



**Planning Application
Summary Document**

August 2021

Prepared by: CEG



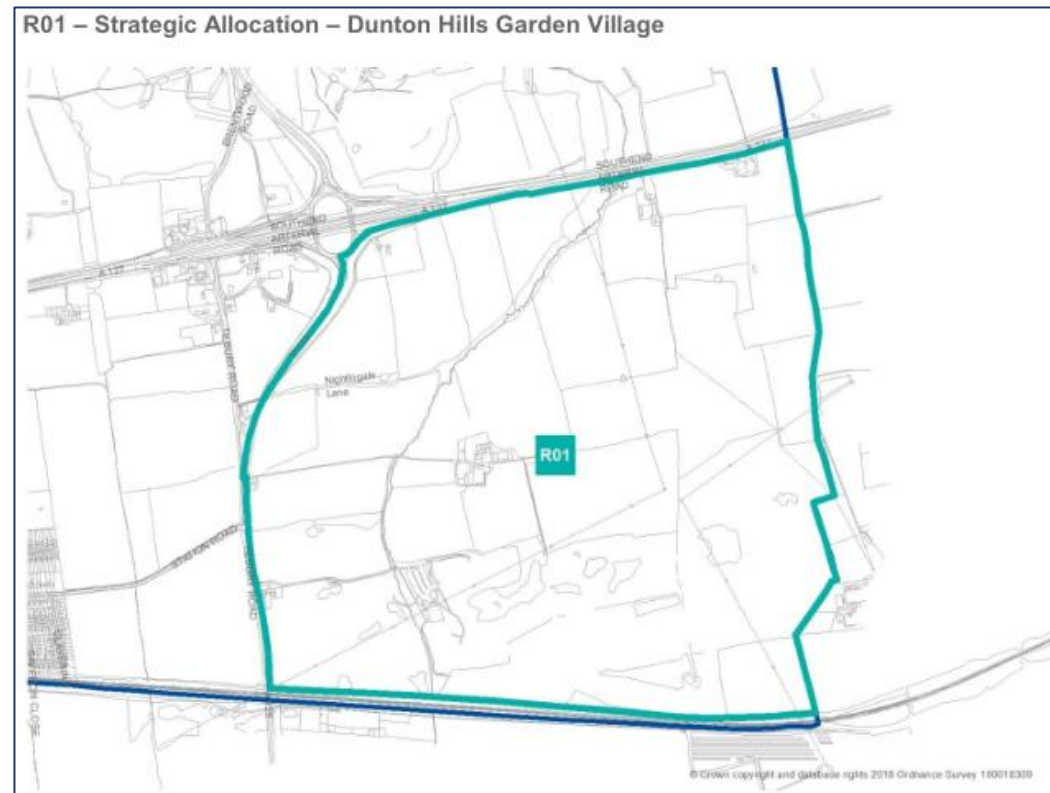
Dunton Hills: Planning Application Summary

CEG, together with the owners of Dunton Hills Farm and Dunton Hills Family Golf Centre, have submitted to Brentwood Borough Council an outline planning application, covering 225.75 hectares, which seeks to bring forward for development the majority of the Dunton Hills Garden Village (DHGV) proposal, as contained in the emerging Brentwood Local Plan. As part of the emerging Local Plan the land is proposed to be removed from the Green Belt. The emerging Local Plan is at advanced stage, with the Examination hearings concluding in July 2021.

DHGV is one of the Government's original 14 proposed Garden Villages which were identified in 2017. The CEG planning application, known as Dunton Hills and which extends to about 85% of the allocation, seeks to deliver this Garden Village in accordance with the Government's aspirations and to help to meet the housing and employment needs of Brentwood Borough over the next 20 years.

The proposals in the emerging Local Plan are for DHGV to be a holistically planned, locally designed and self-sustaining 21st Century Garden Village, aligned with the principles and qualities for Garden Communities as expressed by the Town and Country Planning Association and the Government. DHGV has been planned to deliver a comprehensive mix of uses including around 4,000 homes together with the necessary community facilities, employment opportunities, sustainable transport provision and extensive areas of green and blue infrastructure.

A Framework Masterplan Document for DHGV site has been prepared which identifies how the Garden Community principles and the Local Plan's aspirations for DHGV can be delivered and establishes a series of mandatory design principles, and other principles, which must be adhered to as part of any planning application. This document formed the starting point for the Borough Council's Dunton Hills Supplementary Planning Document (SPD) which future planning applications will need to adhere to.



Although led by the Borough Council and CEG, the Framework Masterplan Document involved extensive consultation with stakeholders and Design South East. The constraints and opportunities for DHGV, and Dunton Hills, have been informed by a comprehensive suite of technical and environmental assessments and surveys, including a Transport Assessment, a Heritage Impact Assessment and ecological surveys including for protected species. This information is collated and reported in the Environmental Statement and is summarised in the Non-Technical Summary.

FRAMEWORK MASTERPLAN MANDATORY SPATIAL PRINCIPLES

A framework masterplan has been prepared for Dunton Hills Garden Village. This is supported by a series of Mandatory Spatial Design Principles covering layout and spatial organisation and vistas and access and movement. These are illustrated below and set out on the opposite page.

MASTERPLAN LAYOUT PRINCIPLES PLAN



- KEY**
- DHGV Allocation Boundary
 - Routes - flexible landscape connections
 - Routes - mandatory alignment
 - Indicative marker buildings
 - Routes - flexible alignment

MANDATORY SPATIAL PRINCIPLES

Further detail covering the themes outlined here can also be found in chapter 5 of the document alongside other Mandatory Spatial Principles including landscape, heritage, play, density and building heights. The aim of these Mandatory Spatial Principles are to ensure that the vision and objectives for Dunton Hills Garden Village are delivered through further design work and planning applications. Chapters 6-9 of this document also provide further Mandatory Overarching Principles relating to mobility, sustainability, community/stewardship/legacy, and phasing and delivery. These are equally important as the Mandatory Spatial Principles, but do not relate to the masterplan layout.

MANDATORY SPATIAL PRINCIPLES

LAYOUT 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 providing a setting for the historic farmstead as well as a key communal open space for residents in which to interact and relax. The Green will be visible from the Market Square, across the landscape associated with the Eastlands Spring. The existing 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 Fann's community and will have frontage onto the a new school square.
- 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 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 lake front 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 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 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 spaces, accessible for both workers and residents. Buildings will be positioned in an east-west orientation to help establish a further noise barrier against the A127.
- 10 Location of Gypsy and 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

- 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 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 Dunton Hills Garden Village.
- 09 Wellness trail** - a pedestrian and cycling only trail will be provided within the landscape, promoting a healthy lifestyle within Dunton Hills Garden Village. The trail will connect the facilities 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 and 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.

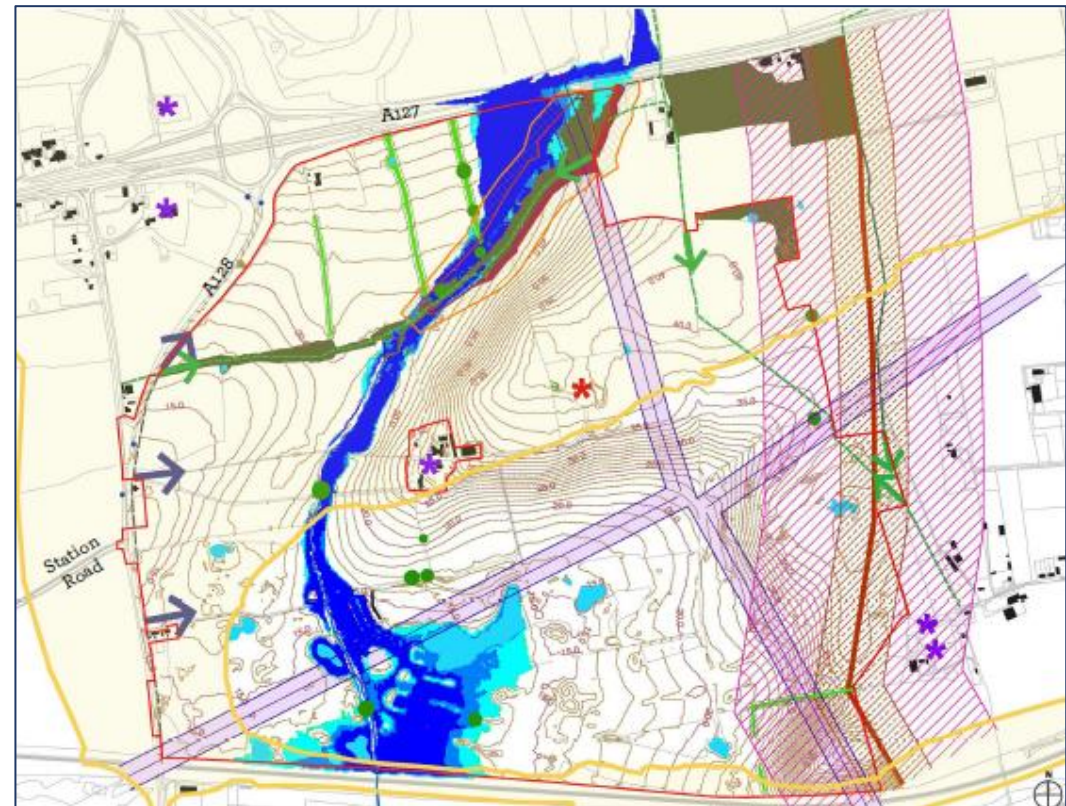
Key physical characteristics influencing the masterplanning process of Dunton Hills have been the site's topography; its landscape context; important trees and hedgerows including the Ancient Woodland along part of Nightingale Lane; wildlife habitats; the floodplain associated with Eastlands Spring; the amenity ponds associated with the Golf Centre; designated and non-heritage assets; traffic noise from the A127 and A128 and the relationship of built development to neighbouring properties.

The masterplanning has also sought to deliver a scheme of high design quality and a sustainable form of development which is, as far as is possible, self-sustaining and can make its own contribution to meeting the challenges of the climate change emergency declared in Essex.

As an example, the homes proposed by CEG will meet the anticipate requirement of the Future Homes Standards, expected to be introduced in 2025, which will require a higher construction specification for energy conservation and the omission of methane gas boilers. For further information please see the Energy Statement.

Within DHGV there are three neighbourhoods planned around a largely walkable neighbourhood (aim is for all facilities to be within a 20-minute walk) each with their own hubs, whether the Village Centre or a smaller Neighbourhood Hub containing shops, services, schools and Mobility Hubs. These Mobility Hubs are places where residents can access sustainable transport such as bikes, buses, Demand Responsive Travel and access shared electric vehicles reducing the need to own a car. Thus, sustainability has been at the heart of the scheme since the outset (for further information please see the Sustainability Statement).

The Design and Access Statement (DAS) which has been submitted as part of the planning application specifically sets out how the scheme has evolved. Although DHGV has been masterplanned and designed holistically, each of the neighbourhoods will have their own distinctive character and identity influenced by their landscape context.



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|--------------------------|--|-----------------------------------|
| Application Boundary | High Pressure Gas Main (no building easement 5m) | Important hedgerow to be retained |
| DHGV Allocation Boundary | HSE Inner Zone (78m) | Ancient/Semi Natural Woodland |
| Waterbody | HSE Outer Zone (255m) | Ancient woodland 15m Buffer |
| 1 in 1,000 year flood | > 55 db Noise Contour | Ancient woodland 50m Buffer |
| Flood Zone 2 | Trig point | Contours |
| Flood Zone 3 | Listed building | |
| PROW | Existing built form | |
| Pedestrian Access Point | Existing trees to be retained (Cat A/B) | |
| Vehicular Access Point | Overhead 132 kW Powerline/easement (30m) | |
| Bus Stop | 500 kW Wind Turbine | |

Dunton Fanns occupies an area of flatter land between the A128 Tilbury Road and Eastland Springs and will have a more formal and structure appearance, especially around the Village Centre and along the key access routes. The character of Dunton Waters takes its inspiration from the amenity ponds, which are part of the current golf course, and the opportunity the landform presents to create new water features such as ponds and water gardens. The Dunton Woods neighbourhood is above the ridgeline and includes areas of woodland, hedgerows and other trees which together provide the backdrop and setting for this area.

CEG’s planning application for Dunton Hills is, in summary, for up to 3,700 dwellings; three up-to 80-bedroom care homes; five gypsy and traveller pitches; a Village Centre; two neighbourhood hubs; an employment hub; three co-located primary schools; a secondary school (or co-located with a primary school) with a Community Sports Hub; up to four children’s nurseries/creches; a football hub; a cricket pitch; and green and blue infrastructure. As part of the proposals the existing overhead electricity lines will be diverted and placed underground and the wind turbine will be removed when it reaches the end of its useful life.

The main vehicular access to the site are from the A128 Tilbury Road via two separate roundabout junctions. The third access, associated with a reconfigured Station Road junction, is solely for sustainable travel choices. A pedestrian/cycle link is provided to the A127 and, subject to the approval of Basildon Borough Council, a link is proposed to Church Lane to the east of the site.

The submission of the application for Dunton Hills has followed an extensive period of consultation over a number of years with a variety of stakeholders and local residents. This includes engagement with the local community at West Horndon, the occupiers of neighbouring properties, a design review of the Framework Masterplan Document by an independent panel, consideration by independent Inspectors at the Local Plan Examination and comprehensive pre-application discussions with the Borough Council and Essex County Council and is summarised in the Statement of Community Involvement.

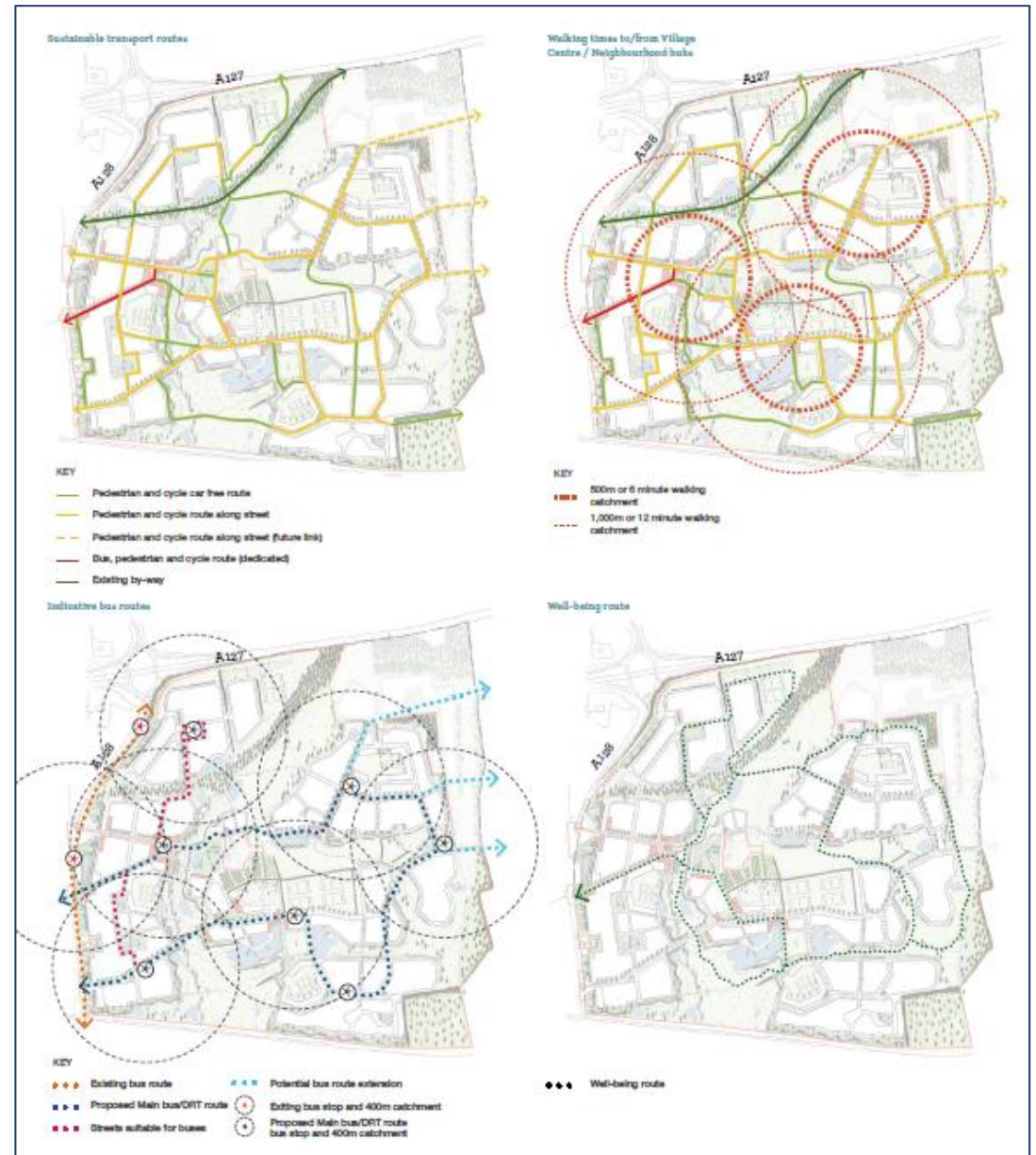


An important part of a Garden Village is to ensure that those who live and work in the village are actively involved in its future management. As explained in the Community Management Statement, a Community Management Trust will be established at Dunton Hills to undertake this role, with each resident automatically being a member of the Trust. The Trust will be responsible for the day-to-day management of Dunton Hills, including the range of community assets, running events and having an important say in any future planning proposals.

The approach to transport planning for Dunton Hills in the Transport Assessment has moved, in line with the direction of travel from Government, from a predict and provide to vision and validate model. In summary, as a starting point it makes the car the least attractive option. It is and assuming not everyone will travel by car and providing more highway infrastructure is not the answer. Instead, the approach is to create a choice of transport options with public transport and walking and cycling prioritised.

In addition to providing much-needed affordable housing, the development will also provide opportunities for self-build, three care homes, an employment hub, new schools, shops, healthcare, community buildings and sporting facilities. In short, Dunton Hills will deliver all the facilities and services required to generally support the day-to-day needs of future residents.

CEG are not naïve and recognises that some people may still choose and need to travel off site. The Mobility Plan (which is provided as part of the application) recognises and provides the opportunity to make these trips by means other than in a private car. To facilitate the use of non-car modes and of wider benefit to the area, there will be an improved pedestrian/cycle link along Station Road to West Horndon, which will extend into the Village Centre. There will be improved bus or Demand Responsive Travel options with information available on mobile devices or at the Mobility Hub/bus stops, together with upgrades to West Horndon Railway Station associated with the increased demand from future residents using the C2C rail services to London and Southend.



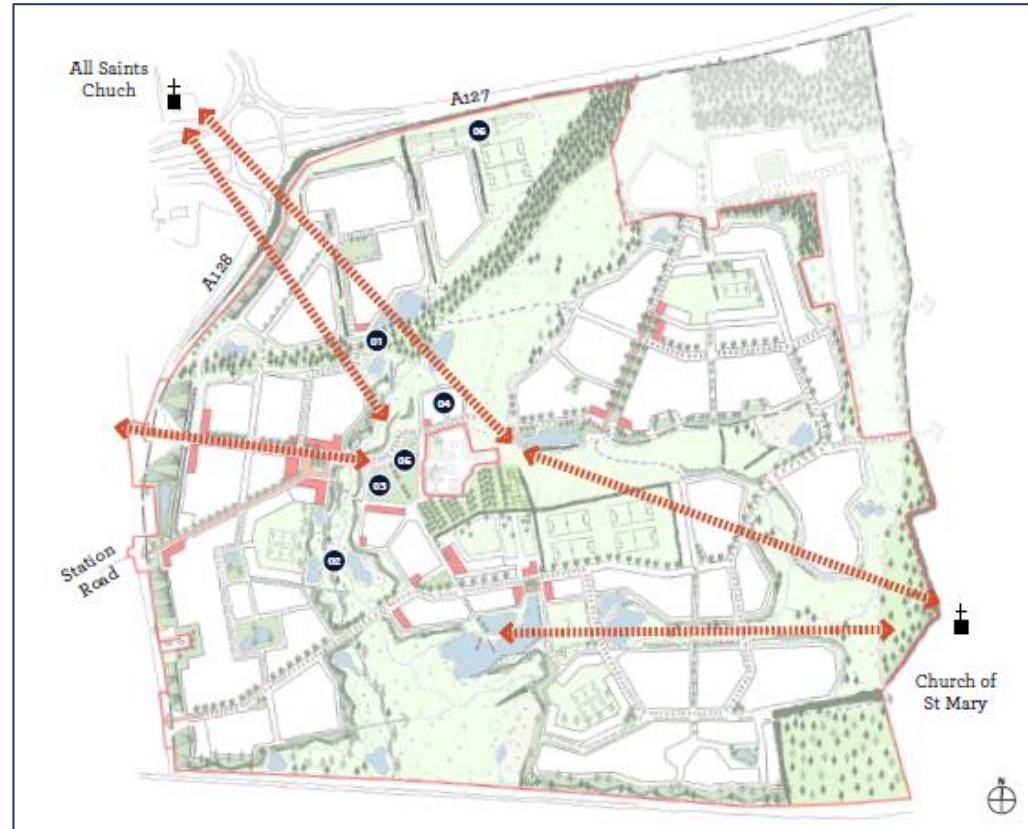
A Community Concierge will be appointed to operate various initiatives to ensure that the ambitious targets for modal shift are met. This includes hiring and repairing cycles of various types, car sharing and pooling schemes, individual travel planning for residents and assisting others with the preparation of specific Travel Plans for employment, commercial and schools. The objective of the Mobility Strategy is to exceed the Town and Country Planning Association’s target for the number of trips undertaken by modes other than the private car.

Almost 50% of the Dunton Hills application site comprises publicly accessible areas of green and blue infrastructure. The total is more than 50% when gardens and communal greenspaces spaces are taken into account (i.e. as per the Town and Country Planning Association’s definition).

The green infrastructure throughout the site provides for the retention of important trees, hedgerows and habitats for protected species; the creation of new habitats with a 20% biodiversity net gain target achieved (which is 10% in excess of the Government’s anticipate target) ; extensive areas for recreation and children’s play; a wellness trail and other safe pedestrian/cycle routes.

The greenspace includes a Village Green in front of Dunton Hills Farmstead to provide an open setting to this Grade II Listed Building and allow views through the Village Centre from the A128 Tilbury Road along a main access route. From the Farmstead, and elsewhere within Dunton Hills, there will be viewing corridors to enable the appreciation of the contribution made by the Listed Buildings of All Saint’s Church and the former St Mary’s Church to the wider landscape. A viewing platform will be located on the ridgeline to enable the extensive views towards the North Downs and the skyline of the City of London to be appreciated. Other elements of the green infrastructure include community growing space and an orchard.

The provision of greenspace, including extensive sporting facilities, play areas, healthcare facilities, promotion of walking and cycling and high quality homes at Dunton Hills is designed to create a healthy neighbourhood where the health and well-being of its residents is prioritised.





The blue infrastructure includes the retained amenity ponds and new water features associated with the sustainable drainage system for the managing of surface water to avoid any increase in the risk of flooding, whether on the Dunton Hills site or downstream. Other than bridges across Eastlands Spring, no built development is proposed in the floodplain.

In addition Dunton Hills will deliver new schools and nurseries, new on-site sports facilities and improvement to off-site facilities, a multi-use community building which can include library space and accommodation for emergency services, healthcare improvements (both on and off-site) and financial support for the identified mobility initiatives. All these community facilities and financial contributions will yield benefits to the existing community and can be secured by a Planning Agreement or conditions.

The Delivery Statement indicates the indicative approach to the phasing of the Dunton Hills and seeks to identify how many new homes will be provided each year and what infrastructure and facilities will be provided at each stage.

A Services Statement confirms that water, electricity, foul water and telecommunications can be provided to serve the needs of Dunton Hills. The Planning Obligations Heads of Terms Statement identifies the basis for the triggers to ensure that the necessary infrastructure and community facilities are provided, as well as providing details about the securing of any financial contributions for off-site works. The timing of the provision will be influenced by viability considerations and a costed Viability Report has been provided by CEG for consideration by the Borough Council's independent consultant. The Planning Obligations will be discussed and agreed with the Borough Council.

Once development starts, Dunton Hills will take approximately 17-years to construct and during this period there will be some 900 full time equivalent job opportunities per year created both on and off-site. As identified in the Employment Strategy, there will be opportunities for apprentices and training local people in specialist construction skills. Some 1,150 job full time equivalent opportunities will be created as part of the Dunton Hills when it is complete together with creating/supporting around 760 jobs within the local

area. Overall, about £71.13 million of additional expenditure on goods and services within the local economy can be expected from the residents of Dunton Hills in 2041 when the development is completed.

Conclusion

In conclusion, Dunton Hills will be a 21st Century Garden Village where the vision and principles identified by the Town and Country Planning Association will be brought to life. The scheme has been locally designed in conjunction with stakeholders, community and the Borough Council. CEG and the landowners are very proud of this application and look forward to continuing to work the community and Borough Council to realise the vision.



