

Appendix A: Planning Application (Ref. 21/01525/OUT)

Introduction

- 1 The current planning application is an outline planning application with all matters reserved apart from Access.
- 2 Its (full) development description is as follows:

“The erection of mixed-use garden community comprising:

- *up-to 3,700 dwellings (Class C3) including affordable housing;*
- *3 no. up to 80-bedroom care homes (Class C2);*
- *5 gypsy and travellers pitches;*
- *Secondary/all through school with Community Sports Hub comprising indoor and*
- *floodlit outdoor sports facilities (4 pitches including up-to 2 with all weather surfaces)*
- *and a MUGA (Class F) on a 7.9 hectare site;*
- *up-to 3 primary schools with early years provision (Class F) each on a 2.4 hectare site;*
- *an Employment Hub with up-to 24,000sq m (GIA) Class E(g)(iii) and 8,600sq m*
- *(GIA) Class B8 plus a children’s nursery/creche of 400sq m (Class E);*
- *Village Centre with market square/pubic realm including community building (Class*
- *F), mobility hub, up-to 10,400sq m of Class E (including retail, office, healthcare, place*
- *of worship, gymnasium, and children’s nursery/creche uses) uses together with public*
- *house, betting shops and hot food take away units;*
- *2 no. Neighbourhood Hubs with public space each with retail, office and children’s*
- *nursery/creche uses (Class E – 950 and 1,000sq m) together with hot food take away*
- *units;*
- *cricket ground with pavilion;*
- *football hub with changing/social facilities and 2 floodlit pitches;*
- *Two all modes accesses from Tilbury Road;*
- *Modified junction with Station road/Tilbury Road to create a sustainable corridor*
- *connection;*
- *Pedestrian/cycle connection to the A127;*

- *Residential and non-residential vehicle and cycle parking with electric charging facilities;*
 - *Green and Blue Infrastructure including sustainable urban drainage, play areas (MUGAs, LEAPs and LAPs), mobility routes (e.g. footways, cycleways and trim trail), community growing space, orchard, viewing platform, Village Green, biodiversity enhancement and landscaping;*
 - *Noise barrier;*
 - *Primary and secondary electricity sub stations together with foul and surface water pumping stations; and*
 - *Demolition of existing clubhouse with associated parking area, driving range and wind turbine and diversion of overhead powerlines.”*
- 3 By way of a general introductory overview to help navigate the planning application, the applicants have supplied a useful short “Planning Application Summary Document”, which is provided in Appendix B for your ease of reference.
- 4 As a starting point for more detailed and technical information, members are directed to the submitted Planning Statement, which sign-posts readers to key information in relation to relevant planning considerations for the application.
- 5 The statutory documents for the application i.e. application form, certificates and site location and existing/proposed site plans have been provided. Full lists of submitted plans and drawings, and other documents are provided at Appendix C.
- 6 Please note that the submitted Environmental Statement covers a wide range of environmental topics that are presented in discreet chapters. Some of the usual environmental documents such as for instance a Flood Risk Assessment report have been provided as appendices to the Environmental Statement.
- 7 There has already been a secondary submission to address a formal request for further information regarding the EIA (and to provide information regarding a number of matters raised in consultation responses). This is also described in Appendix C.

Specific Information

- 8 Members will be familiar with the form of outline planning applications. However, the current application is unusual in a number of ways, so the following provides information regarding the specific content of the application that is more complex than usual.
- 9 First, the application scheme is formally considered to be an Environmental Impact Assessment (EIA) development. This places specific requirements on the development management process, such as the potential screening and

scoping before the planning application, additional consultation requirements and assessment methodology. The proposal scheme has already been “Scoped” at pre-application stage. This happened twice due to a material change to the proposed application scheme. The case references are: 18/01173/EIASO and 19/01200/EIASO (decided under delegated authority). In order for the assessment to be informed appropriately, the application scheme has been described in more detail compared to a basic outline application. In particular, the physical extent of the proposed development has been limited by a set of parameters that are shown on the submitted plans (e.g. site levels, land uses, developable areas and building footprints and heights), with maximum quantum clarified in the development description. The development programme over time is also shown on a submitted “Phasing Plan”. The reason for this additional definition of the scheme has been to enable an appropriately precise EIA assessment. There would be a distinction between scheme details that would be “for approval” and that would be “illustrative”. The eventual officer recommendations report to the Planning and Licensing Committee will point out these distinctions but in general, the parameter plans would be “for approval”. The EIA has been reported in an extensive Environmental Statement document alongside its Non-Technical Summary, which were both submitted with the application.

- 10 The application site comprises 88% of the DHGV allocation’s site area, which the Local Plan requires to be delivered as a new community that has been planned in a holistic way. The DHGV Framework Masterplan Document provides a framework for development covering the entire allocation site, which has been developed over an extended period, involving key stakeholders and public consultation, and which was moderated through a process of independent Design Review.
- 11 The emerging Local Plan Policy R01, which relates to the DHGV allocation site, specifies that *“all development proposals in relation to the site shall be in accordance with an approved masterplan”*. The application therefore includes a document entitled “The Dunton Hills Framework Masterplan Document (FMD)”. Much of the design-related information within the FMD is transposed into the submitted Parameter Plans, Phasing Plan, Design and Access Statement document and Illustrative Masterplan, which are specific to the application site.
- 12 The promoters for DHGV’s landholdings outside of the current application site have been involved and they have signed up to a Memorandum of Understanding to generally agree to cooperate with the planning of the garden village. They are of course cognisant of the current application as they would be affected by any implications for their respective land holdings in case the current application scheme were to move forward in its submitted form. For instance, there would be quantum and types of development that will be balanced between the sub-sites as well as inter-connectivity at access points between the sub-sites. There would also be related planning obligations for the delivery and maintenance of various infrastructure across the allocation site, including a range of housing and community facilities/services. Brentwood Officers are being supported by legal experts to devise a robust

set of planning obligations that can be secured via a section 106 legal agreement and when the application comes before members for a decision, it is intended that progress will already have been made with the drafting of obligations beyond general headlines (i.e. such as those provided in the submitted "Draft Planning Obligation Heads of Terms" document).

Application Update

- 13 Whilst this update report provides a basic overview of the context, background and contents of the current planning application, it does not aim to provide a running commentary on the ongoing assessment of the application by officers. Officers are still in the process of building a full understanding of the submitted detailed information to inform a balanced assessment of the merits of the application scheme, which will be presented once complete. As part of this, officers are working with relevant consultees with related remits, to resolve any residual matters as required. It is anticipated that this will involve the submission of further information by the applicants over the coming months.
- 14 On the basis that the applicant has secured a PPA with the Council that would prepare pro-actively for the scenario that the application may be recommended for approval (if robustly justifiable), it is also specifically intended through the ongoing work of officers, that ahead of members' formal consideration of the application, further progress will have been made with the definition of planning obligations beyond a list of Heads of Terms, and officers are being assisted on this important task by dedicated legal support.
- 15 Officers advise that it is intended that the application will be presented to the Council's Planning and Licensing Committee for decision later on this year, with exact timing dependent on progress being made on residual matters.