

Committee: Policy, Resources and Economic Development Committee	Date: 17 March 2021
Subject: Dunton Hills Garden Village Design Guidance Supplementary Planning Document	Wards Affected: Herongate, Ingrave and West Horndon
Report of: Phil Drane, Corporate Director of Planning and Economy	
Report Author: Name: Coby Tomlins, Project Lead for Dunton Hills Garden Village Telephone: 01277 312703 E-mail: coby.tomlins@brentwood.gov.uk	For Decision

Summary

Delivery of Dunton Hills Garden Village will contribute to growth that meets the borough's housing and employment needs, whilst providing supporting infrastructure and facilities, consistent with the borough's village character. It is a corporate priority and essential part of the Council's emerging Local Development Plan strategy for growth. Ensuring that the garden village can be delivered in line with aspirations requires clear masterplanning and guidance to be in place.

Work started on the creation of design coding/guidance during 2020 following completion of the Framework Masterplan Document and mandatory principles for the site. A community co-design process was undertaken to inform preparation of the guidance (Appendix C). The intention is for this design guidance to be adopted as a Supplementary Planning Document (SPD) and hold material weight when determining planning applications. This report provides members with the draft design guidance SPD (Appendix A) and Framework Masterplan Document (Appendix B). It recommends that consultation take place on these documents in line with requirements. A Communications Plan for the SPD (working document) provides a summary of engagement activities (Appendix D).

Recommendation

Members are asked to:

R1. Approve that the draft Dunton Hills Garden Village Design Guidance Supplementary Planning Document (Appendix A) and Framework Masterplan Document (Appendix B), be subject to public consultation in line with requirements.

Main Report

Introduction and Background

1. Dunton Hills Garden Village is a new settlement proposed in the south of the Borough. The proposal will contribute to growth that meets housing and employment needs, whilst providing supporting infrastructure and facilities, consistent with the borough's village character. The proposal was one of the first Government-backed new garden villages in 2017. Since then, a dedicated project team has been preparing for the delivery of the garden village in partnership with key stakeholders.
2. The Council's Local Development Plan, currently undergoing examination, sets out policies for Dunton Hills Garden Village, allocating up to 4,000 homes on the site and requiring that it will be self-sustaining and community led, providing new schools, job opportunities, health and community facilities and new public spaces. The Local Plan examination has included matters, issues and questions regarding the garden village with related hearing sessions taking place in December 2020 and February 2021. Subject to the plan being found sound, adoption of the plan will remove the site from the Green Belt and allow for the determination of a planning application to deliver the garden village in line with policy.
3. In addition to Local Plan policy, further guidance has and is being prepared to help inform development proposals. On 11 March 2020 at Planning and Licensing Committee (Item 411), and on 18 March 2020 at the Policy, Resources and Economic Development Committee (Item 430), members were presented with an update on the completion of the Dunton Hills Garden Village Framework Masterplan Document, and the mandatory principles for the development set out within the document. This high-level masterplan sets the framework for the layout and characteristics of the garden village are to be translated. The Framework Masterplan Document is set out in Appendix B.
4. Members were also informed that work had begun on the more detailed elements of masterplanning through the creation of design coding/guidance. The intention is for this design guidance to be adopted as a Supplementary Planning Document (SPD) and hold material weight when determining planning applications, alongside the Framework Masterplan Document.
5. Preparation of the design guidance SPD has been taking place over the past year despite the COVID-19 pandemic. The starting point for the SPD is to take the mandatory principles set out in the Masterplan Framework Document and

delve into further detail. The diagram in Figure 1 below helps to explain the policy context for Dunton Hills Garden Village.

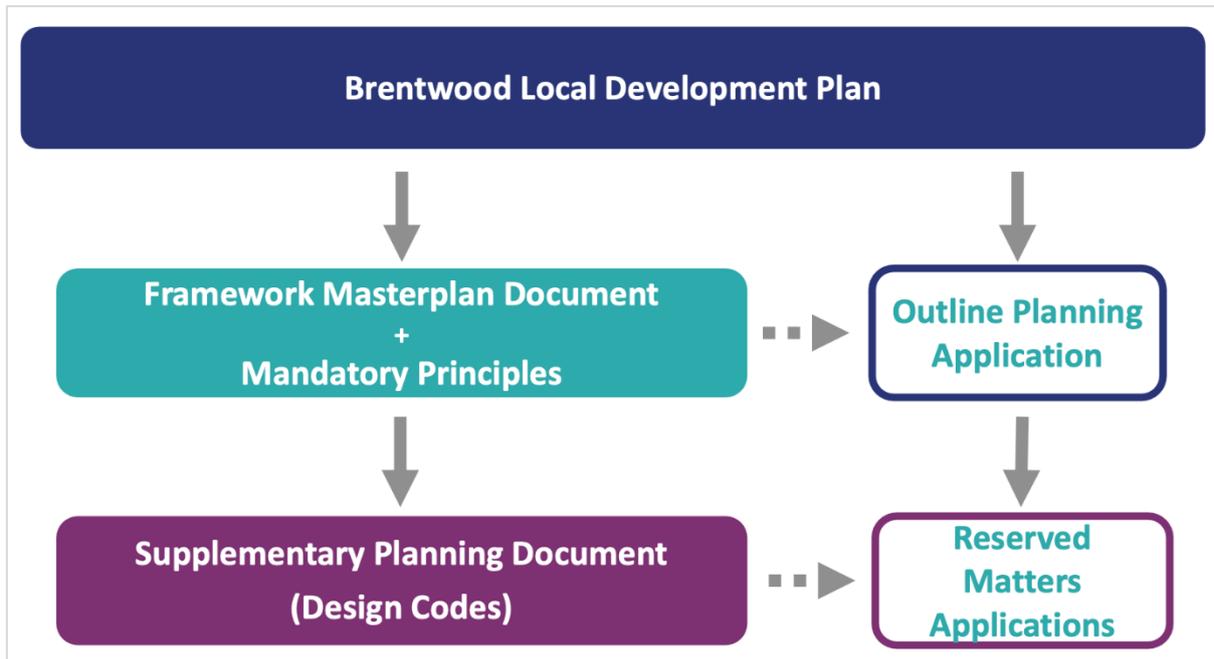


Figure 1: Dunton Hills Garden Village policy context

6. The governance framework for the Dunton Hills Garden Village project has continued to ensure that regular steering group meetings and project board meetings have been held. On 17 February 2021, the project delivery board (represented by lead members from Brentwood Borough Council and Essex County Council; CEG as master-developer and majority land promoter; West Horndon Parish Council; and Homes England), reviewed the draft SPD and process for adoption. The board endorsed that the document be brought to committee for approval to consult. The draft SPD proposed for consultation is set out in Appendix A.

Issue, Options and Analysis of Options

Co-design

7. As above, a starting point for preparing the design guidance SPD has been community engagement. Between May and August 2020, the council undertook an extensive engagement programme to ensure the preparation of the SPD was genuinely co-designed with the community and other stakeholders. This approach is consistent with the Local Development Plan and in accordance with garden community principles. The co-design process was undertaken in collaboration with a range of stakeholders and via different activities, as set out in Figure 2 below.

- Specific activities undertaken throughout the co-design process, the findings, and how this has translated into the draft SPD is set out in the Co-Design Consultation Report (Appendix C).

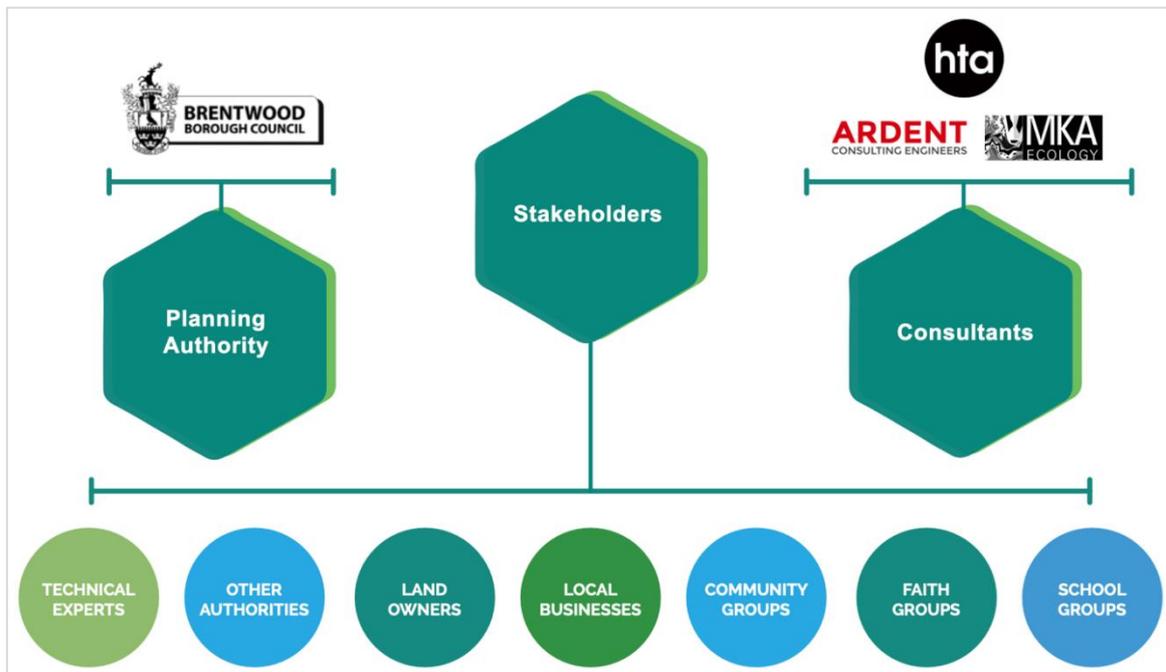


Figure 2: Consultees throughout the co-design process

SPD purpose and process

- The draft SPD sets out the detailed design features of Dunton Hills Garden Village. It identifies the character of how the garden village should look and feel, as informed by co-design findings and mandatory principles set by the Framework Masterplan Document. Once adopted, the SPD would be a material consideration for all future planning applications on the site.
- Figure 3 below, sets out the process that was undertaken to inform the draft SPD and next steps involved to consult and later adopt the document. Now that the co-design process has been completed and the draft SPD prepared, the next steps will be to formally consult, consider responses and adopt the SPD later in the year.

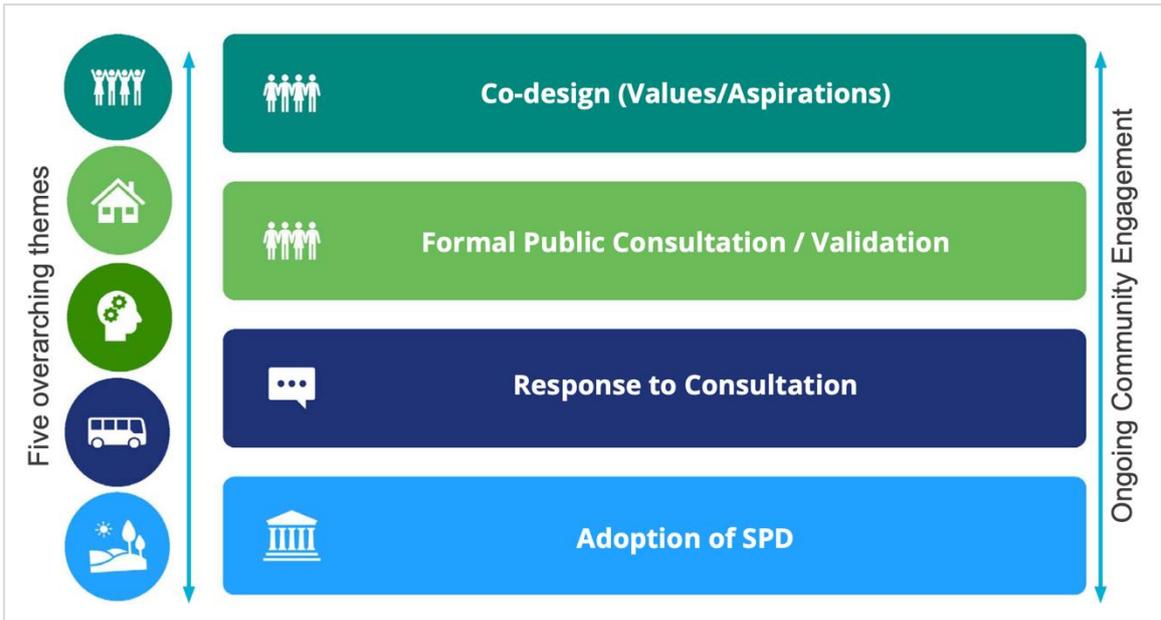


Figure 3: SPD process

11. The SPD is proposed to be in place to provide further detail to the policy requirements of the Local Development Plan. The document encourages the highest quality design to deliver a desirable and self-sustaining village which is landscape-led, sustainable and fosters a unique sense of place and community. The structure of the document is set out in Figure 4 below.



Figure 4: Structure of the design guidance SPD

12. This document is intended for use by applicants and in the decision-making process. It should help residents, developers, architects, builders and agents to understand how development proposals should be shaped. It will also inform the Council's pre-application service to ensure planning applications are sufficient at the point of submission.

Next Steps

13. The next step is to formally consult on the draft SPD after local elections on 6 May 2021. A summary report of the consultation process and comments received will then be prepared, this will inform any amendments to the SPD. The report and final SPD would need to be brought back to members for approval to adopt the guidance. The timeframes for this will need to be informed by the ongoing Local Plan examination process. It is anticipated that the final SPD could be adopted towards the end of 2021.

Reasons for Recommendation

14. The Council's Local Development Plan proposes policies for the delivery of a new community at Dunton Hills Garden Village that require growth to be brought forward through a masterplanned approach. This reflects the size and complexity of bringing forward a new garden village, which will be the borough's largest development project in living memory. Detailed design guidance is essential to interpret the higher-level requirements of policy and principles set out in the Framework Masterplan Document.
15. For this guidance to have material weight in the decision-making process it is proposed that it be adopted as a Supplementary Planning Document (SPD). To be adopted as an SPD there are requirements for public consultation set by national regulations.

Consultation

16. The recommendation is for the design guidance to be subject to public consultation. Subject to approval, this will begin following the local elections to be held on 6 May 2021. The consultation period will be for a minimum of six-weeks in line with SPD requirements set by legislation. The consultation will comprise various activities, like those carried out during the co-design consultation in 2020, likely to include:
 - a) Community forum event;
 - b) Live online workshop;

- c) Online interactive survey;
- d) Virtual youth activities and surveys;
- e) Technical meetings;
- f) Information videos;
- g) Opportunities to reach out through our telephone and email; and
- h) Formal submission.

17. An overview of engagement activities (undertaken and planned) is set out in the SPD Communications Plan (Appendix D).

References to Corporate Plan

18. Delivery of Dunton Hills Garden Village is a priority identified in the Council's Corporate Strategy 2020-2025, specifically key priorities to grow our economy and develop our communities.

Implications

Financial Implications

Name/Title: Jacqueline Van Mellaerts, Corporate Director of Finance and Resources (Section 151 Officer)

Tel/Email: 01277 312500/jacqueline.vanmellaerts@brentwood.gov.uk

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. As part of the recently announced Government budget 2021, further funding has been confirmed to provide an additional £130,000 grant for the project in 2021/22. This takes the total received since designation of the garden village in January 2017 to approximately £880,000. Additional funds to progress the project have been accounted for within the planning policy service budget of the medium-term financial strategy.

Legal Implications

Name & Title: Amanda Julian, Corporate Director of Law and Governance (Monitoring Officer)

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

20. 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, Corporate Director of Planning and Economy

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

21. 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 and supporting guidance is in place to help enable economic growth and achieve the aims of the Council's Corporate Strategy.

Equality and Diversity Implications

Name/Title: Kim Anderson, Partnerships, Leisure & Funding Manager

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22. Achieving high quality design includes consideration of social wellbeing and how people will use places within Dunton Hills Garden Village. This has been considered as part of preparation of design guidance and should continue to be a focus for the project.

Health & Wellbeing Implications

Name/Title: Jo Cory, Corporate Health & Wellbeing Officer

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23. Ensuring that the health and wellbeing of those who live and work in Dunton Hills Garden Village is a central consideration of the design of buildings and spaces. The Communities, Leisure and Health Team has been involved in shaping the design guidance through the co-design process. This will continue, including facilitation of the project Community Forum and youth & schools programme.

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

None

Background Papers

- Item 430, Policy, Resources and Economic Development Committee, Local Development Plan and Dunton Hills Garden Village Update, 18 March 2020

Appendices to this report

- Appendix A: Draft Dunton Hills Garden Village Design Guidance Supplementary Planning Document (SPD) (March 2021)
- Appendix B: Dunton Hills Garden Village Framework Masterplan Document (FMD) (February 2020)
- Appendix C: Dunton Hills Garden Village Co-Design Consultation Report (January 2021)
- Appendix D: Dunton Hills Garden Village SPD Communications Plan (working document)