



GREAT DUNMOW TOWN COUNCIL PLANNING UPDATE

GLADMAN'S PROPOSED 800-HOME DEVELOPMENT AT THE BROADWAY, GREAT DUNMOW



APPROX.
800
NEW HOMES
ON LAND AT
THE BROADWAY



THANK YOU!

More than 100 residents attended our Planning Committee meeting last night. The meeting lasted for more than three and a half hours. We thank everyone who attended, asked questions and contributed.

Residents expressed strongly held and largely united concerns about Gladman Developments' planning application for approximately 800 new homes. Uttlesford District Council is the Local Planning Authority and will decide the application. Great Dunmow Town Council is a consultee and will submit a formal response.



WHAT WAS AGREED?

Following extensive public participation and debate, the Planning Committee did not make a final recommendation on the application.

- ✓ Members agreed to defer consideration until professional planning and legal advice has been obtained.
- ✓ This advice will help the Council reflect the views expressed by residents and Members and ensure that our eventual submission to Uttlesford District Council carries the greatest possible weight.
- ✓ It will also assist the Town Council in preparing a robust, evidence-based consultation response, using planning law, policy, technical evidence and material planning considerations.
- ✓ We will support residents in turning their views into the strongest possible planning submission.



RESIDENTS' QUESTIONS

A significant number of questions were raised at the meeting. Officers are compiling these into a public questions-and-answers document.

- ✓ Where we hold the information, we will answer directly. Where it is held by another authority or organisation, we will request it.
- ✓ Our aim is to publish questions and available answers by **Friday 31 July 2026** (some answers may depend on information from external organisations).
- ✓ All questions and issues raised will be provided to the professional planning adviser appointed to assist the Council.



PLANNING EXHIBITION AT FOAKES HOUSE

From Monday, visit our temporary Planning Information and Exhibition space at Foakes House, the Council Offices.

**MONDAY TO FRIDAY
9.00AM – 5.00PM**

You can:

- View the planning application, maps and supporting information
- Raise questions, make comments and seek guidance from officers
- Understand the planning process
- Find out how to submit effective representations based on planning evidence

We hope this will make these extensive documents more accessible for everyone.



EXTRAORDINARY FULL COUNCIL MEETING

Due to the significance of this application and the limited consultation timetable, the Town Council intends to convene an Extraordinary Meeting of Full Council:

 **THURSDAY
30 JULY 2026**
 **7.30PM**
 **FOAKES HALL**

This meeting will replace the scheduled Downs and Commons Committee meeting, which will be postponed.

The application will be reconsidered following receipt of professional advice so that the Council can agree its formal consultation response.

We currently have until **12 August 2026** to submit representations to Uttlesford District Council. We will act at pace to ensure our response is properly researched, lawful and submitted on time.



IMPROVING COMMUNICATION WITH RESIDENTS

Improving communication is a key priority in our emerging Strategic Plan.

We will explore:

-  A planning email newsletter
-  Regular updates on our website
-  Factual updates via our social media pages
-  Sharing information through appropriate local community groups
-  Making planning information easier to find, understand and respond to



HEARD YOU. WE WORK FOR YOU.

"More than 100 people attended and gave up over three hours of their evening to make their voices heard. We recognise the strength of feeling within the community and the importance of this application to the future of Great Dunmow."



"The Town Council did not make a rushed decision. Members agreed to obtain professional advice so that our eventual response is grounded in planning law, policy, technical evidence and the concerns raised by residents."



"The most effective submission may sometimes appear technical or unexciting, but it is that detailed, evidence-based response which is likely to carry the greatest weight with the Local Planning Authority. We will support residents in their conviction around this application."

We heard the community clearly. We work for the residents of Great Dunmow and will do everything within our role as a planning consultee to ensure their views are properly represented.



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