

# FELSTED NEIGHBOURHOOD PLAN

## REVIEW 2025-2041

### REGULATION 14 CONSULTATION

The **Felsted Neighbourhood Plan (FNP)** was originally adopted ("made") in **February 2020**. It successfully directed local development - ensuring required housing growth happened in locations chosen by the community. The plan has also helped deliver:

- A new purpose-built health centre, expected in **Q3 2026**
- A large secure car park improving safety and reducing congestion near Felsted Primary School, expected in **Q1 2026**

Both will be owned by the community via the **Felsted Community Trust**, with the health centre generating rental income to benefit local initiatives.

However, neighbourhood plans lose maximum weight after **five years**, so in **February 2024** Felsted Parish Council established a **Review Group** to refresh the plan. The review aims to:

- Restore the plan's material full influence in local planning decisions
- Align it with the **emerging Uttlesford District Council Local Plan (2021-2041)**, expected **Q1 2026**, which will implement updated central government policy.

Under this new district-level plan, Felsted is classed as one of eight "larger villages". Initially required to take **320** new homes, this number has reduced because some were already built or approved by 1 April 2024. Felsted's **residual housing allocation** is now **95 homes**.

This leaflet tells you where you can see the full Review Document, how the Review thinks we should meet our housing allocation and how you can comment on its findings.

#### The Review Group

January 2026



## IMPACT OF UDC'S LOCAL PLAN

UDC's emerging Local Plan is expected in Q1 2026. The new UDC plan covers many of the issues covered in the 2020 Felsted Neighbourhood Plan. Other policy objectives, like delivering a new health centre have been met. Of the original 38 policies, 12 policies remain relevant and are brought forward, and four new policies are created, primarily to deal with new site allocations to meet our housing requirement.

## MEETING HOUSING REQUIREMENTS

The community has been clear: more large housing developments are unwelcome in Felsted, but **we have no option other than to meet our government-imposed allocation.**

The only choice we have is to allocate preferred development sites and try to win benefits for the community or do nothing and allow developers to choose where to build and forgo any opportunity for community gain. The Review Group chose to identify sites.

28 sites, all previously submitted by landowners to UDC as suitable and available for development, have been re- considered and carefully re-assessed.

To meet our allotted requirement, the Review Group is proposing two sites, which together deliver circa 87 new homes. The proposed sites promise both affordable housing and community gain through the offer of social housing to be owned by the Felsted Community Trust and a valuable site, for a larger and more accessible building, should it become necessary to relocate the existing village shop and post office.

The detailed work of choosing sites and assessing their suitability has been aided by an independent Strategic Environmental Assessment, funded by UDC and professionally conducted on the Review Group's behalf by AECOM.

More detail about Review and supporting documents and proposed sites can be found on the parish website at:

<https://felsted-pc.gov.uk/>

Additionally, copies of the Review document will be available between 9.30 am - 1 pm on Saturday 21st February at the URC Hall in Stebbing Road

## THE SUNNYBROOK II SITE - 17 HOMES

This site is situated to the north of Braintree Road, to the west of the now complete Sunnybrook I site which has delivered the new car park for Felsted Primary School.

The new Sunnybrook II site would provide 17 new homes, with a good mix of houses and bungalows running north and in parallel with the existing new development. This site also offers an area of open space of 2400 sqm on the boundary with Braintree Road which, should it become necessary, is large enough to relocate the village shop and post office with off street parking and easy access.

It is proposed that the shop site will be transferred to the ownership of the Felsted Community Trust.

The site will remain a public open space unless developed with the Trust's consent.

### **THE WATER TOWER SITE – CIRCA 70 HOMES**

This site is situated to the north of Garnets Lane and Chestnut Walk and is known locally as the 'Water Tower' site, it lays just to the north (circa 600 metres) of the village centre and is the most sustainable of the sites considered in the Site Assessment process (also confirmed in the Conclusions of the independent SEA).

The site offers easy pedestrian access to both Braintree and Station roads. It offers easy access to both the current doctors' surgery and the site for the new surgery (Expected Q3 2026). The site is within a short walk to both Felsted independent School, Felsted primary school, the bus route and local pubs and restaurants.

The Water Tower site would provide circa 70 new homes, including the required 35% affordable homes and community benefit through the provision of six fully finished turnkey homes for social housing to be transferred to the Felsted Community Trust.



### **WHAT COMES AFTER THIS REGULATION 14 CONSULTATION?**

This Regulation 14 Consultation has now begun and it will run for six weeks. The Review Group will listen to all your comments, consider them conscientiously and make a planning judgement about them. We will decide whether to amend the plan and we will record our decisions.

Following the consultation, the Review will be sent to a Planning Inspector for examination to see whether it is compliant with the statutory process.

If the Review is compliant, it will then be put to a referendum of the whole parish, and you will have the opportunity to vote for or against the plan.

## **WHAT HAPPENS NEXT IF THE PLAN PASSES AT REFERENDUM?**

If the Plan is supported by more than 50% of those who vote, the Plan and its protections against unwanted development will continue for a further 5 years and will become a material component of UDC's Statutory Local Development Plan. The development proposals included in the plan will follow an easy path to approval.

## **WHAT IF THE PLAN FAILS AT REFERENDUM?**

If the Plan is not supported by more than 50% of those who vote, the Plan and its protections against unwanted development will be lost. The Plan's support for allocated developments will not count.

Developers whose sites have been included in the plan may continue to apply for planning consent and they may still be granted, but obligations relating to community gain may be lost.

### **IMPORTANT**

Both the Sunnybrook II and the Water Tower sites are already also the subject of planning applications outside and independent of the Neighbourhood Planning process.

Both applications have been considered by Felsted Parish Council, which is aware of the need to meet the parish's housing allocation and to control unwanted development.

The Sunnybrook II application has been unconditionally supported.

The Water Tower has also been supported but with concerns expressed about construction access.

Both applications may be considered by UDC's Planning Committee before the NP process can be concluded.