

**Felsted Neighbourhood Plan Review Group,  
Wednesday 27<sup>th</sup> August 2025, 5:45pm URC Hall**

**Minutes (Meeting 21)**

**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), John MOORE (JM).

**1. Apologies for Absence:**

Hywel JONES (HJ), Mike MASTER (MM), David ANDREWS (DA).

**2. Declaration of Interest:**

None

**3. Minutes of Last Meeting (Meeting 20):**

Accepted

**4. Matters Arising, not on Agenda:**

None.

**5. Site Selection:**

Water Tower Site: RR & RF had a meeting with Developers advising them that site access, particularly during the site build, was still the main problem preventing our full support; but awaiting their response. The Developer had made their Outline Planning Application. RF reported that UDC had agreed a delay for the Felsted PC response until late September so that their reply could consider the Essex Highway's report which was due shortly.

Bloor Homes Site: RR & RF had a meeting with the developers advising them that coalescence, house build numbers above our allocation but not including several Social House, and no offer for community contribution were the primary reasons we could not support their plan. We have not received a reply.

Sunnybrook 11: Developers were expected to apply for Outline Planning Permission soon.

Meanwhile, RR reported that Sunnybrook 1 development was expected to be completed by early September when the School Car Park and pedestrian access will be opened for the School's Winter Term.

Felsted PC Chairman had written to Uttlesford District Council (UDC) challenging the original quota calculations for Felsted's new house quota, but so far had not received a satisfactory answer.

RR reported that we were still waiting for UDC to confirm their financial support for a SEA report, as proscribed by the Planning Department. BP asked whether the scope report would cover both Water Tower and Bloor Homes Sites. RR replied that once the SEA report was set up, they would meet with the appointed surveyors to ensure both sites were included in the investigation.

## **6. Draft Reg 14 submission:**

There could be no action until the SEA report was completed, which was paralysing our formal process of controlling development in Felsted. Therefore, we should expect the THREE sites (discussed in section 5) to apply for Outline Planning Permission.

## **7. Revised Text:**

RR was waiting for a meeting with UDC Officials to agree the Revised Text which was now reduced in content because many of the policies would be covered in the UDC Local Plan.

## **8. Treasurer's Report:**

Nothing to report.

## **9. Any Other Business:**

NAJ reported that the Hedgehog Solar Farm developers had withdrawn their proposed NSIP planning application and were expected to continue their application through the normal Planning procedure. A full explanation was expected in September when their plans would be presented to the Community Liaison Group.

## **DATE OF NEXT MEETING**

Wednesday 17<sup>th</sup> September 2025.

Meeting closed at 18.35