



iceni

Provision of 22 custom / self-build homes, including 9 affordable homes

Great Dunmow, Essex

St Edmunds Lane Management Co.

ICENI PROJECTS - CASE STUDY

St Edmunds Lane in Great Dunmow is a flagship custom/self-build scheme

In the first appeal on custom/self-build development, Icen Projects secured outline planning permission for the scheme on greenfield land in Uttlesford, Essex.

Icen Projects provided the planning documents, managed the wider team, and provided an expert witness role at appeal.

The outline planning application establishes the parameters of development including identification of specific plots, and limits for the heights, and pallet of materials. The applicant is required to provide the road and services infrastructure, and individual plots are then segregated to allow people to build their homes to their own specification.

Having carried out a significant process of community consultation, the planning proposal gained significant support in the local community from people interested in their own 'grand design'.

Notwithstanding local support, Uttlesford District Council decided to refuse the application in May 2014 under delegated powers. In granting the appeal in May 2015, the Inspector found that the self-build element to carry "a material consideration of substantial and significant weight", with the associated sustainability benefits outweighing other considerations including loss of countryside.

5 interesting facts about the project

1: CUSTOM / SELF-BUILD INQUIRY DECISION

The appeal is the first custom / self-build scheme to be considered by the Planning Inspectorate.

2: AN INNOVATIVE APPROACH TO AFFORDABLE HOUSING

The proposal includes obligations to provide 9 affordable housing plots to be sold at discounted value, to a nominated person for the construction of custom/self-build houses. The Inspector concluded that that the approach to affordable housing is both innovative and acceptable – a significant endorsement.

3: PUBLIC SUPPORT

Icen Projects received a high level of interest in the scheme and the planning application received more letters of support than objection from local residents – something of a novelty for a greenfield scheme.

4: HIGH QUALITY DESIGN

The outline planning consent is supported by a design code which sets out certain design parameters whilst allowing an architecturally diverse scheme.

5: NATIONAL POLICY SUPPORT

The proposal is supported by the NPPF which states that planning authorities should plan for a mix of housing, and support people wishing to build their own homes - something which the Council did not comply with.

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