

Felsted Neighbourhood Plan Review

2025-2041



Felsted Parish Council

Felsted Neighbourhood Plan Review 2025-2041

Foreword

The first Felsted Neighbourhood Plan (FNP) was ‘made’ in February 2020 and, whilst development has continued in our bordering parishes, our FNP plan has been successful in delivering the homes the government demanded of us, but only where we wanted them to be.

The FNP is also delivering a new purpose-built health centre (due in Q3 2026) and a large secure car park that alleviates traffic congestion and improves safety at Felsted primary school at Watchhouse Green (due Q1 2026). Both these assets will be owned by the community via the Felsted Community Trust, and the health centre will return a rent which the Trust will be able to use for further community benefit.

However, Neighbourhood Planning legislation means that after 5 years the 2020 FNP has lost its full weight of influence. So, in February 2024, Felsted Parish Council decided to establish a Review Group (RG) to commence a review of the plan to regain its maximum “material” weight of influence over development and, importantly, to ensure the FNP was complementary to the emerging new Uttlesford District Council (UDC) Local Plan (expected Q1 2026) which will implement central government planning policy.

During the development of the new (UDC) Local Plan, Felsted was classified as one of only eight “larger villages” within the district. Felsted was first given a new housing requirement for a further 320 new homes. However, allowance was made for the 216 dwellings built or granted planning permission between the determination of that requirement and the 1st April 2024, when the “emerging UDC Local Plan” was finalised. This reduced Felsted’s requirement from 320 homes to a residual allocation initially of 95 units, subsequently increased to 104 units¹.

The requirement for new 104 number formed the basis of the RG’s initial work and dialogue with landowners. We have been further aided in meeting our requirement by the approval of 18 “windfall” dwellings since 1st April 2024 to a residual need for circa 86 new homes.

Additionally, Felsted’s rural character is also threatened by the proposed development of huge solar farms, covering up to 17% of the landscape.

The choice for the parish has been to allocate sites for housing development in a reviewed plan and again attempt to secure further community benefits or leave the decisions about where to build to the developers and the landowners with less chance of securing community gain.

After careful consideration and consultation, the parish decided to allocate two sites to accommodate circa 86 new homes with significant community benefits. (Late in the process, the allocation of 104 homes reverted to 95, but discussions within the RG and with landowner’s agents have been conducted based on the higher number of 104 homes.)

The objective of the reviewed FNP is to minimise the impact of these require developments, maximise community gain and to try to preserve the rural character of Felsted.

Chair The Review Group

Chair Felsted Parish Council

¹ Uttlesford Local Plan 2021-2041 (Regulation 19) Larger Villages and Newport Local Rural Centre Housing Requirement Topic Paper

Felsted Neighbourhood Plan Review 2025

Chapters

1. Introduction
2. Infrastructure and Transport
3. The Economy and Regenerative opportunities
4. Housing
5. Heritage and the Environment
6. Renewable energy

Chapter 1

Introduction

This Review complies with the National Planning Policy Framework and has been prepared in the expectation that the emerging new Uttlesford Local Plan passes inspection in Q4/2025 - Q1 2026. Because we have now relied on the emerging UDC Local Plan, 26 of the 38. policies in our original Neighbourhood Plan are now considered redundant. 12 policies have been brought forward from our original plan, and four new policies are proposed, including two policies to support the allocation of development sites, a policy to support rural employment and a further policy to control the impact of additional solar farms.

We have reordered the sections and the policies to more closely align with the emerging UDC Plan.

The outcome of these changes is that the reviewed Felsted Neighbourhood Plan is a shorter, more planning policy focused document.

Unless otherwise stated, references to 'maps' refers to the maps in the original 'made' plan which remain unaltered.

Reading and comparing the Review with the 'made' 2020 NP.

In the review document, four **new** policies have been proposed, some existing policies have been **brought forward** with no or only very minor amendments to complement the UDC Local Plan, and some policies have not been brought forward because the UDC Local Plan fully now addresses the issue or the original objective has been met (e.g. FEL/VA1 new Doctors' surgery). All 38 original policies from the 'made' 2020 plan are reproduced. The cancelled policies are contained in Appendix A.

New Policy

How an entirely **new** policy relates to the UDC Local Plan is coloured green.

Brought Forward

Why an existing policy has been **brought forward** and how it relates to the UDC Plan is explained in a text box coloured blue.

Where a policy is NOT proposed to be brought forward in the Review all supporting text for the policies has been deleted and the policy text struck through.

Not proposed to be brought forward

Why the policy is **not proposed to be brought forward** and how it has been replaced by the UDC Plan is explained in a text box coloured yellow.

A table at the start of each Chapter summarises the relationship between policies in the Neighbourhood Plan Review and UDC Local Plan.

A table at **Appendix A** presents the fate of all 38 original policies

Chapter 2.

Infrastructure and the Transport

Felsted FNP Policy	Local Plan Policy	Notes
FEL/VA3: Contributions to New Infrastructure and Facilities	CP5: Providing Supporting Infrastructure and Services	New Policy to ensure local Felsted priorities are clearly identified in an FNP policy
FELREV/SC1: Supporting our Schools	SO:10 and CP68	Complements LP policy by identifying local Felsted priorities.
FELREV/SC2: Felsted School	SO:10 and CP68	Complements LP policy by identifying local Felsted priorities.
FEL/SC3: Felsted School – Follyfields Site		This policy is combined with FEL/SC2 to ensure matters relating to Felsted School are addressed in a single policy
FEL/SC4: Felsted School – Facilities off Braintree Road and Garnetts Lane		This policy is combined with FEL/SC2 to ensure matters relating to Felsted School are addressed in a single policy
FELREV/SC5: Felsted Primary School	SO:10 and CP68	Complements LP policy by identifying local Felsted priorities
FEL/SC6: Felsted Primary School Expansion		This policy is combined with FEL/SC3 to ensure matters relating to Felsted Primary School are addressed in a single policy
FEL/SC7: Felsted Primary School Site		This policy is combined with FEL/SC3 to ensure matters relating to Felsted Primary School are addressed in a single policy
FELREV/HCV4: Additional Parking in the Village Centre	CP31: Parking Standards	Provides support for additional parking in Felsted Village Centre to help alleviate local congestion issues. Any parking associated with new development would be in accordance with CP31.
FEL/ HCV5: Managing Congestion at the ‘T’ Junction in Felsted Village	CP27: Assessing the Impact of Development on Transport Infrastructure	This policy is deleted from the FNP as it is fully replaced by Local Plan policy CP27.
FEL/CW3: Footpaths, Bridleways and Cycleways	CP28: Active Travel – Walking and Cycling	This policy is deleted from the FNP as it is fully replaced by Local Plan policy CP28. However, aspects relating to good design are incorporated in FEL/ ADD
FEL/VA4 – Burial Ground	CP69: New Cemeteries and Burial Space	This policy is deleted. New burial grounds obtained.
FEL/VA5 – Recreational facilities	CP66 Planning for Health	This policy is deleted from the FNP as it is fully replaced by Local Plan policy CP66.

Infrastructure Priorities

- 2.1. Pivotal to maintaining the integrity of Felsted is preserving and improving the amenities within the Parish. In the event of housing proposals coming forward which trigger a Local Plan requirement for affordable housing and where there is no unmet need for such housing in the Parish, identified by an 'up to date' independent Housing Needs Survey', the infrastructure requirements set out in Policy **FELRE/VA3** will take priority. Development proposals will be expected to contribute towards the delivery of necessary community infrastructure where appropriate. Section 106 contributions will meet the tests set out in the FNPPF and be:
- Necessary to make the development acceptable in planning terms
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 2.2. Given the proposed housing development in and around Felsted over the Plan period, it is possible the existing primary school will need to accommodate an increased pupil intake. (See section 5.3, below). The Plan therefore directs infrastructure provision to support the potential expansion of the primary school, or the continued enhancement of the existing facilities on the site.
- 2.3. Similarly, there are local aspirations for the replacement and relocation of both the Royal British Legion and the Memorial Hall. Conversations about both projects are ongoing, and the Plan includes policies to support those ambitions.
- 2.4. The plan recognises the potential impact of the proposed adoption of a Community Infrastructure Levy (CIL) in the emerging UDC Local plan on policy FELREV/VA3.

FELREV/VA3 Infrastructure Priorities

As part of any major development proposal:

- I. Financial contributions will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure such as public utilities, libraries, policing, waste services and the highways network in accordance with UDC LP CP5
- II. Financial contributions will be required, as appropriate, from each developer to fund additional health care, education and leisure services within the village in accordance with the obligations detailed in the latest Uttlesford Infrastructure Delivery Plan and Developer Contribution SPD.
- III. Community priorities in terms of additional local facilities to be provided as a result of new development are:
 - a. A centrally located community building/village hall with associated storage and parking spaces suitable for use by organised groups with capacity for 250 seated people.
 - b. Premises for the relocation of the Royal British Legion within a convenient location within Felsted parish and with associated parking.

FEL/VA3 – Infrastructure priorities

How does Policy **FELREV/VA3** – Infrastructure priorities compare to Policy FEL/VA3 in the first Felsted Neighbourhood Plan?

Policy

Policy **FELREV/VA3** is brought forward and amended and complements UDC LP CP5 and UDC LP CP 68.

Supporting our schools.

- 2.5. Felsted is known as much for the excellence of its schools as it is for its beautiful rural setting. Together, the state primary school and the independent private Felsted School do much to enhance and enrich the reputation and social fabric of the community. Felsted School is also by far the largest employer in the parish, providing direct employment for more than 600 people and with wide economic impact.
- 2.6. The development of the schools in the Parish is strongly supported but, whilst recognising their cultural, social and economic importance, the community has demanded that greater consideration be given to their overall impact on the Parish. There is particular concern that insufficient recognition is given to the congestion caused by school traffic. Felsted School has developed new facilities and the Review recognises the likelihood of continuing need for development throughout the Plan period.
- 2.7. Felsted Primary School at Watch House Green also needs better facilities. Since the first Felsted Neighbourhood Plan was ‘made’, temporary classrooms have been replaced by permanent buildings. Increased demand for school places may require more buildings during the Plan period. The Primary School has also benefitted from the original plan through the provision of a new large and secure 90 space carpark which reduces traffic congestion and improves child safety.
- 2.8. The policies in this section help to deliver the vision for Felsted by providing support for the positive development of our highly regarded schools. Support is provided for the expansion and modernisation of facilities, whilst requiring that congestion and parking issues are addressed through new development proposals, helping to ensure that the schools continue to make a positive contribution to our Parish.
- 2.9. The plan establishes generic policies for all Schools’ development and specific policies for each school. The policies are intended to:
 - Mitigate the impact of school traffic
 - Secure the future of a state primary school within the Parish
 - Control parking and improve road safety
 - Encourage wider community use of school facilities

FELREV/SC1 – Supporting our Schools

The following school related development proposals will be supported:

- i Proposals to enable expansion and improvement of the schools, subject to it being demonstrated that they will not materially increase congestion or on-street parking at either site.
- ii Park and Ride or Park and Walk schemes which are designed to, alleviate pressure on the local highways network and respect the character and appearance of the local area.
- iii Proposals that provide additional parking within or adjacent to the existing school site boundaries.
- iv Development proposals that will result in additional on-street parking will not be supported.

How does Policy **FELREV/SC1**– Supporting our Schools compare to Policy FEL/SC1 in the first Felsted Neighbourhood Plan?

Policy

The policy is proposed to be **brought forward** with minor amendments from the first Felsted Neighbourhood Plan with no changes and complements UDC LP CP policies 28 and 31

Felsted School

- 2.10. Felsted School is keen to ensure that any future development is mutually beneficial for the wider community, recognising the impact that it has on local highways infrastructure, particularly in respect of traffic caused at peak times.
- 2.11. The AECOM report (Felsted Heritage and Character Assessment October 2017) notes the important contribution that Felsted School makes to the character of the Parish. The Review continues to support that contribution and developments of the school that are sensitive to the local character. The report highlights the substantial areas of well-maintained green space within Felsted School, which provide the setting of the historic buildings of the school. The report also notes that the cumulative impact of continued development of Felsted School has the potential to erode the character of the area and that open spaces in the village and rural fringes contributes positively to the setting and significance of heritage assets in the area.
- 2.12. The Location of the School's Follyfield site in the centre of the village continues to present a particularly acute challenge. Access and egress of the Follyfield site by parents at peak times continues to cause significant impediments to the free flow of traffic through the centre of the village and is evidenced by the Traffic Survey undertaken by the Steering Group and volunteers in the preparation of the original 'made' plan . The Review seeks to continue to ensure that the partial alleviation of congestion, currently provided by the use by the school of the Follyfield site for parking, is not lost through development of additional School facilities.
- 2.13. Views from Braintree Road and Garnetts Lane across the significant open space in front of the main school building are defining factors in the character of the village centre, providing a locally distinctive and historic landscape. Further school developments in Braintree Road or in Garnetts Lane have potentially negative and harmful impacts on the open views of the school.

FELREV/SC2 – Felsted School

The expansion of Felsted School's permanent facilities off Stebbing Road will be supported providing they include deliverable pedestrian priority plans developed in consultation with Essex County Council Highways to improve public safety in that section of Stebbing Road as marked on Map 4.

Any further development of Felsted School Facilities off Braintree Road or Garnetts Lane will not be supported unless it can be demonstrated through a townscape impact appraisal that the existing open vistas and views of the school will be maintained or enhanced.

To be supported any scheme to redevelop Felsted School's Follyfield site (as shown on Map 4) must be subject to a Transport Statement/Assessment and provide a safe and suitable access and conform with the latest parking standards of the highway authority.

How does Policy **FELREV/SC2 – Felsted School** compare to Policy FEL/SC2 in the first Felsted Neighbourhood Plan?

The policy is proposed to be **brought forward** from the first Felsted Neighbourhood Plan combined with **FELREV/SC3 and 4**. It complements UDC LP CP policies.

- 2.15. The ECC document 'Meeting the demand for school places in Essex 2019-2028' indicated that there is no immediate Plan to increase the pupil intake of the school. However, it does show forecast data (both with and without actual birth information) indicating a small, anticipated shortfall of places and an increasing trend for pupil numbers beyond the ECC plan period of 2028. As the plan period extends 13 years beyond the ECC Plan period up to 2041, the Review consider it prudent to assume at least a possibility of the school needing to increase pupil intake during the FNP period. The Plan seeks to both meet the school's current needs and provide a contingency for expansion.
- 2.16. A secondary aim of Schools Policies in the Plan was to provide support for appropriate development of the Felsted Primary School Site should it become necessary to relocate the Primary School within the Parish. The Plan encourages developers of the site for housing to consult and engage with the local community through the preparation of a development brief that sets out the design of the development, mix of houses and the incorporation of Green Infrastructure. The Review continues to support this aim.

FELREV/SC7 – Felsted Primary School

In the event that the primary school is successfully relocated to an alternative location within the neighbourhood plan area the development of housing on the site bracket as shown on map 5 bracket will be supported subject to the development comprising a mix of dwelling types that reflects the latest assessment of local housing need

How does Policy **FELREV/SC7 – Felsted Primary School Site** compare with Policy FEL/SC7 in the Review?

Policy

The policy is proposed to be **brought forward** from the first Felsted Neighbourhood Plan with no changes.

Managing Road Congestion at Felsted Village T Junction

- 2.17. Movement of traffic through the village at peak times, predominantly at drop off and pick up times at Felsted School, continues to be significantly impeded by parked cars and goods deliveries at businesses within the HVC, particularly along Station Road, Chelmsford Road and Braintree Road.
- 2.18. Any new development, including new homes, accessing these routes will inevitably exacerbate existing traffic congestion. Therefore, the following policy introduces a requirement for new developments to minimise any adverse impact that they may have on traffic flow or parking stress issues. The impact of development should be assessed and measured through the planning application process. Planning applications will be required to include a traffic impact assessment to demonstrate that the proposal will not further inhibit the free flow of traffic or exacerbate parking issues or, where it cannot be so demonstrated, the impact assessment must identify and include appropriate mitigation measures.

Footpaths, Bridleways and Cycleways

- 2.19. The Parish is served by an extensive network of Public Rights of Way, including footpaths, byways, bridleways and cycleways. It is vital to the Parish that these are protected and where possible enhanced, as at present they are sometimes poorly maintained.

Burial Ground

- 2.20. Through discussion with the United Reform Church (URC), agreement has been reached for the ownership of the URC burial ground in Chelmsford Road to be transferred to the Felsted Community Trust. The capacity of the unused consecrated ground far exceeds the estimated need for internments through the Plan Period and significantly beyond.

Recreational and Play Facilities

- 2.21. Recreational and play facilities are recognised as important amenities and form an integral part of the Green Infrastructure of the Parish. They contribute to the health and well-being of the community and were considered as valuable community assets during the consultations on the preparation of the Plan but are now adequately protected by the Local Plan.

Chapter 3.

The Economy and Regenerative Opportunities

Neighbourhood Plan Policy	Local Plan Policy	Notes
FELREV/ERO1: Regenerative Opportunities	CP68: Community Uses	New FNP Policy to replace and combine the former policies HVC/2, HVC/3, VA/1 and VA/2
FEL/HVC2: Existing Village Shop and Post Office		These FNP policies are deleted and replaced (as above) by new policy FELREV/ERO1
FEL/HVC3: Royal British Legion Site		
FEL/VA/1: Doctors surgery		
FEL/VA2: Memorial Hall		
FEL/Re1 Small and Start-up businesses		These policies are deleted and replaced by CP45 - 48
FEL/RE2 Loss of Employment Uses		
FEL/RE3 Re-use of Rural Buildings		
FEL/RE4 Home working		

Regenerative opportunities

- 3.1. The Review considered and identified regenerative opportunities which may be provided by the relocation of four valued assets in the parish; the village shop and post office, the Royal British Legion, the Memorial Hall and the Doctors' surgery. The Plan now seeks to ensure that if any of these entities move, either within the parish or otherwise, the existing valuable locations provide regenerative opportunities and that more generally, regeneration is supported.

FELREV/ERO1

Development that creates local employment and/or diversifies the rural economy will be supported. This includes new or relocated facilities to support the visitor economy, new community facilities, serviced offices, co-working or enterprise space.

Support is conditional to there being no significant adverse impact on:

- The amenities of residential properties through noise, disturbance, vibration, privacy or overlooking matters;
- The open and rural character of the area;
- The vitality of Felsted Village centre

FELREV/ERO1

This is a **NEW** policy intended to complement the policies in Section 10 of the UDC Local Plan and to rationalise support for previously identified local amenities

Existing Village Shop and Post Office

- 3.2. Throughout the extensive consultation undertaken during the preparation of the first Felsted Neighbourhood Plan and during the Review, it was particularly evident that the village shop and Post Office are highly valued assets within our community. It is also recognised that the existing shop and Post Office are not in the most appropriate location to secure their continuing commercial viability of the business, and that an alternative site in the parish may be required during the Plan Period. The Review continues to support the sustainability and continuation of the service provided by the shop and Post Office and seeks to provide the opportunity for the shop and Post Office to remain in the parish in the longer term.
- 3.3. Policy **FELREV/HVC2** establishes what uses would be supported at the site of the existing village shop and Post Office if they are vacated. It is of priority that existing traffic congestion and parking concerns at this location are not exacerbated by any changes at this site. and, where possible, improved.
- 3.4. The emerging Local Plan includes Core Policy 50 'Retail and Main Town Centre Uses Hierarchy' which resists the loss of shops and other community facilities beyond the district's town and local centres. This review complements that approach by taking a similar approach to these uses within the Neighbourhood Plan. However, it also provides a sustainable and commercially attractive location for a shop and post office should the existing premises be no longer viable.

Royal British Legion Site

- 3.5. The Review recognises and seeks to continue to support The Royal British Legion (RBL) as a valued and respected asset to the community. However, notwithstanding the affection in which it is held by members, the current building continues to be of no architectural merit, detracts significantly from the setting of the Grade I Listed Norman Church and is not located centrally in relation to the more significant areas of population in the Parish. Parking is also limited. If the RBL should seek to relocate within the Parish, the Review continues to support moving the Club premises further east.
- 3.6. There are no existing public conveniences within the Historic Village Centre. Previously there were WCs at the side of The Swan Public House. These were removed following the withdrawal of Local Authority funding. During public consultations, the lack of WC provision was raised as an issue.
- 3.7. The existing site of the RBL building and adjacent properties identified on Map 2 is ideally situated for the creation of public open space. In the event of any of those identified properties being vacated, opportunities are presented to create significant improvements to the setting of the Grade I Listed Holy Cross Church which serves as a significant focal point for the HVC in terms of local character and identity.
- 3.8. The Review continues to support the creation of more public open space at the western end of Holy Cross Church incorporating the relocated Market Cross.
- 3.9. Due to the significance of this site in providing enhanced open space and public realm within the setting of the adjacent Holy Cross Church and the need to retain existing car parking capacity on the site it would not be appropriate to re-develop the site for housing or other uses that generate significant additional demand for parking spaces. The wider site is in a mix of ownerships, including the Parish Council, the British Legion and private landowners.
- 3.10. The Review acknowledges that this project is aspirational, although not undeliverable. The community has established the Felsted Community Trust (FCT), that will receive ownership of

certain community assets and will fund fund projects within the parish that advance the health and well-being of the community. FCT will be in receipt of rental revenue from the new doctors' surgery delivered through (Policy FEL/HN3) and monies generated will be used to fund other community projects, as decided by the Trust (and within the scope of the objects of the FCT).

Memorial Hall

- 3.11. Now over 100 years old The Memorial Hall, (unveiled on the 17th February 1924) though greatly valued, can no longer be expected to meet all the needs of our enlarged community. The Hall is relatively small and was constructed to accommodate the needs of a population of just a third of the current size. It is lacking in modern amenities and has no real capacity to expand. The community has said it wants a larger place to meet; to hold private functions e.g. family parties, to facilitate larger community groups and to provide a venue for public meetings.
- 3.12. The site of the Memorial Hall is also important in that, potentially, it could provide vehicular access from Braintree Road to the Parish playing field and children's activity area. The current access is for pedestrians only: there is no vehicular access directly from Braintree Road. In the event that the Memorial Hall is relocated or redeveloped, the plan seeks to improve vehicular access to these amenities.
- 3.13. A board of trustees administers the Memorial Hall. The trustees made it clear to the SG that their first choice is for the Memorial Hall, which they consider has significant sentimental value and important visual impact, to remain as it is and simply be refurbished. As an alternative the trustees would consider moving the hall to the back of the existing site. Whilst this may provide access to the children's play area neither of these proposals contribute to the Plan's wider objectives in relation to enhancing amenities.
- 3.14. The Plan therefore seeks to support the delivery of a new Village Hall as an asset for wider community use and safeguards the existing site for the benefit of the community. The redevelopment of the Memorial Hall also continues to provide a significant opportunity to accommodate the re-location of the Village Shop. The Review considers that UDC LP CP 68 now supports these policy objectives but considers that policy **FELREV/ERO1** adds local detail.

The Doctors' Surgery

- 3.15. Finding a new home for a doctors' practice was a critical element of the first neighbourhood plan. This was achieved and the current partnership will soon have the option, facilitated by the 'made' plan, to relocate to the new Felsted Heath Centre on the Felsted Gate development. The Centre will be first offered to the NHS at a discounted rent.

Supporting business

- 3.16. Retaining and encouraging work opportunities, through policies supporting small businesses, retaining premises for commercial use and supporting the reuse of rural buildings for employment use was a policy objective of the made FNP.
- 3.17. The UDC Local plan Core Policy 48 now also recognises this objective and policies in Section 10, the Economy and Retail of the plan now fully address these issues. The Review therefore does not carry these FNP policies forward.

Chapter 4

Housing

Neighbourhood Plan Policy	Neighbourhood Plan Policy	Neighbourhood Plan Policy
FEL/HN1 – Meeting Housing Needs	Core Policy 19: Rural Area Housing Requirement Figures	The FNP Policies support CP19 by identifying and allocating sufficient non-strategic sites to meet the identified housing need.
FEL/HN9 – Sunnybrook Farm Non-Strategic Site		
FEL/NH10 – Land North of Garnets Farm and Chestnut Walk Non-Strategic Site		
FEL/ HN4 – Residential Development Within Development Limits	Core Policy 3: Settlement Hierarchy	This FNP Policy is deleted as it is fully replaced by CP3: Settlement Hierarchy
FEL/ HN5 – Residential Development Outside of Development Limits		This policy is deleted as it is fully replaced by CP3: Settlement Hierarchy and a range of other Local Plan policies.
FEL/ HN6 – Supplementary Dwellings	Core Policies 3 and 54: Supported and Specialist Housing	This FNP Policy is deleted as it is fully replaced by CP 3 Settlement Hierarchy and CP54 in the Local Plan.
FEL/ NH7 – Housing Mix	Core Policy 53: Standards for New Residential Development	This FNP Policy is deleted as it is fully replaced by CP53 in the Local Plan.
FEL/HN2 – Land at Braintree Road	N/A	This FNP Policy is deleted as it relates to an allocation from the previous Neighbourhood Plan that is being built out.
FEL/HN3 – Land at Station Road	N/A	This FNP Policy is deleted as it relates to an allocation from the previous Neighbourhood Plan that is being built out.

4. Housing

- 4.1. The Review policies aim to meet housing needs and address the community's concerns by offering policies which take a positive approach to sustainable development, but which also ensure maximum community benefits. Consistent with the National Planning Policy Framework and the new emerging Uttlesford District Council Local Plan, the Plan supports a positive approach to the consideration of development proposals by decision-makers to identify sustainable proposals that can contribute positively to the Parish.
- 4.2. The Review recognises that, notwithstanding very significant housing development in Felsted and the surrounding parishes which threatens the rural nature of the parish, national government continues to identify a 'housing crisis' and the Review accepts that UDC allocated 95 (reduced from 104) new homes required to be delivered in Felsted over the Plan Period. However, to maximise the benefits of accepting new housing development, the Review Group decided to follow the original policy and allocate housing sites to meet current and anticipated future demand in Felsted.
- 4.3. The Review carefully considered the outcomes of the original policies and concluded that both sites identified in the first Felsted Neighbourhood Plan (Policies HN/2 and HN/3) have been successful in meeting the housing allocations for Felsted and in bringing genuine and substantial community benefits. Policy HN/2 has delivered a large car park to facilitate off-road parking for the primary school and an additional secure play area and Policy HN/3 is delivering a new and larger surgery and dispensary.
- 4.4. The Review Group concluded that any new community benefit to be sought through support for development would be most effectively focused on securing land for social housing through the Felsted Community Trust, potentially evolving into a Community Land Trust.
- 4.5. The Review also carefully considered the wishes of the community in relation to the timing of development of the balance of the allocation of 95 homes over the full term of the plan period to be met through non-strategic housing allocations, in accordance with Core Policy 19. The community is clear in its concern that site allocations should not lead to an immediate further surge in development and that sites and developers should, where possible, be identified that are willing to spread development over the plan period. This has proved problematic; the delivery of market housing is driven by demand and phasing of relatively small developments is uneconomic.
- 4.6. Given that an objective of the policies contained within the original, now 'made' plan was to retain the character of the parish, in conducting its review, which commenced just 4 years since the original plan was made, the RG was satisfied that the original Felsted Heritage and Character Assessment prepared by AECOM in 2017 remained accurate and relevant and did not need to be repeated. However, a Strategic Environmental Assessment has also been conducted by AECOM and used to further inform this Review.
- 4.7. Sites have again been considered and objectively assessed for their suitability, sustainability, deliverability, achievability and availability and their contribution to the community. The potential sites were initially identified from UDC's 2015 Strategic Housing Land Availability Assessment (SHLAA). The assessment provided by the SHLAA formed the basis for the RG's Site Assessment work. (The sites remained unaltered in the 2023 Draft HELAA and in the final June 2024 HELAA.) Each site assessment included the UDC Status comment and where relevant the comments submitted to UDC by Felsted Parish Council.
- 4.8. Notwithstanding the public antipathy to further development, the Neighbourhood Plan Process has identified two further sites which it considers can meet the (adjusted) allocated requirement

of 95 dwellings, offer sustainable development, and meet identified housing need with the minimum impact on the rural character of the parish.

- 4.9. The parish also intends to pursue the development of 6 social housing units as part any development. The homes developed are intended to be owned by the Felsted Community Land Trust and managed to provide opportunities for people with local connections who are otherwise unable to afford to live in Felsted.
- 4.10. As part of this Review, in 2024, a new Housing Needs Survey was commissioned, again from the RCCE. The survey identified a need for **'up to nine'** affordable rented units (down from 14 in the 2016 assessment) of mixed sizes. The need is identified as being centred around a wish to downsize or to set up a first independent home. As this Neighbourhood Plan identifies three non-strategic housing allocations, each for more than 10 dwellings, the UDC Affordable Housing Policy (**Core Policy 56**) will apply, which requires 35% affordable housing for the allocation of 106 dwellings this will provide circa 33 affordable dwellings in Felsted.
- 4.11. The policies in this section help to deliver the Vision for Felsted by ensuring that the historic character of our Parish is protected whilst accommodating the delivery of new housing which meets identified need and also provides substantial benefit to the community. The policies ensure that new developments contribute positively to the village and are well integrated. Additionally, the policies provide support for appropriate development that meets additional needs generated by our population profile and provides the opportunity for younger people to access the market in affordable, high-quality housing.
- 4.12. A significant consideration for the Plan is meeting the specific needs of the ageing demographic of the Parish. Felsted's population in relation to the national profile and the Essex profile is comparatively much older.

Age Group	Felsted (%)	Essex (%)
0–14 years	16.6	17.9
15–24 years	8.7	10.9
25–44 years	20.1	25.4
45–64 years	30.2	27.4
65+ years	24.4	18.4

Census 2021

- 4.13. Among this increasing number of older members of the community in Felsted, there is concern about the lack of suitable properties for downsizing. Many active older people occupy substantial family houses and, whilst they would like smaller, easier to manage properties, they do not want to relinquish the standard of comfort and amenity their homes provide or move away from Felsted - where they have long established social and family connections - to find suitable smaller places to live.
- 4.14. The survey of estate agents undertaken to support the first Felsted Neighbourhood Plan confirmed the anecdotal evidence gathered that Felsted is a highly desirable place to live. The housing market nationally has 'cooled' somewhat but there remains a short supply of the high-quality smaller homes, which encourage older owners of large well-appointed family homes to downsize. Lower cost, entry level homes have also been in short supply, although they are available in adjoining parishes.
- 4.15. Housing policies in the Plan are intended to maintain the rural character and heritage of the Parish as characterised in the AECOM (Heritage and Character 2017) report and to:-
- Meet any identified need for affordable housing
 - Help younger people remain in the Parish
 - Ensure development is controlled and is sustainable
 - Extract the maximum community value from major development²
 - Encourage the development of small high-quality homes suitable for downsizers with local connections to the Parish
 - Protect the Parish and its constituent hamlets from coalescence
 - Protect the character and heritage of the Parish
 - Protect and enhance the natural environment and Green Infrastructure network
- 4.16. The policy response to consultation requests, 'to provide more opportunity to downsize' and 'to create opportunity for younger parishioners to remain' is important to create conditions that foster social cohesion. Policies in the Plan should also encourage people to give up homes which are too large for their needs and provide opportunities for families to acquire larger family homes in the Parish without excessive over-development.
- 4.17. UDC's Local plan identifies Felsted as a Larger Village with an identified housing requirement for 95 dwellings, to be allocated through non-strategic sites (less than 100 dwellings per site) through a neighbourhood plan. This was the choice of the parish council, who had the opportunity to take responsibility for planning for the identified housing need themselves or leave it to the District Council to make allocations in their Local Plan. Because Felsted Parish decided to take responsibility planning their identified housing themselves, they will have two years from the adoption of the local plan (expected in early 2026) for the Felsted Neighbourhood Plan to be adopted. In recent years, and in the absence of a five-year supply of deliverable housing sites (a requirement for the FNPPF) there has been an increasing level of interest and speculative development proposals coming forward, particularly in Felsted which has a very strong housing market. The combination of the updated Local Plan and the Neighbourhood plan will help to ensure development is planned, contributes towards the infrastructure priorities identified by the community as set out in the neighbourhood plan, rather than being unplanned and speculative.
- 4.18. The development proposals identified as part of the first Felsted Neighbourhood Plan and brought forward as part of the Review, reflect the specific concerns of the community in relation to securing a doctors' surgery within the Parish and relieving the congestion caused by parking

² 'Major development' means inter alia, '10 or more dwellings' (TOWN AND COUNTRY PLANNING, ENGLAND. The Town and Country Planning (Development Management Procedure) (England) Order 2015. Part 1, Article 2.)

around Felsted Primary School. Both issues were recurring and consistent themes of the extensive consultations. Many months of negotiations with stakeholders provided unique opportunities to both secure a most valued community asset and to ease serious traffic congestion in the parish. These opportunities would have been lost if the Neighbourhood Plan process had not engaged with prospective developers.

Housing Site Allocations

- 4.19. One of the key challenges in the FNP process has been identifying suitable sites for new residential development. We have been particularly mindful of the strenuous opposition to any further development voiced by the residents of some areas of the Parish who feel besieged by building that has, in their view, irreversibly damaged the amenity of their communities and the existing character of the rural parish.
- 4.20. The communities at Watch House Green and Bannister Green have been particularly vocal in their objections to any further development. This has been exacerbated by the proposed development of the 650+ acre Hedgehog Grove Solar Farm, originally as a National Infra-structure project and now subject to a planning application.
- 4.21. However, we have an obligation to support some development, and not planning for sufficient housing in the neighbourhood plan would make it easier for unplanned and more speculative development to come forward and or allocations being imposed on us by the District Council. If the community, declined to allocate sites to accommodate the required dwellings, the housing allocation for Felsted would continue to be included in the emerging UDC Local Plan and either speculative developers or the District Council (UDC) would identify sites. We have carefully considered the long-term benefits, which could accrue from supporting the limited developments throughout the Plan Period and we have ensured that no single area bears the burden of unwanted development.
- 4.22. The identification of potential sites was neither generated nor promoted by the Neighbourhood Plan process. All the potential sites were identified from those promoted by landowners and developers in the original SHLAA and in the Uttlesford Housing and Economic Land Availability Assessment (HELAA] (2024). The high-level assessment provided by the HELAA has formed the basis for the neighbourhood plan process.
- 4.23. Following the assessment process the sites at Sunnybrook Farm in Braintree Rd (SHLAA site 20 FEL15] and land on the north side of Station Road (SHLAA site 01 FEL15] were allocated in the previous neighbourhood plan adopted in February 2020 and these sites are now fully built out and have met our previous housing allocation. Development on both sites contributed to local amenities. To meet our new allocation two further sites have been identified as shown on Map/ REV1.

FELREV/HN1– Meeting Housing Needs

Around 95 dwellings will be delivered through a combination of non-strategic allocations as listed below and through a small number of windfalls providing, they are consistent with UDC LP Core Policy 3 settlement hierarchy of the Uttlesford Local Plan 2021 - 2041 and the development plan taken as a whole. This meets the residual requirement set out in the foreword (includes completions and commitments) - see table 4.2 in Core Policy 2 of the local plan that sets out requirement, completions and supply.

Development will be supported at the non-strategic allocations where development proposals are in accordance with the following neighbourhood plan policies and the development plan taken as a whole.

FEL/HN 9 Sunnybrook Farm II - 17 dwellings

FEL/HN10 Land north of Garnetts lane and Chestnut Walk -70 dwellings

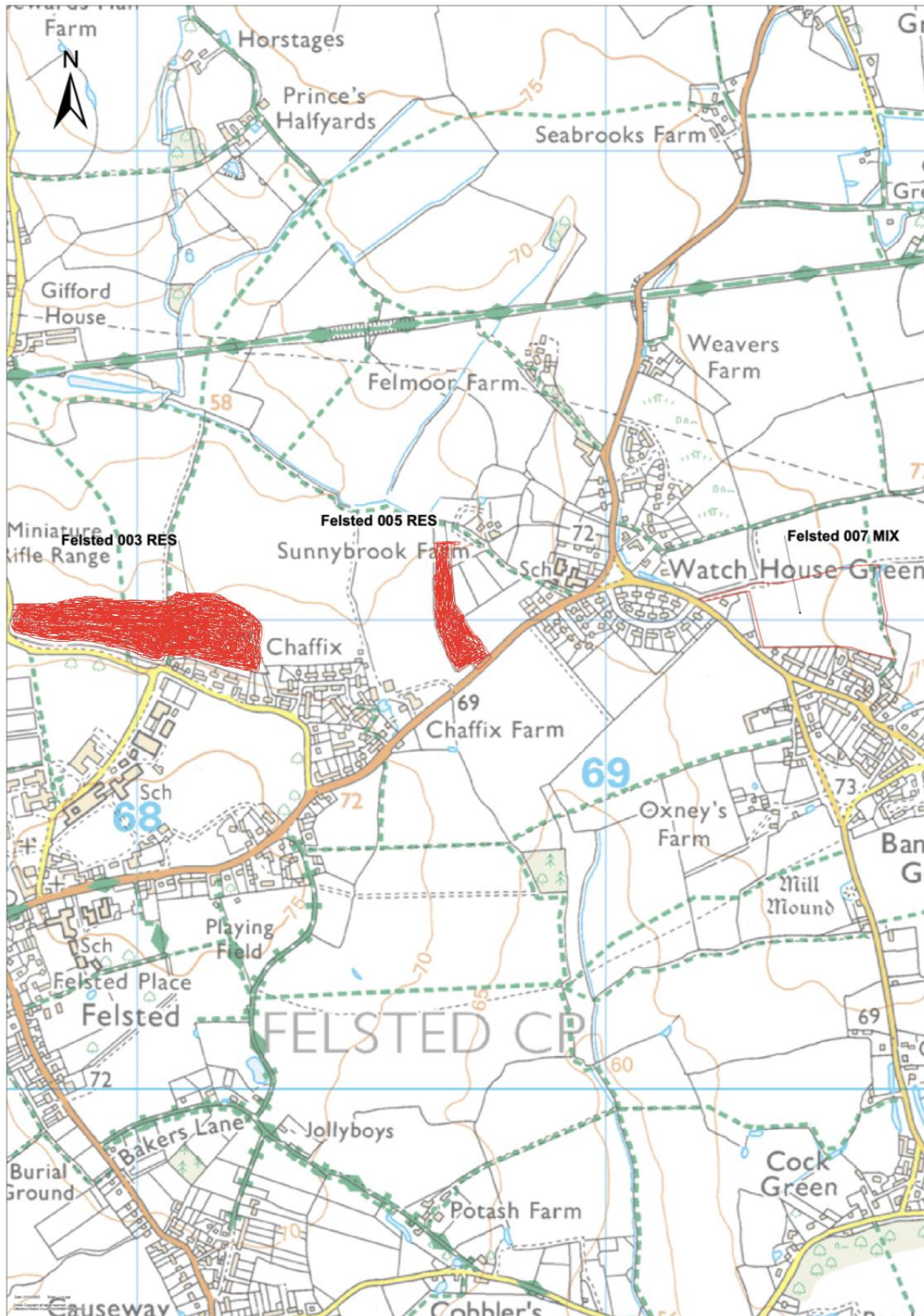
See **Map REV/1**

How does Policy FELREV/HN1 – Meeting Housing needs compare relate to the reviewed Felsted Neighbourhood Plan?

Policy

The policy is proposed to be **brought forward** from the first Felsted Neighbourhood Plan with changes to identify the new site allocations. This policy complements UDC LP CP19

Felsted Parish



Sunnybrook Farm II

- 4.24. The landowner at the Sunnybrook site has confirmed that the site could be developed within the Plan Period. The proposal supported by the Review is for 17 homes comprising 12 bungalows, 4 three-bedroom homes and a single four-bedroom home. This is an attractive housing mix and is consistent with the requirement identified in the HNS and with UDC LP CP 52. The landowner at Sunnybrook farm is not externally constrained and is keen to see the development proceed quickly. See **Map REV/2**
- 4.25. Given the acceptance that the Parish has chosen to identify sites for development and that this site is in effect an extension of the site supported in FEL 015 (See appendix A), in the event that a planning application is made before this Review is concluded, it is highly probable that it will nevertheless be supported by the parish and the planning authority and recognised as contributing to the required allocation. Greater weight will be attached to the Neighbourhood Plan as it progresses through the regulatory plan-making stages, therefore in this eventuality, it is still appropriate to recognise this site as part of the emerging neighbourhood planning process.
- 4.26. This site will also provide an area of 0.24h (2400 sq metres) immediately south and adjacent to Braintree Road which will be donated by the landowner to the Felsted Community Land Trust and will be reserved, initially for a period of the 5 years for the potential relocation of the village shop and post office. At the conclusion of 5-year period, it will be for the Trust to reconsider the need for a further 'reserved period' based on continued provision of amenities within the parish. If the Trust considers that a further reserved period is not required, the trustees may choose either to develop some or all the land for affordable housing or retain the land as open community space.
- 4.27. This site is considered the optimal location for the relocation of the village shop and post office. It is closer to the areas of greatest population density in Watchhouse and Bannister Greens. It is near the primary school, allowing parents easy access. It offers off street parking and access for delivery vehicles that would ease congestion in the village centre at the T Junction and associated access and egress to Woodleys Car Park.

FELREV/HN 9 - Sunnybrook Farm II

The Review allocates the Sunnybrook Farm site as shown on Map x and Map y for housing development of approximately 17 units and for the development of a relocated village shop and post office.

To be supported the development proposals must:

- i) Be designed and landscaped so as to enhance the character and appearance of the area and be consistent with the AECOM character assessment.
- ii) Incorporate a mix of housing to meet the latest assessment of local housing, including no less than 8 two or three-bedroom homes with accommodation suitable for families and older people, having regard to the supply of such units at the time of the application.
- iii) All homes must be accessible and adaptable and compliant with Cat M4(2) (Building Regulations 2020
- iv) Provide a landscaping plan which delivers landscaping and screening to the edge of the built-up area of the development to avoid coalescence with Felsted village and provide a positive transition into the village,
- v) Provide to the Felsted Community Trust an open space of not less than 2400 sqm to the south of the site, immediately adjacent to Braintree Road.
- vi) Wide vehicular access to Braintree Road and suitable for the construction and operation of a shop and post office with off street parking and delivery space. The site to be provided as an open green space with shrub borders.
- vii) Identify and promote opportunities to pursue walking, cycling and use of public transport to improve accessibility and integration into the wider community networks and to provide access to the Flitch Way.
- viii) Due to its location within the zone of influence of the Blackwater Estuary SPA and RAMSAR site, the proposal shall be accompanied by a project level Habitats Regulation Assessment which will demonstrate that the development proposal will have no adverse effects on the integrity of the European site; or, in the case of the Essex RAMS SPD being adopted, be subject to a financial contribution towards avoidance and mitigation measures as specified in the Recreational Disturbance and Avoidance and Mitigation Strategy (RAMS) for the Essex Coast.

Policy FELREV/HN9

This is a new policy allocating a site for development and providing an opportunity to relocate the village shop and post office.

NOTES

This drawing is to be used in accordance with the general provisions of the Uniform Standards for Professional Practice of Land Surveyors. It is the responsibility of the user of this drawing to ensure that it is used in accordance with the intended purpose and that it is not used for any other purpose without the written consent of the author.

Scale: 1" = 100'

North Arrow

- KEY
- SITE BOUNDARY
 - PROPOSED ACCESS
 - PROPOSED PRIMARY ROUTES
 - PROPOSED SECONDARY/TERMINAL ROUTES
 - PEDESTRIAN ONLY ROUTE
 - FOCAL POINT
 - PROPOSED OPEN SPACE
 - PROPOSED DRAINAGE/PAVING
 - PROPOSED RESIDENTIAL PARCELS
 - PROPOSED RETAIL PARCEL

FOR COMMENT

PROPOSED MIXED USE DEVELOPMENT

SUNNYBROOK FARM, FELSTED

ARMATURE PLAN

Scale: 1" = 100'

Date: DEC 2024

Drawn: [Name]

Checked: [Name]

Project Number: 8923/SK09

Revision: A

Saunders
Architecture + UrbanDesign



Land North of Garnetts Lane and Stebbing Road Felsted Essex – the Water Tower site

- 4.28. Prior to the making of the Felsted Neighbourhood Plan in February 2020, independent developers had focused on areas around the Watchhouse and Bannister Green. The density of development has changed and urbanised the nature of those areas. The character of the area is further threatened by the proposed development project of a solar farm, which will cover a further circa 10% of the parish around Watchhouse and Bannister Greens. If permitted 17% of Felsted will comprise solar farms. There was public support for development further to the west of the parish and closer to the village centre.
- 4.29. Land to the northeast of Garnetts Lane and Chestnut Walk, known locally as the ‘Water Tower’ site lays just (circa 600 metres) to the north of the village centre and is the most sustainable of the sites considered in the Site Assessment process. It 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 2026). The site is within a short walk to both Felsted independent School, Felsted primary school, the bus route and local pubs and restaurants. (see **Map REV/3**)
- 4.30. This site is identified as being suitable for the development of up to 70 new homes, including 6 homes to be owned by the Felsted Community Trust. Development of this site eases the pressure of further development on the Watchhouse and Bannister Greens.
- 4.31. All new ‘*large developments*’ are required to provide 35% ‘*affordable homes*’. The definition of affordable housing for the purposes of planning is housing provided outside of the general market, for those whose needs are not met by the market. However, even though deemed ‘*affordable*’ much new supposedly ‘*affordable*’ housing development in Felsted is far beyond the reach of the less well-off. Consequently, in negotiation with UDC, it has been agreed that six homes on the development will be built as ‘*social housing*’ and transferred to the ownership of the Felsted Community Trust to be rented by the Trust exclusively to local people.
- 4.32. Affordable homes are less profitable for the developer than full market homes. The cost of the 6 social housing units will be met by reducing the number of ‘*affordable*’ homes the developer is required to provide. The reduction will be agreed with UDC and reflected in a S106 agreement.
- 4.33. Access to the site from the immediate road network recognises that Stebbing Road is designated as a ‘Quiet Lane’ but it is recognised that this can change over time. As a requirement of Essex County Council, Highways Dept. (ECCH), a traffic survey to determine the use of Stebbing Road will be required to be conducted by the developer to help inform the planning application together with an appraisal of Stebbing Road to also consider safety of pedestrians/cyclists and equestrians, the ability of two vehicles to pass/ provision of passing places/traffic management and any required mitigation.
- 4.34. This development will also provide six fully built turnkey community social housing units, being a direct and long-term benefit to the Felsted community. By agreement (in principle) with the landowners and UDC’s housing officers the costs of building the community homes will be reflected in a reduced overall affordable housing requirement (this matter to be agreed with the LPA at application stage).
- 4.35. During the preparation of this Review, this site has become the subject of a planning application outside of the Neighbourhood Planning process. It has received qualified support from Felsted Parish Council (who are concerned about site access for construction vehicles). The application now rests with UDC.
- 4.36. It is important to say that notwithstanding the suitability and sustainability of the site, the impact of construction traffic both on the immediate narrow residential roads and on the historic village

centre is a very serious cause of very significant concern and in discussions with the developer's agents the RG have urged the construction of the 'haul road' *suggested by the landowner's agents during public consultation*. The RG considers the 'haul road' vital to the safe completion of the project and would urge UDC Planning Committee to insist on its inclusion in any Traffic Management plan.

Map REV/3 - The Water Tower site



FEL/HN 10 - Land north of Garnetts Lane, Chestnut Walk and Stebbing Road (land adjacent the Water Tower)

The Plan allocates land north of Garnetts Lane, Chestnut Walk and Stebbing Road, as shown on Map X and Map Y, for housing development of approximately 70 units.

To be supported, development proposals must satisfy the following criteria:

- i) Be designed and landscaped so as to enhance the character and appearance of the area and be consistent with the AECOM (2018??) character assessment;
- ii) Incorporate a mix of housing to meet the latest assessment of local housing need including a significant proportion of two- or three-bedroom accommodation suitable for young families and older people, having regard to the supply of such units at the time of application.
- iii) Provide, via transfer to the Felsted Community Land Trust, 6 fully completed turn-key homes, comprising 2x3 bed and 4x2 bed units including gardens, constructed to no less a standard than and integrated with the market homes; The provision of any remaining affordable homes, as may be required under planning policy, shall be reduced in order to reflect and offset the costs of providing the 6 homes to be transferred
- iv) Avoid unnecessary removal of hedgerows but where removal is necessary, provide on-site replacement native hedgerows.
 - iv) Be subject to a Transport Statement/Assessment in accordance with ECC Development Management Policies (2011) and Car Parking Standards.
- v) Identify, promote and facilitate opportunities for walking, cycling and use of public transport to improve accessibility and integration into the wider community and wider networks;
- vi) Homes must be accessible and adaptable and compliant with Cat M4(2) (Building Regulations 2020).

FELREV/HN10

This is a **new** policy allocating a site for development of new homes and social housing units.

Land at Sunnybrook Farm I – Braintree Road

- 4.37. Following the adoption of the first Felsted Neighbourhood Plan (which included this site allocation), development is consented for 24 dwellings at this site together with school related community car park, service via a new access from Braintree Road, completed with related infrastructure and landscaping (UTT/20/1882/Ful). Development of this site and the car park is now close to completion.

Land to the West of Bury Farm Station Road

- 4.38. The first Felsted Neighbourhood Plan identified this site for a Community Hub including a doctors' surgery.³ The SG worked with the landowner's representative, the West Essex Clinical Commissioning Group (WECCG) and the local GPs to secure the provision of 39 homes and a

purpose-built health centre on this site. In 2023 the WECCG was replaced by an Integrated Care Board. The health centre is now in construction, and it is planned that, on completion in 2026, it will be leased by the Felsted Community Trust to the John Tasker House doctors' partnership. Construction is now in progress, with completion expected in Q3 2026.

Chapter 5

5. Heritage and the Environment

Neighbourhood Plan Policy	Local Plan Policy	Notes
FEL/ HVC1: Historic Village Centre	Core Policy 61: The Historic Environment	This policy is retained as it adds local detail and complements the delivery of LP Core Policy 61
FEL/ICH1: High Quality Design	Core Policy 52: Good Design Outcomes and Process	This FNP Policy is retained as it adds local detail to complement the delivery of CP52.
FEL/ICH2: Signage Pollution	Core Policy 61: The Historic Environment	This policy is retained as it adds local detail and complements the delivery of LP Core Policy 61
FEL/ICH3: Light Pollution	Core Policy 42: Pollution and Contamination	This FNP Policy can be deleted as it is fully replaced by LP Policy CP42.
FEL/ ICH4: Avoiding Coalescence	Core Policy 41: Landscape Character	This FNP Policy is retained as it adds local detail to complement the delivery of CP41.
FEL/HN8: Habitats Regulations Assessment	Core Policy 38: Sites Designated for Biodiversity or Geology	This FNP Policy can be deleted as it is fully replaced by LP Policy CP38.
FEL/CW1: Landscape and Countryside Character	Core Policy 41: Landscape Character	This FNP Policy is retained as it adds local detail to complement the delivery of CP41.
FEL/CW2: Nature Area including Felsted Fen	Core Policy 38: Sites Designated for Biodiversity or Geology	This FNP Policy is retained as it adds local detail to complement the delivery of CP38.
FEL/CW4: Green Infrastructure	Core Policy 38: Sites Designated for Biodiversity or Geology	This FNP Policy can be deleted as it is fully replaced by LP Policies CP38, CP39 and CP40.
	Core Policy 39: Green and Blue Infrastructure	

	Core Policy 40: Biodiversity and Nature Recovery	
FEL/INF1: Flood Risk	Core Policy 36: Flood Risk	This FNP Policy can be deleted as it is fully replaced by LP Policies CP36 and CP37.
	Core Policy 37: Sustainable Drainage Systems	

Protecting the Historic Village Centre

- 5.1. The Parish is substantially defined by an area in the centre of the Village that comprises some of the most iconic and best-known buildings in Felsted. To ensure this small area is properly recognised and protected and to provide context for the policies in this section, the Plan designates the Historic Village Centre (HVC) as a historic character area. The area is shown on Map 2 and is identified for its historic significance, its function as a focal point for amenities and services and the contribution that it makes to the Parish as a whole. It is not coterminous with the Conservation Area (CA) but many of the 49 Listed Buildings in the CA are in the HVC. The heritage assets of the village are described in detail in the comprehensive Felsted Heritage and Character Assessment report produced by AECOM,
- 5.2. Frequent short-term visits by customers and deliveries to the village shop in the HVC are major causes of congestion at the 'T' junction of Braintree Road, Station Road and Chelmsford Road. Parking and deliveries for The Swan, The Boote House (*awaiting development*) and The Royal British Legion are also, at different times, contributors to congestion. Holy Cross Church and Smylie Hall together with the Doctors' surgery and dispensary, (*to be relocated to Station Road*) Felsted School, and Felsted Primary School traffic, further east at Watch House Green, also contribute significantly to congestion.
- 5.3. The future Boote House, (Grade II* listed) is of particular concern. Constructed in 1596, and first listed in February 1952, (under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended), for its special architectural or historic interest, the setting of the Boote House in the village centre carries even greater importance than its listing implies to the character of Felsted and demands that every consideration is given to ensuring it is permitted a use that ensures its long term preservation.
- 5.4. The Plan Review seeks to continue to address these concerns and meet the ambitions of the community by bringing forward policies on the use of premises that cause congestion, including the schools, requiring them to include off road parking as part of any development proposal. Like the community, Felsted School also supports improving traffic management in the village, but the success of this will be dependent on the Local Planning Authority agreeing to parts of the school's estate being adapted to provide additional parking.
- 5.5. The Plan proposes policies that continue to support the relocation of the village shop and Post Office and the Royal British Legion away from the Village Centre to alleviate traffic concerns whilst also providing the opportunity for expansion of services in new, more sustainable premises. The intention is to encourage the use of the vacated premises in ways that will attract less short-term visitation at peak times.
- 5.6. The Royal British Legion, the small car park (known locally as Woodley's car park) and the premises shown on Map 2 occupy important sites within the HVC. However, The Felsted Conservation Area Character Appraisal states that the car park provides a poor setting for the

adjacent Norman church and other historic and listed buildings.⁴ The Character Appraisal lists relatively modest ways in which the car park could be improved (e.g. replacing the wooden fence that defines the car park's western boundary with a native species hedgerow or reducing the impact of the wooden fence through planting). It also suggests that the site is an ideal location for a sensitively designed public convenience. The Plan is more ambitious for the HVC and identifies a much more substantial opportunity for improvement and considers that these sites could be used to greatly enhance the general setting of the Felsted Conservation Area and the particular setting of the Grade I Listed Holy Cross Church. The Plan therefore includes policies that recognise and make the best use of the potential of these sites.

- 5.7. The policies in this section help to deliver the original Vision for Felsted in the made Plan by protecting and enhancing village amenities to ensure that they remain viable within the Parish, by supporting the increase of parking facilities and helping to alleviate traffic congestion travelling through the village centre. The policies also seek to ensure that valued heritage assets and the historic character of the village centre are preserved and enhanced for the benefit of future generations.
- 5.8. Consistent with the original Vision and plans, the Review seeks to allocate sites for development which have the minimum negative impact on the aesthetics of the parish and minimise the harm caused by further allocated but unwanted development. As with the first Felsted Neighbourhood Plan, the Review does not encourage additional development in the HVC. However, Policy FELREV/HVC 1 'Historic Village centre' applies specific criteria to proposals in the HVC so that any proposals that do come forward are sensitively designed, do not adversely affect the pedestrian environment and otherwise have a minimal impact on traffic congestion.

FEL REV/HVC1 – Historic Village Centre

The Village Centre (as shown on Map 2) is designated as a historic character area and local centre for its historic significance, its contribution to the character of the Neighbourhood Area, as well as for its amenity value which provides a focal point of facilities and amenities for all residents and visitors alike.

To be supported development proposals within the Historic Village Centre must:

- i Provide a safe and attractive pedestrian environment
- ii Ensure the choice of materials, forms and designs integrate sympathetically with the historic environment
- iii Offer safe choice of materials, forms and designs integrate sympathetically with the existing historic environment
- iv Offer safe access and that off-street parking provision will be sufficient to avoid additional on-street parking
- v Not result in severe traffic congestion; and
- vi Not adversely affect residential amenity through noise, fumes, smells, or disturbance

⁴ Felsted Conservation Area and Management Proposals, Uttlesford District Council, 2012
<https://www.uttlesford.gov.uk/conservation-area-appraisals>

How does Policy **FELREV/HVC 1** – Historic Village Centre compare to Policy FEL/HVC1 in the first Felsted Neighbourhood Plan?

Policy

The policy is proposed to be brought forward from the first Felsted Neighbourhood Plan, incorporating minor updates in its supporting text. It is also complementary to UDC LP CP 61.

High Quality Design and Energy Efficiency

- 5.9. The Felsted Heritage and Character Assessment (FHCA) identifies five distinct Landscape Character Areas (LCA) which are shown on the map LCA 1-5 in the Assessment (available on the website). They are also shown on Map 9.
- 5.10. The FHCA includes a detailed analysis of each LCA and, as part of this analysis, identifies positive aspects of character, issues to be addressed and sensitivity to change. It is important that applicants for developments in the Parish, when drawing up detailed proposals, refer to the FHCA to ensure schemes are compliant with policy ICH1. The positive aspects of the Felsted FNP area in terms of heritage and character are summarised below:
- A very strong local vernacular, specifically cream rendered frontages sometimes with pargeting, red tiled roofs, wooden front doors, external red brick chimney stacks and unique decorative features such as house names and external lights;
 - Distinctive clusters of settlement that flank the primary road network;
 - Survival of many historic buildings, some of which have been converted to residential use but retain the historic façade;
 - A landscape that includes much field boundary vegetation promoting a strong sense of enclosure therefore enabling a rural character to prevail in close proximity to settlements;
 - Links to the wider landscape through the network of public rights of way and “Quiet Lanes”;
 - The often triangular green that sits at the centre of many settlements is a distinctive feature of the area and settlements are separated from each other by areas of open countryside;
 - The ‘heritage style’ palette of wayfinding signage promotes a rural and historic character; and
 - The prominence of mature specimen trees delineating field boundaries.
- 5.11. When preparing planning proposals, to ensure compliance with policy ICH1, the Felsted Conservation Area Character Appraisal (FCACA), (produced by officers of Uttlesford District Council and approved by Cabinet 13 December 2012), should be a “Material Consideration”. The appraisal includes additional planning controls which are important to the designated areas and accord with the statutory definition, including land or buildings that afford special interest. The positive aspects of the FCACA in terms of heritage and character are summarised below.
- The general character and setting of Felsted and elements that should be retained or enhanced;
 - The historical significance of 50 Listed Buildings and their setting;
 - The setting of the Grade 1 Holy Cross Church;
 - The large area of open space attached to Felsted School which is visually very important and makes a significant contribution to spatial quality; and

- The significance of specific features such as certain trees, hedges, walls, gates and railings

- 5.12. Whilst energy efficiency targets are set nationally in Building Regulations, the Plan takes the opportunity to influence new development by supporting energy efficiency and renewable or new technology in proposals for new development.
- 5.13. The emerging Uttlesford Local Plan's Core Policy 29 on Electric Vehicles (EVs) and low emission vehicles requires the installation of active spaces and passive provision for all appropriate developments. Active spaces are fully wired and connected, ready to use, EV charging points at parking spaces. Passive provision requires the necessary underlying infrastructure wiring (e.g. the capacity in the connection to the local electricity network and electricity distribution board, as well as cabling to parking spaces) to enable simple installation and activation of a charge point later.

FEL REV/ICH 1 – High Quality Design

To be supported all development proposals must respect the character and heritage of the Neighbourhood Area and bring about enhancements to that character. This means for all development:

- Sustaining, reinforcing or enhancing the positive aspects of Felsted's character as described in detail in the Felsted Heritage and Character Assessment and summarised in supporting text to this policy.
- Being locally distinctive through architectural quality, choice of materials, height, scale and layout.
- Maintaining and respecting visual integrity of the historical settlement patterns and identities within the Parish; and
- Sensitive boundary treatment retaining where possible vegetated boundaries particularly those of native hedgerows and trees and incorporating boundary treatments that are sympathetic to local style and vernacular.

For countryside locations:

- Sensitive treatment of the rural edge particularly around Felsted village with regard to impact on heritage assets and their setting including the surrounding landscape;
- All new build proposals outside the development limits must not harm their landscape setting; and
- Any replacement dwelling in an area of low density and isolated buildings in a large plot should respond to and respect the setting and should enhance the character of the area.

For the Conservation Area:

Preserving or enhancing the heritage significance of the Conservation Area itself (including its setting) and the individual heritage assets within them (including their setting) and demonstrating due regard to the Felsted Conservation Area Character Appraisal.

How does Policy **FELREV/ICH1**– High Quality Design compare to Policy FEL/ICH1 in the first Felsted Neighbourhood Plan?

Policy

The policy is proposed to be brought forward from the first Felsted Neighbourhood Plan to support, add local detail and complement UDC LP CP 52

Signage and Light Pollution

FEL REV /ICH2 - Signage Pollution

Signage will only be supported provided that the proposal alone, or in combination with other signage, does not cause harm to the character or appearance of any heritage assets or the Historic Village Centre.

How does Policy **FELREV/ICH2** – Signage Pollution relate to the Felsted neighbourhood Plan Review?

Policy

The policy is proposed to be brought forward from the first Felsted Neighbourhood Plan

Avoiding Coalescence

- 5.14. The character and integrity of the Parish is threatened by coalescence, both from developments on its boundaries and between settlements within the Parish. The AECOM Report highlights the risk of coalescence, particularly through the extension of some of the larger settlements within the Parish and the threat that this causes to the historical settlement pattern.
- 5.15. Throughout the consultation, parishioners were keen that the Plan appropriately recognises that the individual settlements and hamlets in Felsted are given due recognition for their distinctive architectural and landscape characteristics. Development proposals that sever the gaps between settlements could serve to cause considerable harm in terms of local distinctiveness between each settlement/Green within the Parish and with neighbouring settlements.
- 5.16. The Plan seeks to avoid development that would merge the Parish of Felsted with the Parishes of Flitch Green, Great Leighs, Great Notley, Rayne or other settlements along the Parish boundary.
- 5.17. Policy ICH4 offers protection from development that causes coalescence, defined as “urban sprawl” that will reduce the landscape gaps between individual settlements within the Parish and/or settlements within adjacent parishes.

FELREV/ICH4 – Avoiding Coalescence

Development proposals that, as viewed from publicly accessible locations, will visually significantly diminish the openness of the following gaps will not be supported:

- Between Felsted village and the hamlets of the Neighbourhood Area (Bannister Green, Bartholomew Green, Causeway End, Cobblers Green, Cock Green, Crix Green, Frenches Green, Gransmore Green, Hartford End, Molehill Green, Prior's Green; Pye's Green; Thistley Green; Watch House Green; Willows Green); or
- Between the hamlets of the Neighbourhood Area; or
- Between the hamlets of the Neighbourhood Area and settlements in adjoining parishes

How does Policy **FELREV/ICH4**– Avoiding Coalescence compare to Policy FEL/ICH4 in the first Felsted Neighbourhood Plan?

The policy is proposed to be **brought forward** from the first Felsted Neighbourhood Plan. It complements the delivery of UDC LP CP41.

Landscape and Countryside.

- 5.18. The Parish of Felsted lies within a high-quality agricultural countryside landscape. The preservation of the landscape character of Felsted is important to the community, providing as it does the backcloth to the individual greens and hamlets that make up the parish.
- 5.19. The countryside character of Felsted is integral to the unique identity of the Parish and should be protected for its own sake, as well as the important contribution that it makes to health and well-being, through the opportunities it provides for outdoor sport and recreation.
- 5.20. Open and green spaces in the Parish make an important contribution to the overall character of Felsted, as well as providing opportunities for outdoor sport, recreation and play. This contributes to the health and well-being of the Parish, as well as providing opportunities for increased social interaction and community cohesion.

FELREV/CW1 -Landscape and Countryside Character

To be supported development proposals must protect and enhance the landscape of the character area in which they are situated, and must not significantly harm the important long distance, short range and glimpsed views, identified in the Felsted Heritage and Character Assessment Report 2017

How does **FELREV/CW1** - relate to the Felsted Neighbourhood Plan Review?

Policy

The policy is proposed to be **brought forward** from the first Felsted Neighbourhood Plan. It complements UDC LP CP41

Felsted Fen

5.21. The recently designated Nature Area adjacent to Felsted Fen is intended to be a uniquely valued amenity. The Plan seeks to protect its diverse fauna and flora and ensure, subject to any requirement identified through VA5 in relation to the need for a burial ground, it remains otherwise undeveloped throughout then Plan period.

5.22. Felsted Fen is a designated Local Wildlife Site (reference UFD276) and the designation states:

'Although planted with Willows, this site retains a valuable fen-like vegetation of abundant Pond-sedge, Purple Loosestrife, Angelica, Soft Rush, Comfrey, Giant Horsetail and Nettle. Situated in the flood plain of the River Chelmer, this vegetation type would formerly have been more widespread but has been largely lost due to drainage or other developments. It is likely that the site extended northwards before being used for tipping.'

5.23. This site is identified in this plan as a community asset that would benefit from contributions required through a Community Infrastructure Levy imposed on allocated sites within the parish.

FELREV/CW2 – Nature Area including Felsted Fen

The area defined on Map 11 is designated as a Nature Area important to the local community which will be protected from development.

How does **FELREV/CW2** - relate to the Felsted Neighbourhood Plan Review?

Policy

The policy is proposed to be **brought forward** from the first Felsted Neighbourhood Plan. It complements UDC LP CP38

Chapter 6

6. Renewable Energy Infrastructure

- 6.1. The plan recognises Uttlesford District Councils (UDC's) Core Policy 25 on the UDC Emerging Local Plan (ELP), and consider it appropriate to include a specific supplementary policy on renewable and low carbon energy generation.
- 6.2. The UDC Core Policy 25 highlights the cumulative impact that the introduction of major infrastructure developments can have, especially the potentially negative visual impacts on local landscapes, ecology and biodiversity, protected habitats and species and the cumulative effects on the Best and Most Versatile (BMV) agricultural land.
- 6.3. According to the Natural England BMV land assessment maps (use of which is recommended in government guidance) most agricultural land within the Felsted Neighbourhood Plan area is classified as either Grade 2 or Grade 3a Best and Most Versatile (BMV) land and both the National Planning Policy Framework (NPPF) and the UDC ELP recommend against the use of BMV land for commercial development.
- 6.4. Felsted has demonstrated its commitment to renewable and low carbon energy generation by supporting two solar farms within the parish, with a combined output of 56MW. Together the sites cover 320 acres (circa 17%) of Felsted Parish land.
- 6.5. The introduction of further significant areas of solar panels or wind energy generators creating an industrialised effect within the countryside would be in direct conflict with the Felsted Heritage and Character Assessment (FHCA AECOM 2017).
- 6.6. The cumulative impact of further low carbon energy generation through large commercial solar panel arrays or wind generation would very likely have an unacceptable impact on the rural nature and character of the parish. Therefore, unless the additional and cumulative impact on Felsted is considered minimal they will not be supported.

FELREV/RE1 Renewable energy infrastructure

The agricultural landscape of Felsted is predominantly arable with a wooded appearance. There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving. Whilst recognising the importance of reducing carbon emissions, maintaining and preserving these characteristics is fundamental to the plan.

Proposal for renewable energy projects will only be supported where:

- Considered appropriate and subject to compliance with Listed Building and other regulatory requirements, proposals are for small photovoltaic (PV) domestic ground mounted development or on domestic rooftops or commercial buildings or other existing structures.
- The appearance and visual impact from the public realm of ground and air source heat pumps is not incongruous, minimal or can be mitigated.

How does **FELREV/RE1** relate to the Neighbourhood Plan Review?

Policy

The policy is **a new policy**. It is intended to complement and add local detail to UDC LP Core policy 25

Felsted Neighbourhood Plan Review

Appendix A: Outcome of Review - Summary of **Original** Policies

Original Policy Reference	Topic	Status	Replaced by	Page
FEL/HVC1	Historic Village Centre	B/FWD	FELREV/HVC1	
FEL/HVC2	Existing Village Shop and Post Office	Deleted	FELREV/ERO1	
FEL/HVC3	Royal British Legion Site	Deleted		
FEL/HVC4	Additional Car Parking in the Village Centre	B/FWD	FELREV/HVC4	
FEL/HVC5	Managing Congestion at the T Junction in Felsted Village	Deleted		
FEL/VA1	Doctors' Surgery	Deleted		
FEL/VA2	Memorial Hall	Deleted	FELREV/ERO1	
FEL/VA3	Infrastructure Priorities	B/FWD	FELREV/ VA3	
FEL/VA4	Burial Ground	Deleted		
FEL/VA5	Recreational and Play Areas	Deleted		
FEL/SC1	Supporting our Schools	B/FWD	FELREV/SC1	
FEL/SC2	Felsted School	B/FWD	FELREV/SC2	
FEL/SC3	Felsted School Follyfield Site	Deleted		
FEL/SC4	Felsted School Facilities off Braintree Road and Garnetts Lane	Deleted		
FEL/SC5	Felsted Primary School – Modernisation	Deleted		
FEL/SC6	Felsted Primary School – Expansion	Deleted		
FEL/SC7	Felsted Primary School Site	B/FWD	FELREV/SC7	
FEL/HN1	Meeting Housing Needs	B/FWD	FELREV/HN1	
FEL/HN2	Land At Braintree Road (Sunnybrook Farm)	Deleted		
FEL/HN3	Land At Station Road (Bury Farm)	Deleted		
FEL/HN4	Residential Development within Development within Development Limits	Deleted		
FEL/HN5	Residential Development outside Development Limits	Deleted		
FEL/HN6	Supplemental Dwellings	Deleted		
FEL/HN7	Housing Mix	Deleted		
FEL/HN8	Habitats Regulations Assessment	Deleted		
FEL/ICH1	High Quality Design	B/FWD	FELREV/ICH1	
FEL/ICH2	Signage Pollution	B/FWD	FELREV/ICH2	
FEL/ICH3	Light Pollution	Deleted		
FEL/ICH4	Avoiding Coalescence	B/FWD	FELREV/ICH4	
FEL/RE1	Start Up and Small Businesses	Deleted		
FEL/RE2	Loss of Employment Uses	Deleted		
FEL/RE3	Re-use of Rural Buildings	Deleted		
FEL/RE4	Home Working	Deleted		
FEL/CW1	Landscape and Countryside character	B/FWD	FELREV/CW1	
FEL/CW2	Nature Area including Felsted Fen	B/FWD	FELREV/CW2	
FEL/CW3	Footpaths, bridleways and cycleways	Deleted		
FEL/CW4	Green Infrastructure	Deleted		
FEL/INF1	Water recycling and flood risk	Deleted		

Appendix B: Summary of **new** and **carried forward** policies

Policy Reference	Topic	Status	Page
FELREV /HVC1	Historic Village Centre	B/FWD	
FELREV/ERO1	Rural Economy	New policy	
FELREV/HVC4	Additional Car Parking in the Village Centre	B/FWD	
FELREV/VA3	Infrastructure Priorities	B/FWD	
FELREV/SC1	Supporting our Schools	B/FWD	
FELREV/SC2	Felsted School	B/FWD	
FELREV/SC7	Felsted Primary School Site	B/FWD	
FELREV/HN1	Meeting Housing Needs	B/FWD	
FELREV/HN9	Sunnybrook II	New policy	
FELREV/HN10	The Water Tower Site	New policy	
FELREV/ICH1	High Quality Design	B/FWD	
FELREV/ICH2	Signage Pollution	B/FWD	
FELREV/ICH4	Avoiding Coalescence	B/FWD	
FELREV/CW1	Landscape and Countryside character	B/FWD	
FELREV/CW2	Nature Area including Felsted Fen	B/FWD	
FELREV/RE1	Solar farms	New policy	

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