

<b>Committee:</b> Policy, Resources and Economic Development Committee	<b>Date:</b> 18 March 2020
<b>Subject:</b> Local Development Plan and Dunton Hills Garden Village Update	<b>Wards Affected:</b> All
<b>Report of:</b> Phil Drane, Director of Planning and Economy	<b>Public</b>
<b>Report Authors:</b> Name: Phil Drane, Director of Planning and Economy Telephone: 01277 312610 E-mail: philip.drane@brentwood.gov.uk  Name: Coby Tomlins, Project Lead for Dunton Hills Garden Village Telephone: 01277 312500 E-mail: coby.tomlins@brentwood.gov.uk	<b>For Information</b>

### 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. This report provides an update on the examination process.

A key part of the Local Development Plan strategy for growth is to deliver Dunton Hills Garden Village. An update is provided regarding the project to deliver a new garden village. A draft Framework Masterplan Document has been prepared and presented to the Dunton Hills Garden Village Project Delivery Board. An extract from the masterplan is provided in Appendix A, showing the mandatory spatial principles proposed. The masterplan provides a high-level framework for the site. In order to provide more detail, the Council is preparing detailed design guidance (Supplementary Planning Document). Both documents will form part of the policy framework for Dunton Hills Garden Village.

### 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 Development Plan (or ‘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. Following submission, the Planning Inspectorate has advised that Yvonne Wright BSc (Hons) DIPT&CP MSc MRTPI and Mike Worden BA (Hons) Dip TP MRTPI have been appointed as Planning Inspectors to conduct the examination to determine whether the Local Plan is sound.
3. The timeframes for the Examination-in-Public are now determined by the planning inspectors. Usually a list of questions is received from the inspectors following review of the submission materials. The Council then responds and subject to clarity the hearing sessions are arranged according to subject and representations. A high-level estimate of timeframes moving forward are set out below, indicating the soonest that each stage is likely to take place:

Stage	Estimate
Submission (Regulation 22)	February 2020
Independent Examination (Regulation 24) (Hearing sessions)	June 2020
Main Modifications consultation	September 2020
Inspector recommendations (Regulation 25)	November 2020
Adopt Plan (Regulation 26)	December 2020

4. 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.

5. A draft Framework Masterplan Document has been prepared and an extract is provided in Appendix A, showing the mandatory spatial principles proposed. The masterplan has been produced by CEG (master developer) in collaboration with the Council, key partners (such as Homes England and Essex County Council), and other stakeholders. The masterplan provides a high-level framework for the site. In order to provide more detail, the Council is preparing detailed design guidance, proposed to be adopted as a Supplementary Planning Document. 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.
6. 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 Project Delivery Board noted the draft masterplan and next steps, including public consultation to take place in the summer alongside the Council's emerging detailed design guidance. On 11 March 2020 the draft masterplan was presented to the Planning and Licensing Committee for information. These documents and proposals for the consultation process are to be brought back to Policy, Resources and Economic Development Committee.

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

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

7. The Framework Masterplan Document 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. 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.
8. 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 (Appendix A). The mandatory principles set out the spatial and overarching guidelines for Dunton Hills Garden Village.

9. 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 back to Policy, Resources and Economic Development Committee.

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

10. A Supplementary Planning Document 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 (Appendix A) set out in the masterplan. The mandatory principles are the connecting themes across both documents.
11. 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.
12. 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.
13. For the detailed design guidance to eventually be adopted as a Supplementary Planning Document, 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 back to Policy, Resources and Economic Development Committee.

### **Reasons for Recommendation**

14. Adoption of a new Local Plan and delivery of Dunton Hills Garden Village are identified as corporate priorities. An update is provided in order that Members can track progress and anticipate next steps.

## **Consultation**

15. Various stages of the plan-making process have been subject to public consultation in line with statutory requirements and the Council's Statement of Community Involvement. A Consultation Statement has been published on the Council's website as part of Local Plan submission materials.
16. Engagement with stakeholders and the public has taken place as part of the Dunton Hills Garden Village project. This is also set out within the Local Plan Consultation Statement. Moving forward, preparation of the detailed design guidance 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**

17. 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**

**Name/Title: Jacqueline Van Mellaerts, Director of Corporate Resources**

**Tel/Email: 01277 312829/jacqueline.vanmellaerts@brentwood.gov.uk**

18. The cost of submitting the Local Plan and running the Examination-in-Public has been accounted for within the planning policy service budget of the medium-term financial plan. In addition to this, earmarked reserves of received specific Grants have been utilised to aid and ensure the Plan is delivered within the specified timeframes set out in the Council's Local Development Scheme.
19. 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**

**Name/Title: Amanda Julian, Director of Law and Governance**

**Tel/Email: 01277 312705/amanda.julian@brentwood.gov.uk**

20. The Local Plan has been prepared in accordance with the primary planning acts, namely the Town and Country Planning Act 1990 (as amended), the Planning and Compulsory Purchase Act 2004 (as amended) and other supporting legislation. It has been informed by the National Planning Policy Framework and other relevant national planning policy. Detailed regulations in relation to plan-making are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). It is a requirement of the Acts and the associated Regulations for the Local Plan to be prepared in accordance with the timetable established in the statutory Local Development Scheme, and subject to an examination into its soundness.
21. 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 by a local authority. Regulation 12 specifically imposes the requirement for a local 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 Supplementary Planning Document. These requirements will need to be met post consultation and prior to any recommendation to adopt.

## **Economic Implications**

**Name/Title: Phil Drane, Director of Planning and Economy**

**Tel/Email: 01277 312610/philip.drane@brentwood.gov.uk**

22. 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.

23. 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)
- Procedure Guide for Local Plan Examinations, The Planning Inspectorate, June 2019 (5th Edition) <https://www.gov.uk/government/publications/examining-local-plans-procedural-practice>
- 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**

Appendix A: Mandatory Spatial Principles, extracted from the Draft Dunton Hills Garden Village Framework Masterplan Document, CEG (March 2020)