

Little Dunmow Development Update June 2026

Below are brief details of proposed development in Little Dunmow. Your comments are appreciated, but this site is not for the purpose of lodging objections, this needs to be done via the Uttlesford Planning department.

More details are available on the Uttlesford Planning department website

<https://www.uttlesford.gov.uk/article/4846/Planning-applications>

UTT/23/1322/FUL

S73A part retrospective application for the retention, partial demolition and alterations to an existing unauthorised building to form an agricultural barn for poultry production and storage.

A 3-story structure was built in this Stebbingford location without planning permission. UCC have issued an order for the building to be removed, and the land returned to its previous condition.

This application was to appeal the decision to demolish the building, which was to be a homeopathic treatment centre, and alter it to become an agricultural building for the breeding and slaughter of poultry.

This appeal has been turned down, and the building must still be demolished.

6th February 24 – No new documents posted on the planning portal, but Cllr Criscione has e-mailed Uttlesford Planning department on the 11th of Jan, asking what action they are taking to have the building removed.

2nd August 24 - No new documents

8th September 24 - No new documents since Aug 23

13th January 25 – The Parish Council were made aware that roofing work had taken place to this building in December. The incident was reported to UDC planning enforcement.

14th July 25– No new documents on the portal.

1st Sept 25 - No new documents on the UDC planning portal.

2nd October 25 - No new documents on the UDC planning portal.

23rd October 25 - Letter from a Stebbingford resident asking Uttlesford planning dept for an update on this planning infringement.

26th Jan 26 - No new documents on the Uttlesford portal.

9th March 26 – No new documents on the Uttlesford portal.

8th June 26 – No new documents on the Uttlesford planning portal.

UTT/22/3470/OP

Fritch Green Extension – Access via Baynards Avenue

72 dwellings with a community building.

4th December 24 – The appeal meeting was held in the Little Canfield council offices. Representations were made by the appellant, Uttlesford District council, Flitch Green and Little Dunmow Parish Council and interested residents. The main disputed points were Landscape damage and damage to a grade II listed building, but the inspector also listened to issues of coalescence, Sustainability, vehicle access through Baynards Avenue and possible future creep from this development.

The developer confirmed that there was no plan to access the site for construction through Brook Street.

The appellant listed the benefits

Accessible open space.

General housing (Uttlesford does not have a 5-year housing bank)

Affordable housing

A class E building of 250 square meters (community use)

The section 106 agreement, and proposed planning conditions were discussed.

The inspector has asked for some clarification on the section 106 agreement and costs claimed by the appellant by the 13th of December. He will be making his decision in the new year.

1st January 2025 – Documents have been traded UDC rebutting the claims for costs, the appellant rebutting the rebuttal.

There have also been previous planning appeal decisions given to support both the Local planning Authority and the Appellant.

UDC also gave some corrections to the figures given by the appellant re the 5 year housing plan.

No decision has been published on the Planning inspectorates website yet.

3rd March 25 – No decision has been published on the Planning inspectorates website yet.

4th March 25 – The planning inspectorates has made the decision to allow the building of 72 houses to go ahead. Their reasoning was that the balance of harm done on the Landscape and to the local heritage assets were outweighed by the benefits of the housing supply.

4th April 25 – An amended section 106 document has been agreed between UDC planning and Baker & Metson.

1st Sept 25 - No new documentation on the UDC planning portal, but reports of early pre construction preparatory work being carried out on site.

2nd Oct 25 - No new documentation on the UDC planning portal, but reports that the development has been sold to a housebuilding company.

9th Nov 25 - No new documents on the UDC planning portal.

8th Dec 25 - No new documents on the UDC planning portal.

15th December 26 - Application to agree details of the access to Baynards avenue. Showing drainage, finishes and turning circles. UDC have agreed these details.

9th March 26 No new documents on the UDC planning portal.

7th April 26 Denbury Homes have updated the housing development plans for planning approval.



20th April – 30th May – Responses from Statutory bodies and representation letters from local residents have been uploaded.

8th June 26 – The application is not on the agenda for the June planning committee meeting, which leaves time for anyone to post their views. Be aware that this application has been to appeal with the Planning inspectorate and therefore only issues relating to substantial change to the original plans will be relevant, i.e. the class e building has changed from a community style building to small commercial units.

UTT/21/3596

Moors Fields

Application for the approval of reserved matters for appearance, landscaping, layout and scale for 160 dwellings and a countryside park pursuant to conditions 1 and 2 of outline planning permission UTT/21/3596/OP | Moors Fields Station Road Little Dunmow Essex.

24th Jan 24 – Application by developer to change some technical clauses related to the affordable housing contracts. Ref Utt/24/0198/DOV

29th Jan 24 – acceptance by Uttlesford housing on the majority of changes but not accepted on the rent raise clause.

9th Feb 24 – proposed meeting with Dandara and Little Dunmow Parish Council re- Access route to Station rd

Community building provision.

Upcoming road closures to build access and connect mains services.

9th Feb 24 - Little Dunmow Parish Council met with Dandara to discuss the Community building.

22nd Feb 24 – planning inspectorate hearing at Saffron Walden to give decision on Items raised in November 23 re

Parking

Highways comments on site layout and connectivity.

Landscape plan and future management.

Members of the public are able to make statements, but only on the agenda subjects. Planning permission has already been given for the building of the houses.

5th March 24 - No decision yet from the Planning inspectorate re the hearing on the 22nd Feb.

5th March 24 - Little Dunmow Parish Council continues negotiations with Dandara for an enlarged community building. Meeting arranged for the 8th March.

12th March 24 - Essex highways want some clarification on the construction management plans.

21st March 24 - Essex Ecology offers no opposition to the revised ecology plan.

27th March 24 - Planning Inspectorate gives the project full planning permission subject to 14 conditions. see

https://assets.publishing.service.gov.uk/media/66042eec91a320001a82b0b6/S62A_2023_0021_Decision_Notice_and_Statement_of_Reasons.pdf

28th March 24 - Essex CC offers no objection to the drainage plan.

5th April 24 - Little Dunmow PC continues to have meetings with the developer re the community buildings, the connectivity of footpaths and construction issues.

16th April 24 – Developer has submitted a bird hazard management plan to discharge condition 34. This requires a monitoring of birdlife on site to note all species which can cause dangerous airstrike incidents. Action will be taken to discourage these species roosting or nesting.

8th May 24 – Manchester airport group have accepted the bird hazard management plan.

9th May 24 – Dandara have given notice that traffic light controlled works will be taking place at the permanent site access starting on the 13th May with a possible 2 week duration. This is required to keep pedestrian access along the road while excavation work is carried out.

Early June – Neighbours have complained to UDC about works continuing on Saturday afternoons and the close proximity of the buildings.

19th June 24 – UDC refused to discharge planning conditions 8,11,17 and 21. These cover Off site flood planning, Construction environmental plan, reptile mitigation and Construction management plan. This effectively stops all construction work on site.

1st July 24 – Developer has re-submitted application to discharge conditions 8,11,17 and 2 - Ref UTT/24/1670/DOC

1st July 24 – Developer has submitted application to discharge conditions 3,4 and 5 relating to protective boundary fence, pedestrian and cycle access and parking provision – ref UTT/24/1671/DOC

5th July 24 – Dandara stopped work on site. Negotiations underway between UDC Planning department and Dandara to overcome the issue.

2nd August 24 – No resolution at this point.

7th August 24 – UDC discharged conditions 8,11,17 and 2 in full.

12th August 24 – Work resumed on site.

26th August 24 – Ongoing issues with work going on outside agreed working hours.

7th December – No new planning documents, but there have been issues with mud on Station Road and disturbance of residents living on Ainsworth Close. The Parish council has made representation to the developer and has received assurances that action will be taken.

23rd January – Developer applied documentation to discharge condition 9 drainage system maintenance and 15 Bio-diversity net gain.

Developer has given notice of traffic light-controlled work which is likely to last up to 6 weeks while Station rd is widened at the site junction.

6th February – Developer has applied to make a variation to the planning conditions in order to resite a much larger community building into a more appropriate position.

6th March 25- The first new residents are due to move in within 4 or 5 weeks.

11th June 25 – Dandara have requested an amendment to the section 106 agreement.

The open space on the development will be maintained by a management company to the standards layed out in the planning conditions. (This does not include the community building and gardens).

Dandara have asked for the 75% completion trigger for the community building to be reviewed due to the changes in building specifications.

1st September 25 - No new documentation on the UDC planning portal

2nd October 25 - No new documentation on the UDC planning portal.

9th Nov 25 - No new documentation on the UDC planning portal.

8th December - No new documentation on the UDC planning portal

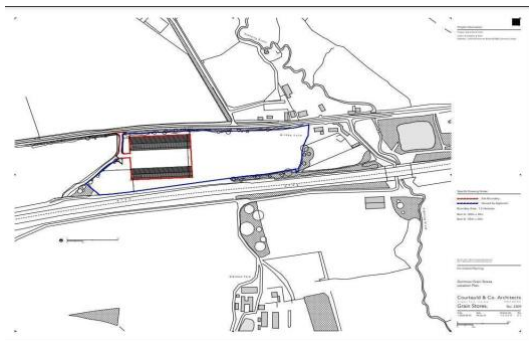
26th January 26 - No new documentation on the UDC planning portal

4th March 2026 – No decision has been made yet regarding the June 25 requested amendment to the section 106 agreement.

8th June 2026 – Still no decision has been made regarding the June 25 requested amendment to the section 106 agreement.

UTT/23/2986/OP |

Outline application with all matters reserved for the erection of 2 no. agricultural buildings and associated hard standing to provide a grain, fertiliser, machinery store, workshop and office | Land South Of The B1256 Little Dunmow Essex



7th Jan 24 – 14th December 23, new application for 2 agricultural buildings, one 120m long by 24m wide by 12m high and the other 120m long by 30m wide by 12m high. Access will be from the north end of Bramble Lane currently blocked by tyres at it's junction with the B 1256.

9th Jan 24 – Response from Little Dunmow Parish Council giving support of the scheme but with concerns that there should be no change of use in the foreseeable future.

22nd Jan 24 – Representation letter – Kevin French suggested that bird nesting sites and open water should be included in the plan to benefit wildlife.

5th Feb 24 – Essex CC, Flood risk officer asked for the application to be put on hold while additional drainage information is supplied.

20th Feb 24 - Essex CC reported no objection on conservation matters.

23rd Feb 24 - Developer submitted a revised drainage plan which includes an attenuation pond.

26th Feb 24 - Essex CC offered no objection on drainage matters with 3 conditions-

A detailed plan is submitted before work starts including an infiltration study.

A strategy is introduced to stop contaminated surface water entering the drainage system.

A maintenance plan is submitted.

1st March 24 - Essex CC ecology dept imposed a delay of one year to carry out further studies on existing wildlife and to refine the ecology strategy accordingly.

2nd April 24 - Developer submitted a final planning statement.

8th April 24 - Essex Highways offered no objections.

8th April 24 – Planning permission refused due to the large size not being suitable in open countryside.

3rd June 24 – No new documentation

4th June 24 – Developer has lodged an appeal to the planning inspectorate.

1st August 24 – Documentation for appeal uploaded on planning portal.

Anyone who made a representation on the original application is allowed to make a further representation to the planning inspectorate.

29th August 24 – Date for making a new representation has passed.

4th September – Planning Inspectorate have asked UDC to give a list of suggested planning conditions.

12th September – Planning inspectorate has closed all representations while a decision is made.

7th December – Planning inspectorate is due to make a decision on the appeal w/c 18th December 24.

1st February 25 – No decision made yet.

13th February 25 – Planning permission has been granted under appeal.

14th July 25 – No new documents

1st September 25 - No new documents since the appeal gave permission to build.

4th September 25 - Revised plans submitted including a construction management plan.

Plans for an archeological survey

A biodiversity enhancement plan

Statutory bodies have given their responses mainly getting clarification but no objections.

Residents are able to make comments on the UDC planning portal but must bear in mind that after appeal to the Planning Inspectorate the scheme will go ahead.

9th October 25 - Essex Highways has offered no objections.

13th October 25 - Place services have queried the biodiversity net gain paperwork.

15th October 25 - Biodiversity additional documentation supplied.

6th November 25 - Essex Place services have given consent with conditions. E.g the level of biodiversity net gain is monitored for 30 years with reports sent to UDC planning.

21st November 25 - Essex drainage engineers have given their approval but draw attention to the separate application for an attenuation pond which will be addressed separately.

26th November 25 - Essex environmental health gave their approval.

26th November 25 - UDC planning officers report recommends that the appeal be upheld and planning approval granted. Basically the 2 storage buildings are what is required for modern agricultural business.

26th November 25 - Planning permission approved.

26th January 26 - No new documentation on the UDC planning portal

9th March 26 - No new documentation on the UDC planning portal

8th June 26 – No new documentation on the UDC planning portal

UTT/25/0310/FUL|

Full planning application for a community centre, day nursery, community orchard / gardens and associated infrastructure

6th February 2025 – Application made for a community centre and day nursery.

13th February 2025 – Supporting documents added.

17th February – 6th March 2025 – A series of representation letters and Consultation replies received. Including-

Essex Police with advice on cctv, and access control.

Uttlesford Heritage and conservation – concerns over lack of detail re the solar panel installations, concerns that a maintenance and management plan is required. Concerns on the design strategy.

6th March – 14th July 25 – Further representation letters and consultation replies regarding

Environmental health – regarding noise levels

Essex environmental services – regarding net biodiversity gain

Essex CC Suds – regarding flood risks.

Essex highways – regarding access for refuse vehicles

This application should be heard by Essex planning committee on 30th July 25

27th August 25 - Planning committee gave their approval for planning permission. Additional planning conditions relating to cycle paths and landscaping were added.

1st September 25 - Additional documentation regarding soft landscaping and drainage plans uploaded.

9th November 25 - No new documents on the UDC planning portal.

8th December 25 - No new documents on the UDC planning portal.

26th January 26 - Negotiations between Dandara Eastern and Little Dunmow Community Buildings Trust ongoing with construction planned to start in September 26.

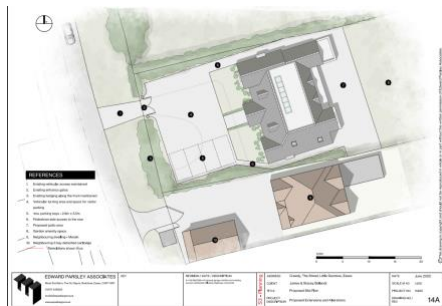
9th March 26 - No new documents on the UDC planning portal.

8th June 26 – No new documents on the UDC planning portal.

UTT/25/1636/HHF

Proposed extensions, alterations and garage

Creedy The Street Little Dunmow Essex CM6 3HT



19th June 2025 – Application made and plans uploaded.

2nd July 2025 – Representation letter objection by neighbouring property.

9th July 2025 – Agents reply to representation letter.

15th July 2025 - Representation letter objection by neighbouring property.

21st July 2025 - Agents reply to representation letter.

29th July 2025 - Essex highways approved the new position for vehicle access.

31st July 2025 - New plans uploaded.

8th August 2025 - Essex Highways clarification that permission was granted on the understanding that there was no garage .

12th August 2025- Representation letter objection by neighbouring property.

3rd September 2025 - Planning permission granted

No new documents on the UDC planning portal.

26th January 2026 - No new documents on the UDC planning portal.

9th March 26 - No new documents on the UDC planning portal.

8th June 26 - No new documents on the UDC planning portal.

UTT/25/2509/DFO

Details following outline application UTT/22/2290/OP - details of appearance, landscape, layout and scale for the erection of 8no. dwellings

Station House Station Road Little Dunmow Essex CM6 3HG



3rd October 25 - Further to the 2022 outline application to develop the area around Station house. A more detailed scheme has been proposed.

9th October 25 - Stansted airport - No objections.

14th October 25 - ECC Place services - Archaeological advice - Report this is a highly sensitive area where Roman remains have been previously found. Planning conditions should be applied.

14th October 25 - Little Dunmow PC - No objection but ask for a condition that the access to the Flitch way be made safer with some form of crossing put in place across Station Rd.

15th October 25 - A resident has commented that this area suffers from fly tipping and littering. Development will be an improvement on what is there at present.

7th November 25 ECC - Place Services - Ecology - offer no objection.

1st December 25 - Uttlesford planning officers report which notes the residents and Parish councils comments. There was no objections from any statutory bodies and the planning officers recommendation was to grant permission as permission was granted for a very similar scheme in 2022.

1st December 25 - Permission granted by the director of planning at UDC.

9th March 26 - No new documents on the UDC planning portal.

8th June 26 - No new documents on the UDC planning portal.

UTT/26/0095/NMA

Non-material amendment to UTT/25/2919/HHF - to reposition the new cartlodge garage with workshop by moving it 2.0m further away from the existing access road

Butterfly Barn Braintree Road Little Dunmow Dunmow CM6 3AH

13th January 2026 - Application made to amend UTT/25/2919/HHF

27th January 2026 – Application approved

UTT/26/0372/LB|

Single storey front store room extension with oak double doors and frame and gabled roof. Replace cement render on flank wall with external insulation and lime render.

Corner House The Street Little Dunmow Essex CM6 3HS

25th February 2026 – Application made

14th April 2026 – Application approved.

Cllr Kevin French for Little Dunmow Parish Council