

Felsted Neighbourhood Plan Review Group,
Wednesday 17th September 2025, 5:45pm URC Hall
Minutes (Meeting 22)

Present:

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

1. Apologies for Absence:

Brian POPE, (BP), David ANDREWS (DA), Kevin FARROW (KF)

2. Declaration of Interest:

None

3. Minutes of Last Meeting (Meeting 21):

Accepted.

4. Matters Arising, not on Agenda:

None.

5. Site Selection:

Water Tower site:

RR reported that, following an earlier conversation with landowner's agent about the possibility of a 'haul road' raised by the agent at the public consultation, the site agents had now written, describing what would be required to build a temporary haul road from the entrance of Chaffix Farm, on Braintree Road, across landowners' fields to the proposed new development site. No costings estimates were supplied.

This route, if constructed, would divert all heavy construction traffic away from Garnetts Lane and Stebbing Road, alleviating the major objection raised by local residents, mitigating the impact on the village centre and addressing other traffic management related issues raised in the consultation response from Essex Highways.

A discussion followed about the possible impact of the cost of the construction on the commercial viability of the scheme.

DC (with professional knowledge) said that a developer was permitted to seek to mitigate the additional cost of development for various reasons – possibly including the cost of a haul road - by seeking a reduction on the 35% of affordable homes or to reduce the social housing contribution to the FCT.

The group concluded that notwithstanding the potential for a second planning application to deal with such a proposal and the potential additional costs, the development was likely to remain very profitable and hoped the community benefit of the haul road would be positively considered by the landowners.

RF reported that Felsted PC Planning Committee was drafting a response to the planning application giving qualified support to the outline plan subject to UDC protecting Felsted School by prohibiting the use of Stebbing Road and urging the addition of the haul road.

The Group concluded that the Water Tower site would remain under consideration in the Review subject to the SEA.

Sunnybrook Farm 11 site:

Developers were expected to apply for Outline Planning Permission soon and the agent was supplying a site plan for the Review.

Bloor Homes site:

RR reported that nothing further had been heard from the developer's agents, and no planning application has so far been made.

6. Revised Text:

RR reported that UDC representatives had submitted their last DRAFT to UDC for comment. RR said that the comments and suggested amendments were very minor and subject to the Group's comments, the report was in a good shape to be shared with AECOM who have now been funded by UDC to conduct an SEA.

A meeting has been arranged with AECOM for the 30th September.

The RG spent time reading through the final text, considering ~UDC's comments and making own final amendments.

It was left with RR to source the required updated maps.

When completed, the final Text would be sent to our NP Consultant for her comments and to produce the necessary supporting documents ready for full submission to the preparation for a formal Regulation 14 consultation.

7. Treasurer's Report:

The Treasurer had given his apologies, but RR said that there had been no expenditure from Group funds since the last meeting, so expected a 'nothing to report' report.

8. Any Other Business:

NAJ asked if the forthcoming merger of the Essex District Councils could affect the future of our revised NP. RF replied that the future changes in Local Government were still to be formally agreed, so the authority of our NP would be carried forward as normal.

The Group noted that conflict between UDC and ECC in the three -v – five realignment.

DATE OF NEXT MEETING

15th October 2025

Meeting ended 1900.

