

Committee(s): Policy, Resources and Economic Development Committee	Date: 8 February 2023
Subject: Dunton Hills Garden Village Supplementary Planning Document (SPD)	Wards Affected: Herongate, Ingrave & West Horndon
Report of: Phil Drane, Director of Place	Public
Report Author/s: Name: Justin Booij, Dunton Hills Garden Village Project Lead Telephone: 01277 312500 E-mail: justin.booij@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 to deliver the new community and an essential part of the council's recently adopted local plan.

The strategy for growth set out in the local plan includes site specific policies to deliver Dunton Hills in line with garden community principles, among other things. Ensuring that an entirely new garden village community can be delivered in line with relevant policies requires accompanying masterplanning and design guidance. A Supplementary Planning Document (SPD) has been prepared to provide additional guidance help shape how the garden village should be delivered.

Work started on the creation of design coding/guidance during 2020 following completion of the Dunton Hills Garden Village Framework Masterplan Document (FMD), which provides mandatory spatial design principles for the site. More detailed design guidance in the form of a draft SPD was approved for public consultation by the Policy, Resources and Economic Development (PRED) Committee on 17 March 2021 alongside the FMD. Eventual adoption of an SPD will hold material weight when determining planning applications for the garden village.

Following consultation several amendments to the SPD have been made. This report provides members with the final proposed version of the SPD for approval / adoption (Appendix A). In addition, to inform the recommendation a record of the consultation process (Appendix B) and SPD amendments (Appendix C) are provided. The latter two documents would be included with the publication of the SPD as part of an "adoption statement".

Recommendation

Members are asked to:

R1. Adopt the Dunton Hills Garden Village Supplementary Planning Document (Appendix A).

Main Report

Introduction and Background

Delivering a new garden village

1. Dunton Hills Garden Village will be a new settlement in the south of the Borough. The garden village will be made up of three new neighbourhoods, contributing to housing and employment needs, whilst providing supporting infrastructure and facilities, consistent with the borough's village character.
2. Dunton Hills Garden Village was one of the first Government-backed new garden communities in 2017. Since then, a dedicated project team has been preparing for the delivery of the garden village in partnership with key stakeholders, including CEG as the main land promoter.
3. A key milestone was met in March 2022 when the council adopted its new local plan, which included allocation of Dunton Hills Garden Village, removing the site from the Green Belt. The plan includes site specific policies to ensure the delivery of the Dunton Hills in line with garden community objectives and site-specific requirements. The allocation is for up to 4,000 homes as part of a self-sustaining community led by its residents, with new schools, job opportunities, health and community facilities and new public spaces. Alongside the allocation, a first (outline) planning application (Ref. 21/01525/OUT) to deliver the majority of the garden village has been submitted. This is consistent with the project delivery team objective to achieve an allocation (plan-making process) and approve an application (decision-making process).
4. To inform this, an early output for the project was to produce a masterplan, which evolved through an in-depth process of consultation with stakeholders and the wider public into a formal Framework Masterplan Document (FMD) including mandatory principles. The FMD formed part of the same public

consultation exercise that also involved the draft Dunton Hills Garden Village Supplementary Planning Document.

Supplementary Planning Document (SPD)

5. In addition to the overarching policies within the council's local plan and the high-level masterplan (FMD), a need was identified to specify more detailed design guidance. In order for the design guidance to hold material weight in the determination of future planning applications on site, it was decided that a Supplementary Planning Document (SPD) would be the most suitable format.
6. According to national planning practice guidance (Paragraph 008, Reference ID 61-008-20190315), "...SPDs should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development."
7. The Dunton Hills Garden Village SPD carries forward the FMD mandatory principles for the development of the site, and the SPD's illustrative materials provide a generally consistent iteration of the masterplan as presented in the FMD. Both the FMD and SPD build upon the now adopted policies of the council's local plan.
8. The council's Policy, Resources and Economic Development (PRED) Committee approved the draft SPD be published for public consultation (Item 747, 17 March 2021).

Co-design and consultation

9. Preparation of the SPD was informed by a wide-ranging 'co-design' engagement process, involving stakeholders and the local community in forming ideas about how the garden village should look and feel. This helped shape the draft SPD that was presented to PRED Committee before it was published for public consultation.
10. Consultation on the draft SPD ran from 17 May to 1 July in 2021.
11. Following SPD consultation, comments were fully considered and work to amend the document started with specialist placemaking consultant for the project HTA Design. Over a period of time, the document evolved to take

account of issues raised and other factors such as the adoption of the council's local plan in March 2022.

12. The project team maintained an 'action log' that provides a record of the main issues raised and how these have been addressed in the revised SPD (Appendix C). This shows a continuation of the co-design principles of enabling key stakeholders to help shape the design of the garden village.
13. The main outcomes of public consultation include:
 - a) A total of 32 members of the public responded at consultation events and provided responses to surveys, and 12 consultation responses were received from various public/statutory bodies, landowners and business stakeholders;
 - b) Due to the detailed and technical nature of the consultation responses received from Essex County Council and CEG, officers have held subsequent discussions to further clarify several matters raised;
 - c) A record of how consultation responses have led to updates to the consultation draft version of the SPD has been created to enable formal adoption of the final version of the SPD, and;
 - d) Officers consider that the end result of the public consultation represents an improved version of the consultation draft SPD that better addresses the broad-ranging and specific requirements upon the design of Dunton Hills Garden Village.

Adoption

14. The passage of the emerging SPD has completed formal public consultation in line with the requirements of the of The Town and Country Planning (Local Planning) (England) Regulations 2012.
15. The SPD has gained in planning weight in relation to emerging applications for the garden village and officers consider that the SPD is now fit for adoption. As such, officers recommend that members of the PRED Committee adopt the SPD.
16. Assuming that the recommendation is approved by members, officers would formally publish the SPD including the information appended to this report, and formal notifications.

17. After this process has been completed, the SPD will carry its maximum planning weight in the determination of related (planning) applications by the Council.

Reasons for Recommendation

18. The Council's local plan includes 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 garden village, which will be the borough's largest development project in living memory. Detailed design guidance set out within the Supplementary Planning Document (SPD) is essential to interpret the higher-level requirements of policy and principles set out in the Framework Masterplan Document.
19. The related planning application for delivery of the garden village (Ref. 21/01525/OUT) is currently being determined, due for presentation to the council's Planning Committee for decision once outstanding matters have been resolved. It is important that the design guidance set out within the SPD has material weight in the decision-making process.

Consultation

20. Effective engagement with the wider community has been a key priority for the Dunton Hills Garden Village project, something that has been recognised by the achievement of being shortlisted for the Planning Awards 2021 'community engagement' category. This included six-weeks of formal public consultation on the SPD, as is required for a statutory minimum period of six weeks. The Dunton Hills Garden Village SPD was available for consultation between 17 May and 1 July 2021. An overview of the consultation process, comments received and how these have shaped the final SPD is provided in Appendices B and C.

References to Corporate Plan

21. 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: Tim Willis, Interim Director – Resources (Section 151 Officer)

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22. Costs relating to preparation of the Dunton Hills Garden Village Supplementary Planning Document have been covered by the planning policy service budget of the medium-term financial strategy.

23. The Dunton Hills Garden Village project has been predominately funded by Government through Homes England garden community capacity funding. Total capacity funding for the project since designation of the garden village in January 2017 has been approximately £1 million. The council makes annual bids to Homes England to top up funds, which has contributed to this total amount. The council has also provided funding required beyond the amount awarded by Homes England to progress the project. In addition, some funding has been awarded to Essex County Council for specialist support of garden communities in Essex, including Dunton Hills.

Legal Implications

Name & Title: Andrew Hunkin, Interim Director – People & Governance (Monitoring Officer)

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24. 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. Officers consider that these requirements have been fulfilled.

Economic Implications

Name/Title: Phil Drane, Director – Place

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25. 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. The new garden village community will deliver significant economic growth to the borough and beyond.

26. 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, by having a complete policy framework in place for the determination of related planning applications on site.

Equality and Diversity Implications

Name/Title: Kim Anderson, Corporate Manager (Communities, Leisure & Health)

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27. 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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28. 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 work has been and still is ongoing, 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
- Item 747, Policy, Resources and Economic Development Committee, 'Dunton Hills Garden Village Design Guidance Supplementary Planning Document', 17 March 2021 [including: Draft Dunton Hills Garden Village Design Guidance Supplementary Planning Document (SPD) (March 2021) and Dunton Hills Garden Village Framework Masterplan Document (FMD) (February 2020)]

Appendices

- Appendix A: Dunton Hills Garden Village Supplementary Planning Document (SPD) (January 2023)
- Appendix B: SPD Consultation Summary
- Appendix C: SPD Consultation Action Log
- Appendix D: SPD Adoption Statement