

<b>Committee:</b> Planning and Licensing Committee	<b>Date:</b> 11 March 2020
<b>Subject:</b> Dunton Hills Garden Village Update	<b>Wards Affected:</b> Herongate, Ingrave and West Horndon
<b>Report of:</b> Phil Drane, Director of Planning and Economy	<b>Public</b>
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### Summary

The National Planning Policy Framework (NPPF) requires local planning authorities to produce a Local Plan for their area. Brentwood Borough Council has submitted the Local Development Plan and the Examination-in-Public is underway.

A key part of the Local Development Plan strategy for growth is to deliver Dunton Hills Garden Village. A draft Framework Masterplan Document has been prepared and presented to the Dunton Hills Garden Village Project Delivery Board (Appendix A). The masterplan provides a high-level framework for the site. In order to provide more detail, the Council is preparing a Detailed Design Supplementary Planning Document. Both documents will form part of the policy framework for Dunton Hills Garden Village and have involved engagement with stakeholders throughout (Appendix B).

### Recommendation

**Members are asked to:**

**R1. Note the update in this report.**

### Main Report

#### **Introduction and Background**

1. The National Planning Policy Framework (NPPF) requires local planning authorities to produce a Local Plan for their area (Chapter 3 “plan-making”). Brentwood Borough Council has submitted its new Local Plan to the Secretary of State for independent examination. The Council’s website now displays key

information relating to the Local Plan examination, including an examination document library listing all of the submitted material (see [www.brentwood.gov.uk/examination](http://www.brentwood.gov.uk/examination)).

2. A key part of the Local Plan strategy for growth is to deliver Dunton Hills Garden Village. The Local Plan sets out policies for the new garden village, allocating up to 4,000 homes on the site and requiring development to be self-sustaining and community led, providing new schools, job opportunities, health and community facilities and new public spaces to support the population.
3. A draft Framework Masterplan Document has been prepared by the majority land promoter, CEG (master developer), in collaboration with the Council, key partners (such as Homes England and Essex County Council), and other stakeholders. The masterplan is set out in Appendix A. The masterplan provides a high-level framework for the site. In order to provide more detail, the Council is preparing detailed design guidance that is proposed to be adopted as a Supplementary Planning Document (SPD). Both documents will form part of the policy framework for Dunton Hills Garden Village, informing an outline planning application for the site and supporting the Local Plan examination.
4. On 4 March 2020, the masterplan was presented to the Dunton Hills Garden Village Project Delivery Board, which includes the Leader of the Council, lead members from Essex County Council, West Horndon Parish Council, and Homes England. The agenda notes the draft masterplan and next steps, including public consultation to take place in the summer alongside the Council's emerging Detailed Design SPD. These documents and proposals for the consultation process are to be brought to Policy, Resources and Economic Development Committee in the summer (prior to consultation).

## **Issue, Options and Analysis of Options**

### **Dunton Hills Garden village Framework Masterplan Document**

5. The Framework Masterplan Document (Appendix A) provides an overview for Dunton Hills Garden village, taking into consideration policy requirements set out in the Brentwood Pre-Submission Local Plan, technical constraints and opportunities, and feedback received from stakeholders to date. The masterplan has been subject to an independent design review process run by Design South East, commissioned by the Council to review work undertaken by CEG (see Appendix B). The level of detail included in the masterplan is broadly consistent with the requirements for an Outline Planning Application, which is expected to be submitted by CEG later this year.

6. The masterplan will set the framework for how detailed design features are progressed in the garden village, shaping the look and feel of Dunton Hills through a set of mandatory principles. The mandatory principles set out the spatial and overarching guidelines for Dunton Hills Garden Village.
7. It is proposed that the masterplan is subject to public consultation prior to approval. Consultation is proposed to take place in the summer alongside the Detailed Design Supplementary Planning Document, joining both processes together to reduce consultation fatigue. Prior to consultation, the documents will be brought to Policy, Resources and Economic Development Committee.

### **Dunton Hills Garden Village Detailed Design Supplementary Planning Document**

8. A Supplementary Planning Document (SPD) is needed to set out the detailed design features of Dunton Hills Garden Village, delving into greater detail than the Framework Masterplan Document. This will shape how the garden village looks and feels, being informed by the mandatory principles set out in the masterplan. The mandatory principles are the connecting themes across both documents.
9. Detailed design guidance will shape how development comes forward both now and in future through other planning applications and reserved matters. The work will guide important elements at Dunton Hills Garden Village, including architectural design, community legacy, parking, transport, landscape, public space and street design, health and education, sustainability and innovation.
10. To ensure that preparation of this work is co-created with the community and stakeholders, a co-design approach will take place to ensure collaborative planning for the garden village. This is being undertaken through the Youth Forum, Community Forum, and via online channels.
11. For the detailed design guidance to eventually be adopted as SPD, public consultation is required in line with national policy, guidance and regulations. Consultation is proposed to take place in the summer alongside the Framework Masterplan Document, joining both processes together to reduce consultation fatigue. Prior to consultation, the documents will be brought to Policy, Resources and Economic Development Committee.

### **Reasons for Recommendation**

12. Delivery of Dunton Hills Garden Village has to date involved two key workstreams; site allocation and planning application. The Council has

submitted the Local Plan for Examination in Public with allocation of the garden village a key part of the proposed strategy to meet growth needs consistent with local borough character. CEG has been preparing to submit an outline planning application in support of the proposed allocation. Preparation of the Framework Masterplan Document is a key part of ensuring that any future application is consistent with Local Plan policy and prepared in collaboration with the Council and other stakeholders. Presentation of the masterplan to the Dunton Hills Garden Village Project Delivery Board was a project milestone, which has been brought as information to Planning and Licensing Committee. Next steps are provided as information in order that Members can track progress.

## **Consultation**

13. Engagement with stakeholders and the public has taken place as part of the Dunton Hills Garden Village project. This is set out within the Local Plan Consultation Statement, submitted as part of the Examination-in-Public, and with extracts relating to Dunton Hills Garden Village (and the Framework Masterplan Document) provided in Appendix B. Moving forward, preparation of the Detailed Design SPD will include a co-design process with involvement from the established Dunton Hills Garden Village Community Forum as well as stakeholders.

## **References to Corporate Plan**

14. Adopting a new Local Plan and delivery of Dunton Hills Garden Village are priorities identified in the Council's Corporate Strategy 2020-2025, specifically key priorities to grow the economy and develop communities.

## **Implications**

### **Financial Implications**

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15. The Dunton Hills Garden Village project has been predominately funded by Government through Homes England garden community capacity funding. The Council has made bids to this fund in recent years based on progress of the project and future needs. Homes England has recently confirmed an additional £150,000 grant for the project in 2021/22. This takes the total received since designation of the garden village in January 2017 to approximately £750,000. Additional funds to progress the project have been accounted for within the planning policy service budget of the medium-term financial plan.

## **Legal Implications**

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16. The Framework Masterplan Document holds no formal status beyond any material weight that the Council resolves to give it. Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the procedural requirements to be followed before adoption of a Supplementary Planning Document (SPD) by a local planning authority. Regulation 12 specifically imposes the requirement for a local planning authority to prepare a statement setting out all persons consulted, a summary of the issues raised by those persons, and how those issues were addressed in the SPD. These requirements will need to be met post consultation and prior to any recommendation to adopt the SPD.

## **Economic Implications**

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17. The Local Plan sets out a spatial strategy for how economic growth needs will be met over the next 15-years, including the delivery of new jobs and homes. Dunton Hills Garden Village is a fundamental part of the strategy. It is important that the plan is in place to help enable economic growth and achieve the aims of the Council's Corporate Strategy 2020-2025.

**Other Implications** (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

18. None

## **Background Papers**

- Brentwood Pre-Submission Local Plan (Regulation 19, February 2019)
- Addendum of Focussed Changes to the Brentwood Pre-Submission Local Plan (October 2019)
- Dunton Hills Garden Village Governance Framework (Item 383 Policy, Projects and Resources Committee, 19 March 2019)  
<https://brentwood.moderngov.co.uk/ieListDocuments.aspx?CIId=383&MIId=2054&Ver=4>

## **Appendices to this report**

- Appendices A: and B - Dunton Hills Garden Village Framework Masterplan Document, CEG (February 2020)
- Appendix C: Dunton Hills Garden Village List of Engagement Events (March 2020)