

## CHAPTER 5

# FRAMEWORK MASTERPLAN

*This chapter shows the indicative masterplan proposals and provides Mandatory Spatial Principles for the development of the site and the key strategies that underpin this design approach. The key objective is to meet the needs of all its users by creating a vibrant community that celebrates its unique heritage and landscape setting.*



# MANDATORY SPATIAL PRINCIPLES AND ADVISORY GUIDELINES

*This document establishes two levels of the masterplan: a Framework Masterplan that sets out mandatory spatial principles and an Illustrative Masterplan that provides further neighbourhood guidance.*

## UNDERSTANDING THE HIERARCHY

A clear vision has been established for Dunton Hills Garden Village by the design team and Brentwood Borough Council with support from stakeholders and Design South East through a formal review process.

To ensure this vision is realised a series of Mandatory Spatial Principles have been established, and is the focus of this chapter. A further set of Advisory Neighbourhood Guidelines can then set out in Appendix 2 of this document.

## MANDATORY SPATIAL PRINCIPLES

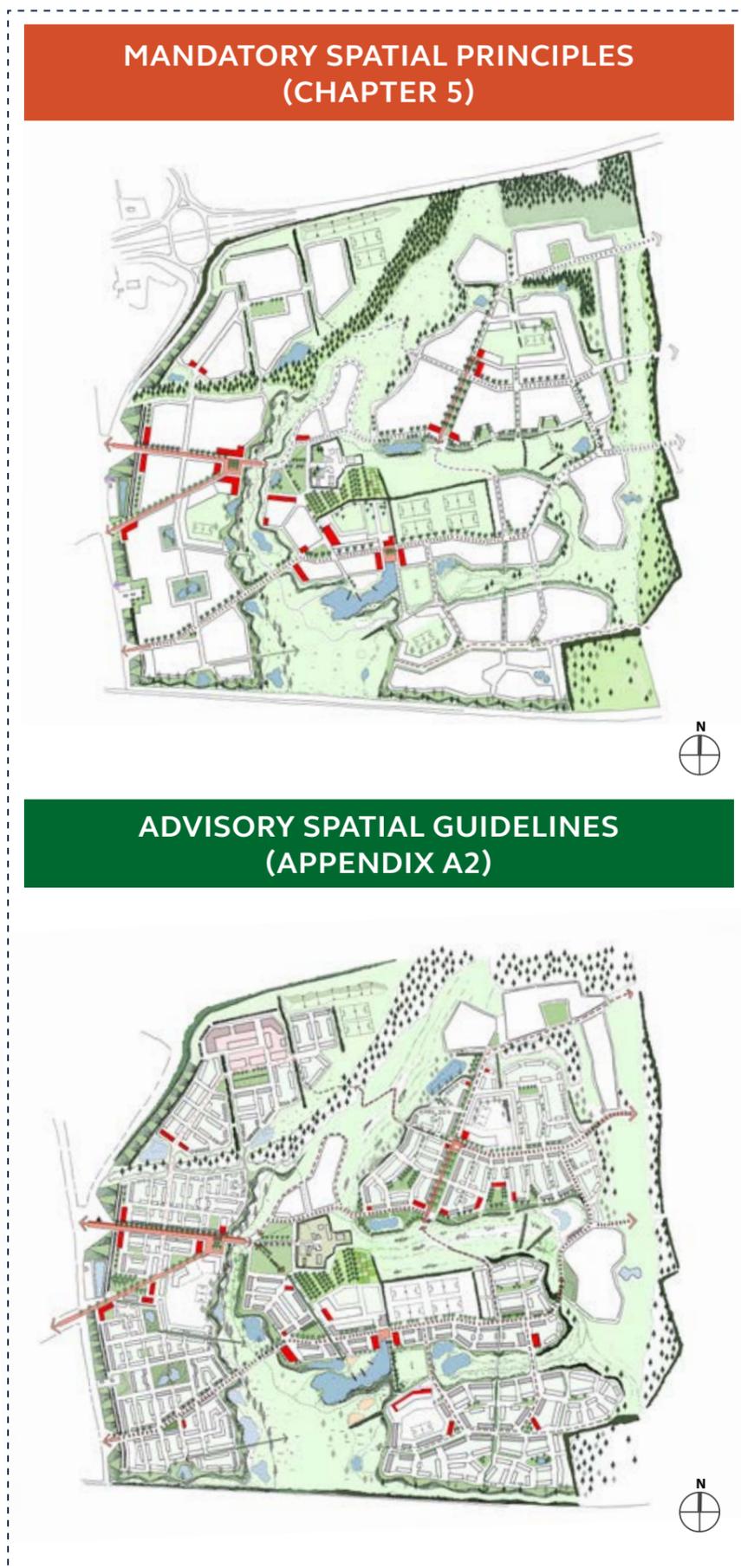
The Mandatory Spatial Principles relate to landscape and heritage as well as spatial layout and built form. The Mandatory Spatial Principles reflect critical outcomes from the Design Review process undertaken with Design South East and establish a robust Framework Masterplan whilst allowing sufficient flexibility for future detailed designs to emerge. The Mandatory Spatial Principles will ensure that a series of unique and high quality new neighbourhoods are developed, which are reflective of their setting within the overall Garden Village.

## ADVISORY SPATIAL GUIDELINES

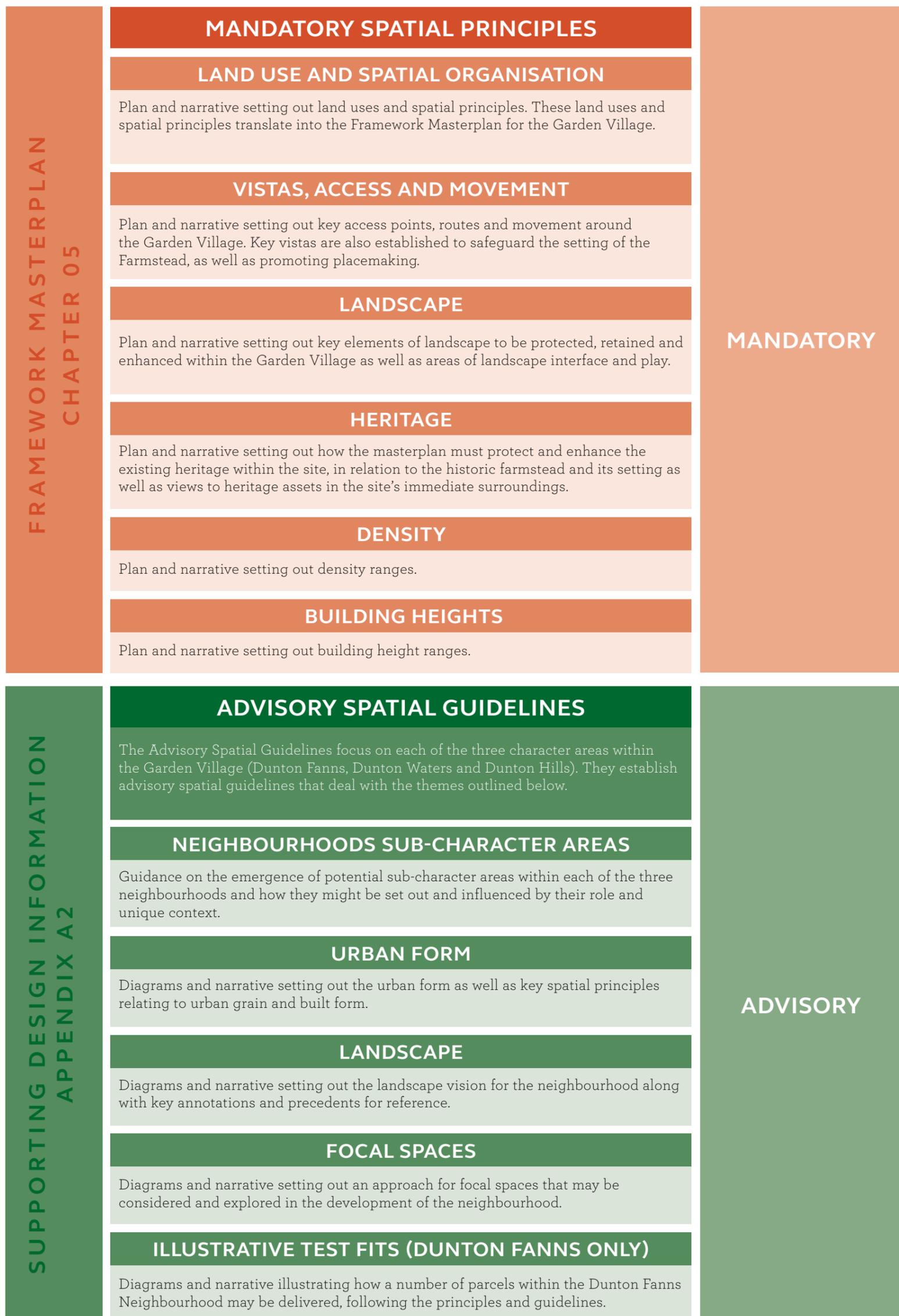
The Advisory Guidelines are intended to give further understanding and validity to the Mandatory Spatial Principles and are located within Appendix A2 of this document. The Advisory Guidelines set out broad illustrative sub-character areas within each neighbourhood for future design teams to consider. The Advisory Guidelines consider urban form and landscape as well as focal spaces and some illustrative test fits. It is hoped that the Advisory Guidelines will assist in stimulating a well considered and appropriate design response.

## A STARTING POINT FOR BRENTWOOD BOROUGH COUNCIL'S SUPPLEMENTARY PLANNING DOCUMENT

The intention of the principles is to provide a framework for the evolution of Brentwood Borough Council's Supplementary Planning Document (SPD) as well as detailed design as proposals emerge. The guidelines ensure that a coherent masterplan comes forward which is firmly grounded in the wide range of matters which have been explored in this document.



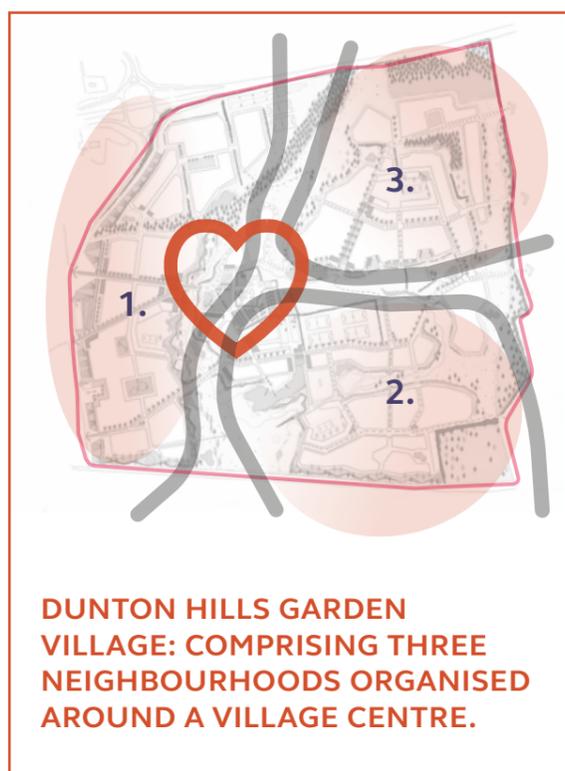
**STRUCTURE AND RELATIONSHIP BETWEEN THE OVERARCHING PRINCIPLES  
IN THIS CHAPTER AND THE MANDATORY GUIDELINES WITHIN THE APPENDIX:**



# LAND USE AND SPATIAL ORGANISATION

## *The Framework Masterplan*

*The Framework Masterplan sets out the land uses and spatial organisation of the Garden Village.*



### NEW HOMES

Dunton Hills Garden Village will provide up to 4,000 new homes across three neighbourhoods that will have their own character but will be integrated into a coherent village. New homes will comprise a range of residential typologies and tenures, delivered over a net developable area of approximately 126 ha.

The average density of the Garden Village will be approximately 40 dwellings per hectare (dph) although the majority of the village will be lower at approximately 37 dph, with a number of strategically located apartment and mixed-use parcels with higher densities.

The majority of apartments will be located within the Village Centre, around the Market Square as well as along the Mobility Corridor connecting Station Road with the Market Square. It is envisaged that some apartment buildings will be sited along the western edge of the village, forming a formal frontage to the A128. Some apartment buildings will also be provided within the two Neighbourhood Hubs, both in north east and the southern neighbourhoods. Additional apartment buildings will also be positioned at strategic locations within each neighbourhood throughout the Garden Village to assist legibility.

Three care homes or similar uses could form part of the Village Centre or Neighbourhood Hubs. Provision will also be made for a gypsy and travellers site.

### NON-RESIDENTIAL USES

A Village Centre is proposed at the heart of Dunton Hills around a new Market Square. It is envisaged that this square will be framed by both apartments with non-residential uses (such as retail) at ground floor level as well as stand alone community buildings.

### RETAIL/FOOD AND DRINK

As stated above, retail facilities will be located within the Village Centre. The two Neighbourhood Hubs will also contain retail. The retail offer could comprise a supermarket, convenience stores, professional services, pubs, takeaways, restaurants and cafés.

### COMMUNITY

Community uses that are envisaged for the Garden Village include, a health centre, dentist, gym and a variety of sport pitches and equipped play areas for children alongside accessible open space. The range of facilities available will promote healthy lifestyles and ensure that everyday needs can be met within the site.

### EDUCATION

There is potential to provide up to three primary schools and a secondary/all through school within the Garden Village. These will be in walkable locations at the heart of each neighbourhood and close to retail and community facilities promoting a synergy of uses. Most of the schools will also lie adjacent to open green space. As part of the Village Centre and the other Neighbourhood Hubs, private nurseries or crèches will be proposed.

### EMPLOYMENT

The employment offer will comprise a mixture of office and workshop spaces provided in the Village Centre as well as an Employment Hub (in the north-east along the A127). This will provide jobs in an accessible location, creating the space for local businesses to grow in an innovative and supportive business environment. The Neighbourhood Hubs should also support employment.

### MOBILITY

A Mobility Corridor links the Village Centre to Station Road creating a high quality pedestrian, cycling and public transport corridor toward West Horndon Station. A further key route is established between the A128 and the Villager Centre. At the heart of the Village Centre is the Mobility Hub (see later in this report). The neighbourhoods are also connected by a strong network of walking and cycle routes.

Land Use	Total Ha (approximate)
Residential	93.60
Mixed Use	1.41
Secondary/All Through School	7.91
Primary School	6.36
Employment Hub	3.19
Gypsy and traveller Site	0.38
Informal Open Space	124
Formal Open Space	3.11
Sports Pitches	2.58
Access	12.40

## LAND USE AND SPATIAL ORGANISATION



## KEY

 Routes - mandatory alignment	 Residential	 Education	 Gypsy and traveller site	 Informal Open Space
 Routes - flexible alignment	 Mixed-use	 Employment	 Formal Open Space	

## MANDATORY SPATIAL PRINCIPLES - LAND USE AND SPATIAL ORGANISATION

- 01 Location and arrangement of the Market Square** - will be positioned at the heart of the Garden Village and on the eastern edge of Dunton Fanns, facing the proposed Village Green and the historic farmstead. The Market Square will be designed to a suitable size to support the quantum of non-residential uses intended and will be enclosed by taller buildings with employment, retail and community uses activating the public realm.
- 02 Definition of the Village Green** - will provide a setting for the historic farmstead as well as a key communal open space for residents in which to interact and relax. The Village Green will be visible from the Market Square, across the landscape associated with the Eastlands Spring. The existing farmstead driveway will be retained and will become an important pedestrian route to Dunton Waters.
- 03 Location of Dunton Fanns Primary School** - will be a central component of the Dunton Fann's community and will have frontage onto the proposed Mobility Corridor to promote sustainable travel.
- 04 Secondary School** - will be visible from the wetlands along an east-west route connecting Dunton Fanns with Dunton Waters. The school building will front onto a lane and frame an arrival 'Schoolyard Square', comprising a car free setting.
- 05 Location and arrangement of a Neighbourhood Hub for Dunton Waters** - will be focused around a south facing lakefront plaza with views of the proposed cricket pitch and Dunton Waters Primary School, framed by buildings and activated by non-residential ground floor uses. The community element of the Secondary School will frame the northern edge of the plaza.
- 06 Location and arrangement of Dunton Waters Primary School** - will be focused on the threshold of the wetlands landscape, maximising opportunities for outdoor learning whilst being visible from the lakefront plaza.
- 07 Location and arrangement of the co-located Dunton Woods Neighbourhood Hub and Primary School** - will be the central component of Dunton Woods, centred around a plaza at the northern end of a linear park which will form a view corridor to Dunton Waters. The plaza will be framed by taller buildings with non-residential ground floor uses.
- 08 Location and arrangement of sports pitches and community Sports Hub** - will be provided within the Secondary School parcel allowing both students and residents to make use of the facilities. The pitches will support a range of sports, forming a hub for community activity and for social and competitive recreation. Other sports facilities include the cricket pitch and football pitches.
- 09 Location of employment land** - will be in close proximity to the employment site proposed to the west of the A128. Employment land uses will be supported by a nursery and will adjoin open space, accessible for both workers and residents. Buildings will be positioned in an east-west orientation to establish a noise barrier against the A127.
- 10 Location of Gypsy traveller site** - will be positioned to allow for direct access from the A128 and with an interface with the proposed landscape edge. The site will allow for 5 pitches in line with policy, with the final configuration to be determined upon consultation with potential occupants.

# VISTAS, ACCESS AND MOVEMENT

*Sustainable travel is prioritised throughout the Garden Village with dedicated pedestrian and cycle routes as well as a Mobility Corridor providing an efficient link to West Horndon.*



## OVERALL MOBILITY STRATEGY

A further explanation of the Mobility Strategy is set out in Chapter 6. Their chapter(s) cover the spatial implications of the movement strategy within the Garden Village.

## ACCESS

A new Mobility Corridor will be provided linking the Village Centre to the A128 and onwards to Station Road. This will accommodate pedestrian, cyclists and buses only.

In the early phases, all mode connections will be provided from the A128 to the north and south of the Mobility Corridor. It is envisaged that additional eastern connections towards Basildon will be provided in later phases, albeit subject to approval of others.

## MOVEMENT

Internal movement is aligned to a clear hierarchy of streets, providing efficient links within the Garden Village and ensuring permeability. Pedestrian and cycle movement will be prioritised to encourage active transport, with new routes linking with the existing PROW network and providing connections into the surrounding countryside.

## BUS ROUTE

The proposed bus route will connect key community facilities within the Garden Village and provide connections between the site, West Horndon Railway Station and places such as Brentwood. Bus stops will be situated to provide maximum accessibility to residents. In addition to the 'loop' bus route, a second route could potentially connect into the north east portion of the Garden Village and through into Basildon.

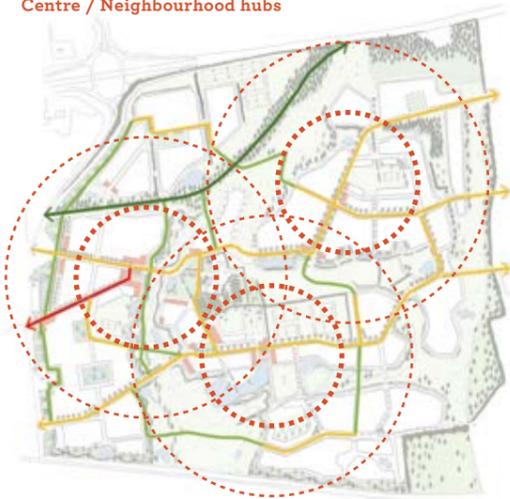
## PROMOTING HEALTH AND RELAXATION

The wellness trail will link a number of key destinations within the Garden Village along direct and safe, pedestrian and cycle friendly routes designed for all residents including children. Key nodes along this route include the Village Centre, the northern Employment Hub, the two Neighbourhood Hubs and the schools.

Large parts of this route will be through the landscape including the ancient woodland, the ridge-line, and the linear corridor along the Eastlands Spring.

As well as providing sustainable and high quality connections, this route will include trim trails for outdoor exercise and interpretation boards.

Walking times to/from Village Centre / Neighbourhood hubs



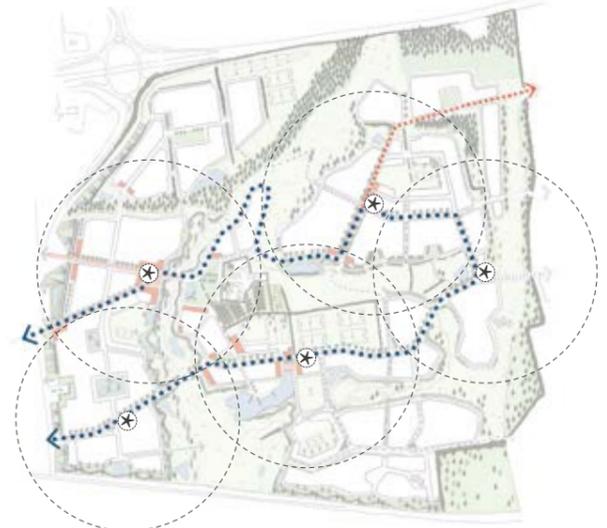
- KEY
- 500m or 6 minute walking catchment
  - 1,000m or 12 minute walking catchment

Sustainable transport routes



- KEY
- Pedestrian and cycle car free route
  - Pedestrian and cycle route along street
  - Bus, pedestrian and cycle route (dedicated)
  - Existing PROW

Proposed bus routes



- KEY
- Bus route
  - Potential future bus route
  - Bus stop and 400m catchment

## VISTAS, ACCESS AND MOVEMENT



## KEY

- |  |   |
|--|---|
|  Routes - mandatory alignment |  Routes - flexible landscape connections |
|  Routes - flexible alignment  |  Indicative marker buildings             |

## MANDATORY SPATIAL PRINCIPLES - VISTAS, ACCESS AND MOVEMENT

- 01 Farmstead Avenue and View Corridor** - will preserve a direct visual relationship between the A128 and the Grade II listed farmhouse. This is one of many masterplanning approaches that ensures the historic farmstead becomes a focal point within the Garden Village.
- 02 Mobility Corridor (Station Road extension)** - will be the main access point to the village, accommodating pedestrians, cyclists and public transport. The Mobility Corridor will extend into the village along the alignment of Station Road, with a direct pedestrian and cycle crossing over the A128. This will facilitate and promote sustainable travel to the Market Square at the Village Centre which will include the Mobility Hub.
- 03 Mobility route along the western edge** - will be incorporated into the landscape, facilitating safe and sustainable travel (for cyclists and pedestrians) north-south along the A128, but respecting the setting of the retained dwellings.
- 04 Secondary School approach and landmark** - a direct route and view corridor will be established from the Secondary School building to the wetlands, ensuring its prominence as a landmark within the wider Garden Village, as well as promoting wayfinding.
- 05 Schoolyard Square** - will be established in front of the Secondary School building, at the end of the proposed School Lane. The square will form a car free and landscaped gathering space for children and parents before and after school, as well as allowing for the retention of existing historic trees.
- 06 School Lane** - a key pedestrian and cycling priority route will be established, connecting the Village Green and Secondary School with the wetland. The lane will run past the community orchard on one side and be fronted and activated by new homes on the other.
- 07 Potential future connections east towards Basildon** - will be safeguarded into the layout of the masterplan to allow for future expansion and connectivity.
- 08 Dunton Woods viewing corridor** - will establish a visual relationship between the Neighbourhood Hubs of Dunton Woods and Dunton Waters, promoting a sense of community cohesion within the overall Garden Village.
- 09 Wellness trail** - a pedestrian and cycling only trail will be provided within the landscape, promoting a healthy lifestyle within the Garden Village. The trail will connect the facilities provided within the Market Square and Village Green within Dunton Fanns to the other Neighbourhood Hubs and Schools.
- 10 Nodes at intersections** - the point at where two or more routes intersect will inform the location of Neighbourhood Hubs and associated non-residential uses.
- 11 Marker buildings (throughout masterplan)** - will be used to define key routes, vistas and places, promote placemaking and wayfinding within the neighbourhoods or landscape setting. Marker buildings shall be distinguished from other buildings through either architectural treatment, height or positioning within a prospective layout.
- 12 Inter-neighbourhood connectivity (throughout masterplan)** - in conjunction with the wellness trail, pedestrian and cycle connections will be established to ensure a high degree of connectivity between the three neighbourhoods, further promoting safe and sustainable travel.

# LANDSCAPE

*The green and blue infrastructure creates a robust platform for the creation of habitats, social interaction, exercise and recreation, and biodiversity gain.*

## GREEN AND BLUE FRAMEWORK

The core vision for Dunton Hills Garden Village is to have three neighbourhoods all with community facilities at their heart, within a short walking/cycling distance of their residents.

These neighbourhoods will be connected through the multi-functional green and blue infrastructure which weaves its way through the site and maximises the site's wonderful assets including the ridge, Eastlands Spring and the woodland watercourse corridor. The site has a varied and dynamic existing green and blue infrastructure network, and the landscape vision seeks to enhance and celebrate these assets.

The Mandatory Spatial Principles in this section are broken down into landscape areas and landscape interfaces.



Eco-tone tree planting to protect the Ancient woodland edge



Recreation routes through wetlands

## MANDATORY SPATIAL PRINCIPLES - LANDSCAPE AREAS

- 01 **Productive landscape** - will be located south of the farmstead in the site of a former orchard. The productive landscape has the potential to include orchard tree species and varieties of local provenance and will become a focal point of the community.
- 02 **Ancient woodland** - will be protected and conserved with a 15m eco-tone buffer of native woodland along its boundary to provide a structured edge and enhance the wooded character.
- 03 **Eastlands Spring** - will be preserved as a distinctive feature, defining the transition from the Fanns neighbourhood to the wetlands. Accessible in parts for play and learning whilst also providing for biodiversity.
- 04 **The Ridge** - will remain open in character and retained as a key feature of the site as set out by the masterplan drivers, separating Dunton Woods from Dunton Waters. The ridge will be managed to provide for both biodiversity as well as recreation.
- 05 **Ridge-line route** - will be provided along the top of the ridge, with restful landscaped spaces where views across to the North Downs and towards London can be enjoyed. Tree planting will ensure a wooded skyline balances new homes along the ridge-line.
- 06 **Dunton Waters water management** - rain gardens and swales will be used within Dunton Waters to celebrate water management within the public realm, managing the transition of surface water from higher ground to the east, to the lower wetlands areas in the west.
- 07 **Existing landscape features to be retained** - historic hedges, trees and waterbodies will be retained where possible, ensuring that the Garden Village responds to its setting and is delivered within the landscape and not imposed on it.
- 08 **Woodland** - will be retained for recreational benefits as well as enhancing the woodland character existing in this part of the site, wrapping around the homes within Dunton Woods.
- 09 **Wetland landscape** - will provide for biodiversity gain and recreation. Wetland area to provide habitat for aquatic and migratory birds and great crested newts translocation. Recreational routes through wetland to be defined to allow access without disturbing wildlife.
- 10 **Play spaces (throughout masterplan)** - will be sensitively incorporated and distributed within the wider landscape as well as within the neighbourhoods. Play spaces will be safe and both formal and informal, and provide for a range of ages and abilities.
- 11 **Noise barrier** - will be established against the A127 and A128 within the north east corner of the site. This barrier will be sensitively integrated into the landscape with tree and shrub planting.
- 12 **SuDS (throughout masterplan)** - will be sensitively integrated into the landscape, working with existing hydrology and topography.
- 13 **Habitat creation and management** - for the promotion of biodiversity should be explored at every opportunity. Refer to pages 76-77 for the biodiversity strategy for Dunton Hills Garden Village.

## LANDSCAPE AREAS AND INTERFACE

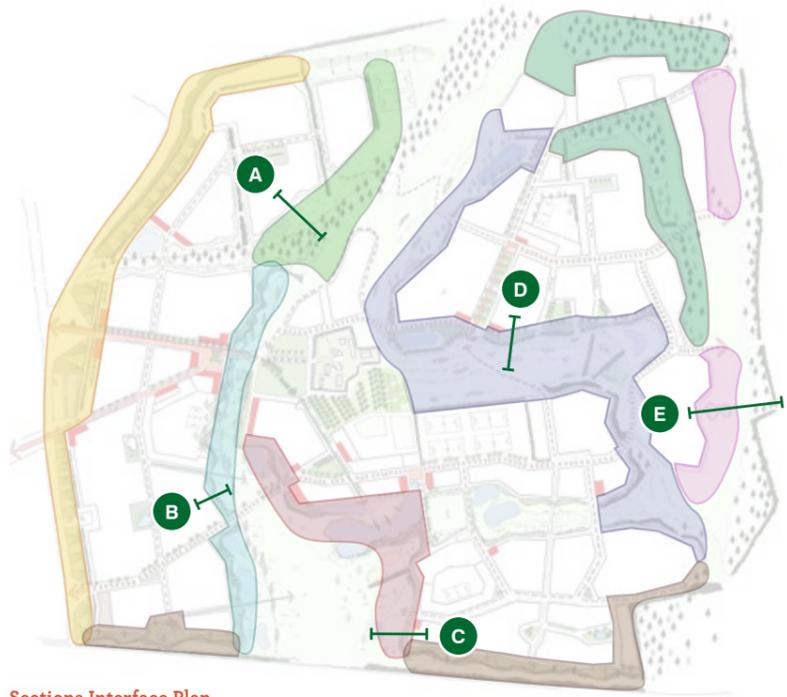


## KEY

<b>A</b> Dunton Fanns interface	<b>C</b> Eastlands Spring interface	<b>E</b> Ridge interface	<b>G</b> Eastern boundary/green belt interface
<b>B</b> Ancient woodland interface	<b>D</b> Wetlands interface	<b>F</b> Woodlands interface	<b>H</b> Wildlife corridor interface

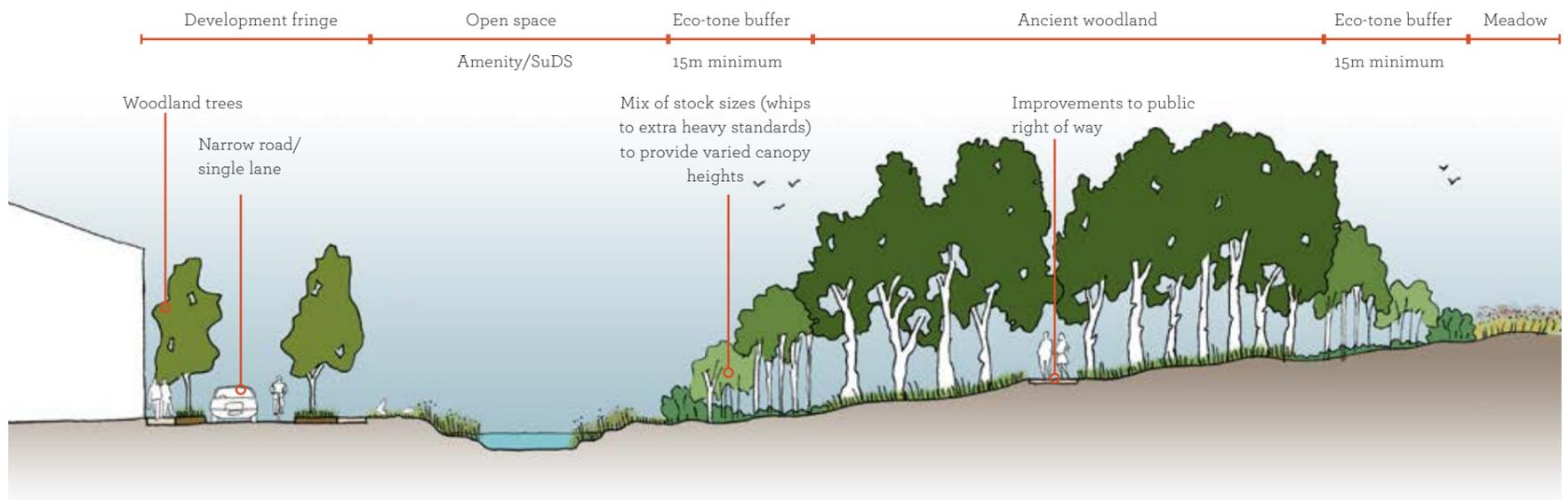
## MANDATORY SPATIAL PRINCIPLES - LANDSCAPE INTERFACES

- A Dunton Fanns interface** - will be formal in character, and with the proposed built form, will announce the address of the Garden Village along the Tilbury Road (A128). The landscape will incorporate recreational open space embodying the Fanns character within an approximate 30m set back from the A128.
- B Ancient woodland interface** - will have a wooded character with native deciduous street trees. New homes will be offset approximately 50m from ancient woodland. Within this offset, an eco-tone buffer of native woodland will be implemented, providing a structured edge enhancing the woodland character. The development fringes will consider sensitive lighting designs to preserve dark corridors.
- C Eastlands Spring interface** - the edge of the neighbourhood will be lined with trees native to the Fanns landscape, alongside a narrow lane. Formal areas of recreational space will be provided along the western edge of the spring, amongst retained and enhanced vegetation, providing both a visual and physical transition to spring edge. The eastern side of the spring will have an informal wetland character.
- D Wetlands interface** - will be characterised by a robust and substantive vegetated boundary along development fringe with a narrow lane lined by rain gardens and hydrophilic trees. SuDS basins and surrounds will include recreational space.
- E Ridge interface** - will be characterised by a tree lined avenue running along the ridge-line, embodying the woodland character and including informal play opportunities for all residents within the neighbourhood. Woodland trees will be grouped informally within the landscaped amenity spaces to frame views out of the development edge, and views to the development
- F Woodlands interface** - will ensure short distances from building façade to woodland edges to achieve 'woodland on doorstep' character, with recreational routes leading directly from the neighbourhoods to existing woodland pockets.
- G Eastern boundary interface** - will be established through robust vegetation of native hedges, hedgerow trees and woodland, reinforcing and defining the Green Belt edge. A rural frontage character will be achieved through narrow lanes fronting the meadow.
- H Wildlife corridor and re-wilding area** - will become a target habitat for reptiles, managed as a wildlife corridor. Recreational route through the wildlife corridor to be provided which defines publicly accessible space. A wide vegetated bank to railway edge will include native trees and form a wildlife corridor.

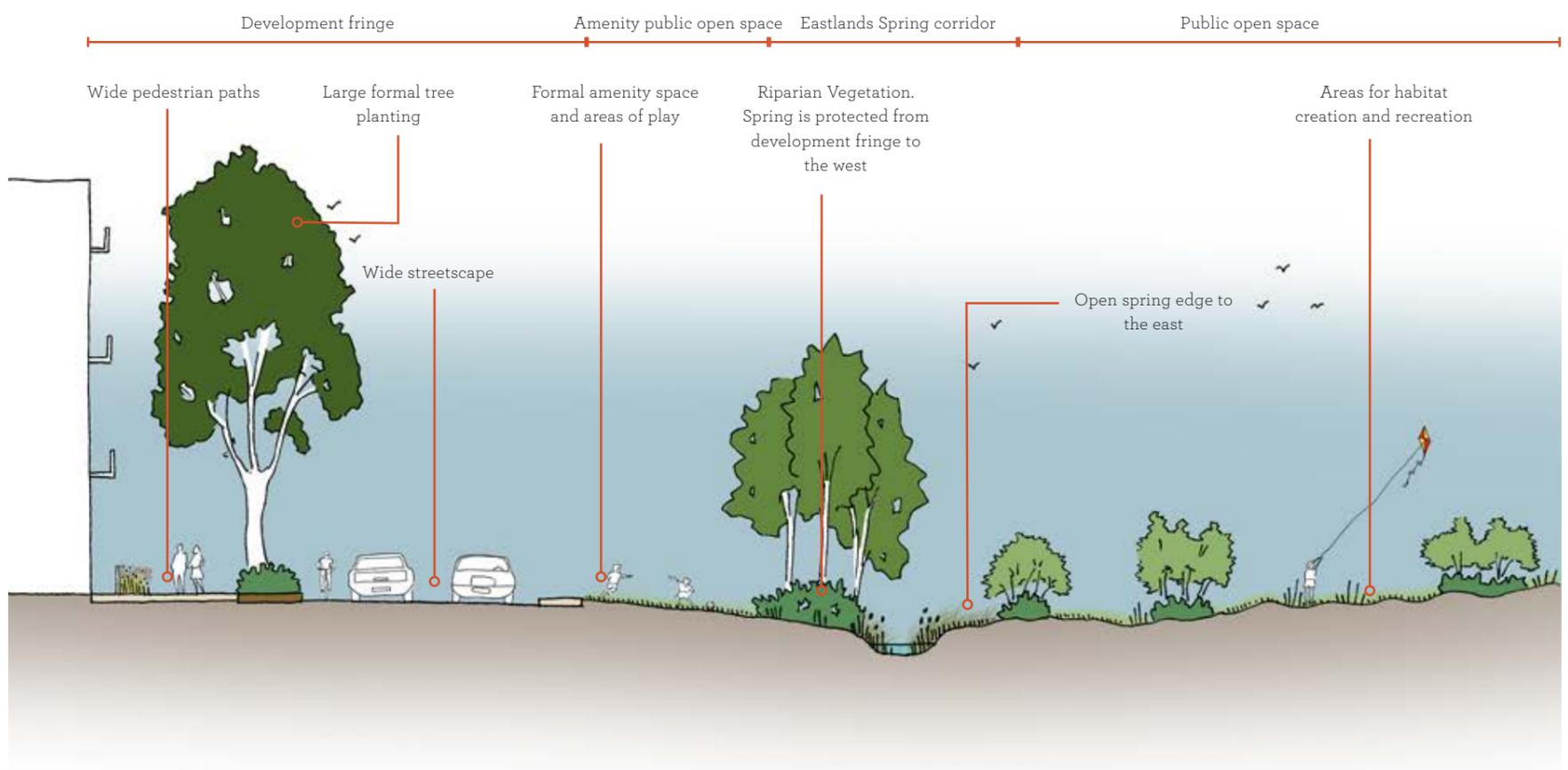


Sections Interface Plan

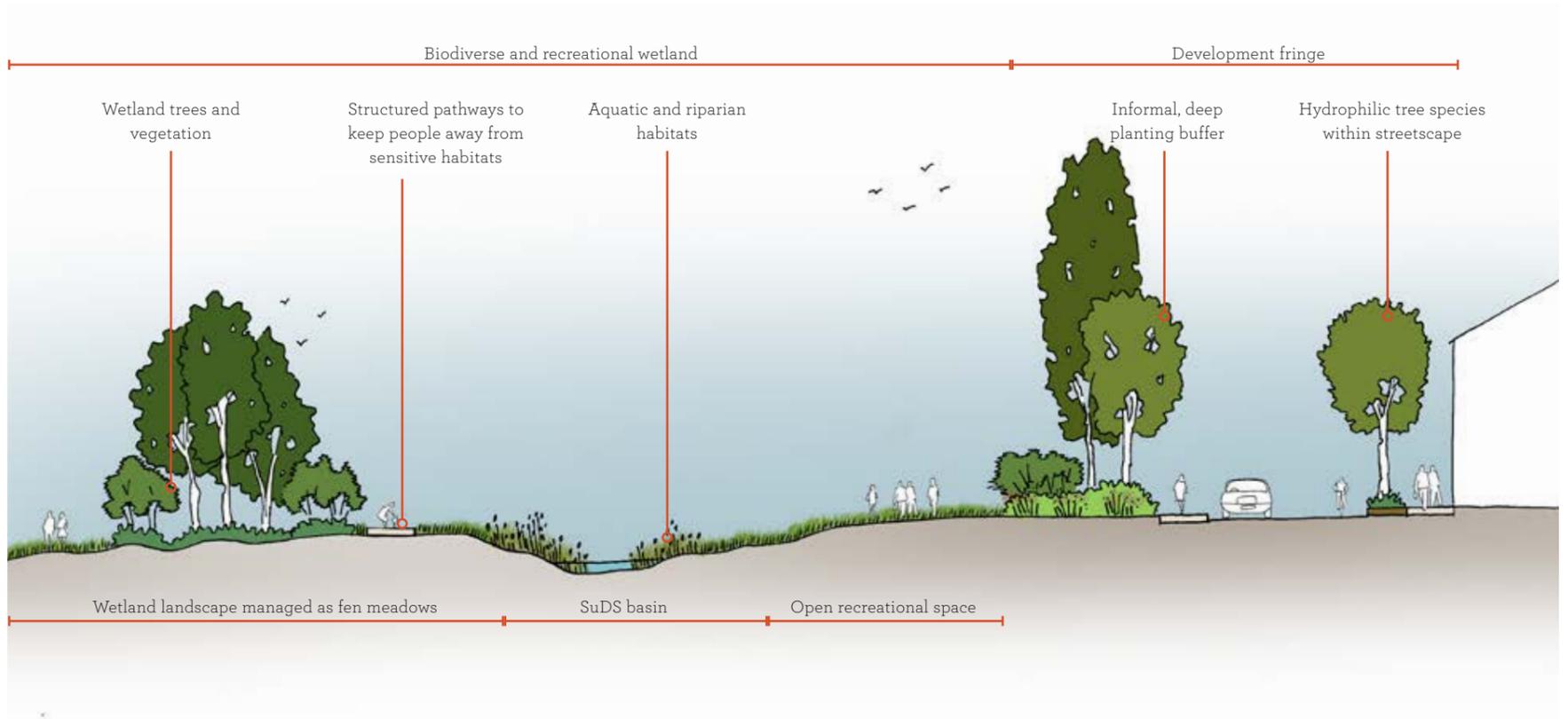
SECTION A: INTERFACE WITH Ancient woodland



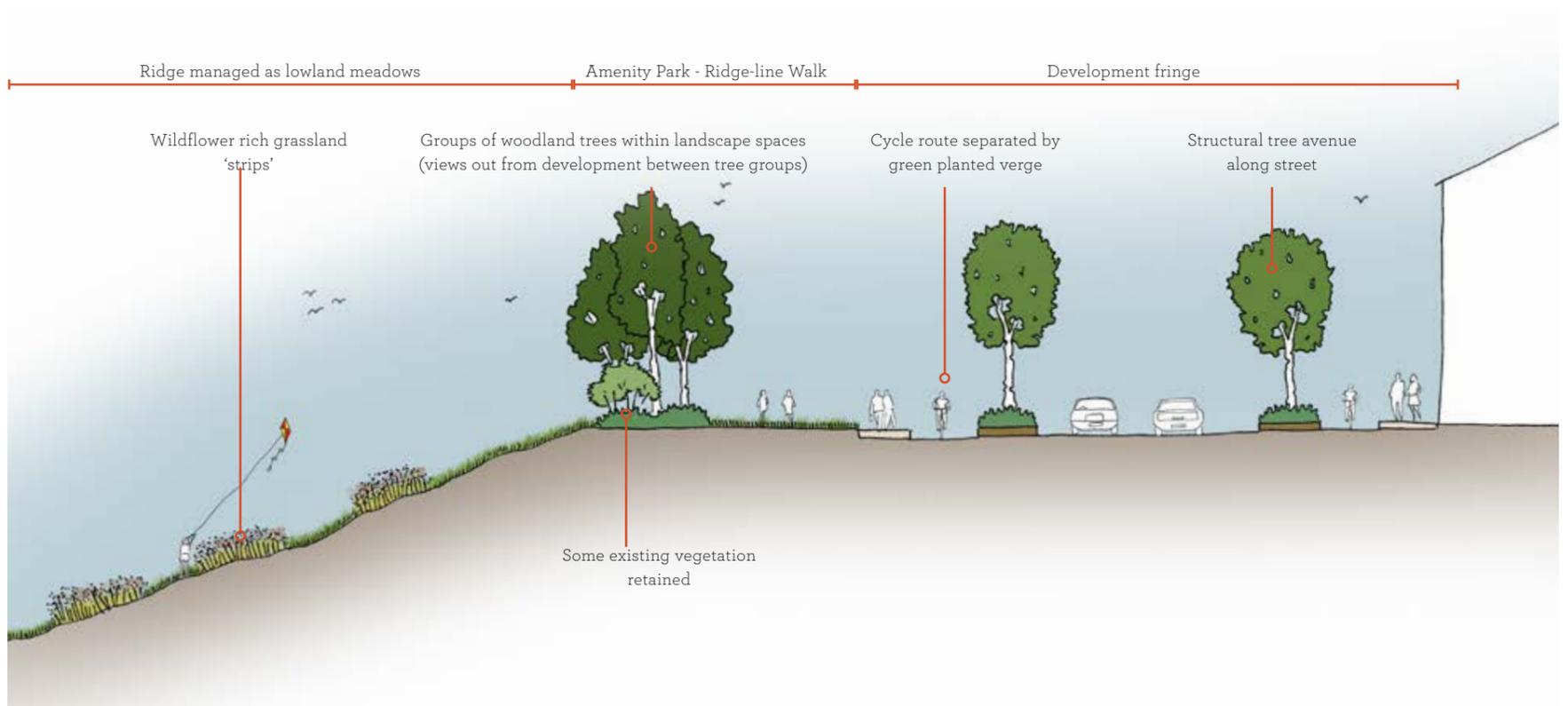
SECTION B: INTERFACE WITH EASTLANDS SPRING



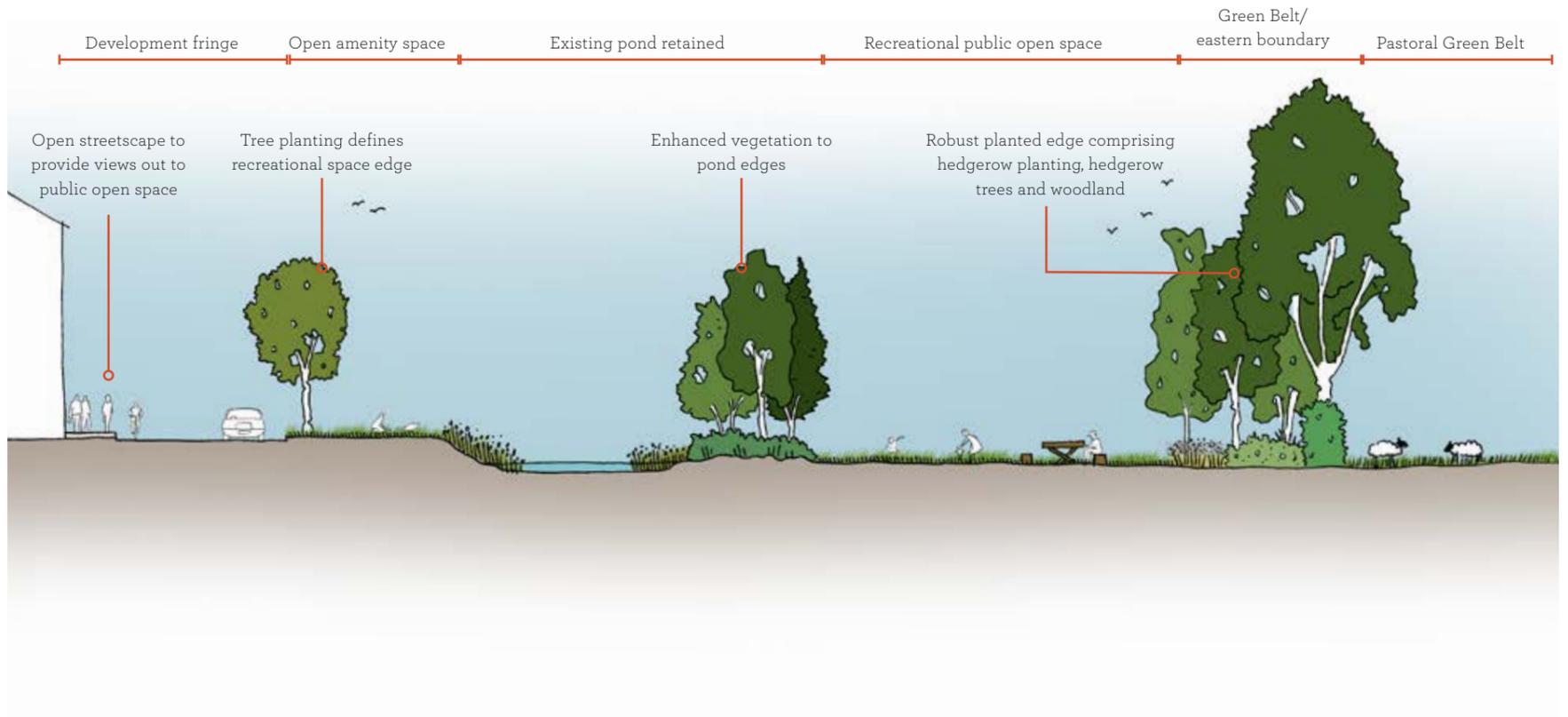
SECTION C: INTERFACE WITH WETLANDS



SECTION D: INTERFACE WITH RIDGE



SECTION E: INTERFACE WITH EASTERN BOUNDARY/GREEN BELT EDGE



*Playing is not just for children; play can address fundamental human needs for interaction, movement, social interaction and activity.*

**PLAY**

Dunton Hills Garden Village will embrace all aspects of play for all ages and abilities, and provide a social, convivial and truly playful environment within the landscape.

Dedicated play areas will be provided for young children as well as formal and informal pitches. As identified, the wider landscape contains woodland areas and the sloping ridge, as well as wetlands with the associated spring and water bodies. Together these form a unique series of areas to be explored by residents and visitors of all ages.

Adult play and recreation provision can be provided through the wellness trail (see page 112), wellbeing and cycling routes and outdoor gyms.



Multi-purpose pitches



Interactive play equipment within areas of open space



Eastlands Spring will be accessible and open to exploring



Formal pitches within the Primary Schools

## PLAY



## KEY

<b>01</b> LEAPs	<b>03</b> MUGAs	<b>05</b> Cricket pitch	<b>07</b> School sports provision
<b>02</b> NEAPs	<b>04</b> Football Hub	<b>06</b> Community sports provision	

## MANDATORY SPATIAL PRINCIPLES - PLAY

- 01 Locally Equipped Areas of Play (LEAPs)** - will be at least 400m<sup>2</sup> in area and at least 10m away from the closest residence. LEAPs will be distributed throughout the Garden Village to ensure catchments cover all development parcels. The maximum walking distance to each LEAP will be 400m. Each LEAP will provide a minimum of six individual play elements.
- 02 Neighbourhood Equipped Areas of Play (NEAPs)** - will be at least 1000m<sup>2</sup> in area, with a minimum of 465m<sup>2</sup> hard surfaced. A 30m buffer will be established between each NEAP and closest residence. Play provision will be for both older and younger children, including space for sport and informal ball games. Play elements should be stimulating and challenging, with a minimum of nine individual play elements. A minimum of two NEAPs will be provided within the Garden Village, with walking distances less than 1000m.
- 03 Multi Use Games Areas (MUGAs)** - will include provision for tennis, netball, basketball and 5-a-side football with a minimum space requirement of 665m<sup>2</sup>. A minimum of two MUGAs will be provided within the Garden Village, with walking distances limited to 700m.
- 04 Football Pitches** - two full-size football pitches will be provided within the masterplan and will include buildings for changing and gathering at fixtures.
- 05 Cricket Pitch** - will be provided on flat land in Dunton Waters, overlooked by homes to the north and south. A Cricket Pavilion accommodating changing and social facilities will also be provided adjacent to the cricket pitch.
- 06 Community Sports Provision (as part of the Secondary School)** - will include the provision for four pitches (two of which are artificial), sports hall (to include four badminton courts) and a MUGA. Pitches will be designed to have interchangeable uses - football and rugby. A summer athletics track will also be provided. The needs of the school and the community will be balanced in sharing the facilities at different times of the day and year.
- 07 Primary School Sports Provision** - will serve the school but not be accessible to the wider neighbourhood.
- 08 'Doorstep Play' opportunities (throughout masterplan)** - will be provided throughout the Garden Village, maximising and integrating play into the landscape. Existing landscape elements such as the Eastlands Spring, the larger waterbodies and the woodland will all be made accessible for play and exploration. Informal kick-about spaces in addition to formal provision will be accommodated within the landscape. Activity and trim trails will connect development parcels and recreational landscape spaces.

# HERITAGE

*The Masterplan for the Garden Village sensitively integrates the site's rich agricultural heritage, whilst respecting the setting and character of the local environment.*



*The masterplan respects key heritage assets both within the site and the immediate surroundings including Dunton Hills Farm and All Saints Church, East Horndon.*

The presence of a number of historic buildings and features within and around the site mean that heritage considerations have been central to the development of the Framework Masterplan. This has resulted in a scheme which not only seeks to sensitively preserve the historic landscape and nearby heritage assets, but enhance them where possible.

**Key heritage design features incorporated into the Framework Masterplan are:**

1. A comprehensive green infrastructure scheme, which seeks to improve the existing historic landscape features (such as the ancient woodland along Nightingale Lane, planting along Eastlands Spring and important hedgerows) and mitigate potential harm, (e.g. structural planting), to protect views of All Saints Church from Thorndon Park and the church itself.
2. The provision of generous 'buffer zones' around historic buildings, which provide new publicly-accessible green spaces from which to appreciate historic buildings but also respect their setting. This includes the provision of a new village green to the west of Dunton Hills farmhouse and grassland meadows in the vicinity of St Mary's Church and Dunton Hall.
3. The retention of key views across the site, including those towards and between the Dunton Hills farmhouse, Church of All Saints and Church of St Mary.
4. The proposals also seek to retain and reinstate historic routes through the site (e.g. the farmstead driveway).

Furthermore, the sensitive layout of new built form, the building heights, density and detailed design will be sympathetic and appropriate to its location and the surrounding areas.

Additional design benefits include the removal or mitigation of existing features which detract from an appreciation of the historic landscape and buildings, for example: the removal of the 78m high wind turbine; the removal of electricity pylons and overhead wires through burial; and the screening and noise mitigation of vehicle activity along the heavily-trafficked A127 and the A128 interchange.

The proposals have been developed in consultation with Brentwood Borough Council and Historic England, with advice and constructive criticism carefully considered and incorporated into the emerging design proposals.

## HERITAGE



## KEY

 Routes - mandatory alignment

 Routes - flexible landscape connections

 View corridors

 Routes - flexible alignment

 Indicative marker buildings

## MANDATORY SPATIAL PRINCIPLES - HERITAGE

## SETTING AND ROUTES

- 01 Village Green setting** - will provide an appropriate setting for the farmstead within which residents and visitors can interact, play and relax. The setting will be defined by the farmstead to the east, the fields existing to the north and south, and the Eastlands Spring to the west. New homes will define, and be orientated to activate the edge of the Village Green. Heights will be limited to 3 storeys and the design will respond to the architectural vernacular of the farmstead, sensitively respecting this historic setting within the Garden Village.
- 02 Existing farmstead drive** - to the east of the Eastlands Spring will be preserved and incorporated into the design of the Village Green. The existing farmstead drive will form a key part of the pedestrian and cycle route that connects the Village Centre to the Secondary School and Dunton Waters, in addition to connecting the farmstead with the Market Square.
- 03 Historic farmstead drive** - the original and historic drive to the farmstead will be re-instated, enhancing the connectivity between the Village Green, the historic farmstead and Nightingale Lane.
- 04 Nightingale Lane** - will be integrated into the design of the movement network, promoting sustainable movement within the wider Garden Village as well as healthy living.
- 05 Nightingale Hall Woods** - historic setting will be preserved and respected as a key feature within Dunton Woods.

## VIEW CORRIDORS

- 06 Farmstead Avenue and view corridor** - will preserve a direct visual relationship between the junction onto the A128 and the Grade II listed farm house and associated farmstead. This is one of many masterplanning approaches that ensures that the historic farmstead becomes a focal point within the overall Garden Village. There is potential to thin the trees along Eastlands Spring to improve visibility of the farmstead.
- 07 Church views:** between the farmstead forecourt and All Saints Church - the silhouette of the Church against the skyline should be preserved, so new development in the foreground and middle ground should not occlude views of the Church, and should preserve the viewers' ability to recognise and appreciate the landmark.
- 08 Church views:** development in the foreground and middle ground will not occlude the views of the Church of St Mary from the viewpoint to the east of the farmstead, and will preserve the viewers' ability to recognise and appreciate the landmarks.
- 09 Church view:** development in the foreground and middle ground will not occlude the view of the Church of St Mary from the south-west of the site, and will preserve the viewers' ability to recognise and appreciate the landmark.

# DENSITY

*A range of densities should be applied to further emphasise the character of the development. These will be appropriate to their location and setting within the Garden Village.*

The Garden Village will comprise a range of different densities within the overarching framework.

The highest densities are accommodated around the Village Centre and at key gateways along the A128, comprising apartment buildings and terraces of townhouses.

The central areas of Dunton Fanns allow for mid-high densities, creating the ability to deliver a mixture of apartments and housing that is more compact. Areas of higher density are located around the Neighbourhood Hubs within Dunton Woods and Dunton Waters close to local amenities and services.

Large areas of Dunton Lakes and Dunton Woods would comprise lower density family housing of up to 40 dph.

Lower densities of up to 30dph are found along the more sensitive eastern boundary of these neighbourhoods to maintain a rural feel.

The table below shows the potential numbers of homes which could be achieved within each development parcel as shown on the adjacent plan. These totals are based on the density ranges within the table to the right.

Density ranges for the indicative density strategy

Range	Lower	Middle	Highest
Up to 30	22	25	28
Up to 40	32	35	38
Up to 50	42	45	48
Up to 60	52	55	58
Over 60	62	65	68

Indicative densities for each sub-phase



Phase	Total units - at the lower density range	Total units - at the middle density range	Total units - at the highest density range
Phase 1A	758	798	839
Phase 1B	391	417	442
Phase 1C	360	390	420
<b>Total</b>	<b>1509</b>	<b>1605</b>	<b>1701</b>
Phase 2A	648	708	767
Phase 2B	200	218	236
Phase 2C	266	291	317
<b>Total</b>	<b>1114</b>	<b>1217</b>	<b>1320</b>
Phase 3A	423	462	500
Phase 3B	148	161	175
Phase 3C	199	222	246
<b>Total</b>	<b>770</b>	<b>845</b>	<b>921</b>

## DENSITY



## KEY

	Over 60dph		up to 50dph		up to 30dph
	up to 60dph		up to 40dph		

## MANDATORY SPATIAL PRINCIPLES - DENSITY

**General note:** the density plan sets out broad density parameters for the Framework Masterplan (based on the density ranges above), in line with the overarching vision for the Garden Village. Depending where the boundary line is drawn, there may be pockets of density that exceed the overall density of the parcel. This is acceptable so long as the overall average density parameter is not exceeded.

- 01 Village Centre** - As per the plan, higher densities are permitted within in the area envisaged as the Village Centre. This area stretches from the A128 along the western edge to the Market Square, where taller buildings will need to provide a suitable degree of enclosure. Higher densities in this location will allow for a range of different residential typologies to be delivered, including apartments, maisonettes and townhouses.
- 02 A128 edge** - in addition to the Village Centre, the A128 edge will allow for higher densities with apartments and townhouses forming a prominent frontage address onto this main road. Taller buildings will particularly be encouraged around gateways into the village. Whilst a wall of built form will not be permitted, taller buildings here will aid in screening noise from the A128 and create a presence on the road frontage.

- 03 Dunton Waters and Woods Neighbourhood Hubs** - greater densities are allowed for within the Neighbourhood Hubs, permitting apartments with non-residential uses at grade. This will ensure that these hubs realise their potential in becoming active and vibrant nodes within the village.

- 04 Reduced outer densities** - outer areas, away from the Village Centre or Neighbourhood Hubs are designated with lower densities and are envisaged as comprising larger housing typologies on more generous plots.

# BUILDING HEIGHT

*A range of building heights will add variety and interest to the streetscape, enhance internal legibility and ensure that the Garden Village has a distinctive identity.*

The building heights within the Garden Village will vary, but broadly correspond to the same spatial strategy as the proposed densities on the previous page.

Taller buildings will comprise apartments with the potential for non-residential uses at ground level. The tallest of these buildings will be located at the Village Centre, and in particular around the Market Square and the Station Road extension/Mobility Corridor. This will help to create a sense of enclosure to these key public spaces and routes.

Furthermore, taller buildings will be required along the western edge of the Garden Village as part of a noise mitigation strategy dealing with traffic noise on the A128. Taller buildings here will also offer the chance for more prominent gateway buildings at key entrance points into the site.

Taller buildings could be located in other parts of the site including key areas around the wetlands area (to prevent a uniform approach to height here) and in the area around the Neighbourhood Hub in Dunton Waters - to achieve higher density close to the facilities here.

As with the density plan, heights generally reduce towards the east of the site and along the more sensitive ridge-line, with a maximum height here of 12.5m. This area is likely to comprise housing of no more than two stories in height.

## HEIGHTS



## KEY

	5 storeys (18.5m)		3 storeys (13.5m)
	4 storeys (15.5m)		3 storeys (12.5m)

## MANDATORY SPATIAL PRINCIPLES - BUILDING HEIGHTS

**General note:** the building heights plan sets out broad building height parameters for the Framework Masterplan, in line with the overarching vision for the Garden Village.

The building heights parameters established for the Village Centre and Neighbourhood Hubs must be adhered to in terms of the upper limits. Outside of these areas the upper limits are set at 3 storeys. However, some flexibility for occasional taller buildings in carefully considered locations could be considered where appropriate. This would add interest to large areas which might otherwise become overly uniform in height.

- 01 Village Centre** - will allow for taller mixed-use buildings, up to 5 storeys in height with non-residential uses at ground floor level. The tallest buildings will be focused around the Market Square and provide an appropriate degree of enclosure.
- 02 A128 edge** - will allow for a range of taller apartment buildings, ensuring that a prominent frontage address can be established along the western edge of the Garden Village. Taller buildings will particularly be encouraged around gateways into the village however, building heights should not affect views towards All Saints Church, identified in the Mandatory Spatial Principles relating to Heritage.
- 03 Neighbourhood Hubs** - will allow for taller mixed-use buildings up to 4 storeys, ensuring that a small but prominent centres can be established at the centre of both Dunton Waters and Dunton Woods.

- 04 School buildings** - will allow for the flexibility to deliver 2 storey landmark buildings with generous floor-ceiling heights.
- 05 Village Green and farmstead setting** - heights surrounding the Village Green will be limited to 3 storeys, balancing the need to respect the historic farmstead (which sits on higher ground) setting, whilst ensuring that the large Village Green is appropriately fronted and overlooked.
- 06 Employment buildings** - will allow for flexibility in providing buildings with generous floor-ceiling heights. Building heights of up to 3 storeys will be required so as to provide a suitable noise barrier against the A127, shielding homes to the south.
- 07 Linear park** - will allow for taller apartment buildings up to 4 storeys in height, providing a definition for the open space that leads from the ridge-line to the Dunton Woods Neighbourhood Hub. Taller buildings here will also signify the centre of Dunton Woods from lower ground within the overall Garden Village and
- 08 Eastern outer edges** - will be lower in height (as well as density) to ensure that development doesn't adversely impact views from Basildon or views towards the church of St Mary, identified in the Mandatory Spatial Principles relating to Heritage.