



Statement of Common Ground between:

**Uttlesford District Council and
Felsted Parish Council**

**Felsted Neighbourhood Plan
Submission – (1 May 2019)**

1. Introduction

- 1.1. This statement of common ground has been prepared jointly between the parties consisting of Uttlesford District Council ('the Council') and Felsted Parish Council as the Qualifying Body, represented by the Felsted Neighbourhood Plan Steering Group ('the Steering Group') to support the Independent Examination of the Felsted Neighbourhood Plan.
- 1.2. The statement sets out the main points of agreement and understanding between both parties with regard to the submission draft Felsted Neighbourhood Plan - ('the FNP') and its relationship with the emerging Uttlesford District Council Local Plan ('the ULP'). The statement is intended to assist the Independent Examiner with the examination of the FNP.
- 1.3. This statement relates to issues associated with the Council's proposal to allocate land in the ULP as Policy FEL02¹ and the FNP proposed housing allocation as Policy FEL/HN2².

2. Background

- 2.1. The Council and Felsted NP Steering Group have been working positively together throughout the preparation of the ULP and the Felsted Neighbourhood Plan in respect of issues relating to the Felsted neighbourhood area.
- 2.2. The Council is now at an advanced stage following its Submission under Regulation 22 to the Secretary of State on the 18th January 2019. Adoption of the ULP is expected in spring 2020 subject to the Plan being found sound by the Inspectors.
- 2.3. The distribution of development across the district has been determined having regard to: the spatial vision and objectives; the settlement hierarchy; conformity with national policy; and the suitability, availability and deliverability of sites.
- 2.4. Felsted is a Type A village. The Council had no mechanism to provide a target housing number for specific villages such as Felsted but stated (Regulation 19 Local Plan) that 'in total in all 19 Type A villages there will be up to 134 new homes in new allocations for housing development in the Local Plan'. This identifies allocated sites of 6 or more homes in Type A villages, and does not include sites that may come forward as windfall sites. It is not a housing target for Type A villages, merely a reflection of the deliverable and developable sites which have been allocated in these villages.
- 2.5. The FNP allocates two sites, FNP Policy FEL/HN5 (SHLAA 01Fel15) which provides 39 homes and FNP Policy FEL/HN2 (SHLAA site 19FEL15) which provides 24 homes situated on a greenfield site at Sunnybrook Farm, adjoining Adopted Development Limits and immediately adjacent to Felsted Primary School. The two sites together provide a total of 63 homes.
- 2.6. The ULP allocates two sites, ULP FEL01 (SHLAA 01Fel15) which provides for 40 homes, community uses and open space and ULP FEL02 (SHLAA 17FEL15) which provides for 30 dwellings on land east of Braintree Road. The two sites together

¹ Identified in the SHLAA as site 17FEL15 and identified as land Land East of Braintree Road, Watch House Green, Felsted

² Identified as SHLAA site 19FEL15, and identified as land at Sunnybrook Farm, Braintree Road, Watch House Green, Felsted

provide a total of 70 homes. Map 1 appended to this Statement identifies the 3 different sites

- 2.7. In discussion with UDC, officers agreed that the proposal at FNP Policy FEL/HN5 (SHLAA 01Fel15) is acceptable.
- 2.8. In discussion with UDC, officers have agreed that the proposals at FNP Policy FEL/HN2 (SHLAA site 19FEL15), have the potential to be acceptable.
- 2.9. No representations in relation to the allocation of FNP Policy FEL/HN2 were made by the Council at Regulation 14 stage.
- 2.10. The site at Sunnybrook farm is allocated by the FNP (policy FEL/HN2) as enabling development providing extensive car parking, drop off and recreational facilities for Felsted Primary School. The site offers the only resolution to the issue of very serious traffic congestion caused by on street parking of school traffic and identified as an issue of serious concern by Felsted residents during consultations. The site is not allocated by UDC because the Council consider that development would be intrusive and would close the gap between Watch House Green and Felsted Village. The site is identified in the ULP as countryside (Policy SP10)
- 2.11. Site ULP FEL02 is allocated by UDC because it is well related to and reflects the recent development to the south of Clifford Smith Drive. The site is not included as an allocation in the FNP and applications for development on this site have twice been rejected by UDC Planning Committee contrary to the officer recommendation. An appeal has been lodged against one of the refusals (UTT/18/0784/OP). The site is considered to be appropriate by Felsted Parish Council and the FNP only as a possible future Rural Exceptions site under policy FEL/HN5.
- 2.12. The cumulative impact of the allocation of all three sites would increase the total housing allocation in Felsted to 93 homes.
- 2.13. Given the projected timescales for adoption of the Plans it is likely that the FNP, if successful at examination and referendum, would be made before the ULP is adopted.

3. Agreed matters between the Council and Felsted Neighbourhood Planning Steering Group

- 3.1. It is agreed that the provision of land for car parking, drop off and recreational facilities for the primary school as part of the allocation of land at Sunnybrook Farm for housing has the potential to significantly outweigh the loss of open countryside between Watch House Green and Felsted village.
- 3.2. It is agreed that if the FNP is made (adopted) with the allocation at Sunnybrook Farm retained in the plan, that UDC should submit a main modification to the examination of the ULP to seek the matching allocation of this site.
- 3.3. It is agreed that ULP policy FEL02 is not a strategic policy

4. Areas of disagreement between the Council and Felsted Parish Council

- 4.1. The Council and the Parish Council do not agree about the appropriateness of the allocation of FEL02 (17FEL15) at Land East of Braintree Road, Watch House Green.

- 4.2. The Council considers that the site would extend development into the countryside but would reflect the recent development to the south, from which access can be taken. The Council considers that the site is deliverable.
- 4.3. The Steering Group considers that the allocation of FEL02 is not appropriate. Felsted Parish Council made representations to the ULP objecting to the inclusion of this site (Representation ID: PSLP733). The reason for this, set out in the representation, is that it is over development which offers no community benefit specifically for residents of Felsted. The representation also notes the rejection of a planning application on the site by the Council. Felsted Parish Council will pursue this argument through the examination of the ULP.
- 4.4. The Steering Group considers that the allocation of the alternative site of Sunnybrook Farm in the Neighbourhood Plan means that there is no need to allocate FEL02 in the ULP.

5 Agreement of Statement of Common Ground

Signed on behalf of Uttlesford District Council:
Name:

Role: LEADER

Date: 3/6/19

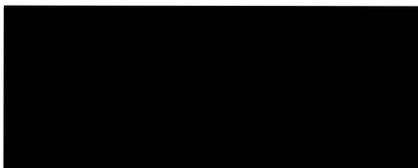
Signature:

Signed on behalf of Felsted Parish Council
Name:

Role: Chairman of Felsted Parish Council

Date: 4 May 2019

Signature:



Felsted

