

Little Dunmow Development Update Sept 2025

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/23/2136/FUL

Solar Farm – Bumble Hill

The installation and operation of a solar farm and associated infrastructure including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, fencing, pole-mounted CCTV cameras, Land West of A120 Chelmsford Road Little Dunmow



Application made on 21st Aug 23 – this follows an earlier application in 2015.

July 25 – The solar farm is finished and working – The only outstanding issue is the repair of Grange Lane. The damage to the carriageway is in dispute between PS renewables, The Parish Council and Essex Highways.

Sept 25 - Still no resolution regarding the repair of Grange Lane.

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 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

UTT/22/3470/OP

Flitch Green Extension – Access via Baynards Avenue

72 dwellings with a community building.

Went to the planning committee on the 30th August and a decision was deferred with worries over site access during construction. Essex highways had already said a construction management plan will be required before development starts. The committee want to see the plan before making a decision. There have been no documents submitted since this decision.

30th October – Access Option Appraisal, Construction route options and Parking Survey submitted by the developer.

Access Option Appraisal is concerned with access when built and concludes with the access via Baynards Avenue being the preferred option.

Construction route options – This suggests access would be best through Little Dunmow. Avoiding Ivy cottage by using a haul road across the fields to join up with Brook Street just before the bridge across the Flitch Way. Where there will also be a storage compound. Deliveries are expected to be 10 HGV's and 50 light vehicles a day.

The report does suggest that the final solution may involve both Baynards Avenue and Brook Street.



December 11th 23 – This application went to UDC planning committee on the 22nd of November and was refused planning permission.

7th May 24 – Developer has formally given notice of their intention to appeal against the decision of UDC planning committee. This may lead to a public hearing where interested parties may voice their arguments.

3rd June 24 – No new documentation

10th June 24 – The Planning inspectorate has given the developer until 19th July to lodge a Statement telling of their reasons to appeal.

18th July 24 – developer has posted their statement of case which can be seen on the UDC planning portal using the reference – UTT/22/3470/OP.

The developer and UDC planning department have agreed that the resolution of this appeal will be at a hearing later this year at UDC offices in Saffron Walden. The hearing will be chaired by HM Planning inspectorate. District and Parish councils as well as Interested persons have the right to make a statement. This statement should be limited to the issues that UDC and the developer have agreed as being in dispute.

Level of harm to the character of the countryside and the effect on the landscape setting of the settlements of Flitch Green and Little Dunmow.

Whether 'harmful coalescence' would result between the two settlements

Whether harm or less than substantial harm to the listed building Bayley's is sufficient to outweigh the benefit of the proposals.

The weighting to be given to the various harms and benefits of the proposals in the overall planning balance.

12th August 24 – Residents met to discuss their views on the appeal of this planning committee decision. Plans are being made to respond at the appeal hearing when the date is decided.

15th Aug 24 – UDC carried out a site visit with a Landscape Character and a heritage consultants.

6th September – UDC contacted those who gave representation at the planning committee meeting, informing them of the upcoming appeal hearing (no date at the moment). Also giving the option to change their representation. Extract below.

2nd October – LPA issued an agreed statement of common ground. This will make the appeal process more concise. Although there seems to be some contentious issues which fall outside the scope of the appeal i.e traffic generation on Station road and Baynards avenue.

2nd October – LPA issues an executive summary which details the issues they believe should mean the original decision will be upheld.

2nd October – LPA have detailed their Statement of case.

10th October – Date for appeal hearing will be Wednesday 4th December at 10 am the venue will be the Council offices at the old Banana depot at Great Canfield. Any one is welcome to attend. Some residents and both Flitch Green and Little Dunmow are planning to make statements.

4th December – 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 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 has 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.

UTT/22/2290/OP

Station House – Gypsy Lane

Outline planning application with all matters reserved except access, for the demolition of dwelling and all outbuildings and erection of 8 no. dwellings.

Permission has been granted even with the objections to the Station House being demolished.

No movement by the applicant since Oct 2022

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.

Developer Dandara – work underway and due to deliver 40 houses per year over the next 4 years – Extensive green space – Community building – Footpath links.

Meetings have been held between the Developer and the Parish council.

Main topics were:-

Footpath links – Trying to avoid hedge removal by rerouting planned paths through the Troy homes site at Pound Hill.

Community Building –

1. To be built after 75% of development completed.
2. Repositioned on site to a better position.
3. Possible building layouts have been discussed.
4. Who will manage the facility.

10th November – Archaeological surveys have been underway with some interesting finds which have been reported to Essex Archaeology. The findings will be made public when the investigation is complete.

The developer will be installing a boundary fence to stop unauthorised access, Public rights of way will be respected.

The developer will soon start work on the site access, this will result in traffic management causing delays for several weeks.

21st November 23 – Dandara submitted a large number of documents onto the Planning Inspectorate portal using the reference <https://www.gov.uk/guidance/section-62a-planning-application-s62a20230021-moors-field-station-road-little-dunmow-essex>

These documents cover

- The parking issues that Essex highways had highlighted.
- The Landscape plan for the green spaces.

The hearing to decide on these documents was due to be held on the 23rd November but has been postponed to give interested parties a chance to comment.

21st November 23 – Parish council had a meeting with Dandara to discuss:-

- Access route to Station Rd, Dandara have had to send plans showing the old route but are still willing to change to our preferred route subject to the planning authority's approval.
- The enlarging and re-siting of the proposed community building. The council is lobbying for a much larger community building on the site of the community gardens. This will include a daycare Nursery to give an income

stream to help with upkeep. Please note this is an ongoing project and anyone interested in helping us bring the project to fruition or if you just want more details please do contact me.

5th December 23 – On-line meeting with Nigel Brown of Uttlesford Planning department who has agreed to give their support to the rerouting of the access to Station rd to our preferred route. He is also willing to give the Parish council help and advise with the proposed community building.

7th January 24 – No new documents

24th Jan 24 – Application by developer to change some technical clauses related to the affordable housing contracts. Ref Utt/24/O198/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.

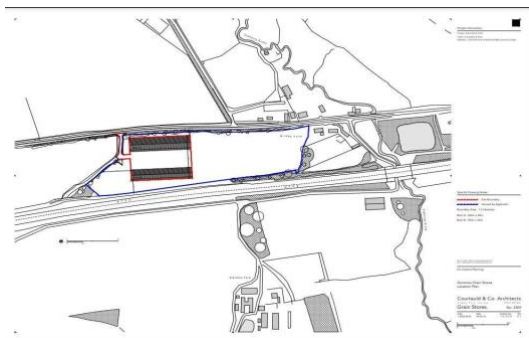
The open space on the development will be maintained by a management company to the standards layed out in the planning conditions. (This does not include the community building and gardens).

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

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.

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.

Anglian Water – concerns on drainage.

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.

UTT/25/0314/OP

Outline application, with all matters reserved except for access , for Erection of 2 dwellings with formation of a new access off Brookend Road

6th February 2025 – Application for 2 new properties to be built at Throws Corner

20th March 25 – Approved with conditions.

1st September 25 - no new documentation since March 25



UTT/25/0732/FUL

Proposed erection of four bedroom dwelling with associated operational development

The Old School House The Street Little Dunmow Essex CM6 3HT

20th March 25 – Application made

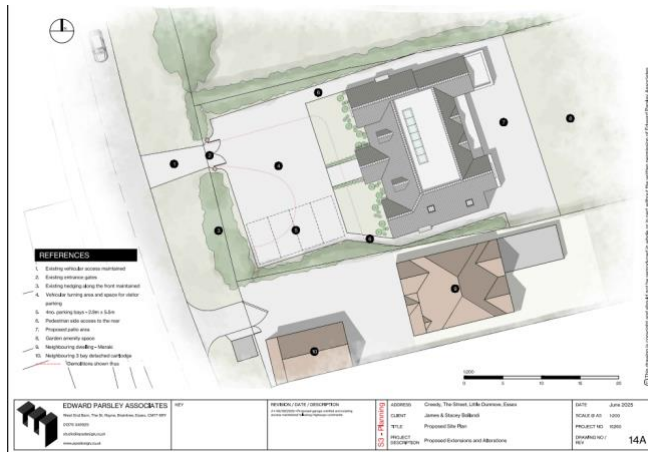
14th May 25 – Approved with conditions.

1st September 25 - 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.

UTT/25/1708/LB

Remove a modern central fireplace in modern extension, chimney breast on first floor and stack to remain. Create utility boot room space to rear of existing garage.

Kingsbarn House The Street Little Dunmow Essex CM6 3HS

25th June 2025 – Application made and plans uploaded.

19th August 2025 - Application approved by UDC

UTT/25/1759/TCA

Fell 1no. Ash tree

The Old Vicarage Grange Lane Little Dunmow Dunmow Essex CM6 3HY

1st July 2025 – Application made

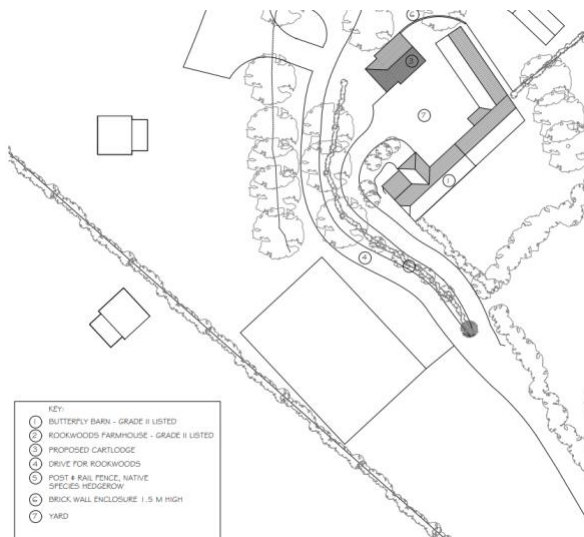
11th July 2025 - Application approved.

UTT/25/1869/HHF

Proposed cartlodge

Butterfly Barn Braintree Road Little Dunmow Essex CM6 3AH

11th July 2025 - Application made, including heritage statement and bio diversity checklist.



Cllr Kevin French for Little Dunmow Parish Council