

Felsted Neighbourhood Plan Review Group,
Wednesday 15th October 2025, 5:45pm URC Hall
Minutes (Meeting 23)

Present:

Roy RAMM (RR) Chairman, Richard FREEMAN (RF), Nick ARMON-JONES, NAJ), Brian POPE, (BP), David COHEN (DC), Marry Ann DUNN (MD), Kevin FARROW (KF), Mike MASTER (MM), David ANDREWS (DA), John MOORE (JM), Hywel JONES (HJ).

1. Apologies for Absence:

All present.

1. Declaration of Interest:

None.

2. Minutes of Last Meeting (Meeting 22):

Accepted

3. Matters Arising, not on Agenda:

Nothing

4. Site Selection:

Water Tower Site: The developer's Outline Planning Application (*UTT/25/1929/OP*) has now closed for consultation but it is not yet on an agenda be considered by UDC Planning Committee until November.

Bloor Home Development: The developer's Outline Planning Application (*UTT/25/2498/OP*) has been published and will close for consultation at the end of the month.

NAJ commented that in their published documents, the Developer (Bloor Homes) refers to close consultation and approval from our committee.

RR confirmed this was not the case. RR said that he and RF had had two brief meetings with Bloor (which had been reported) and reminded the group of the RG's interactions with the company and its agent, Phase 2.

The first had been in early Spring 2025 (more than a year into the RG's work and post the March 2024 public consultation) at Phase 2's offices when Bloor were unexpectedly introduced and it was explained to them that their site had been assessed as poor, because of lack of access and coalescence. No plans were shown. Phase 2 mentioned a site capacity of 100 homes. The RG said that was more than was required and would also be unacceptable.

The second meeting took place in August 2025 following 11/12 July RG consultation event. There were brief and informal discussions on whether the RG could also support their site. RR reported that he and RF had told Bloor that if the WT was rejected the RG would have to reconsider its allocation but, in any event, the proposed development was excessive, proposed more housing than was required and that it offered no community gain. The RG would not support a development of 100 homes. RR also said that the RG was not planning to submit to Reg 14 without an SEA

RR said that there has been no written communication with Bloor whatsoever.

RR reminded the RG that because of the delay in completing our Review, due to the lack of funding for a SEA, and the fact that both developers, Bloor and Springfield had held consultations and were preparing to submit for Outline Planning Permission before we moved to Regulation 14, the RG had decided to present both developments at a neutral RG led consultation on the 11/12th July. This gave Residents a chance to indicate their views guiding the RG's progress.

The outcome of a ballot held at that Walk-in event very marginally favoured the Bloor site, but comments about both sites were equally negative and the outcome was therefore considered inconclusive.

5. **SEA Survey:**

RR reported that he has submitted a DRAFT Review to UDC and requested it be forwarded to AECOM for the preparation of the SEA. He further reported that in conversation on a call with UDC and AECOM and in the covering email, he had asked that AECOM consider the Bloor site as a '*reasonable alternative*' to the Water Tower site along with other relevant considerations and added comments regarding the proposed Hedgehog Solar Farm.

6. **Revised Text:**

RR reported that the Draft text had been approved by UDC representatives, bringing it into line with their own Local Planning document, and the RG were satisfied with the final revision. Therefore, the completed Review Group document had been formally sent to UDC.

RR said he expected to AECOM publish their results in November. The RG would then consider the report with the intention of progressing to Reg 14 asap.

7. **Treasurer's Report:**

There had been no recent expenses.

Any Other Business:

RR reported that a formal start of the Health Centre / Surgery construction would be held on 24th October when local dignitaries including both MP's would be invited.

DATE OF NEXT MEETING

Wednesday 26th November 2025 at 1745

Meeting closed at 1830.