

Felsted Neighbourhood Plan Review Group,
Thursday 8th January 2026, 5:45pm URC Hall
Minutes (Meeting 25)

Present:

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

1. Apologies for Absence:

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

2. Declaration of Interest:

None

3. Minutes of Last Meeting (Meeting 24):

Accepted.

4. Matters arising, (not on agenda):

Referring to the draft SEA report, RR reported that the points raised at Meeting 24 were passed onto AECOM to consider or clarify. The final report has since been received and published on the Felsted PC website on 29th December 2025 with an explanatory note for general consideration and comment.

5. Planning Applications:

RF reported that three planning applications for sites which have been considered by the Review Group have been made outside of the NP process.

Outline Planning Permission for **Sunnybrook11 development. (UTT/25/3242/FUL.)** This application is broadly consistent with the proposal included in the RG's draft proposals as assessed in the SEA and, following assessment by the Planning Committee of Felsted Parish Council, has been supported. The application is now with UDC Planning.

Outline Planning Permission for **Water Tower Site development (UTT/25/1929/OP)** This application is broadly consistent with the proposal included in the RG's draft proposals as assessed in the SEA and, following assessment by the Planning Committee of Felsted Parish Council has been supported with reservations. The application is now with UDC Planning.

Rayne Road Bloor Homes Site (UTT/25/2498/OP).

This application is inconsistent with the RG's draft proposals as assessed in the SEA and, following assessment by the Planning Committee of Felsted Parish Council, has not been supported and an objection lodged. The application is now with UDC Planning.

None of the applications are listed on the UDC January Planning Meeting.

The RG acknowledged that if any of the three applications were considered and granted planning permission by UDC before the RG were able to conclude the Reg 14 process (see below), the grant would contribute to the housing number requirement and would require the RG to reassess the Plan.

RR said that timing was becoming increasingly important.

RF reported that there had been an increase in accepted planning permissions within Felsted that would be included in the “Windfall” dwellings list which count towards our Housing allocation. The revised number is 27.

6 Draft Reg 14 submission:

RR reported that a draft has been submitted to UDC for their opinion as to whether, now the sea has been concluded, the RG’s proposals could progress to Regulation 14. As soon as the RG had considered UDC’s response, the proposals would be published and the consultation period commenced.

Consultation requires a statutory 6-week period. The RG agreed:

- to publish the draft on the parish website as soon as approved by UDC
- to coordinate an information leaflet with the next FOCUS (publication due out in early February) (text agreed) to be delivered to all homes in the parish
- to hold a single Walk-In meeting on a Saturday morning at the end of February (tbc – subject to availability at either the Memorial hall or the URC).

Following the consultation period the RG would review and consider all responses and decide whether any modifications were required and take planning based decisions.

6 Treasurers Report:

In the absence of the Treasurer it was agreed there were sufficient funds to cover the printing and distribution costs for the Reg 14 consultation.

7 Any Other Business:

It was agreed to approve the Minutes of this meeting at the earliest opportunity so that they could be published on the Felsted PC website in order to keep residents informed of the fast moving situation in relation to the Reg 14 consultation

DATE OF NEXT MEETING: 12th February 2026 (Subject to progress on item 6)

Meeting ended at 1830.

