

**Felsted Neighbourhood Plan Review Group,
Wednesday 6th August 2025, 5:45pm URC Hall
Minutes (Meeting 20)**

Present:

Richard FREEMAN (RF), Nick ARMON-JONES, NAJ), David COHEN (DC), Mike MASTER (MM), John MOORE (JM), Hywel JONES (HJ).

1. Apologies for Absence:

Brian POPE, (BP), Marry-Ann DUNN (MD), Kevin FARROW (KF), David ANDREWS (DA).

RF reported that RR (Chairman) was delayed but hoped to attend later. Therefore, he would stand in as acting Chairman. RR arrived and apologised for the unavoidable delay.

2. Declaration of Interest:

None

3. Minutes of Last Meeting (Meeting 19):

Approved.

4. Matters Arising, not on Agenda:

None

5. Site Selection:

RF reported progress on the three sites:

Following our decision at last meeting, RR and RF met with the representatives for both sites outlining the major concerns about the proposals:

BLOOR HOMES Site:

- Coalescence: this proposed development would link Watch House Green with Bannister Green.
- Over development: significantly exceeding the number of houses required to meet our allocation.
- Lack of community benefit: no offer of Social Housing or other community benefit.

RF reported that a further meeting with all interested parties present) agent and developer) to discuss these points had been agreed next week

WATER TOWER Site:

Following our decision at last meeting, RR and RF met with the agent to report the major concern regarding site access.

RF has written to Essex Highways raising the RG's concerns over site access and requesting a clear position statement, regarding the suitability of the access roads leading to the site.

RF reported that following that meeting, the agents for the Water Tower site have submitted a Proposed Outline Planning Permission (UTT/25/1929/OP) for the site. RF said that, given the public interest in the site, he and RR had produced a note drawing public attention to

this application on the Felsted PC website and advised interested parties to comment directly to UDC.

SUNNYBROOK 11:

The Contractor has advised that an application for Outline Planning Permission will be submitted shortly.

6. SEA Application:

RF reported that It is now likely that Uttlesford DC will support our funding application, along with several other applications. UDC introduced an AECOM officer and a preliminary discussions about the shape and timing of the SEA was commenced.

To begin the SEA, AECOM needs a DRAFT Review. RF reported that a further draft (previously circulated) based on advice from UDC was in progress and could be supplied to AECOM in the week commencing 11th August. RR and RF had asked that a meeting to better understand that contribution that SEA would deliver in terms of the 'reasonable alternatives' the SEA would deliver. The survey could begin within a month.

7. Revised Text:

RR has continued his discussions with UDC regarding the revised text. The latest draft had been circulated to RG members which is a shortened version, as prescribed by UDC, taking advantage of many points which will be included in the new UDC Local Plan due to be published next year.

HJ commented that there should be greater emphasis towards the protection of The Boote House where special allowances should be permitted for its sustained development.

RF reported that ACOM are likely to be appointed to complete the SEA. They were initially involved in formulating the original NP document and paid special attention to the "Heritage and Character" section, so will be able to carry this forward into the SEA.

8. Any other business:

None

9. Date of next meeting:

20th August 2025 @ 5:45pm at the URC Hall

Note: Re-scheduled to 27/8/25

10. Treasurer's Report:

No changes since last meeting.

11. Any Other Business:

RF reported that we should continue our pressure on UDC reducing our House Allocation because of the proposed development of TWO Solar Farms within our Parish which will engulf 15% of the open countryside, (Hedgehog Farm and Willows Green Farm). Also, further consideration of our Housing Allocation: Felsted, although designated as a "Large Village", appeared to have a higher allocation than other Villages. The allocation was based on a complicated calculation considering earlier developments, school facilities and other social factors.

NAJ enquired if there was any news regarding the outstanding development behind Abbeyfield / Jolly Boys Lane North. RF reported that UDC Enforcement Dept. was investigating.

DATE OF NEXT MEETING

Wednesday 20th August 2025

Meeting Closed 1845