

**Felsted Neighbourhood Plan Review Group,
Monday 7th July 2025, 5:45pm URC Hall
Minutes (Meeting 18)**

Present:

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

Apologies for Absence:

Hywel JONES (HJ). Brian POPE, (BP), David COHEN (DC), David ANDREWS (DA).

1. Declaration of Interest:

None

2. Minutes of Last Meeting (Meeting 17):

None

3. Matters Arising, not on Agenda:

The detailed invitation to Felsted Residents had been distributed to homes with the latest edition of FOCUS.

4. Site Selection:

RR reported he had no further contact with landowners except reminding them we required updated plans presented to us by Thursday in preparation for the Informal Consultation to be held this weekend.

There was a discussion on how we might interpret the results of the consultation since it was likely that there would be strong divisions between the TWO large sites. Whichever site the RG selected to nominate could still be rejected at Referendum resulting in a failure of the revised Neighbourhood Plan. The group discussed the option of only allocating the smaller development (Sunnybrook II) which includes 17 new homes plus provision for a new village shop / post office, leaving Uttlesford DC to consider and judge all further planning proposals, when put forward by the Developers, and considering the constraints in the both Felsted NP and Uttlesford Local Plan and objections lodged through the usual planning process.

Further consideration would be given following the outcome of the consultation.

5. Revised Text:

RR reported that, following representations, he had now received a positive response from UDC including proposed revised text. However, the approach being suggested differs from that which was previously advised and in particular relies on policies in Uttlesford's own Local Plan which are still to be agreed by the Planning Inspectorate.

RR said that he and Rf were meeting with UDC officers to discuss the proposed changes.

Discussions will continue including the problems of future funding of NP and the SEA.

6. Informal Consultation:

It was agreed to display boards explaining the Neighbourhood Planning process for residents to have a better understanding of the process and the relevance of the requirement for an SEA. The

developers had agreed to supply displays of their plans and maps will indicate the impact of the TWO Solar Farms likely to be imposed onto the community. Attending Residents will be invited to Register, on arrival, to select their development preference and leave relevant comments.

7. Any Other Business:

None

DATE OF NEXT MEETING

No date fixed, yet.

Meeting Ended 18.45