (opposite Chaffix Farm) Felsted – CM6 3EW	
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	<p>With development already approved on the north west (opposite) side of the road, further development on the south east side and the consequential loss of the open green space would increase the impact of coalescence between Watch House Green and Felsted village. There are no pavements on the south east side of the road. The site is outside of Village Development Limits (VDL's).</p> <p>Amber. Not green due to negative impact on coalescence and conflict with Heritage and Character Assessment.</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions.</p> <p>Site had a low preference rating from residents.</p>
<i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 002 RES	Land north west of Bannister Green Felsted – CM6 3NF	
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	Greenfield site on the edge of Bannister Green. Outside but adjacent to Village Development Limits (VDL's). Part of a large open field with no defensible boundaries. The site is within

		<p>walking/cycling distance of the primary school at Watch House Green but is some distance from the services in Felsted village. The site is within walking distance of an hourly bus service. There are no pavements on the south side of the road (serving the site).</p> <p>Amber. Not green due to negative impact on coalescence and conflict with Heritage and Character Assessment.</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions.</p> <p>Site had a low preference rating from residents.</p>
<i>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 003 RES	Land north of Garnetts Lane and Chestnut Walk Felsted – CM6 3EE	
Green	<p>Considered to have potential for delivery in 5 – 15 years</p>	<p>Considered a sustainable location for development to include affordable “social” housing being within walking distance of village amenities, the Primary School and bus stops etc. giving lower dependency on vehicle use than other sites under consideration . Housing mix and tenure to be subject to local housing “need” determined by a properly conducted “Housing Needs Survey” (anticipated early 2024) Site is outside, but lies adjacent to Village Development Limits (VDL’s).</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions.</p> <p>Site had a high preference rating from residents.</p>
<i>Note: Site was not supported within the existing “Made” Felsted Neighbourhood Plan</i>		

Site Reference	Location
Felsted 004 MIX	Land south and west of Watch House Green Braintree Road – CM6

3EQ		
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	<p>With development already approved on the north west (opposite) side of the road, further development on the south east side and the consequential loss of the open green space would increase the impact of coalescence between Watch House Green and Felsted village. There is no village bound pavement on the south east side of the road. The site is outside but lies adjacent to Village Development Limits (VDL's).</p> <p>Amber. Not green due to negative impact on coalescence and conflict with Heritage and Character Assessment.</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions.</p> <p>Site had a low preference rating from residents.</p>
<i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 005 RES	Land off Rayne Road Bannister Green Felsted – CM6 3NQ	
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	<p>The site is within walking/cycling distance of the primary school at Watch House Green but is some distance from the services in Felsted village. The site is within walking distance of an hourly bus service.</p> <p>Whilst the bulk of development on the site would not be highly visible from Rayne Road it would build coalescence between Bannister Green and Watch House Green, almost joining the two settlements.</p> <p>Watch House Green is already under considerable development pressure with over</p>

		<p>100 dwellings approved on three separate sites in the past three years effectively doubling the size of the settlement.</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions.</p> <p>Site had a low preference rating from residents.</p>
<p><i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i></p>		

Site Reference	Location	
Felsted 006 RES	Land off Rayne Road Bannister Green Felsted – CM6 3NJ	
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	<p>This is a large site outside Village Development Limits (VDL's) which would virtually close the open space between Bannister Green and Frenches Green. Future housing allocations for Felsted in the draft UDC Local Plan (anticipated as 84 dwellings) do not necessitate such a large site and there would very likely be considerable local opposition. The site is not on or near to a local bus route and is some distance from the services in Felsted village.</p> <p>There are no pavements on the north side of the road (serving the site) .</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions.</p> <p>Site had a low preference rating from residents.</p>
<p><i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i></p>		

Site Reference	Location	
Felsted 007 MIX	Sunnybrook Farm, Braintree Road, Felsted – CM6 3EB	
Assessment category	Stated assessment classification	Comment
Green	Considered to	Preferred site option for relocation of village

	<p>have potential for delivery in 5 – 15 years</p>	<p>shop (Linsells) by shop proprietors (Richard and Kay Silcock) due to its location being approximately equidistant from the village centre and those areas of higher population such as Chaffix, Watch House Green and Bannister Green and being near to the Primary School. The site is on a regular bus route and is served by a pavement. Could be suitable along with some limited housing which meets existing Neighbourhood Plan housing mix (ideally small dwellings or bungalows). Housing mix and tenure to be subject to local housing “need” determined by a properly conducted “Housing Needs Survey” (anticipated early 2024)</p>
<p><i>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</i></p>		

Site Reference	Location	
Felsted 008 RES	Land south east of Clifford Smith Drive Felsted (site 1 - part of field) – CM6 3UG	
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	<p>The site is within walking/cycling distance of the primary school at Watch House Green but is some distance from the services in Felsted village. The site is within walking distance of an hourly bus service. The site could be considered an appropriate extension of existing developments.</p> <p>However, Watch House Green is already under considerable development pressure with over 100 dwellings approved on three separate sites in the past three years effectively doubling the size of the settlement.</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions.</p> <p>Site had an equal support / object preference rating from residents.</p>
<p><i>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</i></p>		

Site Reference	Location
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Felsted 009 RES	Land south east of Clifford Smith Drive Felsted (site 2 - whole field) – CM6 3UG	
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	<p>The site is within walking/cycling distance of the primary school at Watch House Green but is some distance from the services in Felsted village. The site is within walking distance of an hourly bus service.</p> <p>The site could be considered an appropriate extension of existing developments.</p> <p>However, Watch House Green is already under considerable development pressure with over 100 dwellings approved on three separate sites in the past three years effectively doubling the size of the settlement.</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions.</p> <p>Site had a near equal support / object preference rating from residents.</p>
<i>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 010 RES	Kinvara Business Park Felsted – CM6 3LB	
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	<p>The site is not within walking/cycling distance of the primary school at Watch House Green and is some distance from the services in Felsted village. The site is not suitable for walking to local facilities as the (speed de-restricted) road (the B1417) has no pavements or safe refuge points and access to any village facility would necessitate passing over a narrow and poorly sighted former railway bridge with no pavements.</p> <p>Consequently, the site location would be highly vehicular dependent.</p> <p>The site is on an hourly bus service.</p>

		<p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions.</p> <p>Site had a low preference rating from residents.</p>
<p><i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i></p>		

Site Reference	Location	
Felsted 011 RES	Sparlings Farm, Braintree Road, Felsted (Parcels ABCD and western part of E) – CM6 3LB	
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	<p>The site is not within walking/cycling distance of the primary school at Watch House Green and is some distance from the services in Felsted village. The site is not suitable for walking to local facilities as the (speed de-restricted) road (the B1417) has no pavements or safe refuge points and access to any Felsted village facility would necessitate passing over a narrow and poorly sighted former railway bridge with no pavements.</p> <p>Consequently, the site location would be highly vehicular dependent.</p> <p>The site is on an hourly bus service.</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions.</p> <p>Site had a low preference rating from residents.</p>
<p><i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i></p>		

Site Reference	Location	
Felsted 012 RES	Sparlings Farm, Braintree Road, Felsted (Eastern part of Parcel E) –	
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	The site is not within walking/cycling distance of the primary school at Watch House Green and is some distance from the services in Felsted

		<p>village. The site is not suitable for walking to local facilities as the (speed de-restricted) road (the B1417) has no pavements or safe refuge points and access to any Felsted village facility would necessitate passing over a narrow and poorly sighted former railway bridge with no pavements.</p> <p>Consequently, the site location would be highly vehicular dependent.</p> <p>The site is on an hourly bus service.</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions.</p> <p>Site had a low preference rating from residents.</p>
<i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 013 RES	Land east of The Bungalow, Causeway End Road, Felsted – CM6 3LU	
Assessment category	Stated assessment classification	Comment
Red	Previously refused (including on Appeal)	<p>This site has been refused permission for development by UDC and dismissed on Appeal ** for being outside development limits, unacceptable environmental harm to the countryside and not amounting to a presumption in favour of sustainable development. ECC Highways considered access unacceptable. The Appeal dismissal stated "The main issues are the effect of the proposal on (i) the character and appearance of the area, (ii) highway safety and (iii) biodiversity".</p> <p>** See- UTT/19/0604/OP and UTT/17/1320/FUL</p> <p>Site was not one of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions</p>
<i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i>		

Site Reference	Location
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Felsted 014 EMP		Dunmow Road, Blake End, Rayne –
Assessment category	Stated assessment classification	Comment
Red	Considered to have potential for delivery in 5 – 15 years	Site is outside VDL and is only considered suitable for business/employment development which the Neighbourhood Plan is not specifically proposing. Site was not one of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions
<i>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 015 RES	Land east of The Bungalow, Causeway End Road, Felsted – CM6 3LU	
Assessment category	Stated assessment classification	Comment
Red	Previously refused (including on Appeal)	Parts of this site have previously been refused permission for development by UDC and dismissed on Appeal ** for being outside development limits, unacceptable environmental harm to the countryside and not amounting to a presumption in favour of sustainable development. ECC Highways considered access unacceptable. The Appeal dismissal stated “The main issues are the effect of the proposal on (i) the character and appearance of the area, (ii) highway safety and (iii) biodiversity”. ** See- UTT/19/0604/OP and UTT/17/1320/FUL Site was not one of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions
<i>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 016 RES	Land east of The Bungalow, Causeway End Road, Felsted – CM6 3LU	
Assessment category	Stated assessment classification	Comment
Red	Previously refused (including on Appeal)	Parts of this site have previously been refused permission for development by UDC and dismissed on Appeal ** for being outside development limits, unacceptable environmental harm to the countryside and not

		<p>amounting to a presumption in favour of sustainable development. ECC Highways also considered access unacceptable. The Appeal dismissal stated “<i>The main issues are the effect of the proposal on (i) the character and appearance of the area, (ii) highway safety and (iii) biodiversity</i>”.</p> <p>** See- UTT/19/0604/OP and UTT/17/1320/FUL</p> <p>Site was not one of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions</p>
<p>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</p>		

Site Reference	Location	
Felsted 017 MIX	Frontage land to the east of Chelmsford Road Felsted – CM6 3EY	
Assessment category	Stated assessment classification	Comment
Red	Previously refused	<p>This site has previously been refused permission for development (in 2023) ** due to coalescence between Causeway End and Felsted village, harm to the character and appearance of the site and the surrounding countryside and failing to comply with policies S7, GEN2 of the Uttlesford Local Plan (2005), policies FEL/HN1, FEL/HN5, FEL/HVC2, FEL/ICH1, FEL/ICH4, FEL/CW3. of the Felsted Neighbourhood Plan and the National Planning Policy Framework (2023)</p> <p>See - UTT/22/3513/FUL</p> <p>Site was not one of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions</p>
<p>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</p>		

Site Reference	Location	
Felsted 018 MIX	Land to the east of Chelmsford Road Felsted – CM6 3EY	
Assessment category	Stated assessment classification	Comment
Red	Previously refused	<p>Parts of this site (the frontage) have previously been refused permission for development (in 2023) ** due to coalescence between Causeway End and Felsted village, harm to the character and appearance of the site and the surrounding</p>

		<p>countryside and failing to comply with policies S7, GEN2 of the Uttlesford Local Plan (2005), policies FEL/HN1, FEL/HN5, FEL/HVC2, FEL/ICH1, FEL/ICH4, FEL/CW3. of the Felsted Neighbourhood Plan and the National Planning Policy Framework (2023)</p> <p>See - UTT/22/3513/FUL</p> <p>Site was not one of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions</p>
<i>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 019 RES	Land at Willows Green Felsted – CM3 1QD	
Assessment category	Stated assessment classification	Comment
Amber	Considered to have potential for delivery in 5 – 15 years	<p>The site is not within walking/cycling distance of the primary school at Watch House Green and is some distance from the services in Felsted village.</p> <p>Consequently, the site location would be highly vehicular dependent.</p> <p>The site is not on a bus route.</p> <p>One of 12 sites taken forward to public consultation at Neighbourhood Plan Review drop in sessions drop in sessions.</p> <p>Site had a low preference rating from residents.</p>
<i>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 20 RES	Land in Chelmsford Road (opposite telephone exchange)	
Red	Already developed	Development completed
<i>Note: Site is not supported within the “Made” Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 21 Res	Land off Stevens Lane	
Red	Already being developed	Development underway

Note: Site is not supported within the "Made" Felsted Neighbourhood Plan

Site Reference	Location	
Felsted 22 RES	Land North of Clifford Smith Drive	
Red	Already being developed	Development underway
<i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 23 RES	Land behind Maranello, Watch House Green	
Red	Already developed	Development complete
<i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 24 RES	Land behind Abbeyfields - Braintree Road	
Red	Development already approved but not yet underway	
<i>Note: Site is not supported within the "Made" Felsted Neighbourhood Plan</i>		

Site Reference	Location	
Felsted 25 RES	Sunnybrook Farm (adjacent to Primary School) to include new car park for Primary school	
Red	Development already approved but not yet underway	
Note: Site is supported within the "Made" Felsted Neighbourhood Plan		

Site Reference	Location	
Felsted 26 RES	Land north of Clifford Smith Drive	
Red	Already being developed	Development underway
Note: Site is not supported within the "Made" Felsted Neighbourhood Plan		

Site Reference	Location	
Felsted 27 RES	Land south of Bury Farm, Station Road	
Red	Development already approved and underway (including new Dr's Surgery/Health Centre)	
Note: Site is supported within the "Made" Felsted Neighbourhood Plan		