DUNTON HILLS
GARDEN VILLAGE

BRENTWOOD
BOROUGH COUNCIL

DUNTON HILLS GARDEN VILLAGE SUPPLEMENTARY PLANNING DOCUMENT

FOR BRENTWOOD BOROUGH COUNCIL

January 2023

TABLE OF CONTENTS

1. INTRODUCTION

I.1 Background

1.1.1 Dunton Hills will be the location for a new Garden Village community, to help ensure that enough new homes are built for the growing population in the borough of Brentwood.

1.1.2 The site is currently used as farmland and for the Dunton Hills Golf Course. The natural landscape includes historic woodlands, wetlands and ponds. It is also home to Dunton Hills Farmhouse which is Grade II listed.

1.1.3 It is near the A127 and A128, West Horndon Station (with direct links to Central London and Southend), and nearby employment areas, including Brentwood and Basildon. These transport links offer the potential for good public transport connections to support a new community.

1.1.4 The site was identified by the Government in 2017 as one of several new Garden Villages across England. Garden Village status recognises the potential of the new settlement to embed garden city principles in a locally led vision for the site and the opportunity to develop a distinct new place that is high quality, attractive and well designed.

1.1.5 The new village is expected to deliver up to 4,000 homes over the next 20 years. Its size means it will be large enough not only to provide a substantial number of new homes, but also the supporting facilities and infrastructure needed to create a self-sustaining community.

1.1.6 The new Garden Village will be an opportunity to provide much-needed new homes within a sustainable new place which respects its landscape character and heritage, provides sustainable lifestyle choices, and is designed to meet the needs of future residents. It provides an opportunity to set a benchmark for the design quality of new homes, places to work, learn and relax, and the surrounding environment. It should be inspired by the best places that have developed though the borough's history and make the most of its varied settings and landscape.

Figure 1. Image of Nightingale Lane within Dunton Hills

I.2 Planning Policy Background

1.1.7 The National Planning Policy Framework requires Local Planning Authorities to positively plan to identify appropriate land for homes. It promotes well-designed places where people will want to live.

1.1.8 Brentwood Borough Council adopted a new Local Plan on 23 March 2022. The Local Plan sets out the Council's vision for how the borough will develop between 2016 and 2033.

1.1.9 Dunton Hills Garden Village is an allocated site (259.2ha) which will allow a village of sufficient scale to deliver supporting infrastructure and amenities. The Garden Village will be a self-sustaining village. Its proximity to the A127 and A128, West Horndon Station (with direct links to Central London), and to nearby employment areas, mean that sustainable transport options can be delivered to enable the development of a sustainable village. It is connected enough to make it a sustainable location. Yet it is also physically contained and surrounded by countryside to not only align to Brentwood's Borough of Villages character, but also continue to maintain characteristics of Green Belt openness. The site is represented by one major land promoter with a small number of landowners across the site; making it highly deliverable.

1.1.10 Brentwood Local Plan (paragraph 4.17) states that: "Development at Dunton Hills Garden Village will create a new self-sustaining village with provision of new schools alongside retail, job opportunities and health facilities. Policies for the delivery of Dunton Hills Garden Village will set the precedent for new accessible connections to be made with West Horndon railway station nearby, providing a new transport interchange, among other aspirations"

1.1.11 The Local Plan's policy framework for Dunton Hills Garden Village is set out within two main policies:

Policy R01 (i): Dunton Hills Garden Village Strategic Allocation, explains the overarching site requirements and land use parameters; and

Policy R01 (ii): Spatial Design of Dunton Hills Garden Village, explains the physical components needed to deliver a healthy, liveable and sustainable village, and sets out the expectations for the delivery of the scheme, which should embed an ethos of co-design and participation, timely and good governance, and the stewardship arrangements for community assets.

1.1.12 The Town and Country Planning Act (1990) requires local planning authorities to make decisions on planning applications in accordance with the development plan, with regard to any material considerations.

1.1.13 Development at Dunton Hills Garden Village will need to comply with the site allocation in the Local Plan. This SPD is a material consideration which provides guidance as to how that can be achieved and should be read alongside the Dunton Hills Framework Masterplan Document (February 2020).

1.1.14 The Local Plan sets out policies for development across the borough. In some cases, planning policies which apply to existing built-up areas in the borough may not exhaust opportunities to create a new exemplary garden village. The Garden Village will be a unique new place, and a bespoke approach to the application of planning policies is explained in this SPD.

1.1.15 The Development Plan in Brentwood also comprises of the Essex Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP). Development proposals will need to comply with the policies set out in both documents.

Figure 2. Image of the Grade II listed Dunton Hills Farmstead

1.3 The Framework Masterplan Document

1.1.16 This SPD was informed by the Dunton Hills Framework Masterplan Document (February 2020) which was prepared as a collaboration between CEG, Dunton Hills' main land promoter, other landowners, Brentwood Borough Council; and key stakeholders.

1.1.17 The Framework Masterplan Document is a technical vision document that was informed by input from various stakeholders and a thorough design review process. It encapsulates the spatial distribution of development across the site (the "Mandatory Spatial Design Principles"), alongside further design principles (the "Mandatory Overarching Principles"). Together these are described as the "Mandatory Principles" which have been used to guide how the SPD comes forward at a site-wide scale. Further to this, a masterplan shall be submitted to the Council for its approval as part of the initial application for planning permission.

1.1.18 This SPD builds upon the Mandatory Principles, with a particular focus on the development of three smaller neighbourhoods inspired by typical Brentwood villages and the site's varied landscape character.

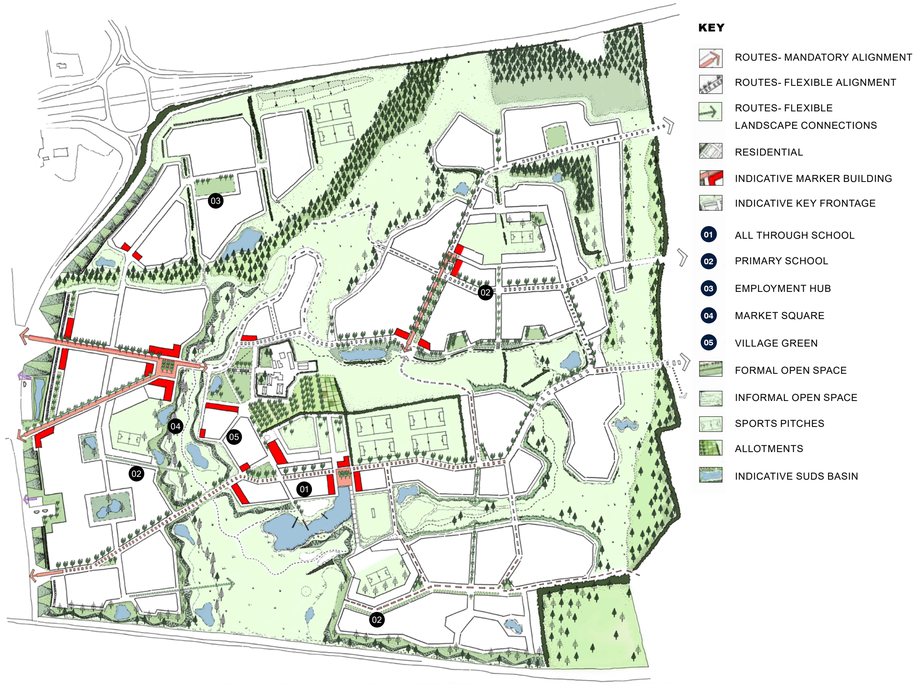


Diagram 1. Illustrative Map of the Framework Masterplan

1.4 Guidance for Garden Villages

1.1.19 The Local Plan requires that Dunton Hills Garden Village adheres to the principles of Garden Communities and that these principles should be "an indivisible and interlocking framework for delivery". It refers to two key publications which highlight the principles and qualities of Garden Communities.

1.1.20 These are:
• Garden Communities Prospectus – Ministry of Homes, Communities and Local Government (2018); and
• The TCPA Garden Villages Guidance – Town and Country Planning Association (2017).

1.1.21 This document will provide guidance as to how that can be achieved through appropriate design.

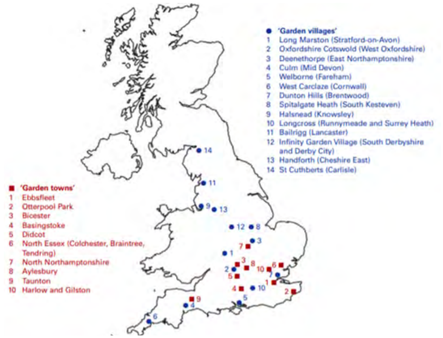


Figure 5. Projects supported as garden towns and villages as of January 2018 - TCPA Guidance to Understanding Garden Villages (2018)

Figure 3. Port Sunlight, a historic garden village founded in 1888 - TCPA Guidance to Understanding Garden Villages (2018)

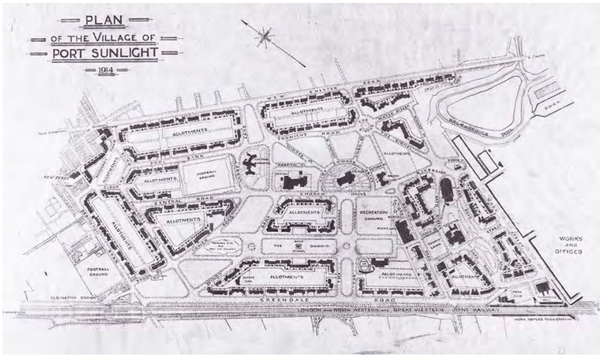


Figure 4. Port Sunlight 1914 Historic Masterplan

1.2 ABOUT THE SPD

S1. About the SPD

What is an SPD?

1.2.1 A Supplementary Planning Document, or SPD, is a document which adds further detail to the policies in the Local Plan. The SPD is a material consideration when making planning decisions, but it does not set in place new policy. It explains how planning policies can be complied with.

1.2.2 Supplementary Planning Documents are used by applicants to help them make successful planning applications (or similar submissions pursuant to a planning permission), and assist Local Planning Authorities to make clear and consistent decisions.

What is the relationship of the SPD to the Local Plan?

1.2.3 As set out in the Local Plan, the SPD forms part of the site-specific planning guidance which will form part of the material considerations for any future planning applications.

1.2.4 This SPD builds upon the policies within the Strategic Housing Allocation at Dunton Hills (R01) set out in the Local Plan. The SPD sets out detailed design principles which are bespoke to the proposed garden village, to explain how the policy requirements in the Local Plan should be translated into a well-designed and successful place.

1.2.5 The Garden Village will come forward over a long period of time, during which planning policies and guidance are likely to be updated. The guidance in this SPD has been designed specifically to be adaptable to future policy changes, and to remain relevant into the future. This SPD therefore should be read alongside the most up-to-date Local Plan (and associated guidance) and interpreted within that context to form part of a strategy which, to some extent, will evolve over time.

1.2.6 This SPD includes a requirement for post-occupancy evaluation, which provides opportunities to learn from earlier phases of the development. The correct interpretation of this guidance should therefore not only be informed by the most up to-date Local Plan and guidance, but also by lessons learnt on the earlier phases of the development.

1.2.7 This approach will ensure that development is not only part of the consistent and coherent strategy within this SPD, but also addresses other policy requirements and best practice which may arise following its adoption, for example in relation to new technological advances or environmental design.

1.2.8 At the time of adoption, this document should be read alongside other up-to-date planning policy guidance, including the Local Plan and its evidence base, and the Framework Masterplan Document.

What is the relationship of the SPD to the Framework Masterplan Document?

1.2.9 The Framework Masterplan Document was led by CEG, the main land promoter, and prepared with input from Brentwood Borough Council and key stakeholders.

1.2.10 This SPD was commissioned and led by the Council, to provide an additional layer of detail to elements of the Framework Masterplan Document. In some cases, it provides additional detail on matters not covered by the Framework Masterplan Document, and in others it explains additional requirements which must be met to achieve policy compliance.

1.2.11 This SPD explains how planning applications following the aspirations of the Framework Masterplan Document can achieve compliance with the Local Plan as a further level of detail to support the assessment framework for Dunton Hills Garden Village.

1.2.12 When making planning decisions, the Local Plan takes precedence, followed by this SPD.

Purpose of this SPD

1.2.13 Dunton Hills Garden Village will be developed by several landowners, architects, house builders and other stakeholders who will need to work together to create a functional, sustainable new village.

1.2.14 Local Plan Policy R01 requires collaboration between public and private sector organisations to pro-actively and collaboratively plan and design the masterplan and design principles for Dunton Hills. It is important to make sure that all of those organisations work together to achieve shared objectives and avoid piecemeal development arising from competing interests.

1.2.15 This SPD is informed by collaborative planning and design, and draws together feedback from the Council, landowners, and stakeholders. It sets out clear shared objectives which all parties should aim to achieve, alongside guidance as to how to achieve them.

1.2.16 The purpose of this SPD is not to repeat the Local Plan Policies. Instead, it sets out broad principles to show how the Garden Village should be designed, translating the policy requirements in the Local Plan into a well-designed and successful place. It also provides detailed guidance which interprets the Local Plan policies in a manner appropriate to the Garden Village.

1.2.17 This SPD encourages the production of the highest quality of design in order to deliver a desirable and self-sustaining village which is landscape-led, sustainable and fosters a unique sense of place and community.

Who produced the SPD?

1.2.18 This SPD was commissioned by Brentwood Borough Council and produced by a team led by HTA Design LLP, alongside Ardent Transport Consultants and MKA Ecology Consultants. A series of technical workshops and community engagement activities formed part of a co-design process, shaping this document.

1.2.19 A shared commitment to delivering a high-quality Garden Village has led to close collaboration between the Council, the SPD Team, the Framework Masterplan Document Team and various stakeholders.

Who should use this SPD?

1.2.20 This document is intended for use by anyone involved in planning applications at Dunton Hills Garden Village.

1.2.21 It should be used by residents, developers, builders and agents including architects and planning consultants in shaping development proposals. It will inform the Council's pre-planning application service and will assist the Council in making decisions on planning applications.

How are planning applications determined?

1.2.22 Once submitted, applications at Dunton Hills will be reviewed alongside the policies of the Brentwood Local Plan and the guidance set out in this SPD. The guidance in this SPD will form a material consideration alongside other forms of guidance brought forward by the Brentwood Borough Council when determining future applications.

S2. How was the SPD produced?

The Process

1.2.23 The SPD was developed through a series of work stages.

Stage 1: Analysis of Baseline Information: Site, Context and Draft Framework Masterplan Document

1.2.24 The design and technical team analysed the Site, the immediate Brentwood context and the Framework Masterplan Document and relevant background material. This work intended to identify constraints and opportunities, and areas where additional guidance would assist developers and decision makers to deliver a high-quality development. The team also reviewed the vision and the Framework Masterplan Document's Mandatory Principles for Dunton Hills.

Stage 2: Co-design Process

1.2.25 This SPD reflects input gathered from a rigorous co-design process set out by the project team in collaboration with Brentwood Borough Council, including Technical Engagement sessions and Community Engagement sessions as per Local Plan Policy RO1 which requires a holistic and comprehensive locally led masterplan and design guidance

1.2.26 During the Technical Engagement, input was collected from landowners, various stakeholders, local authorities, and experts from a variety of fields including other architects and engineers appointed by the landowners. During the Community Engagement, contributions were collected from local residents (both within the site and from nearby villages), and landowners.

1.2.27 The co-design process was centred around the 5 guiding themes (discussed in detail in section V1. Guiding Themes - of this document) which have then led to the development of this SPD. These themes are: A Strong Sense of Place, Landscape, Design, Sustainable Movement, and A Forward Thinking Village.

1.2.28 The co-design process was comprised of a number of activities which targeted different community groups. A number of activities including school site visits, workshops, model building, surveys, drawing and writing exercises were utilised to gather insight from younger persons and to form the vision for the village.

1.2 THE SPD

1.2.29 Surveys (both online and by post), workshops, regular social media updates (including a radio interview), and a dedicated Dunton Hills Garden Village website (https://www.duntonhillsgardenvillage.com/) were used to keep members of the public informed about the progress of the SPD and engaged with its production.

1.2.30 The findings of the consultation were then used to guide the production of this SPD. Feedback ranged across a number of topics such as land uses, heritage assets, landscape assets, housing design, sustainability, mobility connections and community stewardship.

1.2.31 Further details of the co-design process can be found within the Community Consultation Statement, available here:

https://www.duntonhillsgardenvillage.com/storage/app/media/210108-bbc-dgv-a4-consultation-report.pdf

1.2.32 Local Plan Strategic Aim DH03 requires the Garden Village to create a legacy of co-design, and it is expected that planning applications will be informed by further co-design with stakeholders and local residents. This will be particularly important during the later phases of development when the first residents will already be living at the village.

Stage 3: The Preparation of a Draft SPD

1.2.33 The preparation of the Draft SPD took into consideration the findings of the baseline analysis stage and of the co-design process. Design guidance relating to the spatial distribution of development across the site, including items such as density and heights were tested and used to develop additional detail guiding layout. The feedback from the co-design was also used to develop more detailed standards and guidance which apply across the whole site.

1.2.34 Finally, additional design detail was produced relating to the character sought within each of the three neighbourhoods of the Garden Village.

Stage 4: Statutory Public Exhibition

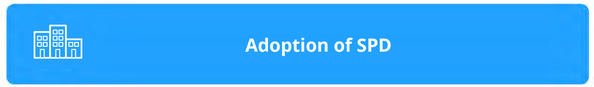
1.2.35 This document was subject to statutory public consultation. This provided the opportunity for the community and various stakeholders to see how their previous input was reflected in the SPD, and also to provide additional feedback to the project team which was used to inform changes to the final version of the document.

Stage 5: Post-Public Consultation

1.2.36 Following the public consultation, this SPD has been amended to reflect the comments received from the local community and the various stakeholders. During this stage, a number of discussions about various design requirements were held with stakeholders in the context of Dunton Hills Garden Village's ongoing development management process. The eventual outcomes of these discussions are likely to confirm requirements that would comprise further material considerations for the determination of related planning applications.

Stage 6: Adoption

1.2.37 Once this SPD was finalised to reflect the input gathered from the public consultation process, it was adopted by the Council Members in Winter 2023. Following adoption, this SPD is a material consideration for all planning applications on the site.



S3. How to use this SPD?

Document Layout

1.2.38 This SPD has been structured in nine sections as follows:

1. Section 1 this SPD introduces the background to the Garden Village and the characteristics of the site.
2. Sections 2 and 3 provide guidance applicable to the entire Garden Village site. This includes matters relating to the site's overall masterplan as well as design elements to be used across the entire village. It expands on the Framework Masterplan's Mandatory Principles.
3. Sections 4, 5, and 6 provide guidance specific to the character of each of the three neighbourhoods of the Village.
4. Section 7 discusses delivery, phasing and management.
5. Section 8 provides an example of how the guidance has been tested and applied by other architects not involved in the SPD production.

Site-Wide Guidance and Design Components

1.2.39 Sections 2 and 3 of this SPD establish a set of objectives and site wide guidance which apply to all development proposals across the site.

1.2.40 This includes standards which are linked to the Local Plan Policies, guidelines, and supporting text which includes recommendations for how to address certain key aspects of the design and placemaking of Dunton Hills Garden Village.

1.2.41 Section 2 expands upon the Mandatory Spatial Design Principles within the Framework Masterplan Document and provides a set of Key Spatial Plans which explain how various aspects of the development could be arranged across the site.

1.2.42 In order to create a successful place, the Garden Village will also need a joined-up approach to the different components which come together to create an active, vibrant and self-sustaining community. Section 3 provides guidance on those key components and how they should come together across all parts of the site.

1.2.43 Dunton Hills Garden Village will be arranged as three distinctive neighbourhoods. The Framework Masterplan Document established the development of three neighbourhoods which come together to form the Village. Sections 4, 5 and 6 of this SPD provide detailed guidance on the design characteristics of each neighbourhood and the features and key places which will contribute to their success.

Phasing, Management and Delivery

1.2.44 Design quality is one component of the overall strategy for development, however the design guidance provided in this SPD will only result in a successful development if it comes forward in a cohesive manner, if the appropriate off-site infrastructure and on-site facilities are provided, and if properly managed. Section 7 discusses the requirements for delivery, phasing and management and their relationship to good design and placemaking.

S4. How to use this guidance?

1.2.45 Sections 2-7 of this SPD are laid out to provide guidance on achieving planning policy objectives in a manner which will achieve a well-designed place and balance competing priorities.

1.2.46 All design guidance sections are laid out on the page in a similar format (see opposite). This provides the key information that the guidance relates to e.g. objectives, associated policy, guidance and illustration. The contents of these pages are intended to be used as follows:

Headings and Sub-Headings

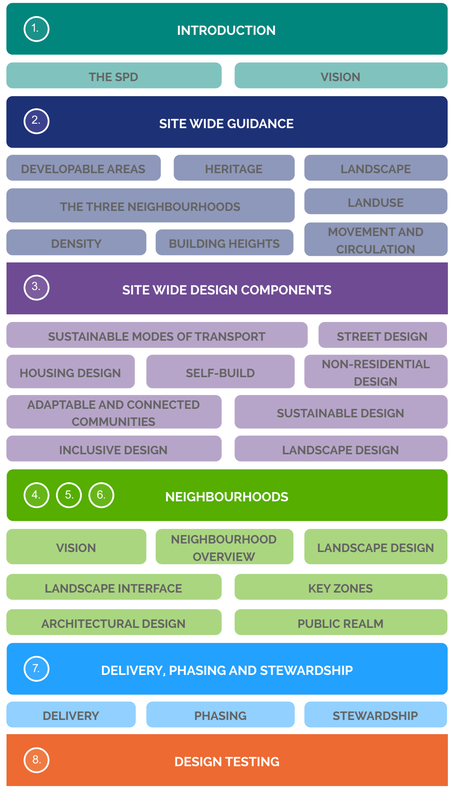
1.2.47 Heading and sub-headings in each section are numbered for easy reference.

Objective

1.2.48 Each section sets out a key objective which links back to the Local Plan policies. This objective explains what must be achieved in order to achieve policy compliance, and it will be mandatory for planning applications to demonstrate how these are achieved.

Local Plan Policy

1.2.49 This SPD relates to the policies in the Brentwood Local Plan 2016-2033, specifically the requirement for a joined-up and collaborative approach to masterplanning. The guidance that it contains does not create new planning



policy requirements, but instead sets out an approach to policy compliance which is bespoke and relevant to the garden village. Each objective is clearly linked to the relevant planning policies which should be referred to alongside the guidance in this SPD.

Guidance / Design Guidance

1.2.50 Key guidance is provided in coloured boxes under each objective, explaining the steps needed to achieve the objective. This guidance sets out benchmarks for planning applications and should be followed. In cases where it is not strictly followed, planning applications will need to robustly justify an alternative approach to achieving a similar standard or quality development.

Guidance Detail

1.2.51 Additional detail is provided which expands on the objectives and guidance, explaining the reasons for the objective and providing detailed information on how to achieve an acceptable development proposal. This detail is not mandatory but sets out how the objectives and design guidance can be complied with. If it is not followed, planning applications will need to explain the approach taken, and demonstrate that all of the issues raised within the guidance detail are addressed appropriately by development proposals.

Guidance Diagram

1.2.52 In many sections of the SPD, illustrations and diagrams are provided to show how the development should be designed, alongside a key where appropriate. Section 3 sets out key spatial plans which explain the spatial organisation of the village, and how the various parts of the development should be laid out. In sections 4-6, diagrams are provided to illustrate key spaces, dimensions, and the relationships between spaces. These relate to the objectives and guidance on the same page and should be complied with.

Precedents / Examples

1.2.53 In some cases the SPD highlights examples which achieve the objectives and guidance set out, to assist in demonstrating how they can be successfully achieved. These examples are accompanied by descriptions where appropriate and are intended to be useful guides to designers to illustrate one way of achieving a high-quality development.

1.3 VISION

V1. Guiding Themes

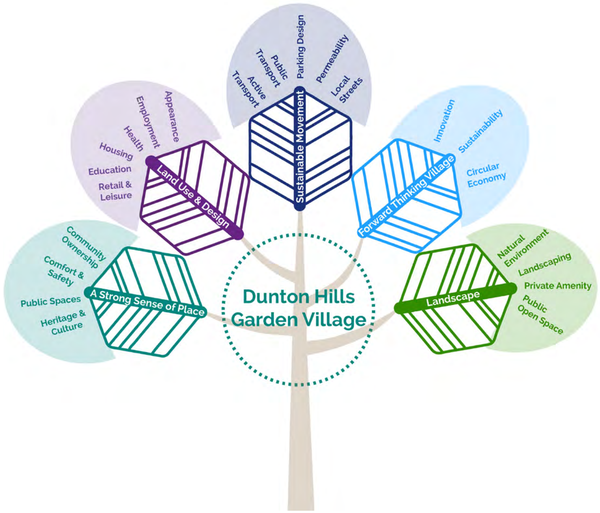
1.3.1 This SPD provides design guidance for the development of a Garden Village where people will want to live, work and visit, following five guiding themes which were used through the co-design process to help shape how the 21st century garden community will come forward:

A Strong Sense of Place

1.3.2 This theme refers to the unique local identity of a place which draws from its street types, building heights, distinctive architectural features, and landscape. A strong sense of place provides residents with a sense of identity, pride and belonging.

1.3.3 Dunton Hills is a unique space, with rich heritage and historic landscape features. The new village will have a distinct and unique sense of place which will be local to the context of Brentwood, the borough of villages. It will be inspired by the historic context of the nearby villages and translate them into a place which is suitable for the 21st century.

1.3.4 Each neighbourhood will draw on its unique landscape character to create individual places which are rooted within their setting. The key neighbourhood centres and community facilities will contribute to a strong sense of community.



1.3.5 The village will also benefit from community-led stewardship, with ownership and management of public assets and important spaces being led by the community. This will allow the future residents at Dunton Hills to shape the future of their village, and to create a place which they are proud to live in.

Landscape

1.3.6 Landscape encompasses the existing and newly created green spaces (including the topography, woodlands and vegetation), wet spaces (including wetlands, ponds and floor plans), and the biodiversity they contain.

1.3.7 The proposed Garden Village will be a landscape led development. The key existing natural elements, such as the ancient trees, the old hedgerows and the ponds, will be preserved within a green development which co-exists with nature. The village should respect the existing wildlife and natural habitats, and sustainably manage water on the site through sustainable drainage and wetlands.

1.3.8 The new village will include several high-quality parks and connected open spaces which will be enjoyed by people who live, work and play at Dunton Hills Garden Village.

Design

1.3.9 Design describes the way that buildings and places are planned to influence the way that they look and function. Dunton Hills Garden Village will be comprised of three distinct neighbourhoods: Dunton Fanns, Dunton Woods and Dunton Waters. Each of these neighbourhoods will reflect the typical scale of villages in Brentwood and will have its own unique design and character which builds upon and highlights the existing landscape features present within it.

1.3.10 The characteristics of these areas will inform the fine grain of their building designs to create three locally distinct and easily identifiable areas. Those areas will each have their own materiality, building types, and design features which will sit comfortably alongside each other. Together they will form a single village community, with well-defined spaces, and legible edges and boundaries.

1.3.11 This theme refers not just to the way that places look, but also to the way places function. As well as providing up to 4,000 new homes the village will need new schools, jobs, health and community facilities and new public spaces to create a self-sustaining community.

1.3.12 Each of these places, and the relationships, edges and spaces between them, will need to be carefully designed to create a balanced and sustainable village. The way that buildings look will draw upon their functions and uses, as well as drawing on the qualities of their setting as one of Brentwood's villages.

1.3.13 The design of Dunton Hills Garden Village will create functional, beautiful, and locally distinctive places which accommodate the needs of all users.

Sustainable Movement

1.3.14 Sustainable movement refers to the modes of transportation within the site and to other places, and will prioritise active and environmentally friendly travel. Dunton Hills Garden Village will be an opportunity to create a place which is built around sustainable modes of transportation. This will contribute to a sustainable village, encourage healthy lifestyles and well-being, and help create an inclusive community.

1.3.15 Walking, cycling and public transportation should be the main modes of transportation used by the residents of the garden village, while car travel should only be occasional, and make use of car clubs and electric vehicles. The street network will need to provide safe and accessible footpaths and cycle lanes which will encourage active travel. Additionally, public transport should be efficient with bus stops within short walking distances to homes (no more than 400m or 5-minutes walk), village centres, employment areas and other important places.

1.3.16 The proposed movement network will establish a sustainable hierarchy of transport modes and will identify a set of movement and transportation considerations, including street widths and parking strategies, which will help create a sustainable Garden Village. A transport network which prioritizes active travel and provides high quality public transportation should be provided from the onset of the delivery stages in order to establish sustainable travel patterns amongst the first residents. The provision of safe direct walking and cycling routes beyond the site boundary and school transport strategy are also essential to ensure pupils of the earlier phases of development can access schools in Basildon and/or Brentwood, until the secondary school is provided on site in later phases of the development.

1.3 VISION

A Forward Thinking Village

1.3.17 A forward thinking village is a place which looks to the future to create a place which is guided by technological advances to enhance the residents' way of life and allow spaces to be adaptable and resilient to climate change.

1.3.18 Dunton Hills Garden Village will be a forward thinking village. It will integrate some of the latest innovation and technology to create a sustainable and environmentally friendly village with longevity for future generations.

1.3.19 Dunton Hills will be a development which produces very low levels of carbon, minimises energy use and supports renewable energy. High quality materials, innovative building design and smart control systems will help to manage energy use sustainably across the village.

1.3.20 The village will also facilitate intergenerational living and will include homes which are suitable for all stages of peoples' lives.

1.3.21 All aspects of the village will need to contribute to creating a Forward Thinking Village, through sustainable building design, land uses, and sustainable movement.

V2. A New Garden Village

1.3.22 Dunton Hills will be a thriving new garden village which offers a landscaped setting, with sustainable transport connections, a self-sustaining population, and modern energy-efficient homes.

1.3.23 As a Garden Village, Dunton Hills will be an exemplar for creating self-sustaining housing developments. At the same time, it will need to create a sense of place and reflect its specific context. It will sit within the borough of Brentwood, which is a borough of villages, and will continue the borough's historic settlement pattern by drawing from the character of local villages to create a place which is rooted within its setting and landscapes.

1.3.24 The size of the village creates an opportunity for sufficient housing to sustain local services and facilities. Due to its size, the site has varied landscape character and offers the potential to create a distinct set of places which offer different design solutions which reflect that character.

The Framework Masterplan Document proposed to create a village comprised of three smaller neighbourhoods, which reflect the landscape character and the smaller sizes of typical Brentwood villages.

1.3.25 Named after their landscape characteristics, those neighbourhoods are:

A - Dunton Fanns

B - Dunton Waters

C - Dunton Woods

1.3.26 Although each of those neighbourhoods will have their own character, it is vital that they come forward in a joined-up way to create transport connections, facilities and services which are well planned and enable appropriate connections between the neighbourhoods. Each neighbourhood will be connected to the others to create one garden village.

1.3 VISION

Figure 6. Illustration of the vision for the Village Centre

DUNTON HILLS GARDEN VILLAGE IS A NEW SETTLEMENT IN A BOROUGH OF VILLAGES. IT IS A PLACE WHERE THE LOCAL NATURAL ENVIRONMENT IS VALUED, PROTECTED, AND SHAPES PEOPLE'S LIVES. EDUCATION, COMMUNITY FACILITIES AND AMENITIES ARE CENTRAL AND WELL-INTEGRATED, CREATING A PLACE THAT WILL BECOME AN EXEMPLAR OF HEALTHY AND SUSTAINABLE LIVING.

DUNTON HILLS
GARDEN VILLAGE

02

SITE WIDE GUIDANCE

2.1 MAIN STRUCTURE OF THE VILLAGE

2.1.1 This section of the SPD provides design and planning guidance which applies to the layout of the entire Dunton Hills Garden Village development site. Each sub-section within this section is accompanied by a Key Spatial Plan which expands upon the Mandatory Spatial Principles.

2.1.2 The Key Spatial Plans provide additional detail for how each part of the village should be laid out. They also explain how the various elements of the village should be arranged to create a place which is accessible, which respects the historic and landscape character, and which supports the new homes with local facilities and transport options.

2.1.3 The guidance in this section was prepared taking into consideration the site-wide principles inherited from the Framework Masterplan Document and the outcomes of the co-design process.

2.1.4 Section 3 provides guidance on:

Developable Areas

2.1.5 The Developable Areas plan clarifies which part of the site should remain as part of the undeveloped landscape, to respect the character of the site's rural setting. It also explains where build-up areas should be sited and introduces the locations of key elements such as the village centre.

Heritage and Vistas

2.1.6 The Heritage plan explains the key heritage assets on and around the site, and the relationship to be created between the new development and the existing heritage assets. This includes establishing key visual links across the site which new development should respect.

Landscape Design

2.1.7 The Landscape plan provides guidance for the landscaped areas, including site wide objectives for the delivery of green networks. It sets out an overview of the spatial distribution of informal landscaping, including water bodies, woodlands and open land; and new urban landscaped areas within the village, such as local squares and public realm.

Figure 7. Image of the ponds within Dunton Hills.

Figure 8. Image of the ancient woodlands within Dunton Hills

2.1 MAIN STRUCTURE OF THE VILLAGE

The Three Neighbourhoods

2.1.8 The Neighbourhoods plan introduces the concept of three neighbourhoods and explains where they will be located within the village. This plan forms the basis for sections 5, 6 and 7 of the SPD which provide detailed design guidance to ensure that each neighbourhood reflects its unique landscape character.

Land Use

2.1.9 The Land Use plan illustrates an indicative spatial distribution of key land uses across the site. This includes requirements for land uses to be distributed appropriately and, in several cases, clustered within village centres, neighbourhood hubs, and an employment area. Some land uses are given more specific guidance in the SPD. In finding a suitable location, the quality of land and designing the environment around it will require collation and analysis of matters such as ground conditions, sources of contamination, flood risks, and the proximity of incompatible land uses, as well as accessibility to key active travel routes and walking distances from homes. This information must be formalised and submitted with any planning application in the form of a Land Compliance Study. The ECC Developers' Guide to Infrastructure Contributions 2020, or as subsequently updated, provides guidance on this process. Uses such as standalone nurseries and individual retail uses are not identified on the plan, but guidance is provided on selecting appropriate locations for these. The land use plan provides the basis for the mix of land uses which will make up the village, with further guidance on appropriate design provided in the later sections of the SPD.

Residential Density

2.1.10 The key plan outlining residential densities across the site identifies the distribution of density across the site. This highlights appropriate locations for higher density homes, generally within the village centres or neighbourhood hubs, and along the A128. Densities are provided as indicative ranges, with the key plan explaining the sitewide strategy rather than prescribing densities for each site.

Building Heights

2.1.11 The key plan outlining building heights explains the distribution of heights across the site. This accords to some extent with the residential density plans, but also takes into account the need to maintain key vistas and provide legible spaces. Heights are provided as maximums, and lower heights may be appropriate in some locations.

Movement and Circulation

2.1.12 The Movement and Circulation plan explains the spatial distribution of key links and transport networks across the site. Two options are provided, which have alternative bus routes. This plan overlays the various modes of transport, including pedestrian and cycle routes, bus routes, and roads, to explain how the key routes to and through the site should be arranged to prioritise pedestrians and cycles and create a sustainable transport network.

Figure 9. Image of co-design process

2.2 DEVELOPABLE AREAS

Objective:

The layout of the village must protect important landscape features to create a self-sustaining place with green and blue infrastructure at its heart.

Local Plan Policy: BE14 and R01

Guidance

1. Development at the village must protect the woodlands, open land and water bodies shown as Informal Landscape on the key plan.
2. Buildings and urban open spaces should be located in the Development Areas shown on the key plan.
3. Open spaces must separate neighbourhoods from each other and nearby settlements, resulting in a self-contained settlement with distinct neighbourhoods which are dominated by their landscape setting.
4. A village centre, comprising a mix of land uses, must be located within Phase 1 of the development. The village centre must accommodate the land uses needed to create a self-sustaining garden village. Later phases must include neighbourhood hubs, comprising a mix of land uses which support the village centre, to provide local facilities and services to residents.
5. Key components, such as schools and the employment area, should also be laid out in accordance with the key plan to ensure appropriate spatial organisation.

2.2.1 The spatial organisation of development at the Garden Village should uphold the following principles:

Protecting existing open spaces

2.2.2 Policy R01 of the Local Plan requires that at the Garden Village, green[1] and blue infrastructure should be a minimum of 50% of the total land area.

2.2.3 It follows that to comply with Garden Village principles and Policy R01(i), generous green space should be retained at the site. This includes maintaining some of the surrounding belt of countryside to prevent unplanned sprawl, and re-purposing landscaped areas within the site to provide amenity spaces that support new residents.

2.2.4 The Key Spatial Plan shows which areas are to be protected from development and maintained as rural landscapes, in order to retain the village's landscape setting and adhere to Garden Community principles and qualities. Sufficient open space should be protected to retain existing landscape features and maintain a rural setting for the village.

2.2.5 The protection and enhancement of existing open spaces will result in physical containment of neighbourhoods, the definition of individual settlement boundaries, and connections to the natural environment. Some of the retained open spaces will also contribute to providing well connected and biodiversity-rich parkland, high quality gardens, tree-lined streets, and open spaces.

2.2.6 The non-developable areas will assist in ensuring that development parcels are an appropriate scale, and that they are located to support strong cultural, recreational and shopping facilities in walkable neighbourhoods, and accessible transport systems.

2.2.7 Not all of the sites will be protected from development, and in order to balance the provision of open spaces and the need for new homes and supporting facilities, areas where development will be permitted are also shown on the Key Spatial Plan as developable areas. The Key Spatial Plan shows the areas which can be developed and includes some new landscaped spaces within built up areas. The arrangement of development sites and protected areas will ensure that the built-up parts of the village are interspersed with green spaces, and that most parts of the site will have a visual connection with nature. It will also result in self-contained neighbourhoods which are physically separated by landscaping.

2.2.8 By following this plan, the village will both protect the most important historic landscape features on the site and retain a rural setting for the neighbourhoods within the village. Planning applications for development should demonstrate that they will comply with the strategy for developable and non-developable areas shown on the Key Spatial Plan.

2.2.9 The non-developable areas on the plan cover less than 50% of the site area. Protecting those areas from development will contribute to the provision of green and blue infrastructure and will also need to be supported alongside new green and blue infrastructure within built up areas. Planning applications will need to demonstrate how the development would provide sufficient green and blue infrastructure in built-up areas, for example through the use of landscaped areas, street trees and biodiverse roofs.

Providing local facilities and services to create an accessible and self-sustaining place

2.2.10 Within the identified Developable Areas, places are designated for education, village centre, neighbourhood hubs, and employment areas.

2.2.11 The Framework Masterplan Document introduced the concept of three neighbourhoods at Dunton Hills Garden Village. These are explained in more detail in section 3.5. Each neighbourhood should be served by local facilities within a village centre or neighbourhood hub, and the Key Spatial Plan shows where those should be located.

2.2.12 These locations have been planned to ensure that the majority of homes are within walking distances of local facilities including schools, bus stops, and village centres or neighbourhood hubs. They would also balance the need to provide appropriate facilities within each phase to support residents as the village grows and create clusters of uses as focal points for each neighbourhood.

2.2.13 The key locations shown in the Key Spatial Plan have been planned to ensure that the new homes have suitable access to local facilities within walkable and healthy neighbourhoods.

[1] ***Green Infrastructure:*** *GI is defined by the TCPA as a "network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities." Green infrastructure is not simply an alternative description for conventional open space. It includes parks, open spaces, playing fields, woodlands – and also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils. It includes rivers, streams, canals and other water bodies, sometimes called 'blue infrastructure'.*

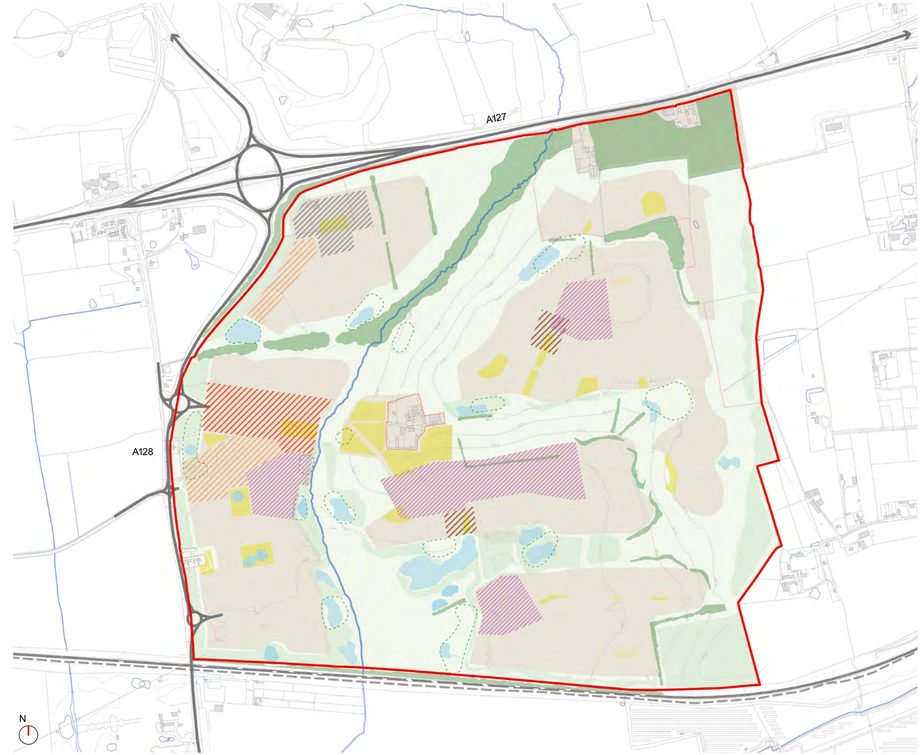


Diagram 2. Illustrative Development Zones

2.3 LANDSCAPE-LED DEVELOPMENT

Objective:

Dunton Garden Village will respect the key existing landscape features whilst providing a wide range of benefits for residents, existing communities, wildlife and the natural environment.

Local Plan Policy: BE05, NE01, NE02 NE03, NE05, NE06, NE09 AND R01

Guidance

1. Proposals should accentuate and complement existing site features.
2. A green network should be provided, linking open spaces with wildlife corridors.
3. Strategic ecological and green corridors should be created to enhance connectivity including structural woodland planting and diversification of habitat types
4. Innovative playspaces should be provided, encouraging healthy lifestyles and becoming destinations in their own right.
5. An integrated SuDS and ecological strategy must enhance watercourses and create wetland and grassland habitats in conjunction with flood and surface water management.
6. Wayfinding must reflect the three character areas, providing legible routes throughout.
7. The art strategy shall encourage residents to interact with their local open space year-round, creating a sense of ownership and an active public realm.
8. The design of the landscape will be structured around three character areas.

Existing landscape

2.3.1 Dunton Garden Village benefits from a mature landscape of variable character which acts as a strong guidance framework for development. Central components include existing areas of ancient and broadleaf woodland (as shown on adjacent diagram) within the northern area of the site. The site also benefits from a multi-period arrangement of field boundaries and hedgerows, as well as individual and groups of trees, around which the proposed development should be structured. Eastland Spring provides a spine of blue infrastructure at the heart of the development and the proposals brought forward should accentuate and compliment this important feature. Towards the southern end of the site, existing ponds and watercourses should be celebrated. Another key landscape feature is the ridgeline which forms the boundary of Dunton Woods to the south and west. This escarpment creates fantastic views southwards and provides a landmark topographical feature. The site's four main boundaries all include existing tree and vegetative cover, and these features create a natural buffer to development. The site is home to a wide range of habitat types providing a strong foundation for a highly attractive and substantially green new neighbourhood from the beginning.

Site wide objectives

2.3.2 There are a number of strategies and site-wide objectives that, whist delivered within each neighbourhood, should also function within the context of the village as a whole. These will include:

2.3.3 Green network: The green network is proposed as a link between open spaces, combining recreational amenity and play with enhanced wildlife corridors and biodiversity. It offers a wide range of uses and characters to appeal to a diverse audience and people of all ages. Features such as tree lined streets and wellness trails connect neighbourhoods and the green assets they share. This network includes strong landscape interfaces to the site boundaries. These features screen development, create a defensible greenbelt boundary and create green outlook which sets the tone for individual development proposals.

2.3.4 Biodiversity: Creation of strategic ecological and green corridors to enhance connectivity including structural woodland planting and diversification of habitat types to mitigate the loss of existing open spaces. Introduction of orchards and productive landscapes, once characteristic of the site, to create a richer mosaic of land use, visual diversity and a wider range of habitats and encourage healthy lifestyles.

2.3.5 Play: Innovative play that will become a destination in its own right for both residents of the new development as well as the wider area, encouraging children to walk, be active and learn together.

2.3.6 Sustainable Drainage System: Enhancement of the watercourses, as well as wetland and grassland habitat creation in conjunction with flood and surface water management. The landscape character will be reinforced by making these features more visually prominent. Development should seek to provide not only centralised SuDS attenuation features to serve multiple adjacent residential parcels, but also additional spaces for SuDS within land parcels to allow source control measures and water quality improvements. They should also address rainwater/storm water reuse as a potential option/solution to manage surface water flooding. SuDS solutions may vary across the site depending on factors such as topography and infiltration.

2.3.7 Sustainable Drainage Systems should be designed in accordance with the "Sustainable Drainage Systems Design Guide" (Essex County Council. February 2020).

2.3.8 Wellness and active movement: Creation of a series of recreational walking and cycling trails that open up the countryside to visitors and connect the residential areas with local facilities including the Market Square, Village Green neighbourhood hubs and Schools.

2.3.9 Wayfinding: Informal wayfinding relates to the legibility of place and requires a close interplay between urban design, architecture and landscape design. A formal wayfinding strategy including finger posts, route markers, interpretation boards, explanation boards and distance markers should be designed by a suitably qualified specialist. It should integrate into the three-character areas and every opportunity to relate wayfinding and art should be taken. It should identify key destinations (such as schools and civic spaces) as well as routes (activity trails, key connections and leisure routes).

2.3.10 Arts and installations: Art and community interventions throughout site will encourage residents to interact with their local open space year-round, creating a sense of ownership and activity throughout site. These interventions could be temporary, seasonal or permanent and will be the focal point around which social events and community groups can be built. An art trail could be signposted to support a walking or cycling loop to take in the Dunton Hills public art.

Landscape typology

2.3.11 The masterplan has been structured around three differing but complimentary landscape character areas each of which has different landscape typologies:

2.3.12 Dunton Fanns: This neighbourhood sits on the edge of the fenland to the west and draws upon this character to be rectilinear in form with open views and specimen trees. It marks the entry to the Garden Village containing its most formal spaces with the market and school squares that set the character and quality for the wider development.

2.3.13 Dunton Waters: This area is more informal and natural in character than The Fanns, incorporating a variety of landscape types from the Eastland Springs corridor and wetlands in the lower lying area to the south, to the more open grasslands of The Ridge.

2.3.14 Dunton Woods: This character area is centred around the Ancient Woodland which follow the historic Nightingale Lane and significant hedgerows that bring a mature established green character to the area. Landscape features in this area should respect and establish a symbiotic relationship the Ancient Woodland

2.3.15 The adjacent indicative masterplan illustrates the sitewide general landscape features. For more detailed landscape guidance, please refer to sections 4, 5, and 6.

2.3 LANDSCAPE-LED DEVELOPMENT

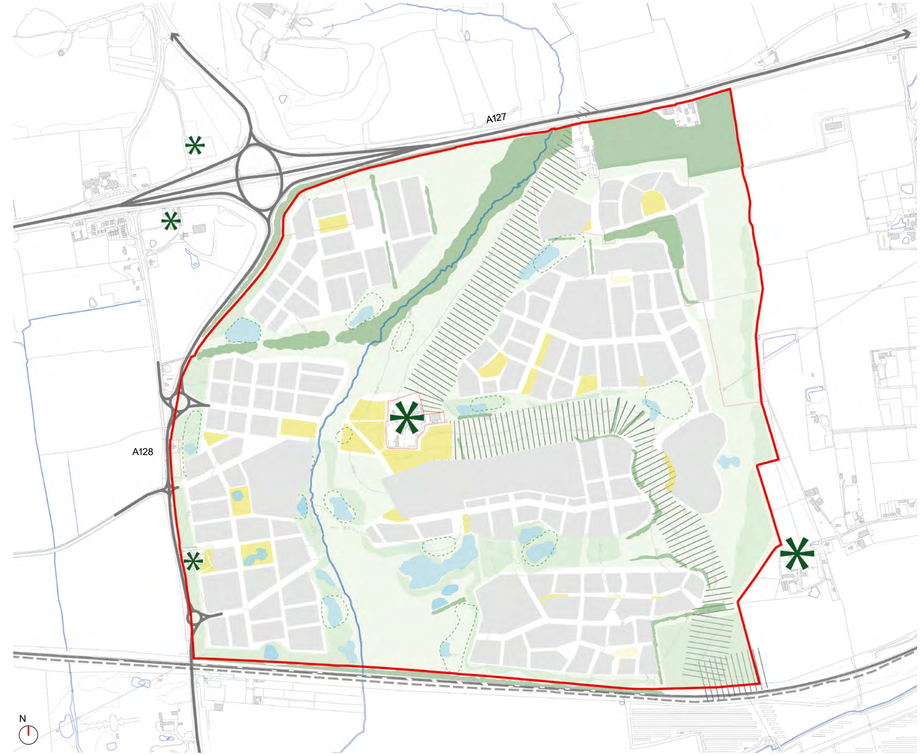


Diagram 3. Illustrative Landscape Plan - Types of Spaces

2.4 HERITAGE

Objective:

Development proposals must preserve or enhance the special interest and views of the heritage assets which are affected by the development of the Garden Village.

Local Plan Policy: : BE16 and R01

Guidance

1. Development should retain, integrate and where appropriate enhance both designated and non-designated heritage assets to provide an attractive and distinctive Garden Village.
2. Proposals must take into account the findings of the Heritage Impact Assessment and must not significantly harm heritage assets.
3. Views towards the Grade II listed Dunton Hills farmstead should be retained along the approach from the A128.
4. Each neighbourhood should retain a visual connection to the Dunton Hills farmstead.
5. Key visual connections from the Dunton Hills Farmstead towards the Church of Saint Mary and Church of All Saints should be retained by development proposals.
6. Development proposals which affect the setting of the Dunton Hills Farmstead must respect its setting and reinstate historic landscape features where feasible.
7. The historic layout of hedgerows across the site should be retained or re-interpreted in development proposals.
8. Archaeological impact assessments must take place prior to development of any proposals, particularly near the potential site of Nightingale Hall and the site of the Windmill.
9. Buffer zone should be provided around the Ancient Woodlands, exact widths to be agreed.

2.4.1 The sense of place at the site is of an open landscape with individual features that have a relatively large landscape setting; farming settlements which are dispersed and often accessed by lanes and several key historic buildings which are an important component of its character. Development proposals should take account of:

The site's historical context

2.4.2 The subdivision of the landscape by hedgerows punctuated by mature trees on long-established alignments and byways, and landmark churches on hilltops are characteristic. Reducing the openness of the landscape through development impacts its significance noticeably through the experience of the setting of farmsteads and the existing road network as well as public footpaths and byways.

2.4.3 As a borough of villages, Brentwood has a rich heritage of small settlements in rural areas. Their urban structure and significant buildings provide rich inspiration for new design.

2.4.4 There are several statutory listed buildings within the site boundary and in the nearby context, in addition to a rich landscape heritage. Associated with these are key views and opportunities to anchor new development. Planning applications should demonstrate how these will be respected by development proposals in detailed Heritage Impact Statements or Assessments (depending on the scale of the proposal).

2.4.5 These sites include:

- Dunton Hills (Grade II)
- Nightingale Hall
- Church of Saint Mary (Grade II)
- Site of the windmill
- Cottages at the entrance of the site
- Nightingales Lane
- Church of all Saints (Grade II)

2.4.6 The Brentwood Local Plan has several Strategic Spatial Objectives, which include distinctive character and harmonic design.

2.4.7 It aims to ensure that the surviving historic features, notably the listed buildings, the wider farmstead barns and buildings, moated sites, field boundaries, key views, historic woodland and parish boundaries which preserve elements of a probable medieval or earlier landscape as well as later settlement patterns will be preserved and enhanced.

2.4.8 Policy R01 of the Local Plan has been informed by a Heritage Impact Assessment (HIA) which was carried out by HTA Design LLP to assess the impacts of potential development on heritage assets within Dunton Hills and in the vicinity. The initial assessments and recommendations for mitigation in of the HIA should be used to guide development with further assessment against detailed proposals for type and form of development expected. Any harm to heritage assets needs to be justified and evidenced as part of the Development Management process to ensure that proposals are acceptable. View corridors are shown at a nominal 30m width and 100m width, subject to findings of detailed assessment of form and type of development, which may indicate that wider or narrower zones are more appropriate. Similarly, buffer zones are shown at a nominal 100m width with the expectation that detailed assessments might find wider or narrower zones appropriate in mitigation.

2.4.9 Overall, development on the site should take account of the desirability to sustain and enhance the significance of its heritage assets and their settings to provide an attractive and distinctive garden village.

2.4.10 What this means for Dunton Hills Garden Village is:

a. The existing heritage assets affected by the proposed development, including the Grade II listed Dunton Hills Farmstead, should be preserved or enhanced.

b. The setting of the Dunton Hills Farmstead, which lies at the centre of the site, should be sensitively addressed by development proposals within its surroundings.

c. The new development should be informed by the rich heritage of Brentwood's settlement pattern as a borough of villages.

d. Views towards the historic Farmstead, Church of All Saints and Church of Saint Mary should be enhanced and preserved.

e. A buffer zone near the Nightingales Lane should protect the ancient woodlands and hedgerows.

f. Archaeological impact assessments should inform all proposals, particularly at the sites of Nightingale Hall and the windmill, unless it is demonstrated that they are not of potential archaeological interest.

g. A buffer zone should be used to protect the existing cottages at the western entrance of the site.

h. Where possible, historic field boundaries should be maintained or incorporated into landscape features (such as garden boundaries) relating development to the established subdivision of the landscape.

Prominence of the Dunton Hills Farmstead

2.4.11 Development proposals in each neighbourhood must respect the significance of the Grade II listed Dunton Hills farmstead. Proposals within its vicinity must be accompanied by a detailed heritage impact assessment.

2.4.12 Each neighbourhood should be laid out to establish appropriate spatial and formal relationships to the farmstead, maintaining visual connections where possible. Nearby development should contribute to the local distinctiveness and the sense of place at all scales (i.e. building design, street design, landscaping, etc..).

2.4.13 A buffer zone surrounding the curtilage of the farmstead will be required to preserve its legibility. Tranquillity and openness near the Farmstead should be maintained. Lanes instead of roads are recommended.

2.4.14 The Farmstead will become the heart of the new village. The historic building may be adapted to uses which are of benefit to the wider community but do not cause harm to the structure. Public consultations can help determine the appropriate uses.

Farmstead Avenue and view corridor

2.4.15 Views of the Farmstead from the A128 should be maintained. Its historic relationship to the open fields of its setting also contributes to landscape significance, development causes harm requiring mitigation with buffer zones and view corridors toward the Farmstead and to visually connect retained open landscape either side of development. Buildings should frame views drawing inspiration from similar relationships and heights in nearby villages to ensure development responds to this place.

2.4.16 View corridors from the historic farmstead towards the Church of All Saints and towards the Church of Saint Mary should also be maintained and enhanced.

2.4 HERITAGE

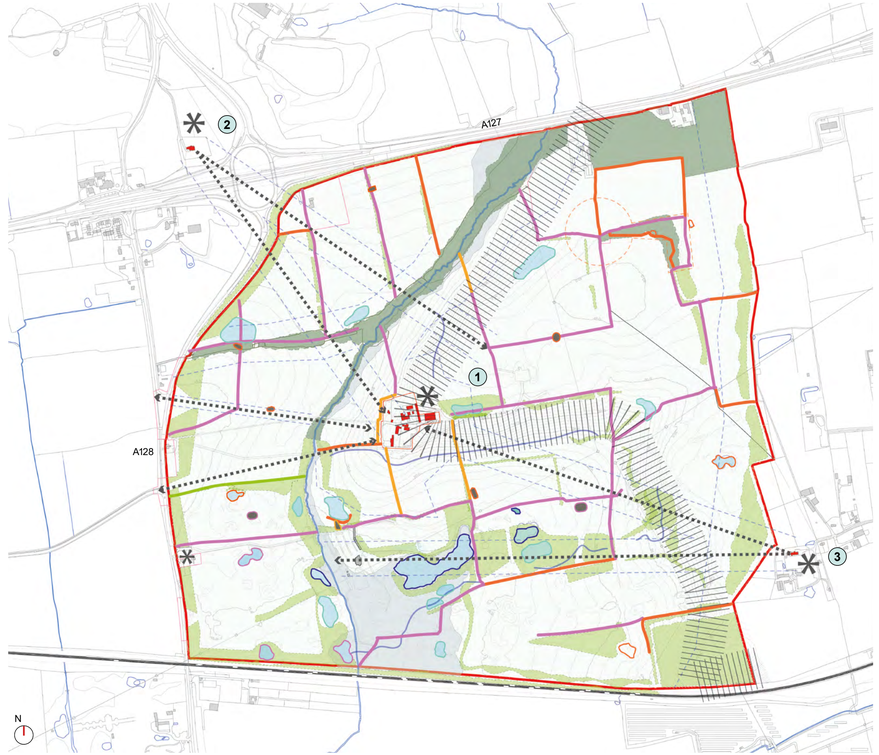


Diagram 4. Illustrative Heritage plan

2.4 HERITAGE

Tranquillity and Openness

2.4.17 Development at Dunton Hills should preserve the sense of tranquillity and openness typical of historic villages in Brentwood. Development should be clustered to suggest ‘a village in the valley’ at low ground or ‘hilltop shelter’ on high ground to harmonise with the nearby historic villages and to minimise impact on the relationship between the Farmstead and its setting.

2.4.18 Lanes within the development zones are encouraged as opposed to roads. All features including views and the significance of the historic landscape should contribute to the local distinctiveness and sense of place at all scales.

Church Views

2.4.19 Views from the Church of All Saints should be maintained, including those from the Dunton Hills Farmstead. Development towards the Northwest of the site should avoid tall buildings, to avoid unacceptable harm to the open landscape setting. Established viewpoints near the Farmstead may be reinforced as place makers to contribute to the landscape character.

2.4.20 View from South East corner of the farmstead should be maintained, limiting the height of development and its proximity to the ridge at the borough boundary to maintain a visual connection and recognise the spire as a feature in the landscape.

2.4.21 A view corridor should also be established from the low ground looking eastward toward the spire, in order to maintain the spire as a historic feature in the landscape.

2.4.22 A buffer zone from the medieval village near the Church of Saint Mary should be maintained to ensure the openness of nearer views towards the Church, its setting, and any remains of the lost village. The breadth of the buffer zone should be determined following archaeological impact assessments and should be tested against the proposed development to determine heritage impact.

Nightingales Lane

2.4.23 The historic Nightingales Lane includes some of the site’s ancient woodlands and historic hedgerows. The wooded lane has been identified as one of the Dunton Hill’s key heritage assets and therefore it is likely that it will need to be maintained. A buffer zone will be required to maintain the legibility of the area. The buffer will create a sense of arrival at a destination and will further enhance the significance of this historic part of the site.

Hedgerows

2.4.24 Historic hedgerows and their alignments should, where possible, be retained and enhanced. Small breaks in hedgerows, and re-use as landscape features or boundary treatments are preferable to their loss. Where some loss of hedgerows is necessary, it will only be permitted if strong justification is provided and if it is demonstrated how opportunities have been taken to reference the footprint of the hedgerow through wayfinding, landscaping or other features. In many cases it will be easy to re-use historic hedgerows as boundary treatments between homes, or as landscape features.

Archaeological Assets

2.4.25 An archaeological impact assessment must be carried out prior to any proposal within Dunton Hills. The sites of the lost Nightingale Hall, East Horndon Mill, and the medieval village have potential for archaeological assets. Detailed archaeological impact assessments will be required to understand the extent of the remains and thereby inform the extent of nearby buffer zones.

The Cottages

2.4.26 Old Mill Cottages should be integrated into development proposals in such a way as to establish a positive relationship between old and new, rooting the new in this place. Detailed heritage impact assessments must be carried out to accompany detailed planning applications and should demonstrate how the settings of the cottages will be preserved of enhanced, through good design or appropriate mitigation.

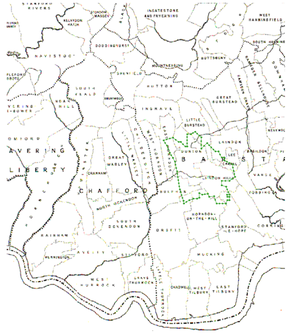


Figure 10. Essex Parish Map, extract around Dunton from Essex Society for Family History www.esfh.org.uk, accessed October 2020.

Figure 11. Essex...Ogilby & Morgan 1698, extract around Dunton, courtesy Essex Record Office

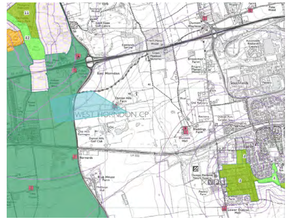


Figure 13. MAGIC designations map, accessed December 2019.

Figure 12. 1817 Estate Map, line of Nightingales Lane at the North boundary annotated “to Dunton”

2.5 THE THREE NEIGHBOURHOODS

Objective:

The Garden Village must provide three connected neighbourhoods which reflect the character of their landscape settings and support the needs of their residents.

Local Plan Policy: BE14 AND R01

Guidance

1. The Village should be laid out as three neighbourhoods as shown on the Key Spatial Plan.
2. Each neighbourhood must be led by residential development, with a school, and supporting facilities and services.
3. Dunton Fanns must include a village centre which provides a mix of uses suitable to meet day-to-day community needs, and flexibility to accommodate future needs.
4. Dunton Waters and Dunton Woods must each have a neighbourhood hub comprising flexible community and commercial space which meets the day-to-day needs of the Garden Village that are not met by the village centre.
5. Each neighbourhood should be laid out and designed according to sections 5, 6 and 7 of this SPD to provide appropriate facilities and reflect the distinct landscape character of its setting.
6. The three neighbourhoods must be separated by landscaped areas to avoid urban sprawl and to have good views and easy access to the surrounding natural environment.

2.5.1 The Neighbourhoods Key Spatial Plan shows how Dunton Hills Garden Village will be formed by three distinct, connected neighbourhoods. They are described in the SPD as Dunton Fanns, Dunton Waters, and Dunton Woods.

The Three Neighbourhoods

2.5.2 The three neighbourhoods draw upon the site’s natural topography which divides it into three areas of distinctive landscape character.

2.5.3 The unique character of Dunton Hills will be reflected in all three of the proposed neighbourhoods, however each neighbourhood will have some unique characteristics that are inspired by its landscape that will create a specific sense of locality and a vernacular language.

2.5.4 The Garden Village will be developed over many years and arranging it as three smaller neighbourhoods will allow cohesive placemaking, with clusters of homes supported by local facilities and services.

2.5.5 The first neighbourhood to be developed will be Dunton Fanns, partly due to its existing road connections and proximity to the railway station at West Horndon. Dunton Fanns will create a new village centre to cater for the needs of the 4,000 homes planned for the whole village, plus employment sites and a school.

2.5.6 The second neighbourhood to be developed will be Dunton Waters, located in the most southern part of the site, which will be predominantly residential with primary and secondary schools. The third neighbourhood to be developed, Dunton Woods, will be located at the northeast side of the site, and it will also be predominantly residential with a primary school. Both will have local hubs to cater for local community and convenience needs.

2.5.7 Development is expected to follow the three-neighbourhood approach and deliver each neighbourhood as a complete and distinct neighbourhood.

2.5.8 The Neighbourhoods Plan introduces the concept of three neighbourhoods and explains where they will be located within the village. This plan forms the basis for sections 5, 6 and 7 of the SPD which provides detailed design guidance to ensure that each neighbourhood reflects its landscape character including details on the provision of specific facilities.

A landscape-led approach to placemaking

2.5.9 Each of the neighbourhoods will occupy part of the site which benefits from rich landscape character and connections with heritage and landscape features. To create a successful Garden Village, they must each not only be landscape-led, but draw on the specific landscape characteristics of their settings.

2.5.10 Dunton Fanns should be designed to draw on the ancient fenland and marshland which form part of the ancient Horndon Fanns.

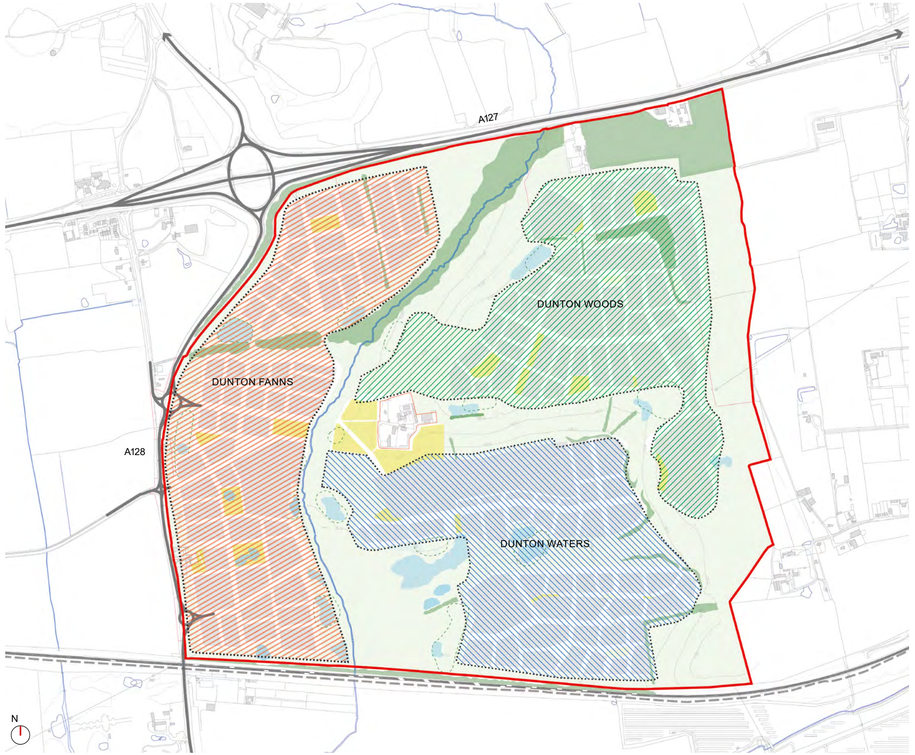
2.5.11 Dunton Waters must reflect its wetland setting through the design of buildings and landscaped areas.

2.5.12 Dunton Woods must respect its woodland setting and raised topography above the site’s central ridge.

2.5.13 Each neighbourhood has been planned to reflect the size of a typical village within Brentwood, to reflect the borough’s character as one made up of villages. The spaces between each neighbourhood must be maintained to ensure that each built-up area is of an appropriate size to contribute to the character of the borough. The edges of each neighbourhood must be designed to create appropriate connections to the surrounding landscape as described in sections 5, 6 and 7.

2.5.14 Arranging the village as these three neighbourhoods will result in an approach to placemaking which draws on the local character, combining local distinctiveness with a self-sustaining population to create a sustainable Brentwood village for the future.

2.5 THE THREE NEIGHBOURHOODS



KEY

- DUNTON FANNS
- DUNTON WATERS
- DUNTON WOODS

Diagram 5. Three distinct neighbourhoods plan

2.6 LAND USE

Objective:

The Garden Village must provide the mix of uses needed to create a self-sustaining and adaptable community.

Local Plan Policy:
PC01, PC06, PC10, PC11, HP08, BE14 and R01

Guidance

1. The Garden Village will be a predominantly residential place, supported by other land uses.
2. New homes must be planned in appropriate locations, with supported living located within walking distance of local facilities.
3. A mix of homes must be provided, including affordable homes and supported living.
4. A dedicated Gypsy and Traveller site must be provided to accommodate at least 5 pitches.
5. The village centre and neighbourhood hubs must provide appropriate commercial, and community uses to meet day-to-day community needs.
6. The village centre and neighbourhood hubs must contain flexible ground floor units which can be used for various appropriate uses, and accommodate the necessary ancillary spaces, storages, shop fronts, and plant, to create viable and well-designed places. These must include a health facility to suit the needs of the residents.
7. Up-to-date assessments of local community needs must be produced to inform the detailed plans for the neighbourhood hubs in phases 2 - 3.
8. Approximately 5.5 hectares of land for employment must be provided to accommodate a mix of businesses, either within the Innovation Park at the north of the site, or within smaller workspaces in the neighbourhood hubs. These must include provision for affordable workspace that is both healthy and productive.
9. The village must accommodate education facilities, which should be accessible to homes and meet the needs of the village's population.
10. Education facilities should include early-years provision, primary schools, and a secondary school.
11. Additional uses may be permitted where they comply with the Local Plan, support the needs of local residents, and do not conflict with the residential nature of the Garden Village.
12. Future uses of the Dunton Hills Farmhouse and farmstead should demonstrate how its heritage, cultural and social value will be maintained.
13. A meanwhile use strategy should be provided to ensure that facilities are in place to support the community's needs from the outset.
14. Meanwhile uses should be planned for land or buildings which form part of earlier phases of the development but may not be fully viable until the population growth arising from later phases.

2.6.1 The Land Use Plan shows how land uses should be organised to ensure that neighbourhoods will be supported by a mix of services, conveniences and employment that are an essential part of creating new locally sustainable and inclusive communities. This mix of uses will also contribute to high-quality place-making and the sense of community aimed for within this settlement.

2.6.2 Within some locations, mixed use buildings are shown on the Key Plan which are suitable for one use at ground floor (publicly accessible uses such as shops) and other uses above (such as offices or homes).

Residential Use

2.6.3 New homes should comprise of a range of residential typologies and tenures. All types of homes should be distributed throughout the village, avoiding segregated communities. This applies to tenures of housing, including market and affordable homes for sale and for rent, and specialist housing such as accommodation for older people.

2.6.4 Specialist housing will be required in the Garden Village, which will accommodate people whose needs are not met by conventional homes. This form of accommodation includes, but is not limited to, housing for older people such as Independent Living schemes for the frail elderly, homes for those with disabilities and support needs, and residential institutions. This type of housing should be located within walking distances of the village centre or one of the neighbourhood hubs, and with easy access to recreational facilities such as the wellness trail.

Gypsy and Traveller Site

2.6.5 A minimum of 5 serviced Gypsy and Traveller pitches should be provided within the period of the Local Plan (by 2033) on the site shown within Dunton Fanns on the Key Spatial Plan.

2.6.6 The location of this site has been chosen to allow a defined space which provides a high-quality living environment, easy access, and similar accessibility to local facilities, services and transport links to those enjoyed by permanent homes. Further guidance is provided in section 5 of this SPD.

The Village Centre and Neighbourhood Hubs

2.6.7 The first phase of development at Dunton Fanns is expected to include a Village Centre which will serve the whole village. As this will not be within walking distance of all parts of the site, Dunton Waters and Dunton Woods should each also include a neighbourhood hub.

2.6.8 Within Dunton Fanns, the Village Centre is required to accommodate all of the uses needed to support the growing village. These should include both flexible commercial and community uses. It will be required to include: a convenience shop to allow day-to-day purchases for new residents, without needing to travel, a mobility hub, and a community centre. Other uses typical of a sustainable village should be accommodated, which may include a village pub, café, place of worship, a health facility and community space or library. Other flexible community or commercial uses will be permitted subject to assessment or allowable within permitted development rights. Further guidance on specific design requirements for the Village Centre is provided in section 5 of this SPD.

2.6.9 The provision of flexible units should be supported by a land use assessment which justified the proposed accommodation and explains how its quantum and design features will facilitate the mix of uses required to sustain the garden village.

2.6.10 To support the uses within the Village Centre, the later phases of development at Dunton Waters and Dunton Woods will need to include additional accommodation for flexible uses. These should follow similar design principles to the non-residential uses in the village centre and should also be accompanied by assessments of community needs.

2.6.11 The assessments of community needs should identify the current provision of community and commercial uses within the village, and any oversupply or undersupply of particular types of accommodation. Existing residents must be surveyed to identify frequent travel to facilities which are not provided within the village. In order to ensure that the growth of the village results in a self-sustaining village, development proposals at the neighbourhood hubs should then demonstrate how they will meet the needs of the community and minimise the need to travel to other locations.

2.6.12 Neighbourhood hubs should be designed for very local needs, allowing amenities to be provided within very short walk or cycle times from homes. Units should be designed flexibly to ensure they are resilient and can respond to changing needs over time. Further guidance on specific requirements for Dunton Waters and Dunton Woods is provided in sections 6 and 7 of this SPD.

2.6.13 Planning applications should demonstrate how units for flexible commercial and community uses will be designed. Ground floor units should be designed to accommodate the flexible range of uses within Use Class E (commercial, business and service) which include retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses.

2.6.14 Planning applications should also demonstrate how accommodation will be provided within the Garden Village for local community uses (Use Class F2), and for learning and non-residential institutions (Use Class F1).

2.6.15 Within the village centre, neighbourhood hubs and employment sites, buildings may be designed for more than one use, for example with retail at ground floor and homes above. Those buildings should be flexibly designed with tall ground floors to create consistent environments and allow future flexibility for changes to other appropriate uses.

2.6 LAND USE

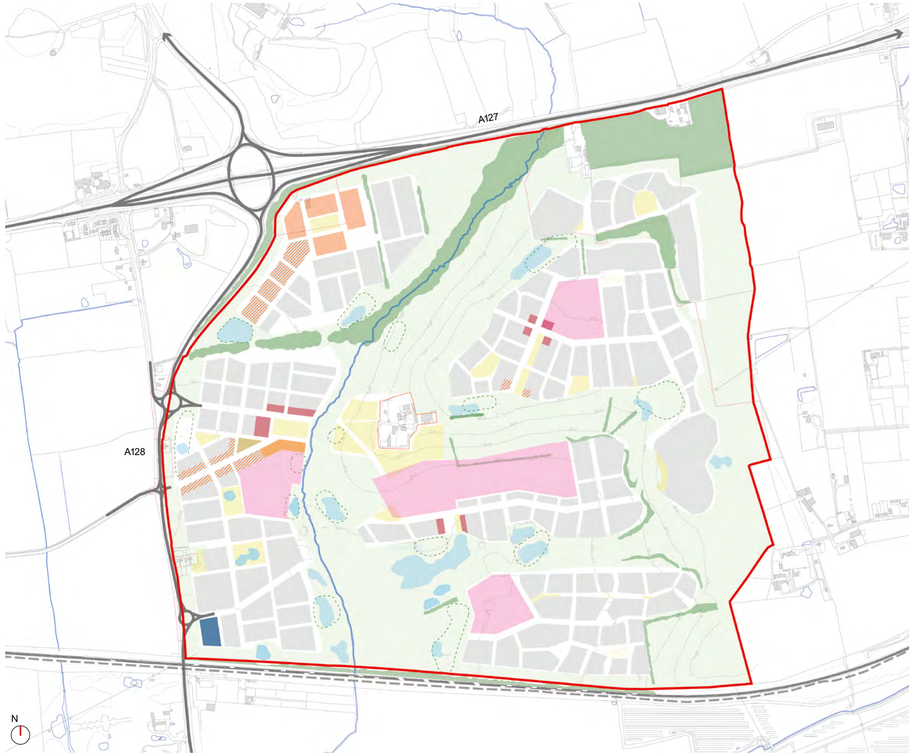


Diagram 6. Illustrative Land Use Plan

2.6 LAND USE

2.6.16 The upper floors of buildings in the village centre and neighbourhood hubs may be used for similar uses, or residential uses where it is demonstrated that there would be no harm to residential amenities arising from noise, pollution or other impacts of ground floor uses.

2.6.17 Further guidance on design is provided within section 4 of this SPD.

Employment

2.6.18 Employment spaces will need to be provided on the site and may take various forms.

2.6.19 Approximately 5.5 ha of land for employment space is required to accommodate a creative range of employment uses suitable for a vibrant village centre and a predominantly residential area. Within Dunton Village, employment spaces may be provided by a mix of land uses within Use Class E (Commercial, Business and Service).

2.6.20 An area of employment units is shown on the Key Spatial Plan in the north west corner of the site, within Dunton Fanns. It is described as an Innovation Park, where multiple employment types can be provided together to provide a wide range of new jobs and business opportunities within the village. Within the Innovation Park, where uses are supported by appropriate servicing and facilities, and would not harm the amenities of the nearby residents, a greater mix of employment uses will be permitted within Use Class E (Commercial, Business and Service), B2 (General Industry) and B8 (Storage and Distribution). These may take the form of offices, industrial units, research & development facilities, or hybrid workspaces. This area may also include some supporting uses for example small unit food and drink provision. Further guidance on the Innovation Park is provided in section 5 of this SPD.

2.6.21 Not all employment will be accommodated within the Innovation Park. Smaller workspaces for different types of local employment needs should be provided within the village centre and the neighbourhood hubs, and new homes are expected to include provision for home working.

2.6.22 Within employment areas, provision for affordable as well as healthy and productive workspace should be included.

Education

2.6.23 Education facilities (Use Class F1) will be required to support residents. The adopted Local Plan (2022), Policy R01(I) sets out that development proposals shall make provision for:

a. A site for one secondary school (Class F1) (around 7.9 hectares) with capacity to co-locate one primary school and one early years and childcare nursery facility (which require around an additional 2.1 hectares);

b. Sites for an additional two primary schools with sufficient capacity to co-locate early years and childcare nursery facilities (around 2.1 hectares each);

c. A site for a further primary school with capacity to co-locate early years and childcare nursery facilities (around 2.1 hectares) in the eventuality primary education provision is not co-located with the secondary school; and

d. An additional stand-alone early years and childcare nursery (around 0.13 hectares).

2.6.24 Land is allocated on the Key Spatial Plan for three Primary Schools, one per neighbourhood, and the sizes shown would meet the projected needs according to the residential density within each catchment area. There is also one secondary School required (which may potentially be co-located with one of the Primary Schools) to provide for the entire Garden Village. Formal Sports pitches, ancillary facilities and a school hall should be co-located with the school grounds and should be made available for managed use by the local population outside school times.

2.6.25 Primary Schools should be provided within Dunton Fanns and Dunton Woods. A secondary school should be provided within Dunton Waters. The locations on the Key Spatial Plan are indicative. Within Dunton Waters a primary school should also be provided, and two optional sites are shown on the Key Spatial Plan for either education or residential use, allowing flexibility for a standalone primary school or a collocated primary and secondary school.

2.6.26 The education facilities shown on the Land Uses Key Spatial Plan should be provided within the relevant phase to ensure sufficient provision within the Garden Village. Nurseries for children below school age should also be accommodated within the village. Each primary school should include an early years facility. Two additional nurseries should also be provided within the village, although their locations are not prescribed. They must both be on land of at least 0.13 hectares and be located to optimise walking distances. Special Education Needs (SEND) provision should be integrated on-site and the associated design and layout implications need to be considered as part of the design process for the Primary, Secondary, and Early Years and Childcare facilities.

2.6.27 All education facilities must be located close to community facilities and neighbourhood hubs to create walkable destinations and minimise trip generation.

Other Supporting Uses

2.6.28 Other land uses may be permitted where they comply with the Local Plan and would support the residential nature of the Garden Village. These are not located on the Key Spatial Plan but should contribute to creating a self-sustaining place.

2.6.29 A community building will be required within Dunton Fanns which should serve a wide range of community needs, including those of young children, youth and older persons.

2.6.30 A place of worship may be required within the village, depending on the demographics. Planning applications should demonstrate how the community building will be designed to accommodate multi-faith worship.

2.6.31 If the assessments of community need for Phases 2 and 3 (Dunton Waters and Dunton Woods) demonstrate that there is demand for a place of worship the residents at the village, suitable provision should be made within the neighbourhood hubs in those parts of the village.

2.6.32 A mobility hub must be provided within Dunton Fanns, to act as a community concierge and promote sustainable transport. Further guidance is provided in section 4.

2.6.33 The Garden Village is not expected to provide a standalone sports centre, however in order to minimise the need to travel, planning applications must demonstrate how sports provision will be provided to the local community. This may include sports pitches within landscaped areas, and school sports facilities open to the public outside school hours.

Farmhouse

2.6.34 The Grade II listed Dunton Hills farmstead should be maintained and used in ways which will not negatively affect the heritage value in the future.

2.6.35 If and where the farmstead is no longer used as a dwelling house, then possible future uses for this asset are to be considered so that its most visible parts are accessible by the community of the Garden Village.

2.6.36 Alternative uses envisaged for this asset could include ceremonial, exhibition or cultural, educational, leisure, hospitality, or any other use which maintains access to parts of the asset, so it serves its community purpose (Use Classes C2, C1, D1, E1, F1, F2 or Sui Generis may be considered as alternative uses to C3).

Meanwhile Uses

2.6.37 As the Garden Village grows in size, so will the demand for commercial uses and supporting facilities. It is unlikely that the initial population in Phase 1 will be able to sustain a village centre of the size needed to meet the needs of the future population of 4,000 residents.

2.6.38 Meanwhile or temporary uses should be established to ensure that basic community needs are met when the first residents move in.

2.6.39 Meanwhile uses may be subsidised, or form part of a commercial strategy. For example, locating a marketing suite and construction offices within vacant village centre units will direct on-site workers and visitors to the village centre, who will assist in creating sufficient footfall to make a local shop viable. Alternatively, pop-up shops or indoor markets may create visitor destinations which also serve the local population.

2.6.40 A suitable letting strategy should also make provision for some uses to expand into adjacent buildings as the development grows in size, for example a small convenience store located adjacent to a temporary use which can be displaced when the convenience store has sufficient trade to expand.

2.6.41 In exceptional cases, it may be feasible to allow more significant changes of use, for example providing live/ work units at the edges of the neighbourhood hubs with shop fronts and tall ground floors that may be converted to non-residential uses over time.

2.6.42 A meanwhile use and letting strategy must be prepared for the village centre and submitted as part of a planning application. This will need to demonstrate how temporary facilities can be provided to cater for residents needs during the early stages of the development programme, before a sufficient population is established to make a fully occupied village centre vibrant.

2.7 RESIDENTIAL DENSITY

Objective:

The residential density of built-up areas within the Garden Village must reflect the accessibility and characteristics of each part of the site, with higher densities within village centres and along the A128, and lower densities at the other edges of the development.

Local Plan Policy: HP03 and R01

Guidance

1. Development must be delivered at suitable densities as shown on the key spatial plan to ensure an appropriate number of homes to meet the Local Plan targets, alongside sufficient open space.
2. Higher densities should be located within the village centre and neighbourhood hubs to reduce dependence on private car use.
3. Higher densities are also permitted alongside the A128 where they will create a buffer between the road and the rest of the site.
4. Lower densities are required at the other edges of the development, to respect the landscape character and reflect the typical spatial arrangements of Essex villages.
5. Densities must vary through the site according to the hierarchy expressed on the key spatial plan, and be designed with natural transitions between different scales, between development and natural open spaces and respecting the heritage assets.

2.7.1 The approach to density for Dunton Hills Garden Village is based on the principle of creating a high-quality sustainable urban environment appropriate to this setting, whilst ensuring the delivery of sufficient new homes. It should achieve:

- Reduced car usage and healthy travel modes and public transport as natural choices;
- Viable circumstances for non-residential uses to thrive;
- Preservation of natural resources;
- Efficient use of land;
- Places which respect their visual impacts on their settings and the local context.

2.7.2 For these reasons, a graded approach to density is required, such that the resulting built form is denser at the most accessible areas of the masterplan, where non-residential uses are located and public transport is provided, and lower densities are planned for the edges of development. This will ensure that facilities and services are within walking and cycle distance and allow sensible routes for public transport. It will also aid navigation through the area and a composed and legible townscape which reflects the distribution of density within typical Essex Villages.

2.7.3 The Density Key Plan shows how the residential densities of individual plots should be arranged and set out within density bands which allow flexibility whilst achieving the Local Plan aspirations for housing delivery at the site.

2.7.4 The development should distribute the residential density shown on the key plan as follows:

Higher Density

2.7.5 Located at the Village Centre, with up to 70 dwellings per hectare, higher densities are appropriate where more flexible and mixed uses are planned. These are generally appropriate to the site's wider rural setting as they are in areas with lower topography, however particular attention should be placed on the design of the buildings immediately adjacent to the heritage assets.

Medium Density

2.7.6 These areas will be located throughout the development. They are suitable for densities of up to 50 or 60 dwellings per hectare and are planned at a ratio which allows for sustainable distribution of house types suitable to a rural setting such as Dunton Hills.

Lower Density

2.7.7 These areas will be lower density, with homes planned at up to 30 or 40 dwellings per hectare. They are mostly planned for the edges of development or for where more sensitive views and landscape settings would be unsuitable for higher densities. Although these will have lower densities, they should be designed with good pedestrian and cycle connections so that residents do not become overly reliant on private cars.

Changes in Density

2.7.8 The approach to density includes an element of flexibility within individual development plots. In areas where lower or higher densities are proposed, these should be balanced against the overall density of the development and be justified by an accompanying assessment which demonstrates how the overall approach to density will achieve the aspirations of the Density Key plan.

2.7.9 Assessments of appropriate density should consider: sustainable development, healthy and environmentally friendly travel choices, viability of services, convenience and public transport, character of the site and impact on heritage assets.

2.7.10 The resulting requirements for car and bicycle parking, and open spaces, will also need to be re-assessed and balanced.

2.7 RESIDENTIAL DENSITY

Diagram 7. Illustrative Density Plan

2.8 BUILDING HEIGHTS

Objective:

The heights of buildings must reflect the landscape character, functions and layouts of neighbourhoods to create vibrancy, interest and legibility in the townscape, whilst respecting the site's setting and context.

Local Plan Policy: R01

Guidance

1. Building heights must not exceed the maximum heights in the key spatial plan to create a village which is legible and easy to navigate, whilst respecting the topography.
2. The tallest buildings must be located in the village centre and neighbourhood hubs to create a set of legible and well-designed focal points.
3. Other marker buildings should also be located in the positions shown on the key spatial plan, to create distinctive landscaped spaces, gateway buildings and secondary focal points in public spaces.
4. Residential buildings should generally be lower than non-residential buildings.
5. The heights of buildings must also respect key views through the site and its topography, with the massing of buildings designed to frame key views and reflect changing land levels.
6. Transitions between different heights must be natural and subtle, particularly near open spaces and heritage assets.

2.8.1 Building heights should be distributed through the Garden Village as follows:

A Legible Townscape

2.8.2 The heights of buildings are a key component in creating coherent and easy to understand townscape. Taller buildings are prevalent in the centres of villages in Brentwood, and at key focal points, with lower buildings at their outskirts. A similar approach should be followed at Dunton Hills Garden Village.

2.8.3 The building heights shown on the key spatial plan are maximums and should not be exceeded. The key spatial plan also shows how heights should be distributed across the site. Where buildings are lower than the maximum permitted, their heights should be distributed in line with the key spatial plan and in line with neighbourhood design guidance provided in sections 5,6 and 7 of this SPD.

2.8.4 Following this approach will enable increased density in places which have the best access to facilities and transport links, resulting in walkable and distinctive neighbourhoods which provide natural orientation to residents and visitors.

Village Centre and Neighbourhood Hubs

2.8.5 The tallest buildings in the development should be within the Village Centre where non-residential uses are planned and along main streets. The design of those buildings should be detailed at planning application stage to demonstrate that those buildings are of high-quality architectural design, and that they will reinforce, rather than compromise, the character of the village.

Marker buildings

2.8.6 Marker buildings should provide focal points within neighbourhoods to help with wayfinding and create a sense of place. They should be located in the positions shown on the Building Heights Spatial Key Plan and contribute to creating a positive and distinctive townscape character which avoids a monotonous skyline. Marker buildings play a key role in townscape and in the definition of characterful places, contributing to legibility, preserving views and acting as a guide in and around the different areas. The heights of marker buildings are not defined but they offer opportunities for buildings of different heights to those nearby, within the maximum heights shown. Marker buildings may not always be taller buildings. They may instead be distinct from other nearby buildings in terms of their materials, roof shapes or elevation designs.

Residential Buildings

2.8.7 The planned maximum heights for solely residential buildings are four storeys and are not intended to be fully maximised everywhere. These maximum heights need to be considered alongside the densities permitted by the Density Key Plan.

2.8.8 Heights thus should relate closely to the required density and distribution of a varied mix of residential types throughout the Garden Village.

Views and Topography

2.8.9 The landscape and topography in various locations will create, shape, inform or obstruct views from within and out of the site. Building heights should relate to the topography of the site and must not negatively impact on the landscape. In particular, the guidance on heights needs to be considered alongside the guidance on views and vistas.

2.8.10 The site has significant topographical differences with level changes of over 28m. The topography enables several important views out of the area and across the landscapes.

2.8.11 The topography also influences the relationship between buildings, and the relationship of buildings to road. Within individual development plots, buildings must be integrated into the existing topography and bear a relationship to the landscape. Where individual plots change in level, buildings should vary in height to follow natural level changes to create townscapes which draw on the landscape character.

2.8.12 To ensure that developments are integrated with the existing land form, levels and sections that show existing and proposed landforms should accompany planning applications.

2.8.13 Taller buildings must be designed to avoid harm to important views and vistas. They may frame important vistas, and where they lie within viewing corridors, they must be designed to avoid disrupting those views.

Views and Heritage

2.8.14 Building heights and roof shapes should not obstruct or visually compete with the heritage assets in key view corridors. These are particularly the views from the A128 towards Grade II listed Dunton Hills, and the view corridors from the farmstead towards the Grade II listed Church of All Saints and the Grade II listed Church of St Mary, which cross over development areas. Views across the open space of Dunton Waters throughout the corridor towards St Mary's Church should generally be maintained, and ancillary development that does not significantly detract from views to St Mary's Church (such as small scale buildings with a maximum height of around 2.2m above finished ground level and see-through wire mesh security fencing with a maximum height of 2.4m) may be acceptable within this corridor.

2.8 BUILDING HEIGHTS

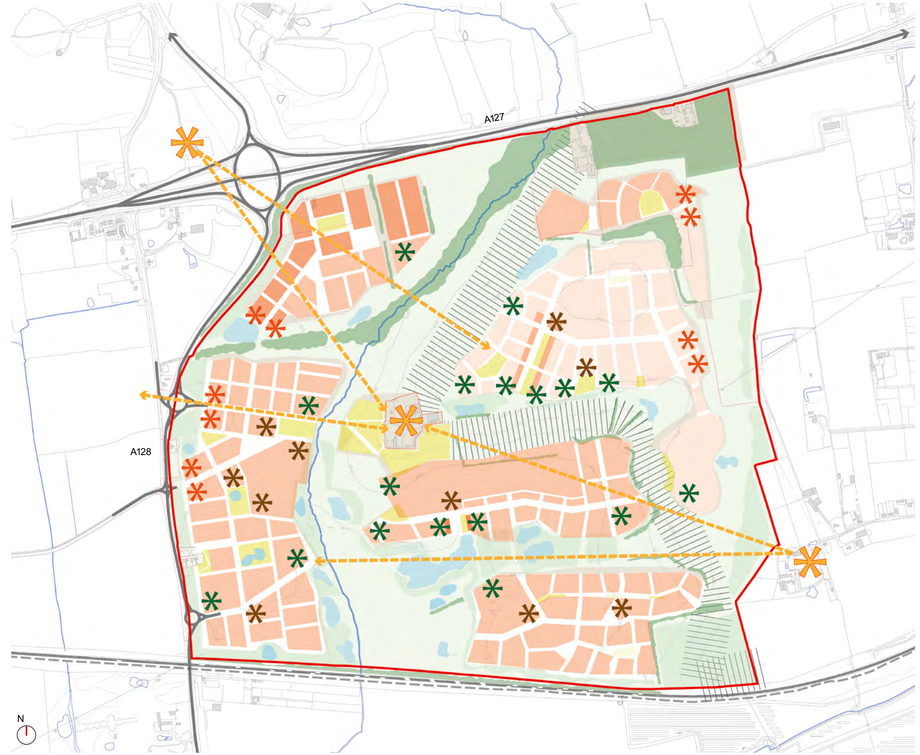


Diagram 8. Illustrative Building Heights Plan

2.9 MOVEMENT AND CIRCULATION

Objective:

The development must provide a connected network of roads around a central primary road loop, complementary streets, cycle paths and footpaths to promote healthier and sustainable forms of transport.

Local Plan Policy: BE09, BE10, BE11, BE12 and R01

Guidance

1. Each development proposal must demonstrate how healthier transportation such as pedestrians, cyclists and shared transport such as buses and car clubs will be prioritised over private cars.
2. The development must be designed to provide a comprehensive and well-connected bus route serving well the village across all phases.
3. Roads should be designed to create a legible hierarchy, with primary roads, secondary roads, residential streets and development edges.
4. The roads and routes within each development parcel must be joined up to create a connected network.
5. Roads and routes within each development parcel must be constructed in their entirety to connect to the wider network and allow future development parcels to come forward and avoid land-locking sites.

2.9.1 A connected network of roads and routes should ensure:

Sustainable Patterns of Movement

2.9.2 Sustainable transport is at the heart of the design and planning strategy for Dunton Hills Garden Village.

2.9.3 A sustainably planned network with space for different transport modes will be required in order to deliver the high-quality place, the character, and the health and environmental benefits sought after for the future residents over the lifetime of the development.

2.9.4 The principle of sustainable movement means to plan the development with integrated healthier, safer, inclusive and non-pollutant transport choices using a range of solutions to discourage private car use. This applies to the movement of people, goods and services within and around the site.

2.9.5 Planning applications will need to demonstrate how they will contribute to sustainable movement which will optimise the social, environmental and economic benefits which result from more sustainable travel choices.

A connected set of routes

2.9.6 The key plan indicates a primary network of streets through the site, connecting the neighbourhoods and important spaces such as the village centre, neighbourhood hubs, and schools. This is arranged around a central loop which acts as a spine and allows all modes of transport to access each part of the site.

2.9.7 The road and routes network will need to be designed in a way which directs vehicles along primary routes, with smaller roads offering quieter environments for residential streets and well-integrated pedestrian and cycle routes. Section 4 provides guidance on creating the street hierarchy.

2.9.8 Planning applications should demonstrate that roads and routes within each development parcel should be constructed in their entirety to allow future development parcels to come forward and avoid land-locking sites. Planning conditions may be imposed to require access to adjacent sites before individual plots can be developed, in order to ensure a joined-up development which provides for the needs of the community and avoids isolated housing.

2.9.9 Roads and routes through the site should be designed to create connectivity into and across the site. Roads should connect to the road network to the west of the site and be designed to allow future extension or connection to streets to the east of the site, in particular to allow a future east-west bus route towards Basildon. Further guidance on connecting to the wider transport network is provided in section 4.

2.9.10 Pedestrian and cycle routes should also be provided to link parts of the development and allow priority shortcuts for the most sustainable modes of transport. Good pedestrian access must be provided to all bus stops within and adjacent to the site, including those on the A128, to optimise accessibility to public transport. Pedestrian and cycle routes should also connect to existing Public Rights of Way, where possible and appropriate. Future sustainable and active travel links along the eastern boundary of the site should be safeguarded, provided up to the highways boundary and without ransom strips.

2.9.11 A wellness trail is required as shown on the Key Plan, to connect parts of the village. Planning applications should demonstrate how routes will connect to existing footpaths and bridleways, and the existing Public Right of Way (PROW) across the site. Unless a PROW is to remain a very low-key recreational route, it should be converted to an adopted pedestrian and cycle route, which is hard surfaced and lit. Early conversations with the ECC's PROW team and Designing Out Crime Officers (DOCOs) are encouraged when designing these PROWs.

A comprehensive bus route

2.9.12 The key spatial plan shows the potential route for a bus route through the site.

2.9.13 A bus route should be provided within each phase of the development, linking key spaces such as the village centre, neighbourhood hubs, employment area and schools. It should be designed to be able to expand to accommodate the growth of the village so that it can be provided in Phase 1 to establish habits and expanded as the village grows.

2.9.14 Additionally, each phase of the development should provide access for residents and visitors to the wider public transport network. To achieve this, links must be provided or improved to West Horndon Station and to other bus routes at Brentwood. Good pedestrian access must also be provided to the existing bus stops on the A128. Planning applications must also demonstrate how they will safeguard flexibility for expanding bus routes to the east.

2.9.15 Further guidance on public transport is provided in section 4.

2.9 MOVEMENT AND CIRCULATION

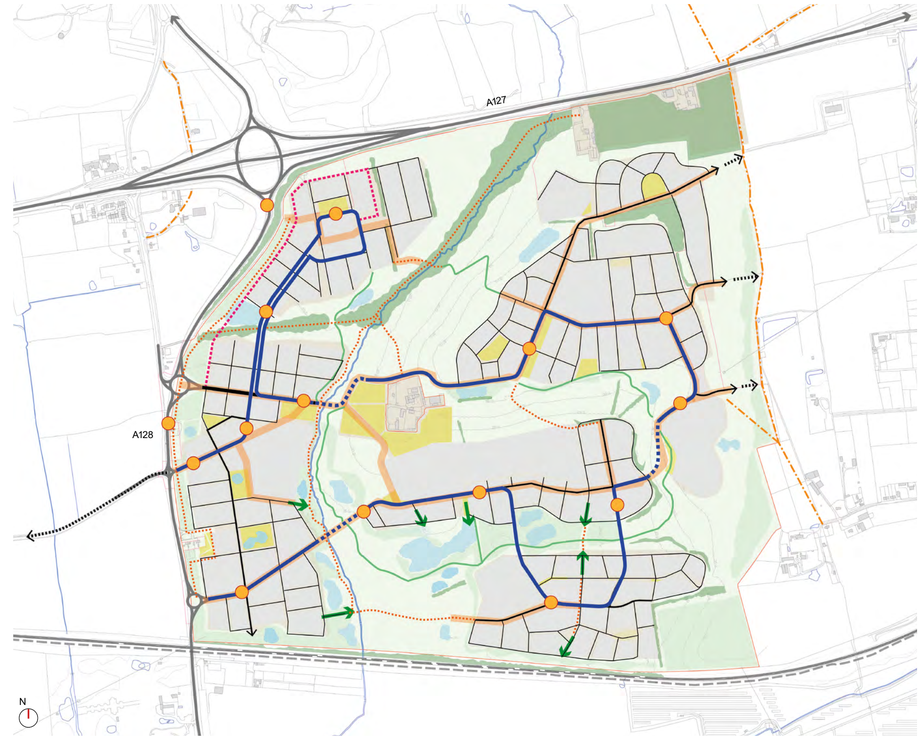


Diagram 9. Illustrative Movement and Circulation Plan

2.10 SITE WIDE CONCLUSION

Objective:

The development must follow a masterplanned approach which draws upon the co-design process, to balance all of the requirements in the site allocation and create a place which provides for the needs of future residents.

Local Plan Policy: R01

A comprehensive and co-designed masterplan

2.10.1 The Local Plan site allocation for Dunton Hills sets out several competing requirements for the Garden Village. To achieve all of these requirements, a balanced approach is required, alongside efficient use of land and strong emphasis on maintaining the site's existing heritage and landscape assets as placemaking tools. Working with the site's assets will help to establish a settlement which is rooted in its setting and contributes seamlessly to Brentwood's character as a borough of villages.

2.10.2 Section 2 of this SPD sets out several Key Spatial Plans which expand upon the Mandatory Spatial Principles from the Framework Masterplan, alongside the outcomes of the co-design process.

2.10.3 Brought together, all the elements of the site-wide guidance form a comprehensive and cohesive approach to setting out a new garden community at Dunton Hills.

2.10.4 The Key Spatial Plan opposite brings all of those plans together and shows how the principles inherited from the Framework Masterplan Document should be interpreted to deliver a village which delivers on the site allocation. This approach will create a place which balances all of the of site allocation's requirements, alongside practical considerations relating to the site access, land ownership and deliverability, and the land uses required for a self-sustaining village.

2.10.5 The key spatial plan identifies which are the most important areas to protect from development, and which are the optimal areas to site new homes, the village centre, and the supporting uses needed to create a thriving place. It shows key land uses, such as schools, in locations which allow good walking access (reducing private car reliance) whilst accommodating their design needs (for example, on land which can provide level playing fields).

2.10.6 It shows how important landscape features can be retained, achieving 50% of land used as green and blue infrastructure whilst also delivering sufficient built development. This is in part dependent on appropriate housing design, with gardens providing amenity spaces, and street design with soft landscaping and trees contributing to the overall provision of green infrastructure. Between those spaces, public green spaces, play space and natural drainage features should also be located in appropriate locations. Additional detail on these matters is presented in the following chapters.

2.10.7 It also shows how heritage assets can be preserved or enhanced and used to create strong placemaking and a sense of identity, rather than acting as barriers to development. The establishment of key vistas and landscape settings as shown on the key spatial plan will allow national heritage policy to be complied with whilst also delivering on the site allocation.

2.10.8 The key spatial plan demonstrates how the village should be laid out as three neighbourhoods, all of appropriate sizes which draw upon the varied landscape character of the site to create local distinctiveness. Each neighbourhood has been planned to reflect the typical size of a Brentwood village, and guidance is provided in the following chapters as to how the design features and key spaces in each neighbourhood can contribute positively to the character of the borough. These villages draw upon the comments received through the co-design process, and also from the initial concept of distinct neighbourhoods first conceived in the Framework Masterplan.

2.10.9 The key spatial plan sets out an overall strategy for the distribution of roads and car-free routes across the development, efficiently moving people through the site and prioritising sustainable modes of transport. Alongside those key routes, it also explains where key land uses can be appropriately located, and how building heights and densities can be laid out across the site to achieve high quality placemaking and efficient use of land.

2.10.10 All phases of the Garden Village will need to be carefully designed to ensure that all of the competing demands for land can be met in a way which contributes to sustainable placemaking, and great places to live, work and visit. The Key Spatial Plan demonstrates how this can be achieved. It is also supported by the guidance in the following chapters. These explain how the spatial distribution of development should be accompanied by appropriate design features, key spaces, and locally distinct developments which meet the needs of the whole community.

2.10.11 Overall, this Key Spatial Plan sets out a blueprint for a self-sustaining and successful new community at Dunton Hills Garden Village.

Diagram 10. Illustrative Combined Spatial Plans

DUNTON HILLS
GARDEN VILLAGE

03

SITE WIDE DESIGN COMPONENTS

3.1 OVERVIEW

3.1.1 Section 2 explains how the key parts of the village should be laid out across the site. For the Garden Village to become a successful community, it will be vital not only for the built form to be well designed, but for all of its components to come together and create a self-sustaining place.

3.1.2 Section 3 explains how those components should be planned together to create a holistically designed and multi-functional place.

Sustainable Modes of Transport

3.1.3 This section explains how the development should incorporate sustainable, integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport. It relates not just to roads but physical infrastructure such as a mobility hub, bus stops, and parking for cycles and cars – including electric charging infrastructure and car clubs. It also provides guidance as to how the development should interact with infrastructure outside the site to establish a joined-up approach to sustainable transport for its residents.

Street Design

3.1.4 The connected network of roads described in Section 2 will need to be designed to create efficient ways of moving around the site for all modes of transport. That includes provision for pedestrian movement, and a dedicated cycle network comprised of joined-up shared and segregated cycle lanes. This section explains the different types of streets which are required within the village, together with design guidance and appropriate dimensions. It also explains how the various road types should interact with the landscaping and public realm across the varied landscape, and how pedestrian crossings and traffic calming should be integrated into street design.

Housing Design

3.1.5 In the spirit of Garden Cities, the aspiration is for mixed-tenure homes, a variety of housing types that are genuinely affordable, beautifully and imaginatively designed. This section provides detailed guidance on how to design homes which accommodate a wide and diverse range of housing needs and help to create an inclusive and well-rounded place. Guidance is provided on the designs of homes, ancillary functions such as cycle parking and home-based workspaces. New homes not only need to provide great places to live internally, but also gardens, combining the best of town and country to create healthy communities. Guidance is also provided on the design of private and communal outdoor spaces, including conventional gardens, balconies, and communal gardens and play spaces.

Self-Build

3.1.6 Part of the requirement for new housing at the village will be met by self-build housing. Those homes will need to both increase the choice of housing and ensure compliance with the other design guidance to create cohesive and legible places. This section provides guidance on how to provide self-build homes which are appropriate to the village.

Non-Residential Design

3.1.7 A successful garden village needs strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods. Homes at the Garden Village will need to be supported by a mix of uses to ensure that residents are well supported and benefit from reduced need to travel. A wide range of local jobs will also be needed within easy distance of homes. This section provides guidance on designing the specific types of buildings required to support the village, including the relationships between buildings, mixed use buildings, and specific provisions for ground floor frontages.

Adaptable and Connected Communities

3.1.8 The Garden Village will provide housing for all sections of the community and will need to include flexibility to adapt to residents' needs. This will include specialist housing, homes which allow home-working, and enabling good connectivity through broadband connections and the locations of buildings. Guidance is provided on how this should be achieved.

Inclusive Design

3.1.9 This section provides guidance on creating places which allow design for all people and accommodating their varied needs through buildings and environments that are convenient and enjoyable for everyone.

Sustainable Design

3.1.10 This section provides guidance about how all parts of the village will contribute to a development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience. It provides guidance on creating flexible and adaptable buildings, low-carbon development, the use of resources, and accommodating electric vehicle charging.

Landscape Design

3.1.11 A key policy requirement is the retention of at least half the site for green and blue infrastructure, which will not be met through open space alone and will need to be woven into streets, public places and homes. This section provides guidance on the landscape-led approach to development at the site. It includes guidance on compliance with policy objectives relating to biodiversity, leisure routes, play, sustainable drainage, art, and wayfinding.

3.2 SUSTAINABLE MODES OF TRANSPORT

T1. Sustainable Movement

Objective:

The development must be designed with a sustainable movement strategy which prioritises healthy, safe, shared, inclusive and non-pollutant transport modes using a range of solutions across all phases. This applies to the movement of people, goods and services for all destinations, in and around the site.

Local Plan Policy: BE09, BE10, BE11, BE12, BE13 and R01

Guidance

1. Sustainable transport modes must be integrated into the management and design of the Garden Village as mentioned in the guidance.
2. The movement hierarchy is set to:
   - First prioritise healthier and more environmentally friendly transport modes such as walking and cycling;
   - Second provide reliable and accessible shared transport modes such as public transport and car clubs;
   - Third allow for, but reduce, the dependency and usage of motorised private cars.
3. The development must deliver a good range of walking routes, dedicated cycle infrastructure, car clubs and infrastructure for deliveries.
4. A mobility hub must be provided which enables a joined-up approach to travel planning in the development. It will be a high-tech infrastructure to deliver information about sustainable travel choices.
5. The design must be flexible and allow space for infrastructure for emerging and future technologies such as electric vehicle charging points.

3.2.1 In order to ensure that residents, workers and visitors to the Garden Village can make more sustainable modal choices, planning applications should demonstrate how the following measures will be provided:

Attractive, inclusive and safe walking infrastructure

3.2.2 A network of walking routes including footpaths, trails and nature connections should be designed in linking all areas on the site.

3.2.3 Different types of walks should be considered, ranging from direct straight connections to daily destinations such as schools and employment, to leisure routes within natural non-built zones.

Dedicated cycle infrastructure

3.2.4 Key routes through the development should be fully accessible by cycles, with segregated cycle lanes provided on primary and secondary roads, and off-street routes for cycles enabling them to reach destinations quickly and efficiently. Cycle parking is also required, not just within private homes but at key destinations such as the village centre, schools, and the innovation park.

3.2.5 A key route for cyclists will be that to West Horndon Station, where a cycle-priority crossing will be required over the A128 alongside an upgraded cycle route, bringing the station within reach of the Garden Village.

Safe Routes

3.2.6 Residents should feel safe, especially during the night time when walking or cycling on remote routes. Any remote footway or cycle route though a green corridor should have natural surveillance and be lit in order to create safe routes, whereby pedestrians and cyclists feel secure.

Car clubs

3.2.7 In order to reduce dependency on private cars, car club spaces should be provided throughout the development. They should be easily accessible on public land, and benefit from electric charging infrastructure. It is recommended that memberships are given to new residents and businesses to encourage uptake.

3.2.8 Planning applications should also set out a strategy for establishing and encourage use of car clubs, providing at least one car club space within a maximum of a 5 minutes' walk from each home.

Figure 14. Cycle Hire

Figure 15. Car Clubs

Infrastructure for deliveries and collections

3.2.9 Combined trips by delivery vehicles can not only reduce overall number of trips on the road network but can establish habits for individuals which reduce their dependency on private cars. Furthermore, the level of deliveries is expected to increase in the future.

3.2.10 The development should thus be designed with the infrastructure for deliveries. This includes a road network which can accommodate delivery vehicles and delivery parking bays that do not block buses or cyclists. Buildings should also incorporate delivery lockers at key locations.

Mobility hub within Village Centre

3.2.11 In order to establish a Garden Village which is sustainable, a mobility hub is required to co-ordinate and promote sustainable transport choices. A joined-up approach to travel planning at the mobility hub has the potential to establish sustainable habits and act as an exemplar for other Garden Villages. For example, regular commuter journeys made by bike or public transport, combined with supermarket deliveries, can significantly reduce private car reliance to the extent that car-club membership can replace private car ownership.

3.2.12 A mobility hub must be provided within the Village Centre. It should act as a travel planning service, connecting residents with sustainable transport modes. It should also provide physical transport infrastructure, be connected to cycle parking, car club spaces and bus stops, and allow pick-up and drop-off for carpools or taxis.

3.2.13 A development mobility plan will need to be established, with regular monitoring and incentives for sustainable travel habits.

3.2.14 The mobility hub may be supported by commercial services. These could include delivery lockers, for example for chilled supermarket deliveries which cannot be left at individual homes. A cycle hub should be provided at the mobility hub, including a maintenance service, cycle hire, and a café or similar social or workspace. Other facilities may also be provided for people waiting for transport services, to avoid wasted time and make public transport at the development an efficient and attractive way to travel.

3.2.15 As the first phase, the mobility hub should be provided within the Village Centre at Dunton Fanns. Additional smaller satellite hubs may be provided in other parts of the development where there is crossover between sustainable travel facilities, for example bus stops linked to delivery lockers and cycle routes.

3.2.16 Planning applications for the Village Centre area must robustly demonstrate how a mobility hub will be provided and operated in a way which genuinely increases the attractiveness of car-free travel at the village. They should also demonstrate how it will be monitored and how the use of sustainable travel will be incentivised and improved if necessary.

3.2.17 Further detail on the requirements for the mobility hub in Dunton Fanns is provided in section 5 of the SPD.

T2. Connections beyond the Site

Objective:

Sustainable travel behaviours must be established from the outset of the development. Sustainable connections to the wider transport network and destinations must be designed in, including safe and convenient access to West Horndon Station and cycle and bus routes towards Basildon.

Local Plan Policy: R01

Guidance

1. The garden village must be directly connected to the wider public transport network and key outer destinations with frequent and reliable services.
2. Sustainable travel behaviours must be established from the outset.
3. A direct and convenient link for pedestrians and cyclists to West Horndon Station must be provided before the first residents move in.
4. Proposals should consider connectivity with pedestrian and cycle routes around the site.
5. The development should safeguard provision for future east-west links to Basildon by cycles and public transport points.

Figure 17. Infrastructure for deliveries and collections

Figure 18. Cycle hire and parking within the mobility hub.

Figure 16. Mobility Hub

3.2 SUSTAINABLE MODES OF TRANSPORT

3.2.18 To ensure Dunton Hills will be a sustainable Garden Village, attractive and reliable connections to the wider public transport network to key destinations beyond the site must be established. This must be achieved by:

Establishing sustainable travel behaviours from the outset

3.2.19 Dunton Hills lies within the South Brentwood Growth Corridor. Several transport infrastructure projects are proposed to encourage a culture change from the private car as first choice to more sustainable choices.

3.2.20 Within the South Brentwood Growth Corridor several principles have been established:

a. Early Delivery – of all measures to be delivered in the first phase of development.

b. Existing Land use – measures delivered within highway boundaries or land owned by the development sites.

c. Traffic Speeds – to be reduced to levels that allow safe and comfortable walking and cycling.

d. Parking Standards – reduction of private vehicle trips

e. Segregated Cycling/walking – wherever possible to minimise comfort and maximise uptake.

f. Restrict HGV's – from all residential roads in the growth corridor.

3.2.21 These measures should be adopted within Dunton Hills Garden Village to ensure that healthier and sustainable travel behaviours are established from the outset. Development proposals must seek to be aligned with the principles set out in the emerging Essex Garden Village Parking Standards.

3.2.22 Integrating and connecting the Garden Village site well in its context is key to establishing sustainable travel behaviours from the outset. The key connections are the links to the West Horndon Station via Station Road, where pedestrian and cycle improvements along the street are required, and to Basildon where provision should be made for cyclists and for a future bus link.

Improving the route to West Horndon Station

3.2.23 To the west of the site, West Horndon station provides passenger services to London and other destinations. It will play an important role in future transport provision as an upgraded transport hub.

3.2.24 Improved physical routes to West Horndon station will need to be designed, funded and built to enable attractive, safe and convenient walking and cycle access to and from the Garden Village.

3.2.25 Pedestrian and cycle connections to the wider countryside, including leisure routes, should be provided.

3.2.26 The existing route from the site to West Horndon Station along London Road is narrow and poorly lit and must be upgraded to prioritise sustainable transport and create an attractive and safe route from the Garden Village to the station.

3.2.27 Physical infrastructure should be designed to give pedestrians and cyclists priority over vehicles.

Safeguarding a future connection to Basildon and beyond

3.2.28 Basildon is a large town which lies to the east of the site, and has a wide range of retail, leisure and community facilities which may be attractive to those who live, work and visit Dunton Hills Garden Village. There is currently no direct access from the site to the east towards Basildon. The proposed layout should include provision for future potential links by cycles and public transport to be established giving access towards Basildon.

T3. Bus Network

Objective:

A flexible, accessible and convenient bus route must be provided. All elements of the network must be designed to attract more users, such as bus stops, signage and smart infrastructure.

Local Plan Policy: BE10 and R01

Guidance

1. A flexibly designed bus route network must be planned in to the development to provide access to destinations within and around the site, and to all key destinations outside the site.
2. The bus route network on the site must allow for both fixed bus routes, and shared transport including Demand Responsive Transit.
3. A bus route must be in place from phase 1 and expand with the development phases to ultimately serve all three phases of the development, including options to expand and to create future eastward connections.
4. The entire bus network must be accessible and inclusive. This includes the design of level access to the buses in and out, bus stops, ticket machines and the buses themselves.
5. Bus stops must be provided within 400m walking distance radius of all homes.
6. Bus stops must be sheltered, accessible and attractive, clearly visible and overlooked and well lit at night.
7. Smart infrastructure must be provided to ensure that buses are an attractive and convenient form of transport.

3.2.29 A flexible bus route which can grow with the population of the Garden Village must be planned to ensure:

Access to other destinations

3.2.30 Dunton Hills Garden Village will comprise of three neighbourhoods, each planned to ensure most residents are within a 5-minute walk (400m) radius of key facilities, including local bus stops. The number of homes within this radius is also sized to ensure people living within the catchment can support the viable operation of a frequent bus service.

3.2.31 A bus service loop is expected to run within the site to provide links to West Horndon Station and to Basildon. These locations are 1.5km and 2km away and are served by the C2C train service to London Fenchurch Street and Southend.

3.2.32 This loop should be used by not only fixed bus routes, but also be designed to accommodate shared or demand responsive transit. Bus stops should be designed for efficient and attractive pick-up and drop-off for various forms of public transport.

3.2.33 Existing bus routes operate infrequently along the A128, and the stops are not easily accessible from the site with no pavement connection. In addition to new routes within the site, upgraded access should be provided to the existing bus routes outside the site to provide realistic additional alternative transport options.

Easy and attractive access around the site

3.2.34 The bus primary access to the site is from the A128 via a private-car free junction designed to serve the village centre. The key plan shows the expected route of the bus and location of bus stops within the site.

3.2.35 The bus service network will bind together local centres and communities across Dunton Hills, and these public transport corridors will create a spine along which higher densities of both housing, employment and local facilities will be concentrated.

Figure 19. Bus routes to be designed keeping in mind the natural setting.

The formation of habits

3.2.36 In order to establish bus connections as a dependable realistic alternative to car use, a bus route will need to be established within the first phase of the development.

3.2.37 As a new community, the development will not have a sufficient population to support a commercial bus service from the outset. Therefore, interim bus service(s), which may include Demand Responsive Transit (DRT) should be provided to connect the development sites to West Horndon Station to establish behavioural habits and to allow time for customer demand to grow to be able to support a commercial operator.

3.2.38 Bus routes need to be designed into the development to enable future bus links between Dunton Hills Garden Village (and Basildon), West Horndon Station, and other destinations. These may include Brentwood Enterprise Park, Childerditch Business Park and Brentwood (including the station), to provide useful links to employment, leisure and retail destinations, and the wider transport network.

3.2.39 Flexibly designed streets will enable bus routes to expand over time as the development increases in size. Different types of connections should be considered beyond the site boundaries, for the various land uses and communities within the site. Opportunities should also be taken to share routes and services where these would make a bus route sustainable. For example, shuttle buses or DRT services linking the employment site or construction workers to outside destinations such as West Horndon Station may also be able to provide commuter services for residents at Dunton Hills.

Smart Infrastructure

3.2.40 3.2.40 Creating an attractive, modern bus network means minimising waiting time and inconvenience for users. Real-time information systems should be included in buses to provide passengers with estimated arrival times across a range of different platforms. The information should be driven by location-based systems, for example, GPS tracking devices on vehicles, which are increasingly utilised by bus operators. This information should be available for individual users in their homes (for example through display panels or mobile phone apps) and at the Mobility Hub. Consideration during the design stages should be given to how smart infrastructure could be integrated, not only into individual buildings, but also within communal areas and the wider community layout. Buses should also be equipped with charging points for smartphones and Wi- Fi. This will minimise “down time” and allow commuters to be productive whilst travelling, which will result in public transport an attractive and time-saving option for commuters compared to private car use.

Well-designed Bus Stops

3.2.41 Bus stops must be designed to be attractive, sheltered and accessible. As key components of the village’s transport network, planning applications must demonstrate how they will be designed to make public transport use more attractive than private car use. Bus stops should seek to be aligned with guidance set out in the “Safer Bus Station Scheme”.

3.2.42 Bus stops should be positioned to be well-connected to destinations, with easy transfer to other modes. They should be close to pedestrian crossings, to minimise pedestrians having to give way to other vehicles when accessing public transport. They should also allow easy connections to cycle routes for people carrying out mixed mode journeys. Well located and planned bus stops can reduce travel times, avoid missed connections, and increase the attractiveness of bus use.

3.2.43 Bus stops must be safe and attractive places to wait, offering shelter and being accessible to all users. They should be visible, well-lit, with good passive surveillance, and weather protection. Stops designed with features to make the passengers’ wait more pleasant such as trees, seats, and a shelter, will be able to improve the perceptions of public transport for the pedestrians and drivers in the surrounding area.

Figure 20. Sheltered Bus Stops

Figure 21. Smart Infrastructure - Real Time Bus Stop

T4. Cycle Parking

Objective:

All buildings and public spaces must incorporate well-designed facilities for cycle parking and associated cycle infrastructure.

Local Plan Policy: BE09, BE13 and R01

Guidance

1. Residential buildings must incorporate secure and sufficient cycle parking
2. Public spaces and commercial areas must incorporate short-stay cycle stands for visitors
3. Workplaces must incorporate long-stay cycle parking and end-of-trip facilities
4. Communal or shared cycle storage must be safe, secure and include provision for electric charging of e-bikes
5. Cycle parking must comply with standards set out in the LTN 1/20 Cycle infrastructure design or the latest adopted guidance.

Cycle parking must be provided for all uses

3.2.44 All homes must provide secure cycle storage in line with the Local Plan requirements. Planning applications must demonstrate how measures will be taken to maximise cycle storage, and increased cycle storage may be required in line with the mobility plan.

3.2.45 The provision of cycle parking must comply with standards set out in the LTN 1/20 Cycle infrastructure design or the latest adopted guidance.

3.2.46 In order to ensure that cycle parking is a priority mode of transport, cycle parking must be given design priority over car parking. Ideally it should be easier to get to a bicycle than it is to get to a car, to encourage cycling for shorter trips.

3.2.47 Where cycle storage is provided in garages attached to houses, they must be designed with enough width to accommodate bicycles, parked cars and access to both.

3.2.48 For other house types of secure cycle storage must be provided within the dwelling's curtilage, ideally close to the front door or within the backyard where there is a gate to the street, avoiding the need to bring cycles through the house. For apartments, cycle storage must be within or directly adjacent to facilities that are easily accessible from the main entrance.

3.2.49 Non-residential uses will be required to include cycle storage for both workers (internally) and visitors (which may be external).

3.2.50 Communal storage should be accessible, with some provision for accessible cycles (such as tricycles), secure, easy and attractive to use (including horizontal stands for people less able to use vertical or semi-vertical stands).

3.2.51 Within public areas, cycle stands should be located at or nearby key amenities including schools, non-residential uses, and public open spaces. These must not obstruct pedestrian routes.

End-of trip facilities must be provided for places where people work

3.2.52 Non-residential uses will also need access to end-of-trip facilities for cyclists. These include storage lockers, changing spaces, and showers. These facilities should be proportionate to the size of the unit and designed to be space efficient to avoid harming development viability, however the addition of a shower cubicle to a staff WC and lockers within a staff office are not onerous or difficult to achieve. These types of facilities will be key to minimising car use, making cycling easy, and ensuring a joined-up approach to sustainable transport across the Garden Village.

Figure 23. Sheltered cycle parking.

Figure 22. Short stay cycle parking.

T5. Car Parking

Objective:

In order to achieve efficient use of land and establish sustainable movement behaviours, parking spaces must be provided at levels below the borough-wide parking standards and provide sufficient charging infrastructure to enable electric vehicles.

Local Plan Policy: BE13 and R01

Guidance

1. Sufficient parking spaces must be provided to avoid unauthorised or dangerous parking in inappropriate locations.
2. Each development proposal should be accompanied by a Travel Plan and a Transport Statement/Assessment in line with the Local Plan requirements. These should identify measures which will be taken to encourage car-free travel and reduce reliance on car use and parking spaces and justify the amount of parking proposed.
3. The design must ensure the streetscape is not car dominated.
4. Each parking space, whether on-street or on-site must be accompanied by an active or passive electric vehicle charging point, with arrangements for converting to active charging points set out within the Travel Plan.
5. Each development proposal must identify locations for sufficient substation capacity to ensure that building locations do not prejudice the ability to cater for electric vehicle charging demand.
6. In addition to residents parking, visitor spaces must be provided. Unallocated parking is preferred as it can double use between residents and visitors, thus reducing total number of spaces.

3.2.53 The Garden Village must achieve low levels of private car usage in order to avoid over-capacity and congestion on the wider transport network. Whilst earlier phases of the development may provide car parking provision for all homes, the sustainable travel measures set out in this SPD will encourage reduced private car use over the lifetime of the village. Parking provision must be aligned with guidance set out in the emerging Essex Garden Village Parking Standard, or latest adopted document.

3.2.54 The development must incorporate sufficient sustainable transport measures to achieve reduced private car use over time, and as a result, lower parking standards will be required than the maximum amounts set out in the Local Plan.The proposed amount of car parking must be well justified and accompanied by a strategy to reduce car dependency over time.

3.2.55 Travel Plans and Transport Assessments must be provided in line with the requirements of Local Plan Policy BE12.

3.2.56 Where car use continues to be a feature, provision must be made for electric charging of vehicles. Visitor or secondary parking spaces shall be provided on-street, or within dedicated off-site parking areas (such as parking barns) which may be converted to other uses (for example, substations if needed for electric vehicle charging) over time. Efficient solutions are preferred, for example if parking is unallocated spaces can double use between residents and visitors at different hours and reduce the total number of spaces.

3.2.57 The design of electric charging points should ensure that they are located off the highway and do not result in cables potentially trailing over a footway or cycle route obstructing the highway. The incorporation of charging points into highway adopted lamp columns will not be permitted by the Highway Authority. Further to this, the design ofelectrical chraging points must be futureproofed. The location of charging potints, maintenance, replacement, and upgrades should be considered as part of the overall design and layout of development.

3.2.58 Parking areas should be pedestrian-friendly environments where vehicles travel slowly and do not dominate the street.

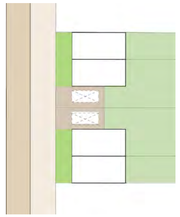


Diagram 11. On-plot between houses

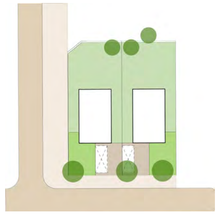


Diagram 14. On-plot frontage

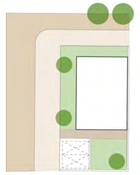


Diagram 12. On-plot corner

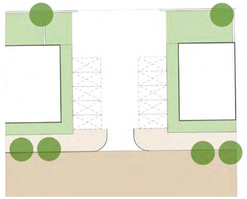


Diagram 13. Detached car barns

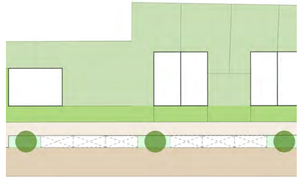


Diagram 15. On-street parallel

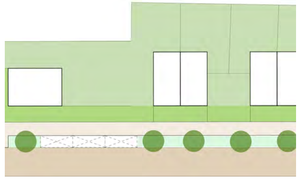


Diagram 16. On-street parallel (landscape conversion)

D1. Street Hierarchy

Objective:

A hierarchy of street types must be established and continued throughout the Garden Village.

Local Plan Policy: BE09 and R01

Guidance

1. The streets within the Garden Village require a legible hierarchy of road types which are suited to the routes, vehicle types and places they serve.
2. All streets should benefit from passive surveillance, landscaping, and appropriate provision for pedestrians, cyclists, and those with mobility impairments.
3. The materiality, street furniture and landscaping should be designed to provide consistent dimensions in accordance with the street hierarchy but may vary according to the character of each neighbourhood.
4. All streets must be designed to suit emergency access requirements and appropriate servicing.

3.3.1 In order to facilitate key road routes and connections throughout the site whilst avoiding a road-dominated environment, the street hierarchy should:

Provide an environment for pedestrians, cyclists and those with mobility impairments

3.3.2 Roads within the Garden Village should provide a legible and permeable environment which puts non-vehicle traffic first. Pavements and cycle paths should dominate the appearance of roads, with attractive landscaping and easy to use crossings and junctions. Vehicles should not provide a hostile environment for other road users, and whilst streets should allow for the free flow of traffic, planning applications should demonstrate how they will put pedestrians, cyclists, and those with mobility impairment first.

Ensure consistent design, but allow for flexibility

3.3.3 Roads should generally conform to a strict hierarchy of 4 types: Primary Streets, Secondary Streets, Residential Streets and Village Lanes.

3.3.4 Within this hierarchy, there will be variations dependent on anticipated users and the destinations served by the roads. Large articulated vehicles will only be permitted on primary streets and the delivery route to the Innovation Park.

3.3.5 The Innovation Park may require an alternative street design which departs from the other road types. This may be designed for one large vehicle in each direction, with passing places, and should be accompanied by segregated cycle lanes and appropriate crossings to avoid clashes between cyclists and large vehicles.

3.3.6 Within the Village Centre and Neighbourhood Hubs, loading bays may be provided to minimise the impact of servicing and deliveries on the public realm.

3.3.7 Calming measures at junctions with external roads and access routes to key places such as schools and the Innovation Park should be considered. When designing such measures, regard should be given to the Traffic Calming Regulations.

3.3.8 Development proposals should demonstrate how the streets will conform to a hierarchy of road types and should provide justification for variations where appropriate.

Design within character

3.3.9 While streets have common characteristics and dimensions across the Garden Village, all streets should be designed with landscaping, materiality and edges appropriate for the neighbourhood where they are located.

Provide emergency and servicing access throughout

3.3.10 For emergency vehicles, continuous through-routes are preferred. Where those are not possible, planning applications should demonstrate that appropriate turning spaces are provided for those vehicles and that all buildings can be safely accessed.

3.3.11 The streets should also be designed to accommodate the movement and services of refuse vehicles. The preferred strategy is for vehicles to move through streets, but where streets have no through way, designated turning zones suitable for the reversal and turning of the refuse vehicles should be designed outside homes with minimal impact to soft landscaping.

3.3 STREET DESIGN

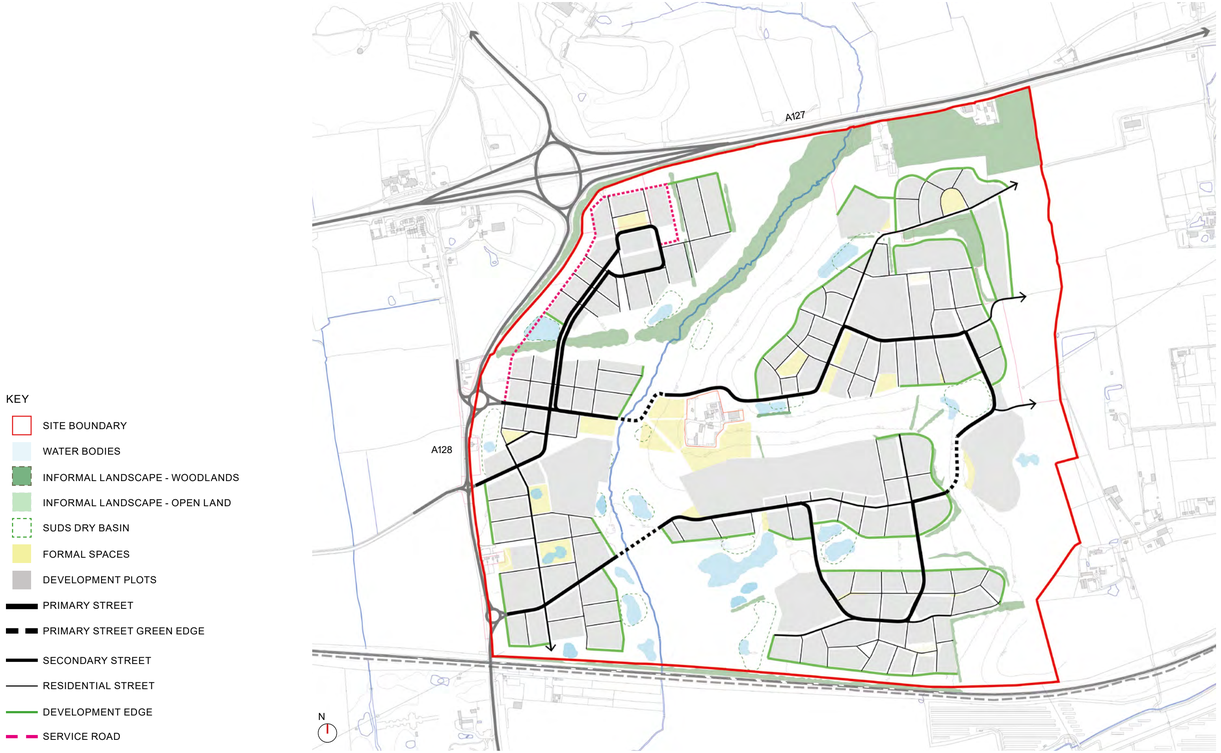


Diagram 17. Street Hierarchy Plan

D2. Primary Street

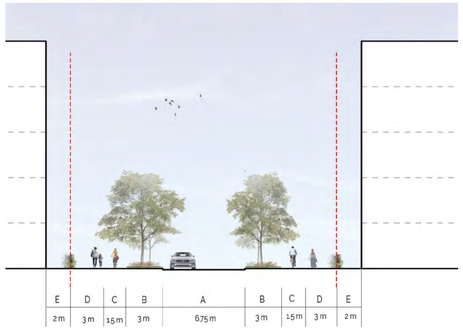
Objective:

Primary Streets should be provided as green boulevards which provide segregated access for transport modes through the Garden Village.

Local Plan Policy: BE09 and R01

Guidance

1. Primary Streets must be designed to accommodate 2-way bus movement with a minimum carriageway width of 6.75m.
2. No on-street parking will be permitted along bus routes.
3. 1.5m wide segregated cycle lanes must be provided in each direction of travel.
4. Street trees and planting must be planted along the length of the streets in conjunction with the open space, landscape and biodiversity strategies.
5. Street trees must be planted in a formal arrangement on each side of the street, using species which grow to substantial heights which reflect the heights of the adjacent buildings
6. Buildings must front onto the street to create a sense of enclosure, security and surveillance.



Primary Street Residential Section

A- STREET
B- PLANTING
C- CYCLE LANE
D- FOOTPATH
E- PRIVACY ZONE

Diagram 18. Primary Street Residential Plan

Figure 24. Inholm, Northstowe Cambridge - Proctor & Matthews

Figure 25. Eddington North West Cambridge - Aecom

3.3.12 Primary streets will be the main access route through Dunton Hills, used by pedestrians, cyclists, public transport, and all other vehicles. The primary streets will form a spine road in the form of a tree-lined avenue, which will be the most important and legible vehicular route through the proposals.

3.3.13 To provide a main road whilst reflecting the rural nature of the site, a landscaped street should be with mature trees and generous landscaping which contribute to an overall feeling of a high-quality landscaped avenue. Most of the non-residential uses will be concentrated along these streets, as will bus routes. They should therefore be free of car parking to avoid creating congestion.

3.3.14 These roads will run through and connect different character areas, and therefore a consistent approach to paving, kerb alignments, street lighting, boundary treatments and tree planting will be appropriate.

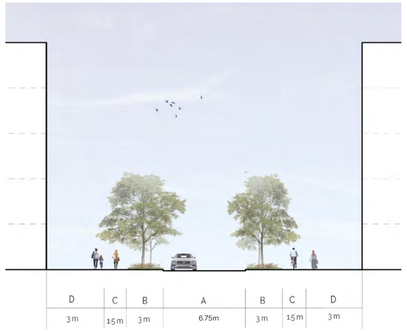


Diagram 20. Primary Street Non-residential Section

A- STREET
B- PLANTING
C- CYCLE LANE
D- FOOTPATH

Diagram 19. Primary Street Non-residential Plan

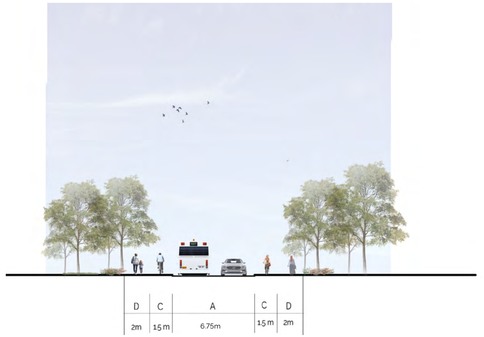


Diagram 22. Primary Street Green Edge Section

A- STREET
B- PLANTING
C- CYCLE LANE
D- FOOTPATH

Diagram 21. Primary Street Green Edge Plan

D3. Secondary Street

Objective:

Secondary Streets must be designed for low speeds and with shared pedestrian and cycle paths. They should link primary streets with residential streets.

Local Plan Policy: BE09 and R01

Guidance

1. Secondary streets must be designed with a carriageway width of 5.5m, lined with demarcated on-street parking bays on either side.
2. Parking bays should be grouped in bays of no more than four spaces parallel to the carriageway, separated by trees
3. Shared cycle and footway paths at least 2.5m wide must be provided on each side of the street.
4. Most buildings along secondary streets should front on to streets, set behind small front gardens or "privacy zones" with entrance doors facing the street. In some locations, such as street corners or breaks in building lines, the relationships between buildings and the street may vary slightly, although they must still provide passive surveillance.

3.3.15 Secondary streets should distribute vehicular, pedestrian and cycle traffic from primary streets into residential streets. They should be pedestrian-friendly environments where vehicles travel slowly and do not dominate the street. Particular attention will be required to materials, space and planting used in streets and at junctions.

3.3.16 On street parking will bring activity to the street-scene, help traffic calming, and minimise the amount of parking needed within residential curtilages. However, streets should not be overly dominated by parking and substantial trees and other soft landscaping should also be provided to soften their visual impact.

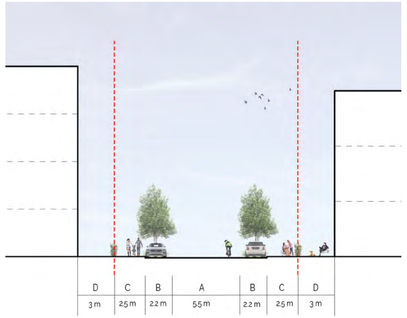


Diagram 23. Secondary Street Section

A- STREET

B- PARKING WITH PLANTING

C- FOOTPATH

D- PRIVACY ZONE

Diagram 24. Secondary Street Plan

Figure 26. Mulberry Park, Bath - HTA Design

Figure 27. Castleward Urban Village, Derby - HTA Design

D4. Residential Street

Objective:

Residential Streets must be designed to provide access to homes with low volumes of traffic and be designed for low speeds.

Local Plan Policy: BE09 and R01

Guidance

1. Residential streets must be designed with a carriageway width of 5.5m which will be shared by motor vehicles and bicycles.
2. Parking bays should be provided on-street, either perpendicular or parallel to the carriageway.
3. Pavements must be provided on each side of the street.
4. Homes along residential streets should be set behind front gardens or "privacy zones" and offer passive surveillance to the street.

3.3.17 Residential streets will be at the heart of the Garden Village, where the expected volume of traffic is low. Most buildings on these streets will be two to three storey houses or low-rise blocks of flats.

3.3.18 Two types of on-street parking may be provided: parallel and perpendicular bays. These should be flanked by landscaped front gardens or "privacy zones" which include substantial landscaping including trees.

3.3.19 Residential streets will be wholly contained within their neighbourhoods. Design of their landscaping, materials and street furniture should be designed to reflect the landscape and architectural design of the neighbourhood.

3.3.20 Streets should be designed for low speeds, and shared carriageways which are not dominated by cars. They will need to ensure that good visibility is provided for cyclists and may need to include passive traffic calming measures such as pinch points in the carriageway width.

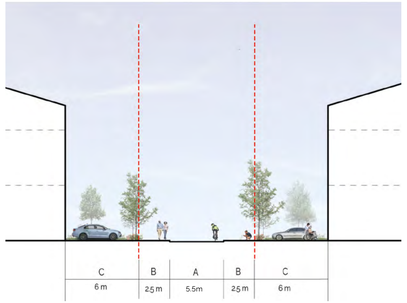


Diagram 25. Residential Street Section

A- STREET

B- PARKING WITH PLANTING

C- FOOTPATH

D- PRIVACY ZONE

Diagram 26. Residential Street Plan

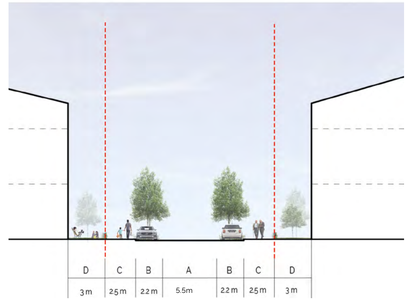


Diagram 27. Residential Street Section

A- STREET

B- PARKING WITH PLANTING

C- FOOTPATH

D- PRIVACY ZONE

Figure 28. Mulberry Park, Bath- HTA Design

D5. Development Edge

Objective:

Development edges will be required at the interface of development with the non-developed areas. They must provide access to homes, be well integrated in the adjacent landscape and create a semi-rural setting. They must reduce travel through and integrate informal surfaces.

Local Plan Policy: BE09 and R01

Guidance

1. Development edges must be designed with a carriageway width of 5.5m which will be shared by motor vehicles and bicycles.
2. Development edges will have buildings on one side, and open space on the other.
3. Limited parking bays should be provided on street for visitors, parallel to the carriageway, and preferably only on the side of the road which is flanked by buildings.
4. Pavements must be provided on the side of homes and avoided on the non-developed side.
5. The carriageway must not be continuous and be interrupted by informal surfaces and narrow zones to discourage driving through.
6. Continuous tarmac zones are not allowed.
7. Homes should be set behind front gardens or “privacy zones” and offer passive surveillance to the street.

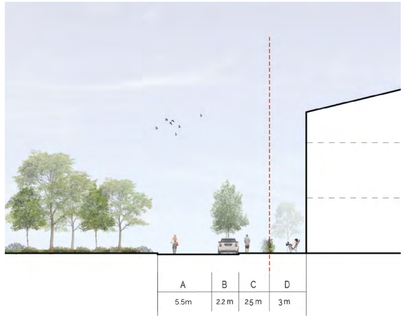


Diagram 28. Development Edge Section

A- STREET

B- PARKING WITH PLANTING

C- FOOTPATH

D- PRIVACY ZONE

Diagram 29. Development Edge Plan

Figure 29. **Osprey Quays, Officer's Fields - HTA Design**

Figure 30. **Cane Hill, Croydon - HTA Design**

3.3 STREET DESIGN

3.3.21 Development edges will be located at the interface of the residential parts of the Garden Village with open, non-developed areas, where the expected volume of traffic is very low. They will be located along the historical hedgerows, woodlands and wetland areas.

3.3.22 This street type should be designed to create a rural character on the edges of the Garden Village. It should be informal and have breaks in the carriageway to provide no-through zones except for local residents and emergency vehicles. They should be designed so that their landscaping, materials and street furniture reflect their landscape settings and the local neighbourhood.

3.3.23 Development edges should be designed for very low speeds and shared motor vehicle and cycles. They will need to ensure that good visibility is provided for cyclists and will need to include passive traffic calming measures such as pinch points in the carriageway width.

Diagram 31. Development Edge Section

A- STREET

B- PARKING WITH PLANTING

C- FOOTPATH

D- PRIVACY ZONE

Diagram 30. Development Edge Plan

Figure 32. Filwood Park - HTA Design

Figure 31. **Cane Hill, Croydon - HTA Design**

D6. Traffic Calming

Objective:

Passive traffic calming measures should be used to limit speeds without creating physical barriers or hostile environments for pedestrians, cyclists and buses.

Local Plan Policy: BE09 and R01

Guidance

1. Streets must be designed to encourage low vehicle speeds, without causing congestion or obstructing vehicles such as cycles, buses or delivery vehicles.
2. Natural measures such as street alignment and bend design should be used to slow traffic where feasible, to avoid the need for physical interventions.
3. Where necessary, physical traffic calming measures should be well integrated into the street design.

Figure 33. **Use of passive calming measures to limit speeds.**

Figure 34. **Traffic calming measures integrated into street design.**

3.3.24 The Street Hierarchy outlined in this SPD includes streets designed for various speeds, all of which should be low to make walking, cycling safe and attractive.

3.3.25 The arrangement of buildings, spaces and activities can act as a natural traffic calmer and create a pleasant environment for pedestrians and cyclists.

3.3.26 Appropriate traffic calming measures should be well designed and avoid creating hostile environments. They may take the form of changes in vertical or horizontal alignment.

3.3.27 Vertical speed restraint measures such as speed tables and table junctions may be combined with at-grade pedestrian and cycle crossing movement and will be appropriate along main desire lines. In some cases, horizontal measures such as speed restraining bends, narrowing and/or chicanes may be appropriate.

3.3.28 Traffic calming measures should be designed-in to the street network to achieve the design speeds and avoid the need for retrofitted measures.

D7. Pedestrian-Cycle Crossing

Objective:

Pedestrian and cycle crossings should be provided at main junctions within and adjacent to the development.

Local Plan Policy: BE09 and R01

Guidance

1. Primary and Secondary streets should be designed with pedestrian and cycle crossings along main routes.
2. The road junctions providing access to the site from the A128 will need to be accompanied by pedestrian and cycle crossings. These include the Northern and the Southern roundabouts plus the central access to West Horndon Station.

3.3.29 In order to promote walking and cycling and establish pedestrians and cyclists as priority road users, key routes through the site will need to be accompanied by road crossings.

3.3.30 Three crossing points will be required at the junctions with the A128, identified as follows:

a. Northern roundabout access: a signal-controlled toucan crossing is required on the A128 north arm and uncontrolled two-stage crossing points on all other arms using splitter islands.

b. Central Access to Station Road: A signal-controlled junction across the A128 to Station Road is required. A signal-controlled toucan crossing should be provided on the A128 north arm to provide direct access for pedestrians and cyclists between the Village and West Horndon via the Mobility Corridor. An uncontrolled crossing will be acceptable on the site access arm.

c. Southern roundabout access: an uncontrolled two stage crossing may be provided on the site access arm only.

3.3.31 Crossing facilities, which are compatible with the access arrangement to the site, must be agreed with the highway authority.

3.3.32 Off-site mitigation measures which seek to improve connectivity with the existing PROWs, such as connectivity at the northern boundary, must be considered during the planning application stage.

3.3.33 In order to avoid the road forming a barrier to sustainable forms of transport, crossings will also need to be considered at key sites, for example near to bus stops, at the Village Centre or Neighbourhood Hubs and outside all schools.

Figure 35. **Pedestrian crossing along main routes.**

Figure 36. **Pedestrian and cycle crossing along main routes.**

3.4 HOUSING DESIGN

Objective:

New housing must provide a high standard of accommodation which is appropriate to the Garden Village's rural setting. New homes must be tenure blind, accessible, and flexible with provision for home-working and outdoor amenity spaces.

Local Plan Policy: HP01, HP05, HP06 and R01

Guidance

1. Every new home must be in keeping with the character of the neighbourhood.
2. New homes must be well designed regardless of tenure, typology or ownership.
3. Designs must be tenure-blind in regard to external appearance of buildings, front doors and front access, plus communal zones such as shared amenity.
4. All homes must have a strong sense of arrival.
5. All homes must provide flexible and high-quality living spaces with generous ceiling heights and flexible layouts, including space for home working and internal storage.
6. Homes must be designed to provide each resident with natural sunlight and ventilation and avoid overheating.
7. All homes must have private amenity. Shared amenity may also be provided.
8. Homes must also have ancillary features such as storage for bicycles, bins and plant to avoid retrofitting or poor-quality design.

3.4.1 The designs of new homes must:

Provide beautiful places to live for all residents

3.4.2 As a residential-led Garden Village surrounded by green belt land, it is important that the designs of homes at Dunton Hills provide residents with exemplary living conditions and good access to daylight and outdoor amenities.

3.4.3 Policies relating to the design of homes are set nationally and locally and will change during the lifetime of the development at Dunton Hills.

3.4.4 The National Planning Policy Framework requires the design of new housing to reflect local needs in terms of the size, type and tenure of housing needed for different groups in the community, including those who require affordable housing, families with children, older people, people with disabilities, and people who rent their homes or wish to build their own homes.

3.4.5 The National Design Guide illustrates how well-designed homes that are beautiful and successful can be achieved in practice. It promotes socially inclusive design which contributes to mixed and balanced neighbourhoods, avoids segregation or perceived barriers between communities, and does not disadvantage any particular group of residents. The designs of new homes should follow the guidance within the National Design Guide (or any future replacement).

3.4.6 Homes must be built using robust, low maintenance materials and design features which are fit for purpose. Windows and doors should reflect their intended uses and purposes, balancing privacy with light and ventilation. Balconies should offer privacy without the need for retrofitted screens.

3.4.7 New homes of varying types, affordability and sizes of homes should be designed to address local needs. For Phase 1, this means that the design of new homes should comply with the Local Plan policies. For future phases, this means assessing local needs and providing sustainable housing mixes and tenures.

3.4.8 Specialist accommodation, such as older peoples housing, should be designed to the same standards as other homes, with similar access to workspaces and external amenity spaces. Houses and flats should also be co-located, allowing households of different sizes to live near each other to create diverse communities and avoid social isolation or segregation.

Figure 38. **Homes designed in keeping with the character of the neighbourhood.**

Figure 37. **Homes designed to provide natural sunlights and ventilation.**

3.4 HOUSING DESIGN

3.4.9 Planning applications should avoid taking formulaic approaches to housing design and must demonstrate how each home will be a high-quality place to live.

Be tenure blind

3.4.10 Residents of all homes within the Garden Village, regardless of typology or tenure, must be provided with similar standards of living within their homes. Planning applications must demonstrate how the designs of all types of homes provide aspirational places to live, whether flats or houses, for sale or rent, and open-market or affordable. Affordable homes must be mixed throughout the development, avoiding mono-tenure zones.

3.4.11 Homes with different tenures should be indistinguishable in terms of their entrances, front doors, elevations, and visible communal areas such as shared parking areas and shared amenity. Residents of affordable homes must also have equal access to public spaces, children's play areas, local facilities, amenities and infrastructure.

Have welcoming and accessible entrances

3.4.12 All homes should create a sense of arrival. The approaches to individual homes and flats must be visible, safe, well-lit and accessible to all, particularly those with reduced mobility. Entrances to homes should be designed to be legible from streets and spaces, giving residents a sense of identity and ownership. All front doors should benefit from some weather protection in the form of canopy or similar.

3.4.13 Within blocks of flats, communal spaces should create a place of retreat and safety from the world outside, with legible circulation spaces and cores which enable neighbours to recognise each other and avoid soulless, anonymous places.

3.4.14 Communal areas, including shared circulation spaces in blocks of flat blocks should be naturally lit and ventilated where allowed by other requirements (such as fire strategies). There should be no more than eight flats accessed from one vertical access core. Flats accessed from shared areas should be secure, with access control systems.

3.4.15 Shared access to flats and approaches to individual homes should accommodate space for delivery packages such as lockers.

3.4.16 Features such as letterboxes, meters and communal storage spaces must be accessible and designed to avoid occupational hazards. For example, individual and communal banks of letterboxes should be positioned between 0.7m and 1.7m from floor level to avoid injury for postal workers.

Provide high-quality living environments

3.4.17 Homes must be designed to comply with the Nationally Described Space Standards and provide sufficient internal accommodation and storage. Rooms must be designed to be flexible, and plans should show indicative furniture layouts and avoid awkward room shapes or layouts.

3.4.18 All homes must also demonstrate how they can accommodate home-working space to reduce the need for commuter journeys. This can be illustrated at planning submission with inclusion of a desk space within any zone of the home with daylight, except kitchen and main living. Flexible and adaptable spaces which could support working from home should be considered during the early design stages. Larger properties could provide a dedicated study or bedrooms and garages could be designed to facilitate conversion. Smaller properties could consider how partitions on landings, bedrooms or living spaces, could be used to create effective and quiet working spaces, away from other household activities.

Provide natural light and ventilation

3.4.19 At least 85% of homes should be dual aspect to allow cross-ventilation and avoid overheating. Dual aspect is considered when residential units have openable windows on two external walls, which may be either on opposite sides or on adjacent sides when units are at the corner. In this last case of corner aspect, the side must be at least 3 meters. When one aspect is towards an external access deck or courtyard, the layout of the dwelling needs to be carefully considered to maintain privacy.

3.4.20 Ceiling heights should be at least 2.3m for at least 75% of the internal net area of the dwelling to assist with ventilation and to allow tall windows which bring more natural light into buildings.

3.4.21 Each home must also benefit from direct sunlight. Planning applications for single-aspect homes must demonstrate how they will avoid overheating (including the adjacent corridors for flats) and should avoid the use of mechanical ventilation. Planning applications for homes which comply with the Nationally Described Space Standards but fail to provide sufficient sunlight and ventilation will be refused.

Figure 40. **Welcoming and accessible entrances**

Figure 39. **High-quality living environments**

3.4 HOUSING DESIGN

Ensure levels of privacy

3.4.22 Design proposals should demonstrate how dwellings will have an adequate level of privacy in relation to nearby homes. To ensure good levels of privacy, dwellings facing other dwellings with opposite windows should have minimum 20m external façade to façade, measured perpendicular to both facades excluding balconies or projecting elements. This distance must increase to minimum of 25m when new dwellings face existing buildings with openings.

Residential Amenity

3.4.23 All homes must incorporate private external amenity space preferably accessed from the main living space, whether a garden or a balcony, in addition to suitable play space.

3.4.24 All houses should have at least 40sqm of private garden space with a minimum depth of 8 metres. Ground floor flats should have at least 10 Sqm of private garden of usable space which excludes bins storage or plant zones if located at the front of the property. If the main amenity of houses or ground floor flats is provided in other formats such as a roof terrace or courtyard, these areas can be reduced by maximum 25%. Flats on upper floors should have private amenity of minimum 5sqm as balconies or roof terraces which cannot be reduced in area. This is in addition to any communal spaces provided.

3.4.25 In addition to private amenity, flats should be provided with play space in the form of communal gardens or roof terraces with direct access from circulation spaces, so that older children can independently access amenity spaces without having to leave the front entrance of the building. Communal gardens should include play space for children and receive direct sunlight for a minimum of four hours a day in June. They should also be well overlooked. Where not all flats have a view of the garden, blocks should be designed so that 2-bedroom or larger homes overlook the garden to enable informal supervision of children playing independently, with one-bedroom flats facing in other directions as they are less likely to be occupied by children.

Include cycle storage

3.4.26 Planning applications must demonstrate how all homes will provide secure cycle storage in line with the Local Plan requirements.

3.4.27 Cycle storage must be accessible, sheltered, secure, easy and convenient to use. It must not obstruct front doors and entrance paths and should be integrated into the building fabric. Cycle storage in homes must be easier to access, or just as easy to access, than private cars, in order to establish cycling as a priority mode of transport. Where homes include garages, they should be wide enough to be able to access cycles stored in the garage.

Include ancillary spaces and storage for bins

3.4.28 Bin storage and ancillary plant, such as external vents, delivery lockers and meter boxes, should be attractively designed and incorporated into the designs of buildings, or within small front gardens or privacy zones. Meters, bin stores, bike stores and other storage must be designed in ways which do not obstruct front doors and entrance paths.

3.4.29 The design of waste storage facilities must comply with waste and recycling guidance set out by the Council to enable safe and convenient collection and avoid hazards for collection workers. Refuse storage must incorporate all types of waste, including dry recycling, food recycling and garden waste.

3.4.30 For houses, household waste should be stored neatly and safely in a location that is easy to use and easy to collect from. Bin stores located at the rear of properties with pathways to the street must be avoided as they can be difficult to access and use. Instead, front and side solutions well-designed solutions integrated into the streetscape are preferred.

3.4.31 For apartments, communal waste and recycling stores must be provided. They must be accessible to all residents, including wheelchair users and children. They should be secure and locked at all times, located within the building curtilage and should be easy to access for collection teams. Where these are inside buildings, they should be ventilated and include and wash-down facilities so they can be cleaned.

3.4.32 Access doors to service rooms must be well integrated into the facades, preferably within secondary elevations to ensure attractive frontages. They should be within 20m of the refuse car access point.

Figure 42. **Ensure levels of privacy**

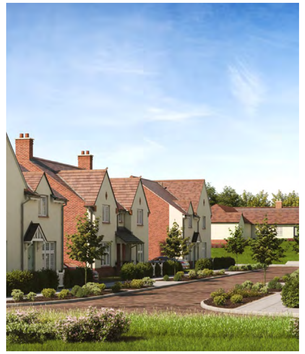


Figure 43. **Passive surveillance**

Figure 41. **Ancillary spaces and storage for bins**

3.5 SELF-BUILD

Objective:

A minimum of 5% of homes must be provided as self-build homes, which are designed to the same standards as other housing and reflect the design characteristics of their neighbourhood.

Local Plan Policy: HP01, HP06 and R01

Guidance

1. Self-build homes must be distributed throughout the development, as individual plots or small clusters and avoiding a "self-build neighbourhood."
2. Developers should promote a range of self-build housing products to enable a range of bespoke homes to meet varied needs.

3.5.1 Self-build homes should:

Enhance the character of their neighbourhoods

3.5.2 Dunton Hills Garden Village is expected to include at least 200 self-build homes over the lifetime of the development.

3.5.3 The key plans for Dunton Hills Garden Village do not prescribe locations for self-build homes, and these should be distributed throughout the development to avoid creating "self-build neighbourhoods". Self-build homes should enhance the character of their settings by introducing diversity, whilst respecting each neighbourhood's individual character. The designs of self-build homes should reflect the character of their neighbourhood.

3.5.4 Where a site has five or more self or custom build dwellings, planning applications will need to be accompanied by a design code which explains how these will be designed to contribute positively to the local character.

Provide enhanced housing choice

3.5.5 Self-build homes provide an opportunity to foster a sense of community and good placemaking and introduce a mix of residents including those who might not normally wish to purchase a new-build home. They also offer opportunities for flexible typologies or individual house types for people whose housing needs may not be fully met by the housing market.

3.5.6 Self-build homes are homes built by an individual, a group of individuals, or persons working with or for them, to be occupied by that same individual or group, and can be either market or affordable housing. They can be custom build as well. This means that self-build homes can either take the form of individual plots sold to people to build their own homes, or a custom-build arrangement where developers take some of the responsibility for construction on the self-builder's behalf, with custom design according to the home-owner's needs. Planning applications within each phase will need to explain how the self-build requirement will be met.

Figure 45. **Self-build homes distributed throughout the development, as individual plots or small clusers.**

Figure 44. **Designed to the same standard as other housing and reflect the design characteristics of the neighbourhood.**

3.6 NON-RESIDENTIAL DESIGN

Objective:

Non-residential buildings must be designed to accommodate a mix of uses to facilitate a self-sustaining village, alongside appropriate outdoor spaces, storage and ancillary facilities. They must be flexible and accessible and include elements of character according to neighbourhoods and reflect their distinct uses.

Local Plan Policy: PC01, PC03 and PC11

Guidance

1. Within areas of mixed uses, such as the Village Centre and Neighbourhood Hubs, ground floor uses should be designed to be flexible, adaptable and accommodate a full range of uses without compromising the amenities of residents.
2. School buildings must be well designed, attractive, landmark buildings, with clearly legible entrances, high quality internal spaces and child friendly internal and external environments. Vehicle free "school zones" must be provided around schools with the area around the main pupil entrances attractive spaces that are entirely traffic free to facilitate social interaction and connected by safe and direct walking and cycling routes to the community/neighbourhood they serve.
3. Non-residential buildings should be designed to reflect the architecture of their neighbourhood, and aid neighbourhood legibility.
4. All non-residential buildings must have attractive and well-designed entrances which promote passive surveillance and a sense of place.
5. The buildings in the village centre and neighbourhood hubs must have uncluttered human scale shop fronts with attractive and clear signage.
6. Non-residential buildings must be designed to incorporate ancillary features and spaces to ensure good relationships with the public realm and avoid unacceptable amenity impacts. They must also include cycle storage in addition to end-of-trip facilities for cyclists.
7. All buildings (including residential, commercial, community etc) must be designed and provided with Full Fibre to the Property (FFTP).

Flexible and adaptable ground floor spaces for mixed use buildings

3.6.1 The Land Use Key Plan explains how non-residential uses will be distributed throughout the garden village to create a self-sustaining neighbourhood. Some buildings will be mixed-use with community or commercial uses at ground floor and either residential or office use above. In order to ensure that the required commercial and community uses to support the Garden Village are provided, planning applications will need to explain how those buildings will be designed to accommodate their uses.

3.6.2 The treatment of the ground floor of mixed-use buildings should offer opportunities to create distinctiveness and a welcoming environment where clearly legible entrances are accessible to both resident and visitor. They should provide ceiling heights of at least 3m for all publicly accessible areas and at least 85% of the internal net area of the non-residential unit to allow adaptability for different uses in the future. It is recommended that these spaces should have unit sizes which would facilitate subdivision, broad spans between columns with consolidation of mechanical and electrical services, floor-to-ceiling heights that allow a variety of uses and potential for mezzanine floorspace, floors with higher specifications for loading and vibration, doors / lifts that facilitate loading and unloading of goods and plant, and security measures conducive to storage of high value stock and plant. It should also be noted that not all floorspace needs to have the same level of flexibility.

3.6.3 Planning applications for mixed use developments should demonstrate the anticipated uses needed to create a self-sustaining village and minimise trips to other locations. They will also need to demonstrate how the design of units would accommodate those uses. For example, if no dedicated places of worship are provided, the community centre will need to be designed to accommodate a multifaith place of worship that accommodates the design requirements for religions which are not otherwise catered for within walking and cycling distances.

3.6.4 Community facilities such as the community centre will need to explore the possibility of providing small-scale sports facilities which cater to the specific needs of the community. In particular, opportunities for providing a small swimming pool and a health/ fitness suite should be explored.

Figure 47. **Flexible and adaptable ground floor spaces.**

Figure 46. **Lakes Estate, Milton Keynes - HTA Design**

3.6 NON-RESIDENTIAL DESIGN

3.6.5 Restaurants, cafes and drinking establishments will also be needed to create a vibrant social life. These will require ventilation and flues which should be designed into the building fabric to avoid retrofitting or prejudice the potential for these uses to come forward. Any service-related ventilation should be designed with louvered openings which incorporates architectural screening. No flu exhausts are allowed to the streets and public spaces.

3.6.6 A village pub or café may require a garden or outdoor seating which should be designed in. Other restaurants and cafés should explore opportunities for outdoor seating to further increase the livelihood of neighbourhood centres.

3.6.7 Mixed use buildings should also be designed to ensure compatibility between uses. Residential uses above noise-generating uses should be avoided. Planning decisions may need to include restrictions on noise levels and operational hours, and sound-separating floors between uses.

3.6.8 Nurseries should have dedicated secure outdoor space. These should include open air zones and weather protected zones and be fenced and away from general public overlooking.

Well-designed Schools

3.6.9 Guidance for school design is subject to change dependent on funding models and education providers. The schools within the village will need to be designed in accordance with the most up-to-date standards.

3.6.10 Approaches to schools should be designed to create safe, child-friendly environments. No private car parking spaces will be permitted outside schools in order to create safer environments and discourage car journeys to schools. Cycle parking must be provided.

3.6.11 Schools must have two separate vehicular entrances, away from the pedestrianised frontage. One entrance should be for staff parking and deliveries and the other for emergency access and grounds maintenance.

3.6.12 All schools within the Garden Village should be designed to respect the design of the neighbourhood in which they are located. Their entrances, frontages, boundaries, and primary elevations should be designed to address the locality and should be inspired by similar buildings located within typical Essex villages. Their elevation materials should also be related to those set out in sections 5, 6 and 7 of this SPD depending on the neighbourhood in which they are located.

3.6.13 In terms of height and volume, schools should have storey heights which are taller than those of residential buildings, which will create some distinctiveness and identify schools as important community buildings.

3.6.14 All school fencing should also adhere to the neighbourhood character and ensure security and no overlooking is maintained at all times. It should also be noted that if school buildings are used as part of the actual boundary, they cannot include windows, as this can cause a privacy and security risk Emergency access should be provided to school playgrounds. Further guidance on this matter can be found in the ECC Developers' Guide to Infrastructure Contributions.

3.6.15 All educational amenity spaces, including soft and hard landscapes, should be of a very high quality.

Contextually designed community and employment buildings

3.6.16 Other non-residential buildings in the Garden Village, for example those related to employment, community or mobility hub uses, should be designed to create active frontages and should be legible with clearly defined and accessible entrances. Building designs should reference the design standards set out in sections 5, 6 and 7 of this SPD to reflect their neighbourhoods and should take inspiration from similar building examples within typical Essex villages.

3.6.17 Applicants are advised to engage with end users during the design process for community buildings, to build a comprehensive understanding of their needs to inform the proposals.

Clearly defined and accessible entrances

3.6.18 Mixed use buildings require several entrances at ground floor level which should be well designed to accommodate all users.

3.6.19 Within mixed use buildings, all residential lobbies should be highly visible and accessed from the public realm giving clear and well-defined entry points. All residential lobbies, commercial units, non-residential and service access points should be easily accessed at grade.

3.6.20 Buildings which are designed for one use only should benefit from legible and clearly defined entrances which are easy for visitors to use and be of human scale.

Figure 48. **Treatment of ground floor to reflect activity.**

Figure 50. **Ground floor should provide ceiling heights of atleast 3m.**

Figure 49. **Legible entrances**

3.6 NON-RESIDENTIAL DESIGN

3.6.21 Within the village setting, warehouse style buildings should be avoided in favour of buildings which reflect the site's character and the design qualities of similar buildings within other Essex villages. Double-height entrances should be avoided, unless the façade and entrance are at a human scale.

3.6.22 The service access points such as bin stores and cycle stores should be expressed but not to be confused or compete with the main entrances. Service and storage entrances should be screened from view through recesses in facades, landscaping and architecturally finished doors which are integral within the facade design and appear secondary to the main entrance. Service entrances should be located off secondary or tertiary streets and oriented to minimise disruption of the public realm.

Clearly designed shop fronts and signage

3.6.23 Retail and commercial units contribute to the street frontage within the Village Centre. They should be setback from the street to allow for sufficient room for pedestrian routes and landscaping and clearly advertised through well-designed signage that is consistent across all units within a single frontage.

3.6.24 Windows should form a large visual element in the shop front. Shop fronts should make sure that signage, fascia lines, illumination, advertisement and security features are designed as an integral part of the rest of the shop front. Signage size, location style and design should be consistent across all units within a single frontage to avoid clutter.

3.6.25 For retail and commercial units, frontages should be embedded within the building and should be set back to allow for sufficient spill-over space and generate street activity (for example, outdoor seating associated with cafes). Canopies and awnings can be integrated with the design to reinforce legibility for retail development uses and building entries. These may be fixed or retractable. Ancillary features and spaces

Ancillary features and spaces

3.6.26 Service spaces for the commercial units should preferably be located away from primary routes and be designed with the use of decorative screens to avoid negative impact on the façade, and in locations that respect the design of the building, including arrangements of bays and window openings.

3.6.27 Commercial units should accommodate sufficient space for their servicing, delivery and plant needs. Storage spaces will be required to avoid delivery cages or bins being stored in public spaces and should be located within buildings or in screened service yards. Waste storage will need to be designed to be easily accessible by collection operatives.

3.6.28 Delivery, collection and servicing strategies will also be required to accompany planning applications for non-residential units.

3.6.29 For specialist facilities, such as schools or nurseries, additional internal storage space may be required for items such as children's backpacks, buggies, etc... In the village centre and neighbourhood hubs a delivery, servicing and collection strategy will be required which will need to demonstrate how these activities can safely and conveniently take place without causing obstruction or congestion.

Cycle and pedestrian facilities

3.6.30 Places where people work and visit will be required to include short-stay cycle parking for visitors, and longer-term cycle parking for workers alongside end-of-trip facilities to promote cycling as a way of transport. Specialist uses, such as schools, will need to accommodate suitable cycle parking and ensure that space is available to store other items such as scooters, as appropriate to the use of the building.

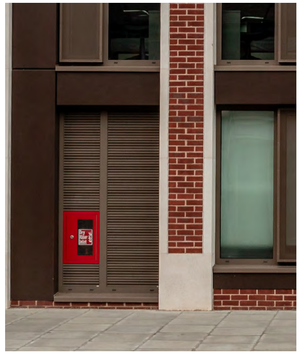


Figure 52. **Savoy Circus, London - HTA Design**

Figure 51. **Winstanley Estate, London - HTA Design**

Figure 53. **Illustrative sketch showing the non-residential area - HTA Design**

3.7 ADAPTABLE AND CONNECTED COMMUNITIES

Objective:

Buildings should be located and designed to be suitable for people's changing needs. Building design should create safe communities.

Local Plan Policy: HP06, BE01, BE12, BE15 and R01

Guidance

1. Specialist Accommodation should be provided close to the village centre with easy access to services and transport.
2. Homes and buildings should be adaptable to accommodate those with disabilities.
3. Homes should be designed to accommodate all sections of the community.
4. All homes should have internal space to enable working from home.
5. All buildings (including residential, commercial, community etc) must be designed and provided with Full Fibre to the Property (FFTP).
6. New buildings should achieve Secured by Design accreditation
7. Buildings and places should be designed to create passive surveillance.
8. Car-free places should be created in vulnerable locations to achieve good highway safety.

3.7.1 Buildings in the Garden village should be located and designed to be adaptable and accessible by:

Locating Specialist Accommodation within walking distance of facilities

3.7.2 Specialist accommodation will be required in the Garden Village. This form of accommodation includes, but is not limited to, housing for older people such as Independent Living schemes for the frail elderly, homes for those with disabilities and support needs, and residential institutions.

3.7.3 A specific location has not been allocated, because it should be well integrated within the residential parts of the development and avoid segregated communities.

3.7.4 However, it should be located within 400m (5 minutes) walking distance of local facilities to avoid isolation and minimise car dependency. Supported accommodation should be provided to allow people to live independently and play a role within a vibrant community.

3.7.5 To further encourage the integration of specialist homes, opportunities to provide specialist accommodation within market housing should be considered, wherever possible. Specialist accommodation with communal facilities could also be designed to share spaces with other services such as community centres.

The public realm must be aligned with the principles of inclusive design, as set out in section 3.9, to ensure that people with physical or sensory impairments are able to freely move around safely and with confidence.

Providing accessible and adaptable places

3.7.6 Buildings should be designed to provide high levels of accessibility. Streets should be designed to have unique characteristics and distinctive design features which mean they are recognisable and dementia friendly. Design features may include scented planting, distinctively coloured entrance doors, and legible signage, to differentiate streets.

3.7.7 Publicly accessible buildings should provide accessible facilities, and community buildings should include a Changing Places WC facility.

Adaptable homes

3.7.8 Homes should be designed to allow intergenerational living and adaptation over time. Peoples' needs change regularly, and homes should be designed to be adaptable to changing circumstances. Larger homes with 3 or more bedrooms should be designed to allow the separation of kitchen and living spaces, and homes with garages or lofts should be designed to allow future conversion to allow households to grow. A range of house types should be provided, including single storey homes, M4(3) housing with wheelchair accessibility, and Building Regulations Part M4 Category 2 (Accessible and Adaptable Dwellings). These will allow people to move to more suitable homes within their community, if their homes are no longer suitable for them. Communal gardens, play spaces, and other facilities such as cycle and bin stores should all be wheelchair accessible to ensure that all sections of the community have equal access.

Housing Choice

3.7.9 A range of house types should be provided to allow for mixed communities and changing needs. Older people downsizing may create opportunities for families to grow if flats are located near houses, and self-build homes offer opportunities to create unique homes which suit a wider range of needs. Engagement with ECC is required to ensure specialist accommodation is provided at the right scale, location and design.

Enabling home-working

3.7.10 All homes should be designed to facilitate working from home, which can assist in reducing the need to travel and accommodate those who are less mobile. Spaces for home-working, in particular in smaller homes, and fast broadband connections, should be provided to demonstrate how homes can be suitable for home working.

3.7.11 To create safe places, buildings should:

Achieving Secured by Design accreditation

3.7.12 Secured by Design (SBD) works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. Achieving accreditation means buildings have been designed to sensible, achievable standards which create safe places both within vulnerable parts of buildings (for example, communal entrances), but also within public spaces. Good lighting, building orientation, and landscape design which creates accessible, visible spaces which achieve a sense of ownership, create safe places.

3.7.13 Developers are recommended to engage early on with the Designing Out Crime Officers (DOCO)/ Essex Police, to ensure that all new developments have integrated SBD guidance to ensure the safety of all users.

Creating passive surveillance

3.7.14 The Garden Village will be a landscape-led development with vibrant, busy community spaces, and quiet residential streets. On quieter streets it will be particularly important to embody the principles of passive surveillance to ensure that open spaces, play spaces, and routes, are well overlooked and lit (avoiding excessive light pollution) which avoid creating opportunities for crime.

3.7.15 Wherever possible, consideration should be given to the layout, orientation and positioning of homes fronting onto public rights of way or accessible routs, to increase opportunities for passive surveillance, community interaction and engagement, and environmental control.

Creating car-free places

3.7.16 Buildings within the garden village which will be visited by large numbers of children, for example the entrances to play spaces, schools, and nurseries, should have car-free zones which allow pedestrians to dominate and avoid clashes between people and cars.

SD1. Future Proof Design

Objective:

Building must be designed to be future proof. They must be resilient, prioritise health and well-being and must be adaptable to the changing needs of the population.

Local Plan Policy: BE01 and R01

Guidance

1. Building designs must be easily adaptable and flexible in order to respond to the changing needs of users.
2. Design must take into consideration the needs of different users and their health and well-being.
3. Buildings must be adaptable to allow the use of new technologies.

3.8.1 Building designs must be flexible and must allow for adaptive reuse. The designs of buildings should allow for future upgrades and retrofitting, for example where lofts or garages are provided, they should be designed to be easily converted to habitable accommodation. Non-residential buildings should be designed to be fit-for purpose, but adaptable to accommodate future changes in the way that buildings are used. As the needs of the community change, the buildings must be able to respond and to adopt new uses. Flexible floor plans and the use of durable, high-quality materials will facilitate this and will prevent buildings from becoming redundant.

3.8.2 Similarly, buildings must be able to allow the use of new technologies as they arise, with built-in void spaces for cabling, pipework, or plant which may be associated with future technologies. These do not need to be dedicated separate spaces, but sensible design which allows flexibility. Smart infrastructure and renewable sources of energy should be integrated into communal areas. Such measures should be incorporated during the detailed design stage and should accommodate the necessary infrastructure not only at the scale of individual buildings, but within the wider community layout.

3.8.3 Planning applications must also consider the future needs for buildings within the development and allow sufficient flexibility within road and building layouts. For example, anticipating the potential for increased electric vehicle use and allowing for sufficient substation capacity, or future potential for 'last mile' delivery services with space for convenient drop off, storage, and loading facilities for autonomous delivery vehicles as they are adopted.

Figure 54. SuDS / Rain-gardens

SD2. Low Carbon Development

Objective:

The development as a whole must aim to be Net Zero Carbon for buildings on completion of the development. This means that upon completion, an equivalent amount of energy is produced on the site as is used on the site in an average year.

Local Plan Policy: BE01, BE02 BE03, BE04 and R01

Guidance

1. Buildings must demonstrably reduce CO2 emissions in use.
2. Buildings should incorporate technology to monitor energy efficiency.
3. Homes must be designed to avoid the use of fossil fuels in the early stages, and to be completely fossil-fuel free in later stages, as technology progresses. No gas fuelled technology is allowed at the outset of the development.
4. Buildings should incorporate renewable energy technologies. Large buildings and those with several units should use centralised heating systems where feasible.
5. Provision should be made for battery storage to recover excess renewable energy for later use
6. The development as a whole must consider the path to Net Zero Carbon from the beginning. This must be outlined in a roadmap which sets out how this will be achieved.
7. It must be ensured that opportunities to design in renewable energy are taken wherever possible.
8. The operational energy of buildings must be reduced by using efficient systems and appliances and providing guidance to residents on an energy efficient lifestyle.
9. The use of Electric Vehicles charged from home must be encouraged to lower the transport footprint and to maximize the benefits of renewable energy.
10. Purchasers must be offered upgrades to their homes to make them cheaper to run.

3.8.4 Sustainable Design should achieve the following:

Demonstrably reduce CO2 emissions in use.

3.8.5 All homes should follow a hierarchy in design of maximising the thermal performance of the envelope first, then implementing efficient fossil-fuel free services and finally using renewable energy systems.

3.8.6 Building services should be hidden from view from the street where possible, while being accessible for servicing, maintenance and replacement.

3.8.7 Renewable energy systems should be incorporated into the architecture of the building and not installed as an afterthought.

Achieve a fossil fuel free future.

3.8.8 The Local Plan sets out that developments which incorporate renewable, low carbon or decentralised energy systems will be supported.

3.8.9 The FutureHomes Standard due to be implemented in 2025 will signal a move away from gas boilers for new homes. This site should be designed from the outset to take be completely fossil free from the outset and to take advantage of new fossil fuel free heating systems.

3.8.10 Heat Pumps are likely to become the primary method of heating new homes and should be considered in the early stages of the design of homes.

3.8.11 The development must be designed to be completely fossil free from the outset. This will mean early consideration of the impact on the local Grid of the long-term electricity demand for Heat Pumps and providing Electric Vehicle charging points for all parking spaces. Additional substations may be required to accommodate the increased electric capacity, and sites should be identified for these.

3.8.12 New gas connections through the site are likely to become redundant after a short period of time and should be avoided. As a new development site which requires new utility infrastructure, designing buildings to avoid gas use will obviate the need for gas connections anywhere within the site, reducing the infrastructure costs.

3.8.13 Larger buildings, or those with several units (such as low rise blocks of flats) should use centralised heating systems because it is more energy efficient to have one central source of heat rather than for each home to have its own boiler or heater. It is also easier to improve energy performance in the future by replacing centralised heating systems than individual heaters.

Figure 55. Low carbon, energy efficient development

SD3. Adaptation to Climate Change

Objective:

All buildings must incorporate measures to adapt to climate change and avoid overheating.

Local Plan Policy: BE01, BE03, BE04 and R01

Guidance

1. The overall design and layout of the development must incorporate measures to adapt to climate change and give consideration to how the wider site level renewable energy is integrated.
2. Buildings must be designed to adapt to climate change and avoid overheating
3. Passive cooling should be used rather than mechanical ventilation or cooling

3.8.14 Building must be designed to avoid overheating risks and avoid need for cooling.

3.8.15 Passive design can avoid overheating risks and the need for mechanical cooling. Buildings should be designed to take advantage of sunshine in the winter months and to provide shading in summer.

3.8.16 Planning applications should be accompanied by a risk assessment for overheating using current best practice. Solutions to avoid overheating may include:

a. Taking advantage of low winter sunlight to bring heat into homes.

b. Using shading from buildings, overhangs and trees to reduce overheating in summer.

c. Designing windows to be easy to use to maximise natural ventilation and avoid overheating.

d. Large trees outside windows which allow light through in winter and shading in summer

3.8.17 Buildings should also be dual aspect to allow natural ventilation, including overnight purge ventilation which can release heat built up during hot days. Homes which are single aspect must have ventilated corridors, to avoid corridors acting as heat sinks and preventing cooling.

Figure 57. Air Source Heat Pumps

Figure 56. Shading

3.8 SUSTAINABLE DESIGN

SD4. Building Fabric

Objective:

All buildings must be designed to be energy efficient and to use materials with low carbon footprints.

Local Plan Policy: BE01, BE03, BE04 and R01

Guidance

1. Homes must be designed to conserve energy through their design.
2. Buildings should take a fabric first approach to energy efficiency.
3. Homes must incorporate renewable energy systems in a way that enhances their design.
4. The choice of materials must take into consideration the circular economy. A roadmap document setting out the steps to support the circular economy must be prepared before beginning construction.

3.8.18 Sustainable Design should achieve the following:

Design homes to demonstrably reduce CO2 emissions in construction

3.8.19 The energy taken to construct buildings is significant and can be reduced in simple ways if these are considered early in the design stage. Designers should consider:

a. Renewable materials like wood for major structural elements of the building, or internal fittings.

b. Materials which are capable of being recycled or reused when replaced.

c. Prefabrication techniques to improve productivity and reduce embodied energy.

d. Materials which have a long lifecycle rather than needing frequent replacement.

3.8.20 Building services should be robust, easily maintained and simple to operate.

3.8.21 Planning applications should demonstrate how low carbon technologies, materials and methods of construction will be used within the Garden Village.

Design Homes to incorporate renewable energy systems in an integrated way

3.8.22 New buildings should avoid using renewable energy systems on the front facades which look like an afterthought. Instead, systems can be used which blend into the architecture, for example using photovoltaic tiles on roofs which mimic roof tiles or are the same colour as the roofing material, or which are not visible from the street. External building systems, for example heat pumps, should be unobtrusively located (but accessible for servicing) and designed-in to the development rather than treated as an afterthought.

Materiality to consider circular economy

3.8.23 New buildings should consider the lifespan of materials used in their construction. Careful consideration should be given to how the materials used can be reduced while eliminating unnecessary waste, and eventually reused or recycled once the building approaches the end of its lifespan. Materials such as plastic, metal and timber can be easily recycled or reused if the initial design of the building facilitates and supports a circular economy.

3.8.24 Planning applications will also need to demonstrate how the transport and manufacturing impacts of materials have been minimised, for example through re-using materials (such as soil, aggregates and timber) on site, or using the railway line for deliveries to reduce the use of lorries.

3.8.25 A roadmap document must ensure that the materials used reduce waste, ensure a long and functional lifespan, with easy maintenance when necessary, and finally can be reused or recycled into other useful purposes. Planning applications must be accompanied by a construction waste management strategy which clearly sets out how construction waste will be sustainably managed.

Figure 58. Solar / PVS

3.8 SUSTAINABLE DESIGN

SD5. Electrical Vehicle Charging

Objective:

Electric Vehicle charging points must be provided for parking spaces throughout the village.

Local Plan Policy: BE11 and R01

Guidance

1. Electric Vehicle Charging infrastructure must be provided for all homes with on-plot parking.
2. Passive provision for Electric Vehicle Charging must be provided for all parking spaces.
3. Communal cycle stores should include provision for the charging of electric bicycles.
4. Sufficient substation infrastructure should also be planned for to ensure the electrical load requirements arising from vehicle charging demands can be met.

Figure 60. Electric charging point integrated with street furniture.

Figure 59. Electric charging point for vehicles.

Design Streets to incorporate Electric Vehicle Charging

3.8.26 Government policy signals that Building Regulations will soon require all new on-plot parking to have Electric Vehicle (EV) charging points. This development should lead the way by providing it as standard per household where possible.

3.8.27 All street parking should have an EV charging point in each group of parking spaces, with the charging point located to serve the maximum number of vehicles. The charging stations should be unobtrusive and chosen for their simple appearance or incorporated into street lighting.

3.8.28 The design of electric charging points should ensure that they are located off the highway and do not result in cables potentially trailing over a footway or cycle route obstructing the highway. The incorporation of charging points into highway adopted lamp columns will not be permitted by the Highway Authority. Further to this, the design ofelectrical chraging points must be futureproofed. The location of charging potints, maintenance, replacement, and upgrades should be considered as part of the overall design and layout of development.

3.9 INCLUSIVE DESIGN

Objective:

All areas of the public realm of the Dunton Hills Garden Village must be designed to be as inclusive and accessible for as many people as possible.

Local Plan Policy: BE14 and BE15

Guidance

All aspects of design within the Dunton Hills Garden Village must apply the guidance outlined in the Principles of Inclusive Design (CABE, 2006). These include the following standards:

1. Place people at the heart of the design process;
2. Acknowledge diversity and difference;
3. Offer choice where a single solution cannot accommodate all users;
4. Provide for flexibility in use, and;
5. Provide buildings and environments that are convenient and enjoyable for everyone, regardless of any form of disability or impairment.
6. Similarly, all proposals, including the public realm, should seek to integrate the principles of active design.

3.9.1 A well-designed public realm can contribute significantly to the quality of the built environment and play a key role in the creation of sustainable, inclusive, mixed communities. The public realm must provide a clear and inclusive environment that is suitable and safe for everyone, including people with disabilities, anyone with mobility limitations, multi-generational families, the elderly population (which is likely to increase and need support), those who are neurodiverse, people with mobility and sensory impairments, the sick and children in pushchairs, scooters etc. Inclusive design promotes greater social cohesion, reducing loneliness and increasing integration.

3.9.2 The public realm must be designed and planned to cater for as many people as possible. As an example, legible and varied signage, scent trails provided by plants, wayfinding, coloured front doors and cohesive urban design are not only good principles for any design but support the freedom of people living with dementia. Paths should be at a maximum gradient of 1:21, handrails should be provided where possible and steps and ramps provided only where absolutely necessary and level access cannot be provided.

3.9.3 All civic and social spaces must be as inclusive as possible. A range of seating options must be provided - although they will be from the same family of furniture to provide a coherent feel. In particular play areas should allow children of all ages to learn, play and exercise together. Inclusive play items should not exclude children who are likely to use it. As an example, inclusive swings can be specified but they should be located near other items of play. Baskets swings are the best option since they support people of all ages and abilities to enjoy the swinging motion. Local disability groups should be contacted at an early phase of the design to support as inclusive a public realm as possible.

3.9.4 Healthcare facilities, in specific, should be as accessible as possible. The NHS should be consulted and engaged in early discussions around design and location of healthcare facilities.

3.9.5 Passive surveillance will promote a sense of safety and increase social cohesion. Secured by Design principles must also be implemented with key routes being well lit and well overlooked. Street furniture must also provide resting points, passing places and a comprehensive suite of wayfinding to support active lifestyle choices.

3.9.6 All proposals, including those relating to the public realm and landscaped areas, should seek to integrate the principles of 'Active Design' which encourage residents to lead active lifestyles. The ten principles of active design are:

a. Activity for all neighbourhoods: Enabling those who want to be active, whilst encouraging those who are interactive to become active;

b. Walkable communities: Creating conditions for active travel between all locations;

c. Connected walking & cycling routes: Prioritising active travel through safe, integrated walking and cycling routes;

d. Co-location of community facilities: Creating multiple reasons to visit a destinations, minimising the length of trips and increasing the awareness and convenience of opportunities to participate in sport and physical activity;

e. Network of multifunctional open space: Providing multifunctional spaces opens up opportunities for sport and physical activity and has numerous wider benefits;

f. High quality streets and spaces: Well designed streets and spaces support and sustain a broader variety of users and community activities;

g. Appropriate infrastructure: Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity;

h. Active buildings: Providing opportunities for activity inside and around buildings;

i. Management, maintenance, monitoring & evaluation: A high standard of management, maintenance, monitoring and evaluation is essential to ensure the long-term desired functionality of all spaces; and

j. Activity promotion & local champions: Physical measures need to be matched by community and stakeholder ambition, leadership and engagement.

Figure 62. Inclusive play design should allow children of all abilities to play together and be complemented with sensory planting

Figure 61. Inclusive planters support residents who find it more comfortable to sit as well as those in wheelchairs

LD1. Biodiversity

Objective:

Any application brought forward must achieve Biodiversity Net Gain.

Local Plan Policy: NE01, NE03 and R01

Guidance

1. Thorough and complete ecological survey information for the entirety of the site and for appropriate adjacent habitats must be provided and used to inform ecological strategy through the application process.
2. Ancient and broadleaved woodlands and veteran trees within the site must be retained. Existing grade A and B trees must be retained wherever practical. Losses must be mitigated, including the planting of at least two native trees for every tree removed
3. Existing hedgerows must be retained wherever practical. Losses must be mitigated, including the planting of two native hedgerows for every hedgerow removed.
4. The location of such features should be informed by the need for suitable space and environments to establish, thrive and survive, avoiding negative effects on the highway and properties from potential root damage, and visual impairment and safety compromise.
5. Site conditions and details of previous land use must inform habitat creation strategy with a emphasis on restoring existing habitats where practical.
6. Proposals must promote a rich matrix of habitat types.
7. Tree pits planted in hard surfaces should be provided appropriate recommended rooting volumes and a cellular root system installed as required by the Local Authority.

3.10.1 Survey information should include investigation of badger setts in the wider locality. A 500m buffer zone is recommended around the railway line and mitigation corridors to enable badger movement alongside provision for foraging

3.10.2 Existing habitats including reptile and bat foraging areas should be retained or replaced. A European Protected species licence is required to ensure the sustainability of the great crested newt population strategy.

3.10.3 The quantum of on-site reptile receptor areas should be appropriate and proportional to habitats lost. These should include areas which dovetail existing hedgerow buffer zones as part of the agreed overall site strategy. A strategy to address invasive weed species in existing watercourses should be proposed.

3.10.4 Developers must consider opportunities to integrate features of benefit to wildlife at all stages of development, including construction. These could include habitats for swifts, house sparrows, bats, and pollinators, alongside well considered areas of planting for pollinators in urban areas, habitat panels, bee posts and suitable areas of substrate for burrowing bees, etc.

3.10.5 A minimum of 6 barn owl nesting boxes should be provided for.

3.10.6 The proposals should acknowledge the important contribution which existing trees make to ecology and placemaking. The tree retention strategy should be informed by an arboricultural survey information. Steps should be taken to retain veteran, grade A and B trees where ever possible. Where trees are removed, planting should be provided to mitigate the loss. Steps are be taken to ensure hedgerow habitats are retained, with particular emphasis on ecologically rich or historic hedgerows. Fragmentation of hedgerows is to be avoided wherever possible. Where hedgerows are removed, planting should be provided to mitigate the loss.

3.10.7 A detailed understanding of previous land use and soil investigation work should be undertaken to identify whether proposed habitats are achievable and ensure that habitat creation is targeted to the ground conditions and soil composition.

3.10.8 Wetland habitat creation should be appropriate for target species. Public amenity function should be balanced with successful habitat creation.

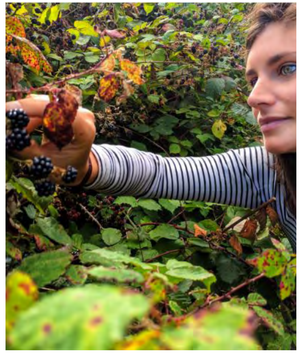


Figure 63. Native Hedgerows

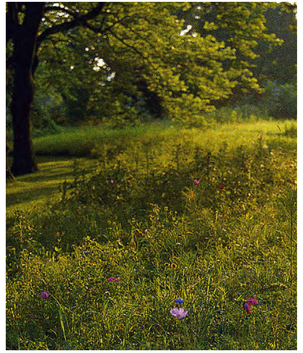


Figure 64. Meadows and grasslands

Figure 65. Village Pond

Figure 66. Orchards within meadows

3.10 LANDSCAPE DESIGN

Figure 67. Meadow habitat

Figure 68. Riparian habitat

Figure 69. Woodland habitat

Figure 70. Wetland habitat

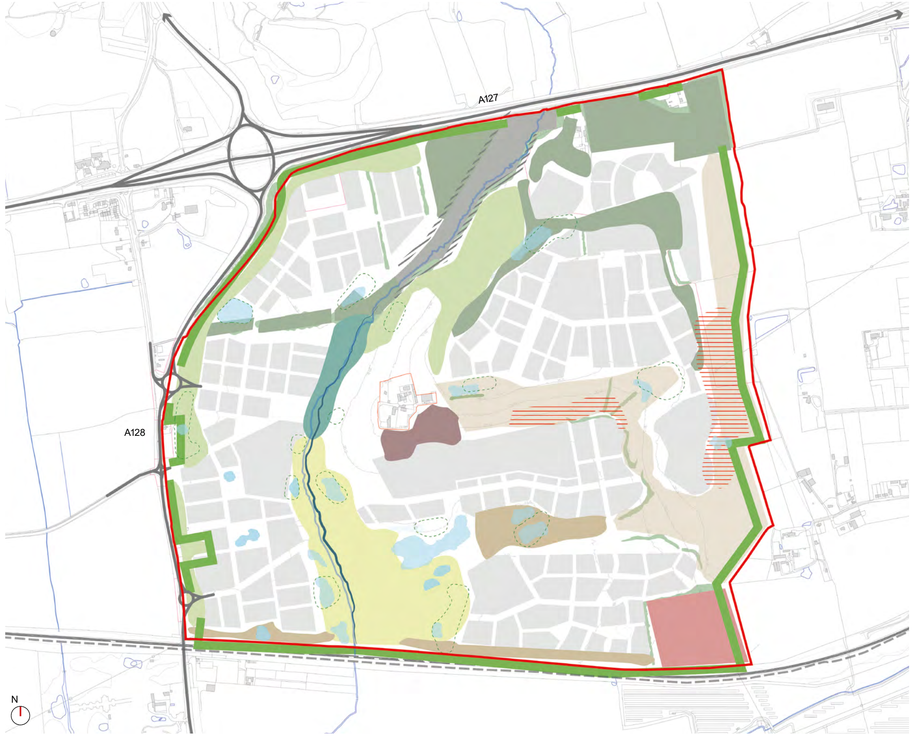


Diagram 32. Indicative Biodiversity Plan - Habitat Types

LD2. Leisure Routes

Objective:

A wellness and fitness trail must be introduced to bring active connections between the three character neighbourhoods, which facilitates movement for pedestrians and cyclists only. The wellness and fitness trail must be well signposted and accessible for all residents.

Local Plan Policy: NE05 and R01

Guidance

1. At least three different routes should be accommodated with a range of total lengths. These should be roughly 3km, 6km and 10km in length.
2. All existing Public Rights of Way and Public Byways must be either improved or retained.

3.10.9 Leisure, wellness and fitness trails are intended to support active lifestyle choices, offer the opportunity for social cohesion and promote interaction with the natural environment. A range of routes will be provided with a variety of total lengths. All existing public rights of way should be protected. Leisure routes are intended to complement the regular footpaths and pathways that are an integral part of the general movement network. They provide the opportunity for weekend walks with the family, for a group of friends (of any age) to explore their surroundings and educational opportunities for children.

3.10.10 It is vital that these routes serve the entire population of the village. These routes offer the ability for multigenerational families to explore their local area. They therefore should be as accessible as possible with regular opportunities to rest, gentle inclines, good path detailing and a consistent lighting strategy.

3.10.11 Biophilic design research proves that access to high-quality open space has a diverse range of positive health benefits. Access to open space has been proven to reduce stress and anxiety, reduce loneliness, speed up recovery times from illness or operations and support better social cohesion. These impacts are felt across all generations. These benefits are also cumulative; meaning the greater the variety of open spaces and habitats, the greater the benefit felt by the individual. The 3km circuit, for example, takes in existing hedgerows, the new community park, extensive new wetland planting, Eastlands Spring, the Village Green and the Productive Space.

Figure 75. 30% of cases of depression can be prevented by spending 5 hrs. a week gardening, people who are inactive are 3 times more likely to be depressed

[BUILD BETTER, BUILD BEAUTIFUL COMMISSION]

Figure 74. Adults with access to good quality open spaces are 25% more likely to be active than those without good quality open space

[NHS]

Figure 73. Biophilic design research has been proven that natural environments have a positive impact on mental and physical health

[Kellert & Wilson, 2008]

Figure 71. Dunton Waters: pond dipping and board-walks with interpolation signs and regular rest areas

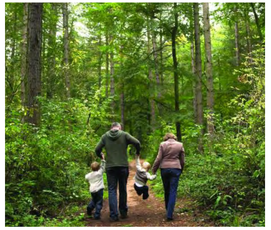


Figure 72. Dunton Woods: natural play areas linked by woodland trails with understorey planting and natural paths

3.10 LANDSCAPE DESIGN

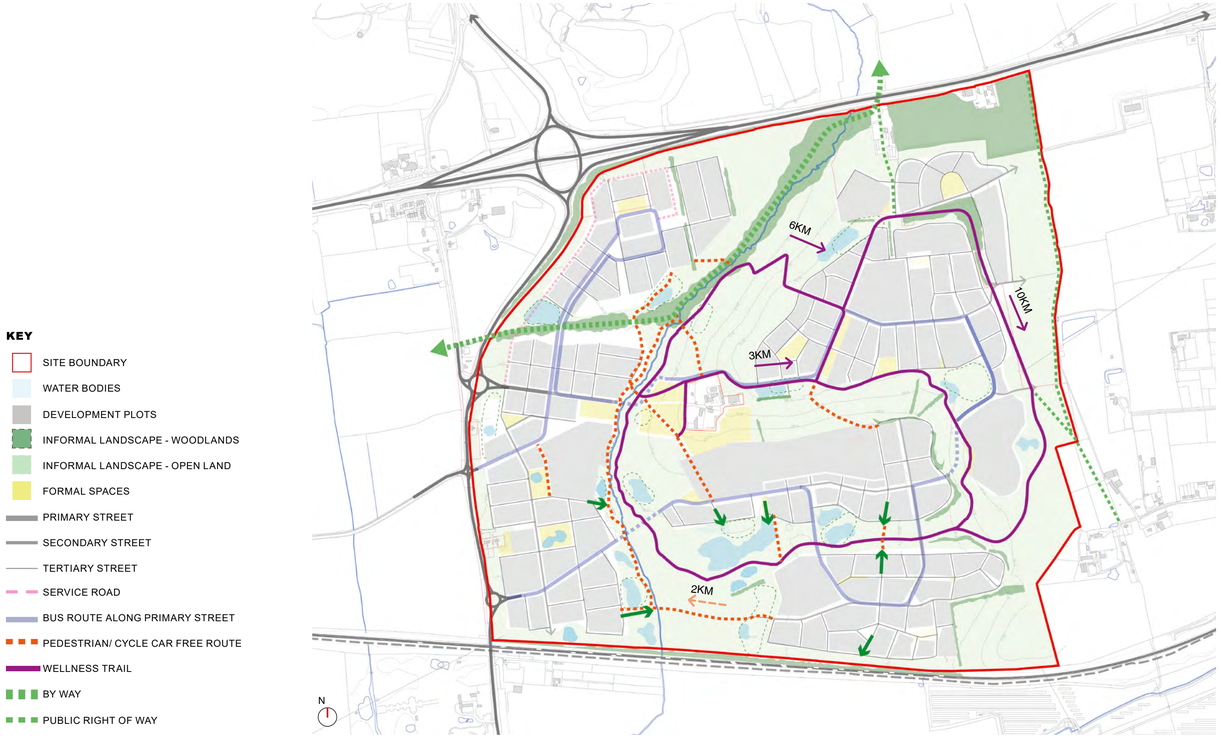


Diagram 33. Indicative Leisure Routes Plan

LD3. Play Strategy

Objective:

Play and recreation must be adequately provided to support children of all ages in order to promote a healthy and active lifestyle, encourage learning through play and support inter-generational integration at a neighbourhood level.

Local Plan Policy: NE05 and R01

Guidance

1. Play facilities must be designed to meet the needs of children and youth of different age groups and abilities.
2. Locally Equipped Area of Play (LEAP) must be at least 400m2, 10m from any dwelling and all homes must be maximum 400mm from one.
3. Neighbourhood Equipped Area of Play (NEAP) must be at least 1000m2, 30m from any dwelling and all homes must be maximum 1000m from one.

Figure 76. Outdoor classrooms and pond-dipping decks

Figure 78. Adventure play

Play Spaces

3.10.12 The proposals should offer significant opportunities for children of all ages to play, interact with nature and learn about the environment. The approach to play should be innovative so that it creates an exciting experience and educational opportunities that interplay with the landscape through a variety of trails, incidental, equipped and natural play areas as well as more conventional sports pitches.

3.10.13 Play facilities must be provided for children of all ages. In particular, children too old for play equipment but too young for paid community facilities should be considered. Play provision for such children could include skate-board facilities; jam stands (where musicians can congregate and play), or outdoor gyms.

Play Space Style

3.10.14 Play space design will be fully integrated within the landscape so that its character enhances the sense of place. This means each character area should be reflected in its play space. The use of high-quality natural materials such as timber and stone and incorporating the landscape setting will help to bring nature into the play spaces through the inclusion of biodiverse planting, play swales and the use of topography.

Figure 77. Trails throughout site to include equipment and natural play elements

Figure 79. Playable landscapes immersed within nature

3.10 LANDSCAPE DESIGN

Playable Landscape

3.10.15 The design of the open spaces should be multi-functional incorporating imaginative, versatile elements such as boardwalks and bird watching screens and timber crossings in which children can play, interact and learn.

Community Facilities

3.10.16 A community sports provision, school sport provision, football and a cricket pitch should all be provided and add to the play and activity options within the village.

3.10.17 The cricket pitch should be accompanied by a clubhouse, practice nets and car/cycle parking provision. A ball strike risk assessment should be prepared to inform the proposals in this area and appropriate measures implemented.

Indicative Layout

3.10.18 The adjacent diagram indicates a suggested distribution of these facilities across the site. This layout has been informed by a number of constraints including topography and existing ecological features. Where detailed ecological and topographical constraints allow, facilities should be grouped further to create larger multi-pitch sites with dual use pitches supported by shared ancillary facilities.

KEY

- SITE BOUNDARY
- WATER BODIES
- DEVELOPMENT PLOTS
- WOODLANDS
- LOCAL EQUIPPED AREA FOR PLAY (LEAP)
- MULTI-USE GAMES AREA (MUGA)
- COMMUNITY SPORTS PROVISION
- SCHOOL SPORTS PROVISION
- NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)
- FOOTBALL PITCHES
- CRICKET PITCH

Diagram 34. Indicative Play Provision Plan

LD4. Sustainable Drainage

Objective:

The implementation of a village-wide Sustainable Drainage System (SuDS) must create a fully integrated drainage strategy that celebrates the inclusion of water within the landscape, deepens the types of habitat on offer and future-proofs against high intensity rainfall events.

Local Plan Policy: BE05, NE02 and R01

Guidance

1. The SuDS strategy must be fully integrated into the natural water cycle.
2. Natural watercourses must be respected and utilised within the SuDS strategy.
3. The water cycle must be celebrated with a range of new water courses and features that use rainwater to benefit nature and residents alike.

Fully integrated water cycle

3.10.19 A fully integrated SuDS strategy requires urban and rural environments to cooperate with each other to catch, process and store rainwater runoff. It will provide a resilient blue infrastructure network that promotes ecological and environmental sustainability.

Existing watercourses

3.10.20 The existing watercourses, ponds and wetland areas form a key characteristic of Dunton Garden Village. These features should be enhanced through the detailed proposals within each character area to reinforce the sense of place and character. These should include The Eastlands Spring and current existing surface water features such as ponds and lakes.

New watercourses

3.10.21 A new damp meadow will be created within the floodplain of the Eastlands Spring. Existing ponds should be retained and enhanced through a diverse planting palette to promote biodiversity. Within this meadow a series of new ponds will allow for the translocation of Great Crested Newts and promote a wetland habitat for migrating birds.

New SuDS features

3.10.22 All SuDS features should work within the wider SuDS drainage strategy. Surface water should be accommodated in a series of attenuation basins, raingardens, swales and ditches positioned to suit gradients across the site. Within residential and neighbourhood areas, surface water management will be expressed in the design through the use of rain gardens, swales and permeable paving, green/blue roofs, bioretention areas, and the encouragement of water reuse for irrigation, cleaning, or flushing toilets. The SuDS strategy should be informed by the ECC Sustainable Drainage Systems Design Guide, or latest relevant document.

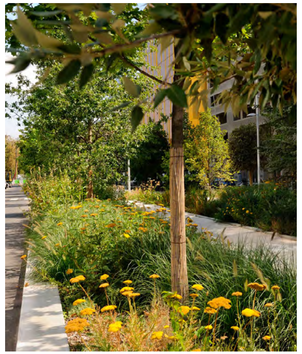
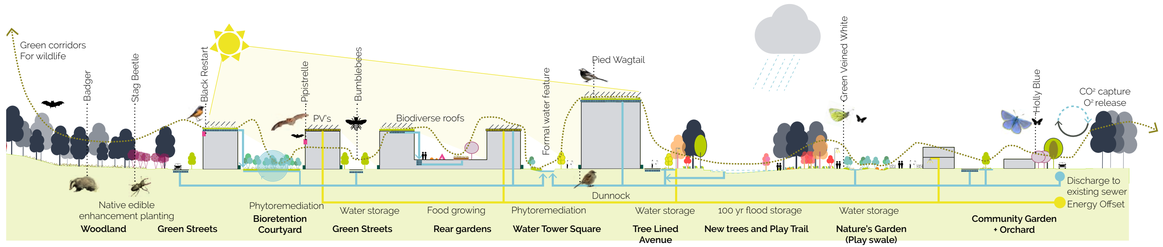


Figure 81. Rain gardens in streets

Figure 80. Swale landscape features

3.10.23 This should incorporate opportunities for people to play, interact and learn about the SuDS feature. Larger features such as swales and retention ponds should also incorporate both formal and informal crossing points, interpretation, decking and timber platforms. All interactive SuDS features should comply with health and safety best practice.

3.10.24 Wherever possible, rainwater harvesting for non-residential developments and mixed-use areas should be considered. Harvested water could then be used for a number of uses, which would reduce the overall water consumption of developments.



LD5. Art Strategy

Objective:

There must be an art and installation strategy developed that engages, excites and works for the local community.

Local Plan Policy: R01

Guidance

1. Art and sculpture are integral aspects of the public realm that must form part of the design approach.
2. Installations should reflect their location within the garden village.
3. Local art groups and communities should be used to promote community co-design of the art programme.
4. Art should be used as a draw within open spaces and must be linked by leisure routes.

Figure 82. Installation art should reflect it's location: Dunton Fanns (bottom right), Water (top left) and Woods (top right)

3.10.25 Art and community installations offer great opportunities for increasing the cohesion within new neighbourhoods. As such they should be planned throughout the Garden Village. These should be focussed on key civic spaces and within the public realm. Although an allowance should be made for community lead ideas and codesign of the art strategy.

3.10.26 Art must be used throughout the Garden Village to create focal points and represent the character area it is found in. As an example, bird sculptures within the Dunton Waters character area not only reflect the character of the area they also offer the opportunity for education.

3.10.27 Local art groups can support the art strategy in a number of ways. Not only can they design the works, but they can also help locate them within the Garden Village. Additionally, they can undertake walks and sketching/ painting events that change with the seasons. These events can support a feeling of cohesion between residents and promotes a sense of place.

3.10.28 An art trail could be signposted to support a walking or cycling loop to take in the Dunton Hills public art and form part of the wellness trail. This should be designed in conjunction with local events.

Figure 83. Opportunities to work with local art organisations

Figure 84. Public Art Trail

LD6. Wayfinding and Signage

Objective:

A full suite of wayfinding and signage must be developed that provides an inclusive and consistent experience of the public realm.

Local Plan Policy: R01

Guidance

1. Street signs must be fully coordinated with the local authority.
2. Wayfinding must provide a suite of options that includes finger posts and interpolation boards.
3. Wayfinding will also support leisure routes which help to promote active travel options.
4. All wayfinding and signage must be as inclusive as possible to promote social cohesion and as much independence as possible.

3.10.29 It is important that street signs be consistent across all sites and neighbourhoods. The approach must be coordinated with the local authority to ensure they adhere to adoptable standards.

3.10.30 Informal wayfinding promotes way-markers and gateways within the built and natural environments. It requires a considered approach to urban design and architectural language that allows new residents to navigate themselves. Within the landscape design this mean gateways into key civic spaces, the use of tree variations to indicate hierarchy and promoting variation in planting species.

3.10.31 A formal wayfinding strategy including signs, finger posts, route markers, interpolation boards, explanation boards and distance markers. An integrated formal wayfinding strategy must be worked up with a suitably qualified specialist. It must integrate into the three character areas, using suitable materials for the neighbourhood as well as explaining the key landscape, heritage and natural features. It will also support active lifestyle choices by signposting the wellness trail. Opportunities to integrate with the art and heritage strategy should also be sought.

3.10.32 Finally, information must be provided for all residents. This means that signage must be inclusive, provide suitable colour variation, braille boards and use none-character methods of communicating routes (colours, shapes or symbols).

Figure 86. Inclusive wayfinding must be included

Figure 85. Integrated suite of wayfinding

Figure 87. Wayfinding should support trails and leisure routes

DUNTON HILLS
GARDEN VILLAGE

04

NEIGHBOURHOOD: DUNTON FANNS

4.1 DUNTON FANNS VISION

4.1.1 Dunton Fanns is located along the western boundary of Dunton Hills Garden Village and will be the first neighbourhood to be brought forward in phase 1. The name of the area is derived from its natural landscape which is mostly fenland. Historically, this area was comprised of fens, forests and farming land.

4.1.2 The vision for Dunton Fanns is for a community-led neighbourhood which retains the qualities of openness and long views which were observed in the original landscape. It will become an urban area with long views, openness, straight layouts and contained townscape forms. It will be the most vibrant and most urban area of the Garden Village.

4.1.3 The neighbourhood of Dunton Fanns will:

A. Be characterised by a mix of uses and homes of medium to higher density focused around the village centre at its heart.

B. Provide a mixed-use village centre, as a focus for the new Garden Village that is easily accessible from all neighbourhoods within the site via pedestrian, cycle and public transport routes.

C. Be the gateway to the Garden Village, connecting the site to A128 and to the West Horndon Station.

D. Provide a market square that is fronted by active uses and connected to the landscape, creating a vibrant and interesting place to meet and gather.

E. Have long views towards the Farmhouse from many of its straight streets particularly from the Boulevard and also from the Market Square.

F. Provide a range of employment spaces to serve the local and wider community.

G. Provide a primary school that is accessible by safe green walking and cycling routes as well as public transport.

H. Provide a mix of dwelling types, including apartments and houses, towards the village centre to increase the density and critical mass of people at the village centre.

I. Deliver lower densities fronting onto wetland and woodland landscapes, with typologies such as semidetached houses.

J. Be sheltered from noise from the nearby roads with landscape buffers and greened noise bunds.

Figure 88. Illustrative View of Dunton Fanns

4.2 NEIGHBOURHOOD OVERVIEW

4.2.1 Dunton Fanns will play a vital role in the new village. It will contain the Village Centre and the Market Square which will be the hubs of social, commercial and cultural life for the new community. This area will also be the village's main access (from the A128) and will act as a gateway to the village. This gateway will lead to two large avenues connecting the village centre to the A128. Dunton Fanns also includes the innovation park to the north-western edge, which will be the largest employment area within the Garden Village.

F1. Neighbourhood Design

4.2.2 The urban structure of Dunton Fanns is inspired by Garden Cities with their formal centres and tree-lined avenues. Plots are laid out formally to ensure that long views are preserved, and the sense of openness can be felt throughout the neighbourhood. This approach is unique to Dunton Fanns.

4.2.3 The strong structure of the avenue and the civic spaces along the north-south secondary roads forms the spine of Dunton Fanns, from which residential streets branch out to create an interconnected grid. The nature of the formal grid gradually changes from an urban and dense grid near the avenue towards a more suburban and dispersed grid towards the edges. This transition will be reflected in both the composition and density of the blocks. The use of marker buildings further emphasises this transition.

4.2.4 The urban form within this area has been influenced by the village green and the historic Farmstead, as well as Nightingales Lane and the Church of All Saints. The proposed alignment of blocks not only preserves but highlights the key views to these heritage assets. Near Nightingales Lane in particular, the development should set back and create a buffer zone to maintain views. Vehicular accesses facing the lane are to be avoided as they may compete and compromise the legibility of the lane as a sheltered historic byway through the landscape.

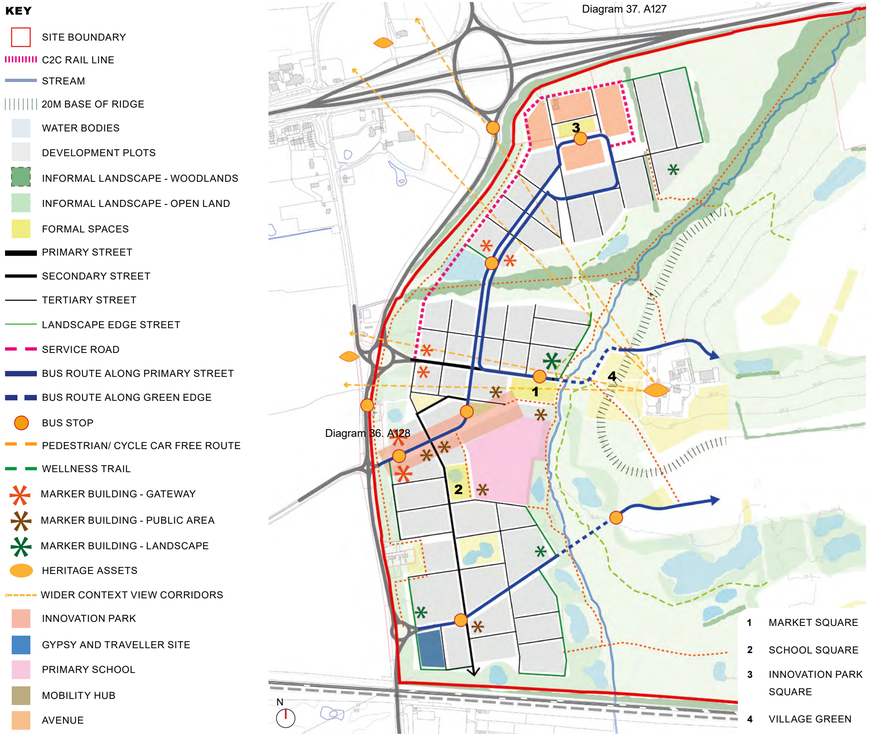


Diagram 35. Dunton Fanns neighbourhood design plan

Overview

4.3.1 Dunton Fanns is the main arrival point from West Horndon and the A128. It sits on the edge of the fenland to the west and draws upon this character to be more rectilinear in form with open views and specimen trees. It marks the entry to the Garden Village and contains its most formal spaces. The Market Square and School yard Square will set the tone for the character and quality of the wider development.

FL1. Play Strategy

Objective:

Play and recreation must be adequately provided to support children of all ages in order to promote healthy and active lifestyles and to encourage learning through play.

Local Plan Policy: NE05 and R01

Guidance

1. Play provision should be in accordance with Brentwood policy standards

2. The site contains a school of which the sharing of sports and leisure facilities with the community must be considered.

3. The site must contain a suitable area for informal football matches (to a UK recognised size and standard).

4.3.2 The Dunton Fanns character area is defined by its large expansive views and formal character. The Fanns (or Fenland) is also characterised by alkaline soils which promote growth of mix-species grass and tree belts. The playable landscape concepts look to promote the landscape within play areas much as the play items themselves. Therefore, large clearings, gently undulating topography, tree clumps and structural grasses will be used to theme the play spaces.

4.3.3 Schools traditionally have large amounts of both equipment and space for sports provision during school hours. However, the use of these spaces is generally limited, outside of school hours. Community use of school facilities will be explored in order to unlock their potential outside of school hours – late afternoons/evening, weekends and outside of term time.

4.3.4 Space should be provided for informal football matches – the intended user is not a full-time sports team. The site should be easily accessible by bike or foot.

4.3.5 Play streets (streets that are closed off to through traffic, for a few hours, usually during the evening or at the weekend, to give local children an area to play in) should be considered in order to widen the range of play opportunities on offer and promote a strong sense of community.

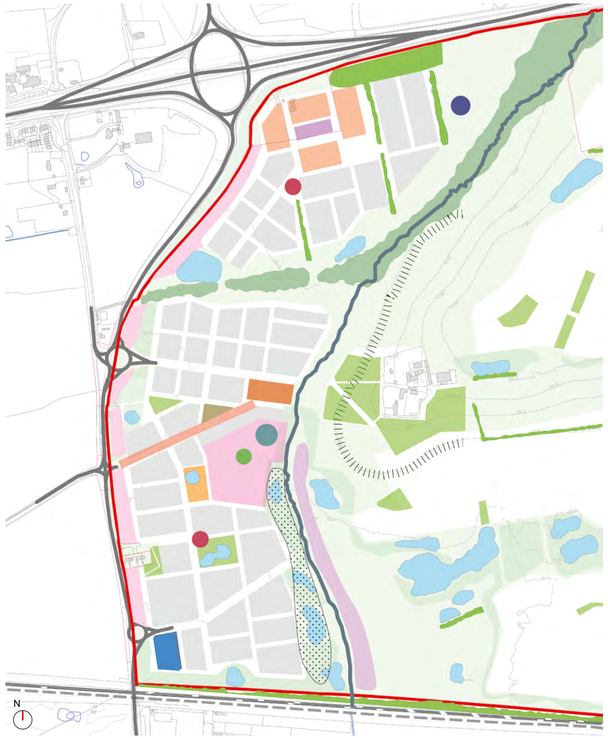


Diagram 38. Dunton Fanns landscape design key characteristics

4.3 LANDSCAPE DESIGN

FL2. Sustainable Drainage

Objective:

The Dunton Fanns SuDS strategy must work with the existing nature of the site and the existing water courses.

Local Plan Policy: BE05,BE09, NE02 and R01

Guidance

1. As with the site-wide strategies, the SuDS design must work with existing topography, geology and hydrology.

2. The character area must respond to Eastland Springs, respecting the existing water course.

3. The neighbourhood contains a number of new attenuation features which must be used as part of the rainwater runoff strategy and will be integrated sensitively into the landscape with marginal planting, a varied bank profile and habitat variations.

4.3.6 Existing ponds and surface water ponds provide an insight into the natural hydrology of the neighbourhood. Rather than working against this natural water cycle it should be enhanced and utilised within the SuDS strategy. The banks of these existing features should be enhanced using planting, natural materials and reprofiling if the sides are particularly steep.

4.3.7 Existing hedgerows will be retained where feasible and help to enrich the SuDS strategy. Reminiscent of drainage within natural fen landscapes, these linear features will provide attractive, biodiverse and efficient drainage options reminiscent of historic field boundaries.

4.3.8 New SuDS features should be provided following a study by drainage specialists. They should contain elements that are permanently wet with shallow edges that provide the opportunity for greater attenuation during peak rainfall events. The formality of the public spaces within the Fanns requires more structured SuDS features such as raingardens and permeable paving. Development should seek to provide not only centralised SuDS attenuation features to serve multiple adjacent residential parcels, but also additional spaces for SuDS within land parcels to allow source control measures and water quality improvements. They should also address rainwater/storm water reuse as a potential option/solution to manage surface water flooding. SuDS solutions may vary across depending on factors such as topography and infiltration.

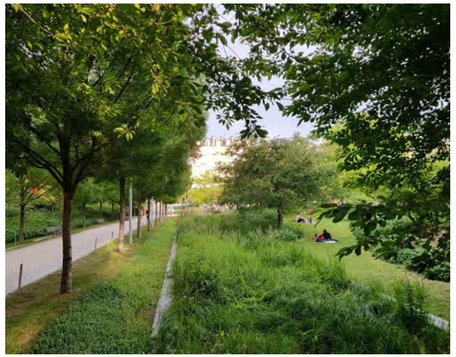


Figure 89. Avenues and linear water management landscape features

Figure 90. Long, open views

Figure 91. Doorstep Play

Figure 92. Formally arranged trees in the Market Square

FI1. Eastland Springs

Objective:

The Eastlands Spring must be preserved and views towards it must be maintained. The Eastlands Springs should be separated from the neighbourhoods fronting onto them by using appropriate landscape buffers.

Local Plan Policy: NE01, NE02, NE03 and R01

Guidance

1. Views from the nearby homes will be maintained over open areas of meadow planting and footpaths.
2. The existing woodland along the stream corridor be retained.
3. An enhanced ecotone buffer on either side of the existing woodland should be provided.
4. Enhancements to the channel are required to enhance habitats.
5. Street trees are required to line either sides of the residential road with defensible planting in front of the residential units
6. As with the site-wide strategies, the SuDS design must work with existing topography, geology and hydrology.

4.4.1 The Eastlands Spring is a unique feature in Dunton Hills and a main component of the Dunton Fanns neighbourhood. The spring should be subject to a range of ecological improvements to enhance biodiversity including riparian habitat creation. These enhancements need to be carefully balanced with the opening up of the stream to allow for improved visual and physical connection to the watercourse for people in appropriate locations. Selective thinning of the woodland on the banks of the watercourse is permitted to allow light to reach the water. However, the majority of trees must be protected, and steep banks should be profiled. Adjacent proposed habitats should be complimentary to further menace biodiversity.

4.4.2 An enhanced 15m minimum ecotone buffer on either side of the woodland should be provided in order to improve structure, create an understory edge, protect the existing woodland and to provide a buffer to the new development.

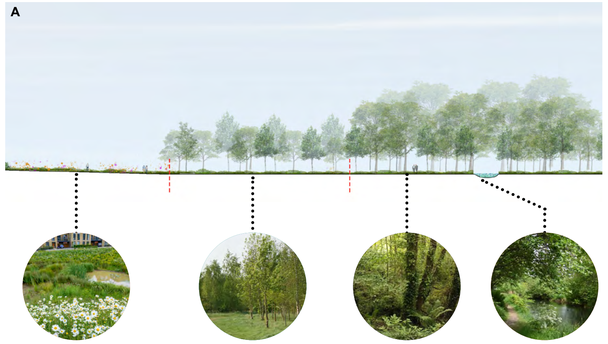


Figure 98. **Open meadow habitat**

Figure 101. **Enhanced 15m Ecotone Buffer [between red dashed lines]**

Figure 100. **Existing Ancient Woodlands**

Figure 99. **Eastlands Spring**

Figure 102. Illustrative Section A

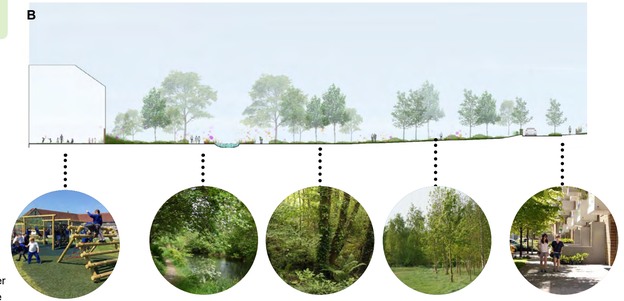


Figure 93. **School playground**

Figure 94. **Eastlands Stream**

Figure 95. **Woodlands understory**

Figure 96. **Enhanced 15m Ecotone Buffer**

Figure 97. **Tree-lined street**

Figure 103. Illustrative Section B

FI2. School Interface

Objective:

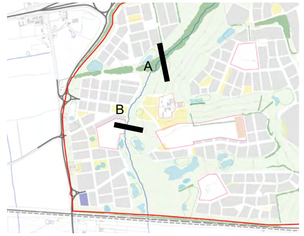
An appropriate interface between the school and Eastlands Spring, the woodlands and the residential neighbourhoods must be provided.

Local Plan Policy: PC11 and R01

Guidance

1. A 2.4m boundary to the school playground with additional planted boundary buffer must be provided.
2. A secure boundary must be provided to the side of the school grounds not contained by buildings.
3. The outside of the boundary must be heavily planted with a mix of evergreen and deciduous planting. The additional planting must be outside of the school boundary so as not to encroach on the school site area.

KEY PLAN



FI3. Key Interfaces and Heritage along A128

Objective:

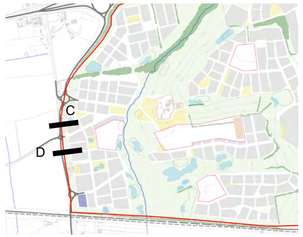
The Green frontage to key areas near the cottages is a broad green corridor that shadows the A128. It acts as a barrier to the road and provides a movement route for people and nature alike. It provides a buffer to the heritage assets, the existing Cottages and the Windmill site (if archaeological remains are found).

Local Plan Policy: BE16, NE01 and R01

Guidance

1. Existing trees and hedgerows along the A128 must be retained and complimented with additional trees and understorey planting.
2. A footpath through this green corridor must be created, providing a pedestrian and cycle connection that is set back from the road.
3. Street trees must be utilised to any homes facing the green frontage to provide additional screening.
4. Existing buildings along the A128 and other key areas where development interfaces with cottages must be provided with buffer planting to screen development and create a comfortable interface.
5. The buffer surrounding the cottages currently at the entrance to the Golf Course must balance between making the distinctiveness of the cottages clear due to their heritage value and integrating them well in the new residential development. Back gardens to back gardens are the preferred design approach at the south, and front elevations facing front elevations to the North. Side garden must face to new plot immediately to the east of eastern cottages to ease transition from old to new.
6. Development in this area must be preceded by an archaeological assessment in the Windmill site to determine the survival or not of any buried remains. If any remains are found their value will need to be assessed, and subsequently options must be considered for this buffer zone.

KEY PLAN



4.4.3 The green frontage to the A128 is an important edge to the site. It is therefore vital to ensure that the appropriate interface between key areas such as existing cottages and the new development is done as sensitively as possible.

4.4.4 Any existing trees and hedgerows to the boundary must be retained. They provide a rich ecological benefit as well as a buffer from the road. Any proposed homes facing this green corridor must be provided with street trees. These will serve to enrich the green buffer, provide additional canopy cover for birds and invertebrates and further screen the road from the new homes. It will also support the blending of the new and existing development with the natural environment.

4.4.5 Existing buildings adjacent to the development must be provided with a secure boundary and structural evergreen planting to soften the interface and create a buffer. Tree planting should be utilised at an appropriate distance to screen and filter views.

Figure 104. **Main Road A128**

Figure 105. **Strengthened Woodland Buffer**

Figure 106. **Woodland Footpath**

Figure 107. **Tree-lined Street**

Figure 112. Illustrative Section C

Figure 108. **Existing cottages & gardens**

Figure 109. **Planted buffer**

Figure 110. **Tree-lined street**

Figure 111. Illustrative Section D

FK1. Village Centre

Objective:

The Village Centre is the heart of the Garden Village and therefore it must include a range of facilities, retail, health facility and flexible spaces which will provide for all residents' needs. It must also deliver a variety of fully accessible public open spaces which will play a vital role in creating a sense of community.

In the Village Centre a strong sense of place must be created, through the network of high-quality public spaces and with good views towards the heritage assets throughout. The design of the Village Centre must facilitate and encourage the use of sustainable and healthier transport modes for accessing its facilities and in connection with the entire village as the preferred lifestyle choice. This includes the main gateway to the site linked to a good direct connection to the nearby station, a new mobility hub and good provision for walking and cycling.

Local Plan Policy: MG02, BE08, BE09, BE10, BE12, BE13, BE14, BE15, HP03, NE01 and R0

Guidance: Layout

1. The village centre must create a diverse mix of uses and concentration of activity to serve the Garden Village, with a focus on community uses, education, retail, health facility and workspaces.

2. A range of flexible spaces must also be provided which are able to adapt to future community needs.

3. A higher density of up to 70dph must be designed along primary streets and key spaces of the Village Centre, with a straighter urban grid.

4. Towards the edge of the Village Centre medium density of up to 50dph must be provided. These areas can be characterised by a less straight block structure and allow for incidental public open spaces.

5. The main avenues of the centre must be straight streets lined with trees, have a sense of openness and offer long views. Other streets may be less straight to respond to constraints or create more variation, but long views and openness must still be maintained for most areas.

Diagram 39. Illustrative Detailed layout of the village centre.

KEY CHARACTERISTICS

1. MARKET SQUARE
2. PRIMARY SCHOOL
3. SCHOOL SQUARE
4. COMMUNITY CENTRE
5. MOBILITY CORRIDOR
6. MOBILITY HUB
7. VILLAGE AVENUE
8. GATEWAY

KEY PLAN

4.5 KEY ZONES

6. The Village Centre must be fully accessible to all and include priority and supporting facilities for sustainable and healthier transport modes such as cycling, walking and public transport.

7. A public transport interchange (the mobility hub) must be designed as part of the Village Centre, easily accessible and close to the Market Square.

8. The Village Centre must deliver the 'Gateway' to the Garden Village, which is connected to the link towards the Railway Station. This effect can be obtained through a change in materials, roof shapes, or openings, but not through excessive height, as this could block views to the Grade II listed Farmstead.

9. Deliveries to non-residential uses in particular must be considered from the outset. The layout design must include bays for front loading for small units at designated times of the day and larger bays at the rear or well sheltered from the public realm for larger units such as the Village supermarket. Concealed storage for trays and boxes resulting from deliveries must be provided near servicing areas, so that no clutter is left on the public realm.

10. Rear courtyard parking can be provided for apartment blocks and combined with unallocated on-street parking. Parking provision within the terraced and semi-detached houses can be incorporated within the front or lateral private areas of the houses.

Guidance: Urban Form

1. Urban blocks must be compact and orthogonal. Blocks must be uniform in scale, massing and height.

2. Key long views into and out of the centre and to the heritage assets must be preserved and enhanced. Massing of buildings must be carefully designed in order to avoid obstructing the key long views.

3. Buildings along the main avenues must front onto the street with their primary elevations and be accessed from the street. This naturally activates the avenues and creates passive surveillance.

4. The market square must be fronted by active uses on all sides and connected to the landscape to the East, creating a vibrant and interesting place to meet and gather. Other open spaces must also be activated by front doors whether from residential or non-residential uses and be well overlooked. Rear and side elevations are not allowed fronting onto open spaces.

5. Taller ground floors must be provided along main avenues and key public open spaces to accommodate non-residential uses in phase 1 or be adapted in the future.

6. Consistent roof heights and roof line must be maintained. Variations in roof profiles must be considered carefully and used only to highlight change of uses or landmarks.

7. The mix of residential types in the Village Centre must include apartments at the main avenues and key public open spaces to deliver building forms and townscape which visually mark its centrality function. Terraced and semidetached houses are preferred at the edges fronting onto the landscape appearing less dominant in the townscape than the mixed-uses areas.

8. The heights in the main avenues must stand out from the secondary areas in the Village Centre to create a distinct urban scale and reflect its central function.

9. Flats and houses must be designed to provide reasonable levels of privacy to habitable rooms. Particular attention must be given to the ground floors of residential units located at ground floors, where a green privacy edge must be designed in.

10. Service rooms, such as plants, need to be well concealed and preferably not located on the main avenues to ensure high-quality public realm and active frontages.

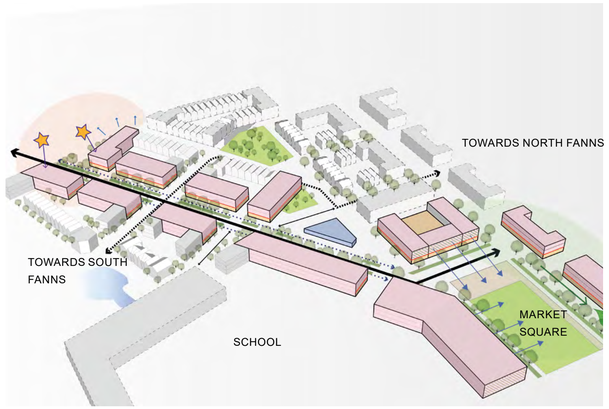


Diagram 40. Illustrative diagram of the Mobility Corridor within the village centre

KEY

- VIEWS TOWARDS MARKET SQUARE
- TOWARDS DUNTON WOODS
- PRIMARY STREET
- SECONDARY STREET
- CYCLE LANE
- PUBLIC OPEN SPACE
- MOBILITY HUB
- MIXED USE (RESIDENTIAL ABOVE)
- GF COMMERCIAL
- URBAN VILLAGE GATEWAY

FK2. Village Centre: Market Square

Objective:

The Market Square should provide a large flexible open space which will be used by the community for a variety of outdoor activities. The square must be attractive, accessible and engaging.

Local Plan Policy: BE14, NE01 and R01

Guidance: Layout

1. The geometry of the Market Square must be simple and bold.

2. The northern side of the square must be lined with trees set in large areas of low planting. This will create a defined space and a buffer to the road.

3. Benches should be situated to make the most of the south facing aspect. This will allow people to enjoy watching activity within the square.

4. Trees must be set in hard landscape to the south to create a more permeable edge.

5. High quality materials must be used

6. Large-scale semi-mature trees (minimum size 30-35cm girth) must be planted. Shrubs shall be supplied in 10l pots and herbaceous planting in a combination of 5l and 3l pots.

7. Attention to detailing is required.

8. Surfacing and kerbs should be in natural stone with a bond, unit size and must highlight details that suit the character of the location.

9. Particular attention must be paid to interface between materials, high quality tree pit surrounds and furniture.

10. A dynamic water feature is suggested to the east of the square to give it a focus, provide an engaging and interactive playable feature and point of interest, a foreground to the views beyond.

4.5.1 The Market Square is a key component of Dunton Hills. It is a space which provides a large flexible area where events and community activities will take place. It will be one of the key gathering spaces in the village and will be central to creating a sense of community.

4.5.2 Historically, market squares are key to the social life of a village and are spatially sophisticated to accommodate a variety of uses which reflect the community's needs. At Horndon on the Hill, the Market Square recalls the history of the village's local centre. Building lines are setback to generate a sense of enclosure.

4.5.3 Similarly, the Market Square at Dunton Fanns should be a main node in the garden village. Its layout should reflect its significance and should allow for adaptability and a mix of uses.

4.5.4 The Market Square is framed on three sides by the neighbourhood blocks and provides spill-out spaces for café tables and chairs. One the fourth side, it overlooks Eastlands Brook and the Village Green with Dunton Hills Farm set in the background – drawing the countryside character and the site's heritage into the centre of development.

Diagram 41. Illustrative Detailed layout of the Market Square.

KEY CHARACTERISTICS

1. LARGE FLEXIBLE HARD SPACE FOR EVENTS , MARKETS ETC.
2. SOUTH FACING SEATING OVERLOOKING SQUARE
3. SEATING OVERLOOKING VILLAGE GREEN AND EASTLANDS SPRING.
4. WATER FEATURE
5. TREES IN HARD PAVING
6. MOVABLE FURNITURE
7. PLANTING BUFFER TO CYCLE LANE

FK3. Village Green and Growing Space

Objective:

The Village Green should be a key space which will host community events. It is intended to be an open space with long and open views, with key pedestrian routes which are overlooked and illuminated to create a safe space at night. The Village Green must provide an appropriate setting for the historic farmstead and must be visible from the Market Square. An area for allotment plots should also be provided as part of the Village Green.

Local Plan Policy: BE14, BE16, NE01, NE05, NE06, NE11 and R01

Guidance: Layout

1. The Village Green should have a simple, flexible layout which accommodates community events

2. It should provide an appropriate and sensitive context to the Farmstead.

3. It should be visible from the Market Square along a formal tree lined route.

4. It should be framed by trees and hedges which allow long views and scattered vegetation to allow for natural overlooking, particularly of the pathways.

5. It should also contain occasional feature trees within the open space.

6. Pathways must be well illuminated at dusk and after dark, and visible from the surrounding buildings.

7. A growing space should also be provided on the south facing slopes.

4.5.5 The Village Green, Farmstead and Growing Space will provide the civic and communal heart of the settlement.

4.5.6 With long views, good connectivity and its central location between all three neighbourhoods, it will form the heart of the village. It should be a flexible and highly accessible place which supports community events. To enable flexibility, the Village Green must be laid out simply, framed by trees and hedges, with a large flexible amenity grass space that complements the Market Square and provides a natural setting to Dunton Hills Farm to the east. An informal multifunctional space, which could be used as a community event space or for informal sports and games, should be provided.

4.5.7 Occasional feature trees within the Village Green should be used to create accents and provide occasional shade. A formal tree lined route should be provided from the Market Square to frame views of the Dunton Hills Farmhouse.

4.5.8 An area of productive landscape should be provided on the south facing slopes flanking Dunton Hills Farm, reflecting the site's heritage and historic orchard location. The orchard will provide an opportunity to replant traditional local varieties selected to reference the area's heritage, which should be detailed within a landscape plan.

4.5.9 The southern aspect provides as much sun light as possible to the benefit of food production. This productive landscape may include beehives, self-growing and community growing spaces. Allotment plots may also provide opportunities for residents to grow their own produce and engender community spirit. To support food growing, associated community facilities, such as potting sheds, room for hire, outdoor kitchens and picnic areas, should also be provided.

KEY CHARACTERISTICS

1. COMMUNITY EVENT SPACE
2. AREA OF HARD STANDING WITH SCULPTURE
3. RIPARIAN HABITAT ALONG SPRING
4. MEADOW
5. EXISTING HEDGEROWS
6. PROPOSED HEDGEROWS
7. GARDEN SPACE
8. POND
9. ORCHARD
10. PICNIC AREA
11. GROWING SPACE

Diagram 42. Illustrative Detailed layout of the Village Green and Growing Spaces

FK4. Village Centre: Primary School

Objective:

The Primary School at Dunton Fanns must be a well-designed, attractive landmark building. It must create an excellent learning environment for children with an emphasis on innovation.

Local Plan Policy:BE09, BE12, BE14, BE15 PC11 and R01

Guidance

1. School buildings must be well-designed, attractive, landmark buildings.

2. School design must be innovative and must create excellent learning environments for children.

3. The character of the primary school must adhere to that of Dunton Fanns.

4. The building must allow for flexible uses and must provide generous floor to ceiling heights.

5. Generally, schools should be 2 storeys in height.

6. The Primary School Square must be vehicle free with the area around the main pupil entrances an attractive space that is entirely traffic free to facilitate social interaction and connected by safe and direct walking and cycling routes to the community / neighbourhood they serve.

7. Sports provision must be provided. This must be primarily for the use of the primary school, but should also be designed to support community uses, if needed in the future.

8. Areas surrounding the school must be car-free to ensure safe zones for children. Schools must be accessed by foot or cycling.

9. Schools must organise shared travel to and from school, in order to reduce the use of private cars.

10. In addition to a primary school, at least one early years nursery must be provided in the neighbourhood hub and/or the innovation park.

11. Schools must be easily accessible to users with different abilities.

12. Opportunities for outdoor learning must be explored.

13. Schools must be designed carbon zero by 2022 and carbon positive by 2030

14. Schools must act as key community facilities. Consideration should be given to how some spaces within the school, including the sports pitches, could be utilised for community uses both during off hours and during school hours, if needed. Separate entrances to supporting buildings/ spaces could help facilitate this.

15. Community uses provided within schools, must explore methods of funding and suitable management arrangements, as well as securing formal community use agreements, which will ensure that the community uses are well managed in the future.

16. Any pedestrianised squares and areas surrounding the school should seek to include public art, soft landscaping, play equipment, seating and local history information boards to create a sense of place and offer learning opportunities.

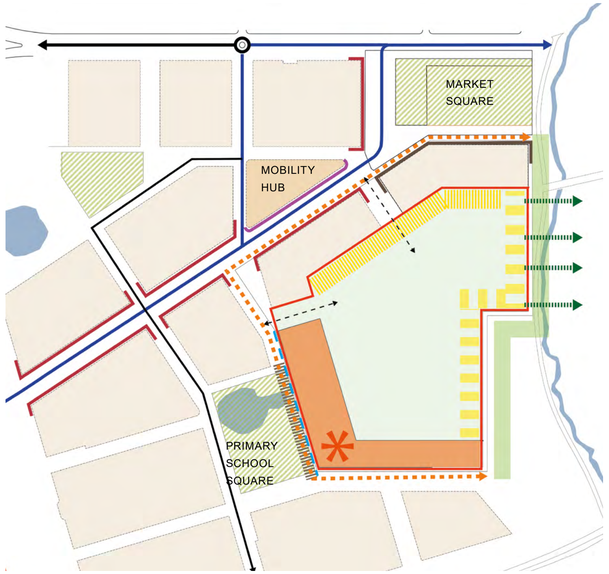


Diagram 43. Illustrative diagram of the primary school.

KEY

- GREEN LINK
- PEDESTRIAN LINK
- PRIMARY STREET
- RESIDENTIAL STREET
- SCHOOL ACCESS ENTRY
- PLAY SPACE ORIENTATION
- SCHOOL BUILDING
- KEY FRONTAGE
- KEY CORNER
- CAR FREE ZONE

FK5. Village Centre: Primary School Square

Objective:

School Square is designed as both a garden square and usable space at school opening and closing times. It must contain seating, cycle parking, a play area and be defined by clear boundaries. It also contains an existing pond that is retained as part of the SuDS strategy.

Local Plan Policy: BE09, BE12, BE14, NE01, NE05, PC11 and R01

Guidance: Layout

1. The School Square must be a car free space.

2. The square must be well designed and connected with safe and direct walking and cycling routes to the communities served.

3. The Primary School Square must be vehicle free with the area around the main pupil entrances an attractive space that is entirely traffic free to facilitate social interaction and connected by safe and direct walking and cycling routes to the community / neighbourhood they serve

4. The square must have soft landscaping, attractive play and a seating area which is opposite to the school.

5. The square and surrounding areas could also include art and local history information boards to create a sense of place and offer learning opportunities.

6. Paths should be located along key desire lines and structured around the retention of existing trees.

7. Lawns must be enclosed with low hedges and railings to the south. This will help provide a safe environment

8. The existing pond needs to be retained. The edges must be re-profiled to allow for a greater diversity of planting species to the south and east. The northern and western edges are constrained by a retaining wall and railing.

9. The design of the ponds should follow best practice in relation to public health and safety and appropriate measures implemented to ensure that these features remain safe for the lifetime of the development

10. Natural stone must be used for the plaza. This will provide a sense of coherence with the Market Square.

11. Resin bound paths with metal edging should be used within the lawned areas.

12. In the southern area, trees with a 30-35cm girth and instant mature hedging should be planted.

4.5.10 The primary school at Dunton Fanns could front onto the School Square. The Square will be the main arrival to the school and is expected to be car-free. This will help create a safe and healthy environment for school drop-offs. It will be a garden square with soft features, play spaces and seating opposite the school.

Diagram 44. Illustrative Detailed layout of the Primary School Square.

KEY CHARACTERISTICS

1. SEATING AREA OPPOSITE SCHOOL.
2. PLAY SPACE
3. RETAINED TREES
4. SUDS FEATURE RETENTION POND
5. BOUNDARY DEFINED BY HEDGES (RETAINING WALL FOR SUDS FEATURE)
6. LAWNS
7. SPECIES RICH MARGINAL PLANTING

FK6. Village Centre: Mobility Hub

Objective:

A mobility hub must sit at the heart of the scheme and must be provided from the outset of the development to co-ordinate and promote sustainable and healthier travel choices. A range of services ranging from technology to aid travel planning to physical infrastructure must be provided in the Hub. Given its importance and centrality to the Garden Village, the mobility hub must be fully accessible to all and be designed as a landmark with a unique and contemporary design.

Local Plan Policy: E09, BE10, BE11, BE12, BE13, BE14, BE15, NE01, NE08 and R01

Guidance

1. The mobility hub must be an interface of various travel modes and provide advanced travel planning services (DRT timetable, site maps, connections to West Horndon, etc...), physical infrastructure support (rented car and cycle parking, cycle maintenance services, car clubs) and commercial services such as parcel delivery lockers which will minimise delivery vehicles within the village.

2. Particular attention must be given to the design of bus movements and delivery vehicles through the hub to avoid negative impact to cyclists and pedestrians.

3. High quality and wide footways, or fully pedestrianised areas must be designed in and around the mobility hub, including access to the landmark building zone. The hardscaped zones must be softened by trees and green elements.

4. The building must be multi-faceted with active frontages and edges all around. It must be designed as a key landmark building within the Village Centre, standing out from its immediate context. It can include a large or distinctive canopy feature.

5. The mobility hub must be well designed. The design must ensure that the mobility hub is safe and well-lit

6. Good signage must be provided through the Mobility Hub to aid residents finding their way.

4.5.11 The mobility hub must form a key node of the mobility corridor (part of the main entrance to the site running from the Station Road entrance towards the Market Square). It must provide users with travel planning advice and must assist with sustainable transport support. The hub must also provide a joined-up approach to travel planning and must combine different approaches dealing with active travel, public transport and delivery services.

4.5.12 The hub must be located prominently within the mobility corridor, with good access to the market square, and other shops and amenities in the village centre. It must be located so that its bus stop can offer pedestrian or car free access towards Dunton Fanns School, whilst also being close enough to the nearest car parking facilities for residents and other visitors using cars.

KEY CHARACTERISTICS

1. BUS AND DRT STOPS WITH COVERED WAITING AREA
2. CAR CLUB BAYS AND ELECTRIC CHARGING SPACES
3. CYCLE PARKING AND CHARGING
4. CYCLE STORE AND MAINTENANCE
5. DELIVERY STORAGE
6. COMMUNITY CONCIERGE RECEPTION
7. CAFE, SHOP AND WORKHUB
8. EXTERNAL SEATING

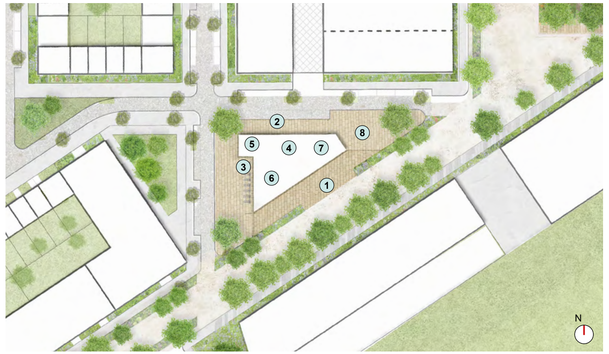


Diagram 45. Illustrative Detailed Layout of the Mobility Hub

Figure 113. Mobility hub with a range of services ranging from travel planning to physical infrastructure

FK7. Gypsy and Traveller Site

Objective:

The site must allow the provision of 5 Gypsy and Traveller pitches. The provision must be safe and well designed and must be provided with a direct access from the A128 and into the village centre.

Local Plan Policy: BE12, BE13, BE14, BE16, HP07 and R01

Guidance

1. Five Gypsy and Traveller pitches must be provided within the Dunton Fanns neighbourhood, by 2033.

2. Direct access to the A128 must be provided via primary/ secondary street links.

3. The layout of the site must allow safe and well-designed access, and each pitch must be appropriately positioned to benefit from good external amenity spaces.

4. The site must include communal spaces (including play space) that benefit from passive surveillance.

5. Essential services must be made available on the site, and waste collection must be convenient and accessible.

6. The site access and boundary design must follow the principles within this design guide, and whilst creating well-defined defensible spaces, must avoid cutting the Gypsy and Traveller site off from the rest of the community.

4.5.13 Policy HP07 of the Brentwood Local Plan sets out that a minimum of 5 serviced Gypsy and Traveller pitches must be included as part of the Dunton Hills site allocation and delivered in the first five years of development.

4.5.14 The Framework Masterplan Document for the development includes the provision of a site for Gypsy and Traveller pitches within the period of the Local Plan. The location of this site has been chosen to allow a defined space which provides a high-quality living environment, and similar access to local facilities, services and transport links to those enjoyed by permanent homes.

KEY PLAN

Figure 114. **Day room materiality. Old Damson Lane**

Figure 115. **The site must provide communal spaces including play areas. Old Damson Lane**

Figure 116. **The layout of the site allowing safe and well designed access. Bristol Road Traveller Site, Bath**

FK8. Edge Fanns

Objective:

The Fanns Edge must be characterised by a sense of openness, long views and connections to the natural setting. The neighbourhood must be legible and must have a varied mix of house types with shared and private amenity space.

Local Plan Policy: R01

Guidance: Layout

1. The layout must deliver a clear hierarchy of streets and spaces that contributes to the legibility of the area.

2. The layout design must provide connections to the ponds and wetlands via paths and trails.

3. The residential area must provide medium density of up to 50dph and must comprise of a mix of walk-up flats, terraced and semi-detached homes.

4. Homes along the residential street must have a direct relation between their frontages and the street. It is recommended that in wider streets homes are arranged as terraced blocks to provide more continuous frontage. Towards the landscape edge a less formal relationship between their frontage and the street is allowed.

5. Houses must be designed to provide reasonable levels of visual privacy to habitable rooms with provision of green edges and landscaped edges as privacy buffers.

6. Frontage zones that create opportunity for planting to soften the street scene with maximised opportunities for trees within the private areas must be provided. Car dominated frontages must be avoided.

7. Terraced and semi-detached houses must be provided with back gardens to allow sufficient private amenity space.

KEY PLAN

Guidance: Urban Form

1. The form and scale of development must reflect its proximity to infrastructure and landscape - i.e. house types should be based on street types and spaces they front onto.

2. Block roof lines should be continuous, except at corners which can be emphasised, or when different functions or uses are to be highlighted.

3. Sufficient distance between the fronts of houses should be provided to allow adequate daylight and sunlight into the internal spaces. This will vary according to the orientation and massing of the built form and should be considered specifically in relation to each.

KEY CHARACTERISTICS

1. PRIMARY STREET
2. GREEN EDGE - STREET TYPE
3. RESIDENTIAL STREET
4. LANDSCAPE EDGE - WETLAND
5. RAIL EDGE
6. POND
7. COACH HOUSES

Diagram 46. Illustrative Detailed layout of the Fanns neighbourhood

4.5 KEY ZONES

KEY

- VIEWS TOWARDS LANDSCAPE
- PRIMARY STREET
- TERTIARY STREET
- CYCLE LANE
- PEDESTRIAN PATH
- PEDESTRIAN/ CYCLE PATH ONLY
- PRIVATE GARDENS
- LANDSCAPE EDGE
- POND

Diagram 47. Illustrative diagram of the Fanns neighbourhood.

FK9. Innovation Park

Objective:

The Innovation Park will be the largest employment hub within Dunton Hills. It must provide a range of flexible, adaptable employment and sustainable spaces which will respond to the market needs. It must be designed to deliver a high quality, vibrant, legible and economically viable employment zone.

Local Plan Policy: SP03, PC01, BE07 and R01

Guidance: Layout

1. The Innovation Park should be partially visible from the adjacent roads, to boost its popularity and attractiveness. This can either be part of the buildings or signage.

2. The Innovation Park should provide a mix of workspace types (traditional office space, coworking space, shared facilities such as meeting rooms and reception areas, distribution/ logistics, light manufacturing).

3. Flexible buildings should be provided to better support the requirement of the innovative of businesses. These can be amalgamated or subdivided according to business models.

4. Opportunities for innovation stemming from cross influences and collaborations across businesses should be provided through designing in shared internal or external areas.

5. The area should be designed around one primary central space which acts as a meeting and networking point. The space should be safe after hours, well lit, include green elements and seating, good wi-fi, and potentially a small coffee point or pop-up kiosk.

6. Main entrances should front onto the central public open space. Sites and signage should be arranged so that it is easy for visitors to find their way around and can easily see the main entrances to the buildings.

KEY PLAN

7. The Innovation Park must be easily accessible by sustainable and healthier transport modes, including public transport, and safe pedestrian and cycling routes.

8. The Innovation Park must be serviced through a separate route to the rear which must allow for all movement of larger vehicles at all times without impact to homes, front entrances to business and without threat to cyclists and pedestrians.

9. Negative impacts of service roads on the environment and amenity for residential uses must be mitigated by good design, and addressed in detailed proposals

10. Servicing access to buildings and supporting infrastructure like storage compounds, and plant should be located away from the main public space and with screening.

11. Car parking must be provided and needs to be located unobtrusively. Routes from the car park and footpaths should be defined to provide safe and clearly identifies points of access.

Diagram 48. Illustrative layout of the Innovation Park.

KEY

1. INNOVATION PARK SQUARE
2. SERVICE ROAD
3. NOISE BARRIER
4. SERVICE YARD
5. HEDGEROWS
6. A127
7. BUS STOP

Guidance: Urban Form

1. As individual plots come forward, a coordinated approach (such as an area specific design code) should be adopted to deliver cohesive urban and building forms.

2. Where possible buildings should include a degree of transparency. Buildings with features such as atriums should be expressed in the elevations facing towards the central public space.

3. Large scale buildings should be sheltered with landscape elements such as trees.

4. A good relationship between the height and scale of the Innovation Park buildings and those in its immediate surroundings should be provided. For example, when employment buildings back on to houses, their height should not exceed one and a half times the height of the houses.

5. The perceived scale of the buildings must be moderated by the articulation of the building line or roof line, grouping elements on the elevations to influence rhythm and proportions and the use of colours or materials.

6. The view corridor towards the Church of All Saints running across the innovation park from the Farmstead must be enhanced. The employment buildings cannot obstruct this key view. All roofs within the view corridor must be discrete and have no advertisement or any other structures that compete visually with the asset.

7. The buildings should integrate sustainability features to address energy, resource and water efficiency. These features may include green and brown roofs.

KEY

- VIEWS TOWARDS LANDSCAPE
- PRIMARY STREET
- TERTIARY STREET
- CYCLE LANE
- PEDESTRIAN PATH
- SQUARE
- LANDSCAPE EDGE

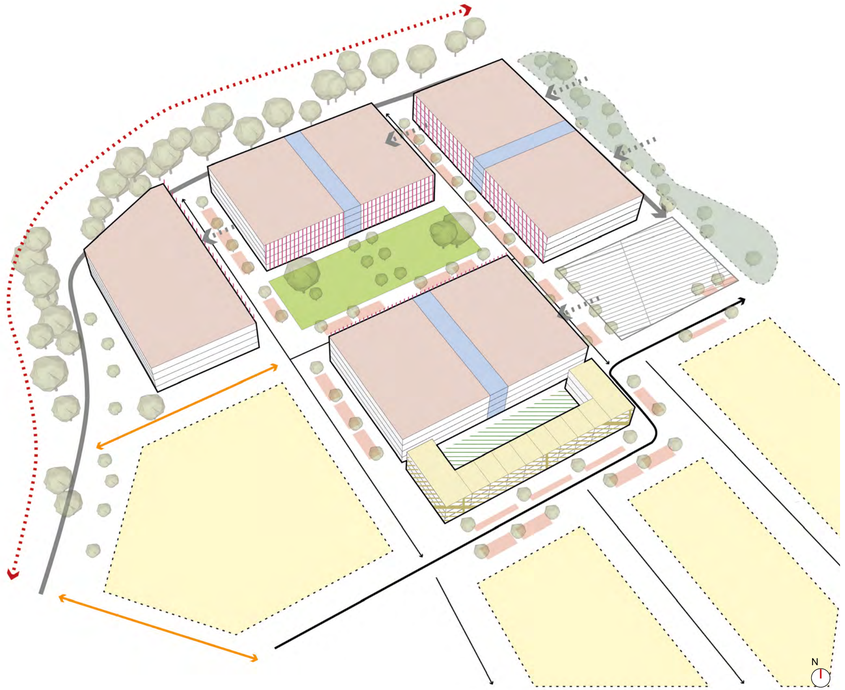


Diagram 49. Illustrative diagram of the innovation Park.

4.5 KEY ZONES

FK10. Innovation Park: Square

Objective:

The landscape design of the Innovation Park must provide an attractive amenity space for employees and must encourage interactions and outdoor meetings.

Local Plan Policy: BE14, NE01, NE02, NE05 and R01

Guidance

1. At the centre of the Innovation Park, a green should provide an attractive outlook and tranquil area for people to relax and enjoy.

2. Generous lawns should be framed by formal trees and hedges to the south, east and west. A central planted garden with raised edge seating should provide a focus.

3. Clay pavers should be used with metal edging within the central garden area. 30- 35cm girth trees and instant mature hedging need to be planted with multi stemmed specimen shrubs providing an accent, minimum 3m in height. Shrubs should be supplied in 10l pots and herbaceous planting in a combination of 5l and 3l pots.

Diagram 50. Illustrative layout of the Innovation Park Square.

KEY CHARACTERISTICS

1. CENTRAL RAISED PLANTERS WITH INTEGRATED SEATING
2. GENEROUS LAWNS
3. HEDGES ENCLOSING GREEN
4. MULTI-STEMMED SPECIMENS
5. SEMI-MATURE TREES FRAMING SQUARE
6. NOISE BARRIER

FK11. Innovation Park: Noise Barrier

Objective:

Well-designed noise barriers must be provided against the A127 and 128 in the innovation hub.

Local Plan Policy: BE14, NE01, NE03 and R01

Guidance

1. A noise barrier must be established against the A127 and A128 within the north west corner of the site.

2. This barrier must be sensitively integrated into the landscape with a bund, tree and shrub planting being utilised to minimise noise pollution spreading further into the Garden Village.

3. The built form of the Innovation Park should also take into consideration its role as a noise barrier.

4.5.15 A detailed noise assessment recorded the highest noise in the north east corner of the site, with the A127 creating more noise than the A128. This area exceeded the 55dB threshold for habitable buildings. The mitigating factors therefore will be the location of non-residential buildings within this zone, alignment and height of these buildings to act as noise barrier and the use of natural features to satisfactorily reducing the noise pollution from both roads.

4.5.16 The layout of the Innovation Park should be informed by its role as a noise barrier which prevents excessive noise from permeating into the rest of the Garden Village. In particular this will support not only new homes but increase tranquillity within natural habitats such as Nightingale Woods. Where buildings cannot act to supress noise pollution natural options should be explored such as bunds and tree planting. Physical noise barriers and fences should be the last option explored.

4.6 ARCHITECTURAL DESIGN

FA1. Entrances

Objective:

Entrances to all properties must be clearly defined, legible and accessible. They must positively contribute to the character of Dunton Fanns.

Local Plan Policy: HP06 and BE14

Guidance

1. Entrances must be clearly visible with defined points of entry.

2. They must be located and designed to be welcoming, secure and must maximise overlooking.

3. Architectural detailing, such as porches and recessed zones, should be utilised to further emphasise entryways.

4. Main entrances need to be provided with external light for night time.

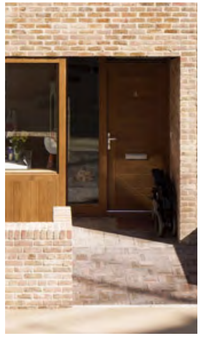
5. Service and storage doors must be screened from view through recesses in facades, landscaping and architectural detailing. They must appear secondary to the main entrance and where possible be in secondary elevations.

6. Meter chambers located near entrances must be well concealed and their details must be considered by designers to avoid cluttering and negative visual impact to the front of the building.

7. Post boxes on doors and front gates must be between 700 mm and 1700mm at midpoint of the mail slot (letter box), to ease the work of the postal delivery worker.

8. Entrances should reflect the character of Dunton Fanns with a prevalence of warm shades of yellows or reds and blend well with brick tones.

Figure 117. **Clearly marked entrances with architectural detailing. Horsted Park, Kent - Proctor & Matthews**



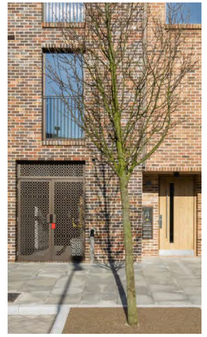


Figure 118. **Use of archtiectural detailing and materials to differentiate entrances from service and storage access.**

Figure 119. **Use of recess to emphasize on the entrance, and projects of windows/ balconies on key frontages. The Avenue, Saffron Walden Essex - Pollard Thomas Edwards**

Figure 120. **Use of varied material to emphasize on entrance to apartments. Mulberry Park, Bath - HTA Design**

FA2. Frontages

Objective:

Frontages must be designed to create a streetscape with a distinct character that provides a safe and secure environment. There must be a clear distinction between the public and private areas, and where non-residential uses are provided the frontage must clearly address the public realm. Boundary treatments must be designed to contribute positively to the character of the Dunton Fanns.

Local Plan Policy: HP06,BE04,BE13, BE14, BE15 and NE01

Guidance

1. Relationships between building lines, setbacks, landscaping and continuity of frontages must be considered carefully.

2. A continuous frontage must be provided in the main boulevards and secondary streets. More articulated and broken frontage is only permitted in residential streets and edges.

3. Frontages must be located and designed to appear welcoming and must maximise overlooking to the streets and public spaces.

4. Dark hidden corners must be avoided.

5. Frontages of all main roads must be activated by the use of front doors or active non-residential ground floor uses.

6. All frontages must include some elements of soft landscape, in addition to well-designed hardscape, and must be designed to discourage its use as parking for vehicles.

7. Boundary treatments must include detailing which is high in aesthetic quality. This includes low brick walls, painted posts, railings and picket fences with planting.

8. Building elements such as bays and porches are allowed on frontages when they do not obstruct direct long views as intended as part of the Dunton Fanns neighbourhood character.

9. Frontages may be used to accommodate parking spaces, waste and recycling storage and utilities boxes.

10. Continuous frontages must be utilised in all nonresidential uses, higher density areas and primary streets and boulevards.

11. Design must create a streetscape that feels safe, has activities concentrated along main streets and public spaces and provides users with a sense of enclosure.

12. Gaps between houses/flats must be avoided along primary streets and public open spaces.

13. Setbacks in residential development must generally take the form of a front garden which:

- Are clearly defined as private spaces belonging to a particular dwelling;
- Relate to the street type and volume of traffic in terms of treatment and depth. Frontage depths preferred are 2.5-3m for terraced houses, 5.5-6m for semi-detached houses and 1.5-2.5m for apartment blocks.

14. Setbacks in non-residential development must generally take the form of a front open zone which:

- Is clearly defined as a transition zone from the public realm to the internal use of the building;
- Relate to the street type and volume of traffic in terms of treatment and depth. Frontage depths should align along the street, and not detract from continuous views or create clutter and obstruct pedestrian flow, particularly at primary streets.

15. Continuous frontages must be utilised.

16. Design should create a streetscape that feels safe and provides users with a sense of enclosure.

17. Strong hedgerows and planting should be used to tie otherwise discontinuous built form to create a well-defined and connected streetscape.

Figure 121. **Gaps between houses to accommodate parking, creating a stronger relationship with the streets. Cane Hill, Croydon - HTA Design**

Figure 122. **Use of landscape and boundary treatments to create continuous frontage Trumpington Meadows, South Cambridge**

FA3. Elevations

Objective:

Elevations must be designed to positively contribute to the street environment and to the Dunton Fanns character, while creating high quality internal spaces which will be enjoyed by users. Proportions, character, materiality and provision of daylight to interior spaces must be considered simultaneously.

Local Plan Policy: HP06, BE04, BE14 and BE15

Guidance

1. Elevations of groups of buildings must be considered in order to create a coherent street elevation in terms of building proportions, materials, roofing and placement of doors and windows.

2. Elevations must be well proportioned, providing a balance between privacy, internal natural light and internal overheating.

3. Building façades must use the material palette of the neighbourhood.

4. Double height articulation could be used to reinforce vertical expression particularly in conjunction with openings along the primary streets and where non-residential uses are included.

5. There must be a clear and consistent placement of windows, doorways, shop fronts and façade signage such as retail.

6. The front of the building must be clearly oriented towards the more dominant streets.

7. Elements such as bay windows, and projecting parts of facades or even balconies allowed on frontages only when they do not obstruct direct long views as intended as part of the Dunton Fanns neighbourhood character.

8. Balcony designs are preferred recessed. Metal balustrade detailing must reinforce vertical rhythms. Recessed balconies create more usable spaces that offer protection from the prevailing winds and would not obstruct long views.

9. The use of windows on the roofs for houses located along the landscaped edges is encouraged.

10. Facades oriented south or west, where risk of overheating is anticipated, the use of external shading elements above openings as passive design measures is encouraged but they must be designed so as not to obstruct long views.

Figure 123. **Extrusion of elements combined with material change can create visual interested and provide a varied roof-line expression. Hobson Road, Trumpington, Cambridge**

Figure 124. **Larger openings to capture long views within Dunton Fanns, Ansell Court, London. PRP Architects.**

FA4. Roofscape

Objective:

The roof design must respond to the intended character of the Dunton Fanns neighbourhood and to the street, public space or landscape setting where it is located. Roofs of adjacent buildings must form a repeating composition in terms of their type, scale, pitch, orientation and projecting elements such as bays, porches, with only few exceptions.

Local Plan Policy: HP06 and BE14

Guidance

1. Building design must create ridge lines which are parallel to the long side of the building or the building block.

2. Buildings must be well proportioned with less dominant roofs.

3. It is preferable that roofs are continuous and avoid unnecessary stepping or staggering of building line.

4. Exceptions to continuity must only be used at corners, ends of rows or terraces to emphasize corners and/ or to highlight change in building functions.

5. Roofs of semi-detached houses must be designed as a symmetrical building.

6. Gables can be used at key building as they have a stronger presence in the streetscape.

7. At apartment blocks, recessed roof or flat roof articulations are encouraged. The top of the block can be articulated and can be distinct from the floors below. If an architectural massing solution is not employed on the top floor, then the differentiation must occur through a change in material and/ or architectural expression.

Diagram 51. **Varied roof lines for the apartment blocks .Bruyn's Court, South Ockendon, Essex - Bell Phillips Architects**

Diagram 52. **Gables creating a stronger presence along the streetscape. Marmalade Lane, Cambridge - Mole Architects**

Diagram 53. **Continuous roofing along a continous building line. Horsted Park, Kent - Proctor & Matthews**

Diagram 54. **Differentiation of the roof through architectural detailing and materials.**

4.6 ARCHITECTURAL DESIGN

FA5. Materials

Objective:

The use of materials in Dunton Fanns must reflect the building uses. In addition to aesthetic value, materials must allow homes to last longer, perform efficiently and have low maintenance requirements. The use of materials must clearly demonstrate a design rationale, and be used to distinguish key elements or functions of buildings or within buildings.

Local Plan Policy: HP06 and BE14

Guidance

1. Tones of red brick are recommended, and the occasional use of yellow is permitted.

2. Complementary materials may also be used for limited detailing where it complements the primary materiality.

3. Metalwork railings should be used for boundaries.

4. Entrance doors should use colours which blend well with the red or yellow brick dominant tones.

5. Entrances of non-residential uses can have other more contrasting colours in key elements such as shop fronts and signage. However these need to be considered together as a composed elevation along the street.

6. Material selection should contribute to the longevity of buildings and to their efficient performance. This should be reinforced by high quality, local availability and robust detailing.

7. Ground treatments such as stone or tiling should be used to create subtle delineation between semi-private areas of non-residential uses and public realm.

8. Materials used should be low-maintenance and durable. Attention should be given to the elements of the home which experience the most use.

9. Sustainability and performance (such as thermal retention) of materials should be considered.

Figure 125. **Use of varied materials/ tones for detailing. Horndon on the Hill**

Figure 126. **Tone of red brick at the primary material. Horsted Park, Kent - Proctor & Matthews**

Figure 127. **Materials to reflect a domestic character within the residential areas. Trumpington Meadows, South Cambridge**

Figure 128. **Materials to reflect a domestic character within the residential areas. Horndon on the Hill**

4.6 ARCHITECTURAL DESIGN

FA6. Innovation Park

Objective:

The architectural design of the Innovation Park must be unique and contemporary. The choice of high-quality materials must reflect its innovative character and express well its function as an employment area. It must be well integrated within the view corridor from the Farmstead to the Church of All Saints.

Local Plan Policy: BE14 and R01

Guidance

1. Buildings must utilise a contemporary materiality with fittings and fixtures which are industrial or business-like in style. These must reflect the aspiration of the Innovation Park as a modern village in Essex.

2. An emphasis on verticality and rhythm in the façades must be designed in, with some or no secondary horizontal elements. This will help create a character that is unique to the Innovation Park. Exposed rainwater pipes, panel joints and other vertical features must be considered to emphasize verticality and modernity in elevations.

3. Buildings must be set within landscape, where possible, to accommodate additional services, heights or mass.

4. Consistency of materials and design quality must be maintained across all sides of the buildings, including sides and back elevations as these will be visible from nearby roads and landscape.

5. Large windows and/ or curtain walls of floor to ceiling glazing is encouraged for office buildings and office elements of industrial buildings to maximise visibility between built form and adjacent public realm, and to seek to maximise internal natural light in the workspaces.

6. Add prominent and carefully detailed elements to the façade, such as entrance lobbies and canopies.

7. Facades oriented south or west, where risk of overheating is anticipated, the use of external shading elements above openings as passive design measures is encouraged.

8. Roofs must be clean with strong edges. Plant screens and visible external plant areas must be avoided but green roofs are encouraged.

9. The roof design must be discrete and not obstructive nor visually competing with the key dominant view element, the grade II listed Church of All Saints. For example, advertisement or structures which obstruct or dominate the view to this heritage asset will not be allowed.

10. Services and refuse areas must be screened and secured, especially when they front onto public areas.

Figure 129. **Buildings set within landscape. Harlow Science Park**

Figure 130. **Large windows that maximise internal light. North-west Cambridge Business Park - Stanton Williams Architects**

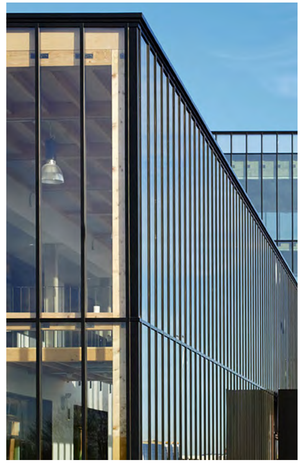


Figure 131. **Emphasis on verticality with the use of curtain walls. Alconbury Incubator - AHMM Architects**

Figure 132. **Emphasis on the entrance lobbies and canopies. Sky Campus, Osterley London**

Figure 133. **Consistency in design across all the buildings. ake/ Grow Alconbury Weald - AHMM Architects**

4.7 PUBLIC REALM

FP1. Trees

Objective:

The development must respect existing tress, promote their health and new trees should be selected for form, character and seasonal interest. Within Dunton Fanns, trees with a formal habit will be chosen for the Squares with large scale specimen trees used elsewhere.

Local Plan Policy: NE01, NE02, NE03 and R01

Guidance

1. Street trees should be installed with a minimum girth of 20-25cm.

2. Trees within open spaces will vary, with a mixture of 20-25 and 25-30cm girth.

3. Within the Market Square, Mobility Hub and School Square trees should be installed with a minimum girth of 30-35cm.

4. Ancient woodland should be protected and conserved whilst access should be maintained for new and existing residents.

5. Tree pits planted in hard surfaces should be provided appropriate recommended rooting volumes and a cellular root system installed as required by the Local Authority.

6. The location of such features should be informed by the need for suitable space and environments to establish, thrive and survive, avoiding negative effects on the highway and properties from potential root damage, and visual impairment and safety compromise.

4.7.1 Tree girth will vary across the character area and must be used to provide instant impact and a sense of place where these will be most beneficial. Large, formal spaces such as the Market Square and the Mobility Hub, as well as the key entrances to the neighbourhood, will receive standard size trees. Open spaces and street tress will vary by location and include a mixture of standard and semi-mature size trees. Trees will be selected for their form, character and seasonal interest. They should vary by location and be suitable for their place. This includes considerations of aspect, soil type and immediate habitat.

4.7.2 The Ancient Woodlands should be protected and conserved with an additional buffer of native woodland implemented along the ancient woodland boundaries.

Figure 134. Carpinus betulus

Figure 135. Betula pendula

Figure 136. Prunus avium 'Plena'

Figure 137. Prunus cerasifera 'Nigra'

Figure 138. Pyrus calleryana 'Chanticleer'

Figure 139. Acer campestre ' Elsrijk'

FP2. Streetscape Materials

Objective:

Materials used in the streetscape and hardscape of Dunton Fanns should reflect the formal character of the neighbourhood and its importance as the gateway to the rest of the village.

Local Plan Policy: BE05, BE12, BE14, BE15 and R01

Guidance

1. High-quality materials should be used for open spaces with natural stone surfacing and edging in the square and resin bonded paths in the softer areas and clay pavers in the greens.

2. Within the residential streets and neighbourhood areas, tumbled block pavers should be used for footways, parking areas and shared surfaces. Parking bays will be delineated by flush textured kerbs or block in contrasting colours and not painted lining.

3. All paths which provide a key link between areas must be hard surfaced and lit.

4. Paths which are surfaced in self-binding gravel with no edging or unmachined log edging through to informal self-binding gravel paths, through woodland areas, must only be for lightly used leisure and recreational use.

5. A palette of sandy colours will be used in the neighbourhood areas.

Diagram 55. **Dutch clay brick**

Diagram 56. **Resin bound paths with metal edging**

Diagram 57. **Natural stone - use of small format and textured units beneath trees**

Diagram 58. **Concrete block**

FP3. Street Furniture

Objective:

The design of the street furniture should reflect the formal nature of Dunton Fanns. All street furniture must be well designed and should take into consideration accessibility, the principles of inclusive design and must complement the surrounding landscape character and architecture to enhance the sense of identity and place.

Local Plan Policy: BE14 and R01

Guidance

1. Street furniture should be predominantly powder coated metal in dark greys with timber highlights.

2. Materials and furniture should be selected from a coordinated palette in order to create a coherent identity. Furniture and materials must complement the surrounding landscape character and architecture to enhance the sense of identity and place.

3. Furniture should address the needs of all, be accessible and inclusive.

4. Trees within the Market Square, School yard and Mobility Hub must be uplift.

5. Within a standardised range, there must be related forms, repeated key features and consistent materials, finishes and colours.

6. Furniture and signage should be selectively placed so that they are an attractive addition to the scene and avoid clutter.

7. Products must be robust in construction, elegant in style and use component parts that are easily replaceable.

8. Furniture should be constructed from sustainable sources, timber from accredited sustainable forests and recycled materials used if appropriate.

9. Engagement with the Highway Authority is required when designing and locating street furniture.

4.7 PUBLIC REALM

Entrances

10. Furniture and materials must be used to highlight entrances from open spaces. Interpretation and seating must be placed at key locations, so they also become orientation and meeting places.

11. Entrances must be configured so that they are accessible to wheelchair users.

Resting Places

12. Resting places must be provided at regular intervals along linear routes in compliance with accessibility advice.

13. Locations must be chosen to maximise the enjoyment of views, provide focal / destination points along the route and create places of interest.

14. Sufficient and well-designed cycle parking must be provided at key points.

External Lighting

15. External lighting must be kept to a minimum with light fittings that minimize intrusive light spillage beyond the intended area of public realm to be lit.

16. Open spaces must be lit only, if necessary, to provide safe identifiable routes or to provide feature lighting.

Figure 140. Landscape Forms Parc Vue Seat

Figure 141. Bollard

Figure 142. Tree grille - contemporary

Figure 143. Cycle stands - Edge tyre STE310 with powder coated colour

Figure 145. Litter bins - Metalco Box Wood and Steel 100L litter bin

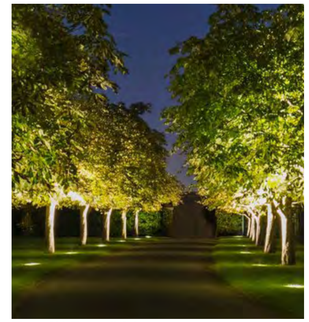


Figure 144. Tree uplighting

DUNTON HILLS
GARDEN VILLAGE

05

NEIGHBOURHOOD: DUNTON WATERS

5.1 DUNTON WATERS VISION

5.1.1 Dunton Waters is located in the southern area of the Garden Village. Its character is defined by the historic ponds and wetlands (blue infrastructure) which will be largely retained in the new neighbourhood.

5.1.2 The vision for Dunton Waters is for a community-led neighbourhood which maintains a close relationship with its water bodies and allows residents easy access to those assets. It will become an area with bright buildings aligned along green streets, leading on to ponds and lakes. It will be the most tranquil area of the Garden Village.

5.1.3 The neighbourhood of Dunton Waters will:

A. Have a village atmosphere of quietness and tranquillity.

B. Allow for local views towards the blue infrastructure.

C. Provide connections from housing plots towards the ponds, community spaces and playing fields.

D. Have a well-connected landscape framework.

E. Provide architectural compositions and materiality that will be reminiscent of water. Material palletes will reference reflections and brightness.

F. Have a primary and secondary school that are accessible by safe green walking and cycling routes as well by as public transport.

G. Provide a range of homes of different typologies which respond to the ponds and open spaces surrounding the development plots

H. Have a range of densities, including medium to higher densities, with more terraced house typologies and non-residential uses along its primary avenue, with medium densities towards the edges.

Figure 146. Illustrative View of Dunton Waters

5.2 NEIGHBOURHOOD OVERVIEW

5.2.1 Dunton Waters will be a predominantly residential neighbourhood with a local hub, a primary school, a secondary school and community spaces arranged around water bodies of varying scales and histories. The neighbourhood hub will be surrounded by medium to high-density development and be designed with direct connection to the larger water bodies. Lower density housing should then surround the denser areas and include incidental open spaces, most of them also to be designed around water features. The setting of the neighbourhood must facilitate reaching out to these landscaped spaces. Additionally, there will be other local views to nearby heritage and woodlands and long views towards London.

W1. Neighbourhood Design

5.2.2 The urban structure of Dunton Waters is illustrated in the adjacent diagram. The landscape and topography allow plots that are varied in their character and layouts. These plots should be developed in relation to views and vistas towards the water bodies.

5.2.3 Detached and semi-detached houses must be the main house types in Dunton Waters with the exception of Waters Avenue, where terraced houses are more appropriate to create a more continuous street edge.

5.2.4 The suggested entrance to the school also marks the location of the neighbourhood hub which will be characterised by a more compact urban grain with smaller plots and gardens.

5.2.5 The bus routes along the primary and secondary streets will act as a spine for the neighbourhood, from which residential streets flow into the landscape. Marker buildings can be used to improve legibility within the neighbourhood, particularly at corners, as illustrated in the adjacent diagram.

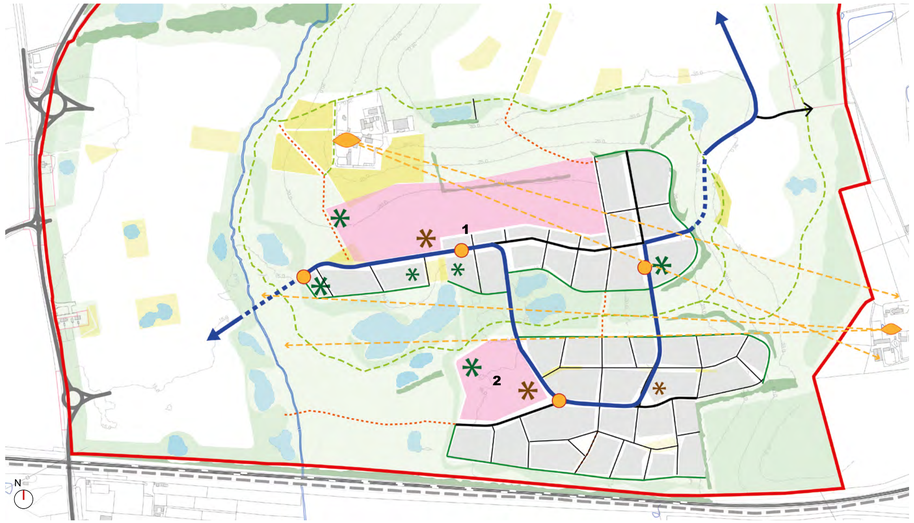


Diagram 59. Dunton Waters neighbourhood design plan

KEY

- SITE BOUNDARY
- C2C RAIL LINE
- STREAM
- 20M BASE OF RIDGE
- WATER BODIES
- DEVELOPMENT PLOTS
- INFORMAL LANDSCAPE - WOODLANDS
- INFORMAL LANDSCAPE - OPEN LAND
- FORMAL SPACES
- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET
- LANDSCAPE EDGE STREET
- BUS ROUTE ALONG PRIMARY STREET
- BUS ROUTE ALONG GREEN EDGE
- BUS STOP
- PEDESTRIAN/ CYCLE CAR FREE ROUTE
- WELLNESS TRAIL
- MARKER BUILDING - GATEWAY
- MARKER BUILDING - PUBLIC AREA
- MARKER BUILDING - LANDSCAPE
- HERITAGE ASSETS
- WIDER CONTEXT VIEW CORRIDORS
- SCHOOLS
- 1 SECONDARY SCHOOL
- 2 PRIMARY SCHOOL

5.3 LANDSCAPE DESIGN

Overview

5.3.1 Dunton Waters is located in the south east corner of the Garden Village, framed by the ridge line to the north and east and the wetlands area to the west. The Eastlands Spring marks the low point and the transition from the Fenland landscape in the west to the hills, and woodland in the east. The watercourse itself provides a legible feature within the landscape being clearly identifiable through the willows and poplars that line its banks.

5.3.2 Dunton Waters is more informal and natural in character incorporating a variety of landscape types from the Village Green to the Eastlands Spring corridor and Wetlands in the lower lying area to the south, naturalised re-wilding area to the south east, productive landscape by Dunton Hills Farm to the more open grasslands of The Ridge.

5.3.3 The landscape vision for Dunton Waters is to celebrate the intrinsic hydrology of the site through imaginative sustainable drainage, planting and ecological enhancements. Dunton Waters provides a tangible link to nature throughout the neighbourhood bringing riparian features to the forefront of the scheme.

WL1. Play Strategy

Objective:

Play and recreation must be adequately provided to support children of all ages in order to promote healthy and active lifestyles and to encourage learning through play.

Local Plan Policy: NE05 and R01

Guidance

1. Play provision should be in accordance with Brentwood policy standards

2. The site contains a secondary school which must be capable of supporting community sports events and share pitches and changing facilities.

3. The site must contain a suitable area for football and cricket.

5.3.4 The Dunton Waters character area is defined by a number of existing features. The ridgeline wraps the northern and eastern edges which forms a natural bowl that falls to the Eastland Spring in the west. This fluvial feature includes a wide, flat floodplain and bankside tree planting. The play areas will lend heavily from these two dominant features and the theme of water. Play spaces should include playful SuDS features such as swales, water play and include planting suited to these conditions. Informal play opportunities should be explored throughout the character area; especially in the wetlands, adjacent to the pond and along the Eastlands Spring.

5.3.5 Schools traditionally have large amounts of both equipment and space for sports provision during school hours. However, the use of these things is generally limited. Community use of school facilities will be explored in order to unlock their potential outside of school hours – late afternoons/evening, weekends and outside of term time.

5.3.6 Space should be provided for both football and a cricket pitch in different locations. These should both be located outside of the wetland area to ensure they are playable in all weathers and conditions.

5.3.7 The cricket pitch should be planned so that the cricket square is at least 80 metres away from sensitive uses such as residential and roads in order to avoid ball strike risk. The cricket pitch should be supported by a clubhouse, practice nets and car/cycle parking to ensure that it is fit for purpose and responsive to user needs. A ball strike risk assessment should be prepared to inform the masterplan for this area.

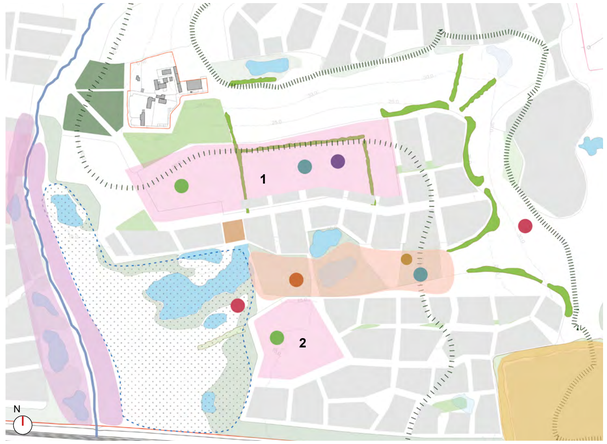


Diagram 60. Dunton Waters Landscape Design Plan

KEY

- SITE BOUNDARY
- C2C RAIL LINE
- STREAM
- 20M BASE OF RIDGE
- PONDS AND ATTENUATION BASIN
- DEVELOPMENT PLOTS
- PARKS AND OTHER OPEN SPACES
- MEADOW
- HEDGEROWS
- ANCIENT WOODLANDS
- EASTLANDS SPRING
- WETLAND AREA
- COMMUNITY PARK
- LEAP
- MUGA
- SCHOOL SPORTS PROVISION
- COMMUNITY SPORTS PROVISION
- NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)
- CRICKET PITCH
- 1 SECONDARY SCHOOL
- 2 PRIMARY SCHOOL

5.3 LANDSCAPE DESIGN

WL2. Sustainable Drainage

Objective:

The Dunton Waters SuDS strategy must utilise existing water bodies as well as new surface features to celebrate the water cycle and provide a range of surface water features helping to strongly define the character area.

Local Plan Policy: BE05, NE02 and R01

Guidance

1. As with the site-wide strategies, the SuDS design must work with the existing topography, geology and hydrology.

2. The character area should respond to Eastland Springs, respecting this existing water course.

3. The neighbourhood contains a large area of wetlands which should be used as part of the rainwater runoff strategy and will be integrated sensitively into the landscape with marginal planting, a varied bank profile and habitat variations.

5.3.8 The landscape vision for Dunton Waters is to celebrate the intrinsic hydrology of the site through imaginative sustainable drainage, planting and ecological enhancements. Dunton Waters provides a tangible link to nature throughout the neighbourhood bringing riparian features to the forefront of the scheme.

5.3.9 New Fenland meadows will enhance the Eastlands Spring and blend the Fanns and Waters neighbourhoods. Existing ponds and surface features will be enhanced, with additional wet meadow planting. A suitable habitat should also be provided for the translocation of Great Crested Newts.

5.3.10 Swale, attenuation ponds, raingardens and filter strips will all be used to enhance the water cycle. Where existing hedgerows are retained (mainly in the east of the character area) any adjacent linear drain will also be retained as part of the natural water cycle. Development should seek to provide not only centralised SuDS attenuation features to serve multiple adjacent residential parcels, but also additional spaces for SuDS within land parcels to allow source control measures and water quality improvements. They should also address rainwater/storm water reuse as a potential option/solution to manage surface water flooding. SuDS solutions may vary across the site depending on factors such as topography and infiltration.

Figure 147. Neighbourhood play - landscape treament and materiality integral to design

Figure 148. Meadows

Figure 149. Board-walks and wetlands

Figure 151. Allotments

Figure 152. Orchards

Figure 150. Watercourse crossing points

Figure 153. Bird screens and viewing areas

WI1. Wetlands

Objective:

Enhancements to the existing watercourses at the wetlands must be implemented.

Local Plan Policy: NE01, NE02 and R01

Guidance

1. Enhancements to the existing watercourse must be provided. These include modifying its channel to introduce a more natural and varied profile with marginal shelves and banks.

2. A strategy should be developed that permits regular management and access whilst introducing greater biodiversity.

3. The grasslands should provide important habitats as well as new walking and recreational trails.

4. The design of all trails should incorporate a combination of accessible areas for people of all ages and abilities.

5. A series of interconnected wetland basins, scrapes and promontories should be introduced.

5.4.1 The Wetlands provide a new major recreational resource set within a mosaic of wetland habitats hung off the Eastland Spring. These habituates include the Eastland Spring itself as well as existing and proposed ponds, areas of SuDS, attenuation troughs and periodically wet grassland.

5.4.2 Enhancements to the existing watercourse is proposed by modifying its channel to introduce a more natural and varied profile with marginal shelves and banks which will enhance biodiversity and its visual appeal. These areas of habitat enhancement can be achieved in areas outside of the Root Protection Areas of existing trees to ensure their retention and continued good health. A strategy should be developed that permits regular management and access whilst introducing greater biodiversity. Habitat enhancements to the existing ponds will include creation of marginal shelves and planting.

5.4.3 Grasslands will provide important habitat as well as new walking and recreational routes which form part of the wider Dunton Green Village Wellness Trail. These areas will incorporate opportunities to play and learn and a network of boardwalks, bridges, bird hides and points of interest for visitors. The design should incorporate a combination of accessible areas for people of all ages and abilities.

5.4.4 A series of interconnected wetland basins, scrapes and promontories should be introduced to drain water and attenuate surface water drainage from the new development. These wetland features would be seasonally wet, in addition to the permanent water bodies. Development should seek to provide not only centralised SuDS attenuation features to serve multiple adjacent residential parcels, but also additional spaces for SuDS within land parcels to allow source control measures and water quality improvements. They should also address rainwater/storm water reuse as a potential option/solution to manage surface water flooding. SuDS solutions may vary across the site depending on factors such as topography and infiltration.

WI2. Re-Wilding Area

Objective:

New habitats in the re-wilding area must be provided for the benefit of local wildlife. Opportunities for outdoor learning must be explored however access must be limited and wildlife must be prioritised.

Local Plan Policy: NE01 and R01

Guidance

1. Enhancements to the re-wilding area to the south east of the site should be provided.

2. Habitats should be provided for the benefit of local wildlife.

3. Swales, tree clumps, native hedgerows, glades and wildflower meadows will be provided.

4. Outdoor learning opportunities should be explored. However, access should be limited and wildlife should be prioritised.

5.4.5 The re-wilding area to the south east of the site is the final part of the ecology corridor (the others being the Plateau and the addition to North Woods). It sits adjacent to the Langdon Nature Reserve and acts to provide additional habitat creation for the benefit of local wildlife.

5.4.6 Opportunities for educational purposes should be explored especially for young people learning about natural cycles and habitats. However, access should be limited to ensure that wildlife is prioritised; this is not an amenity location for residents but a haven for nature.

5.4.7 Swales, tree clumps, species rich native hedgerows, glades and wildflower meadows will be provided. This will promote a broad range of habitats to encourage insects, invertebrates, birds and mammals.

KEY PLAN

5.4 LANDSCAPE INTERFACE

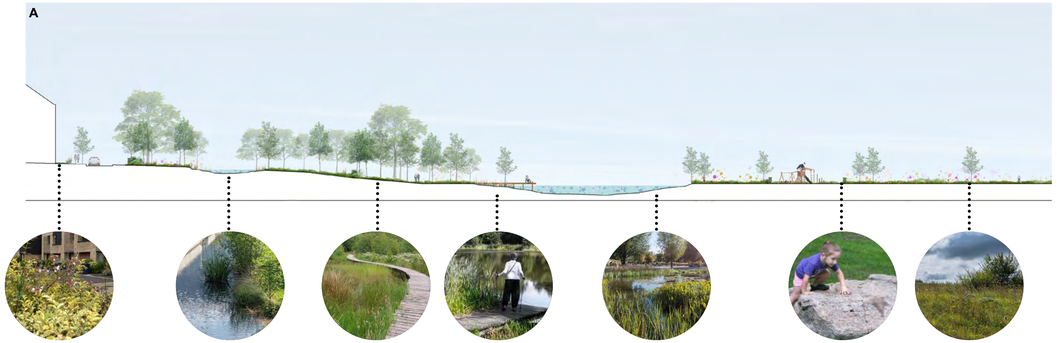


Figure 156. **Defensible Planting**

Figure 157. **Proposed Pond**

Figure 159. **Board-walks**

Figure 162. **Timber Jetty**

Figure 161. **Marginal habitats to pond**

Figure 158. **Play Area**

Figure 160. **Scrubland and Meadow**

Figure 154. **Swale**

Figure 155. **Enhanced existing hedgrow**

Figure 163. **New hedgerow and tree clumps**

Figure 164. **Glades**

Figure 165. **Re-wilding Zone**

5.5 KEY ZONES

WK1. Waters Avenue

Objective:

The Waters Avenue must be designed as the most formal area of Dunton Waters. It must include a formal set of blocks on either side of the main avenue of the neighbourhood, with key vistas towards water bodies, incidental public open spaces, and surrounding natural zones.

Local Plan Policy: R01

Guidance: Layout

1. The building line on Waters Avenue should be consistent except at gateway buildings and in the hub, where it is permitted to offset from the building line.

2. The area must be designed as a residential neighbourhood with medium densities (up to 50-40 dph) with a mix of semidetached and detached houses. The hub should be designed at higher density (up to 70 dph). Larger units are recommended to the ponds side and smaller and more compact units to the avenue.

3. The design should maintain consistent building heights and coherent blocks along the main avenue, with taller buildings to mark gateway locations. Larger flats or house typologies can be used to mark corners and edges of linear blocks.

4. All houses located on identifiable corners must positively address both directions through positioning of entrances. Visual interest can be created through projected windows and upper-level balconies.

5. Key spaces like the local neighbourhood hub should be designed to ensure the buildings in the hub work well together. Consideration needs to be given to orientation, scale, materials and composition.

6. Proposals must maintain and enhance local views to the water bodies and landscape edges, and long views towards heritage assets and towards London.

KEY PLAN

7. The design should create a high-quality public realm with good pedestrian/ cycle linkages to the schools.

8. Frontage zones should be generous to create opportunities for planting to soften the street scene. Tree planting opportunities should also be provided within private areas.

9. Flats and houses must be designed to provide reasonable levels of visual privacy to habitable rooms. When set at ground floor, flats and houses need to be provided with a green privacy edge.

10. Parking should be avoided along the avenue, except in pockets or small courts located sideways or at the rear of houses and flats.

KEY

1. WATERS AVENUE
2. SPORTS FIELDS
3. COMMUNITY PARK
4. CRICKET PITCH

Diagram 61. Illustrative Detailed Layout of Waters Avenue

5.5 KEY ZONES

WK2. Waters Avenue: Community and Sports Fields

Objective:

A community park in Dunton Waters must be provided. This space must celebrate inclusion and community by providing spaces to meet, exercise and play.

Local Plan Policy: NE05 and R01

Guidance

1. A community park with flexible amenity space for community use, exercise and play must be provided.

2. Attractive equipped, a sports pitch and a Multi- Use Games Area should be provided.

3. Small copses of trees as well as individual specimen trees should be planted with the grassland areas to provide habitat, features and shade.

4. The school should also provide additional opportunities for the sharing of community assets with residents.

5. School pitches, multi-use games areas, changing facilities, sports halls and athletics tracks should be offered to be used by the community when not in use by the school. The needs of the community – evening, weekends and outside of term time – align with the times when the school will not require their facilities.

6. Within the park, wet features such as ponds and swales must be provided; contributing to habitat creation and providing a community focal point where complimentary features such as shelters, jetties and boardwalks are also situated.

KEY CHARACTERISTICS

1. SCHOOL SPORTS PITCHES
2. NATIVE HEDGEROWS
3. SWALE
4. POND
5. JETTY
6. BOARD-WALKS
7. BRIDGING OVER SWALES
8. PATH NETWORK
9. ECOLOGICAL ISLANDS
10. MARGINAL PLANTING
11. TREE COPSES AT ENTRANCES TO PARK
12. TREE AVENUES WITH RAIN GARDENS TO PRIMARY STREET
13. MEADOW

Diagram 62. Illustrative Detailed layout of the Community Park

WK3. Waters East

Objective:

The Waters East is a residential area which must be designed formally to the West and informally to the East with homes overlooking woodlands, the ridge and ponds.

Local Plan Policy: R01

Guidance: Layout

1. Waters East must be characterised by a strong boundary to the west, and a loose boundary to the East with homes overlooking the ridge and water.

2. The design should provide connections to the woodlands and wetlands via paths and trails.

3. Where water bodies are in within sight (i.e. the north east), the layout should turn to those and views should be designed in.

4. The area must be designed as a residential neighbourhood with medium to lower density (up to 50 – 40 dph) of semi-detached and detached houses.

5. Houses must directly address routes and spaces such that their primary frontage is parallel to the edge of that route or space. Buildings must not be positioned at an angle to the back of a footpath line or to the defined edge of a shared surface.

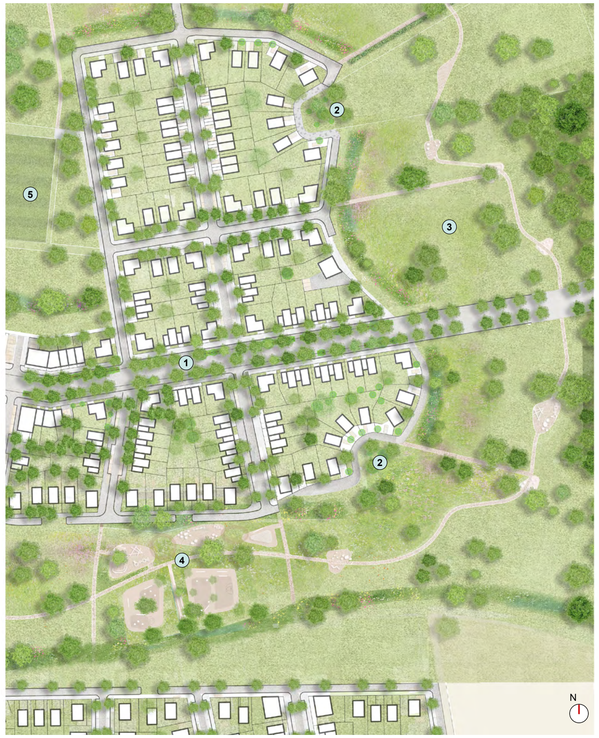
6. Within parcels, dwellings are to be configured in identifiable groups that define spaces of a certain character and function. Dwelling groups could be arranged around internal open spaces which draw the surrounding landscape into the development.

7. The layout of development should accommodate the needs of different users. For instance, connections may include some prioritised pedestrian and cycle paths.

8. Parking is preferred behind the building line with no more than two cars allowed in tandem parking.

9. Frontage zones should be generous to create opportunities for planting to soften the street scene. Tree planting opportunities should also be provided within private areas.

KEY PLAN



KEY CHARACTERISTICS

1. WATERS AVENUE
2. COMMUNITY GARDEN
3. RIDGE
4. COMMUNITY PARK
5. SPORTS FIELDS

Diagram 63. Illustrative Detailed layout of Waters Neighbourhood

5.5 KEY ZONES

Guidance: Urban Form

1. Continuous building lines must be designed along the straight west edge.

2. Staggered building lines with varied setbacks must be designed along the east side to create breaks and a more informal edge.

3. Roof profiles must be continuous with variations at corners or ends of rows only. This will help maintain continuity and coherent composition along frontages, with points to aid orientation at turns and intersections.

4. All houses located on identifiable corners must positively address both directions through positioning of entrances. Interest may be created through projected windows and upper-level balconies.

KEY

- VIEWS TOWARDS THE COMMUNITY GARDEN
- TOWARDS DUNTON WOODS
- SECONDARY STREET
- RESIDENTIAL STREET
- LANDSCAPE EDGE
- PEDESTRIAN/ CYCLE ZONE/ LIMITED VEHICULAR
- PRIVACY ZONE
- CORNER HOUSE
- BACK GARDENS
- COMMUNITY GARDEN

Diagram 64. Illustrative diagram of the Waters Neighbourhood

WK4. Waters East: Community Park

Objective:

A community park in Dunton Waters must be provided. This space must celebrate inclusion and community by providing spaces to meet, exercise and play.

Local Plan Policy: NE05 and R01

Guidance

1. A community park with flexible amenity space for community use, exercise and play must be provided.

2. Attractive equipped, a sports pitch and a Multi-Use Games Area must be provided.

3. Small copses of trees as well as individual specimen tress must be planted with the grassland areas to provide habitat, features and shade.

5.5.1 The community park provides activity and amenity focused spaces within the southern structural landscape. Whereas other areas of the Dunton Water character area – The Wetlands, The Re-Wilding area – are intended to benefit nature, the Community Park is intended to celebrate inclusion and community by providing space to meet, exercise and play.

5.5.2 Here, equipped play, a cricket pitch and Multi-Use Games Area will be set within flowering meadows with areas of mown lawn for informal recreation and gatherings, all framed with biodiverse swales.

5.5.3 Forthcoming applications should explore an informal MUGA within the Community Park due to facility and management considerations.

5.5.4 Small copses of trees as well as individual specimen trees are planted with the grassland areas to provide habitat, features and shade. The variety of open spaces and dappled shade allow all users of the park, regardless of age, ability or circumstance, to find a space that suits them.

KEY PLAN

KEY CHARACTERISTICS

1. WELLNESS TRAIL
2. PLAY
3. MUGA
4. SWALES WITH BIODIVERSE NATIVE PLANTING TO EDGES
5. TIMBER CROSSINGS
6. MEADOWS
7. RAIN GARDENS

Diagram 65. Illustrative Detailed layout of Waters Neighbourhood - Community Park

WK5. Waters East: The Ridge

Objective:

The Ridge must provide the residents with long-distance views across the village to the nearby churches and onto the London skyline. The openness of this landscape must be maintained, and landscape enhancements must be provided.

Local Plan Policy: NE05 and R01

Guidance

1. Long-distance views across the Garden Village, the nearby church spires and the London skyline must be maintained.

2. The openness of the landscape should be maintained.

3. Trees and historic hedgerows should be preserved.

4. New hedges should be planted.

5. Small copses and feature trees should be planted without obscuring the viewing corridors.

5.5.5 The Ridge provides stunning long-distance views across the Garden Village to nearby church spires and onto the London skyline. The openness of this landscape should be retained. Existing historic hedgerows should be incorporated into the landscape design and used as boundary features. Characteristics such as views, openness, veteran trees and historic hedgerows shall be preserved and reinforced to differentiate it from the low lying wetlands to the west and more enclosed wooded areas to the north.

5.5.6 Hedges and grasslands will be managed to maximise wildlife value and enhance biodiversity. New hedges should be planted to mitigate the loss of historic hedgerows where these have had to be removed to enable development.

5.5.7 Small copses and feature trees will be planted to punctuate the landscape. Consideration should be given to their siting so that they do not obscure important viewing corridors.

KEY PLAN

KEY CHARACTERISTICS

1. WELLNESS TRAIL
2. SWALES
3. MEADOWS
4. HEDGEROWS
5. INCIDENTAL PLAY
6. COPSES AND FEATURE TREES
7. RAIN GARDENS

Diagram 66. Illustrative Detailed layout of Waters Neighbourhood - the ridge.

5.5 KEY ZONES

WK6. Primary School

Objective:

The Primary School at Dunton Waters should be provided near the neighbourhood hub. The primary school must be of a high quality and must be a key element in the community.

Local Plan Policy: BE09, BE12, BE14, BE15 PC11 and R01

Guidance

1. School buildings must be well-designed, attractive, landmark buildings.

2. School design must be innovative and must create excellent learning environments for children.

3. The character of the primary school must adhere to that of Dunton Waters.

4. The building must allow for flexible uses and must provide generous floor to ceiling heights.

5. Generally, schools should be 2 storeys in height.

6. A sports provision must be provided. This must be primarily for the use of the primary school, but should also be designed to support community uses, if needed in the future.

7. Areas surrounding the school must be car-free to ensure safe zones for children. Schools must be accessed by safe and direct walking and cycling routes.

8. Schools must organise shared travel to and from school, in order to reduce the use of private cars.

9. In addition to a primary school, at least one early years nursery must be provided in the neighbourhood hub.

10. Schools must be easily accessible to users with different abilities.

11. Opportunities for outdoor learning in the wetlands must be explored.

12. Schools must act as key community facilities. Consideration should be given to how some spaces within the school, including the sports provision, could be utilised for community uses both during off hours and during school hours, if needed. Separate entrances to supporting buildings/ spaces could help facilitate this.

13. Community uses provided within schools, must explore methods of funding and suitable management arrangements, as well as securing formal community use agreements, which will ensure that the community uses are well managed in the future.

14. Schools must be designed to carbon zero by 2022 and carbon positive by 2030.

15. Any pedestrianised squares and areas surrounding the school should seek to include public art, soft landscaping, play equipment, seating and local history information boards to create a sense of place and offer learning opportunities.

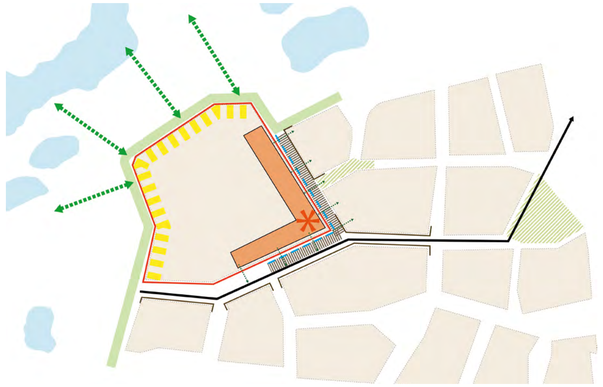


Diagram 67. Illustrative diagram of the Primary School

KEY

- GREEN LINK
- PEDESTRIAN LINK
- SECONDARY STREET
- RESIDENTIAL STREET
- CAR FREE ZONE
- PLAY SPACE ORIENTATION
- SCHOOL BUILDING
- KEY FRONTAGE
- KEY CORNER

KEY PLAN

5.5 KEY ZONES

WK7. Secondary School

Objective:

The Secondary School at Dunton Waters must be provided near the wetlands and must act as a key landmark for the entire community at Dunton Hills. Sports pitches and a community hub must be provided.

Local Plan Policy: BE09, BE12, BE14, BE15 PC11 and R01

Guidance

1. The Secondary School must be well-designed, attractive, landmark buildings.

2. School design must be innovative and must create excellent learning environments for children.

3. The character of the secondary school must adhere to that of Dunton Waters.

4. Views and direct connections towards the wetlands must be provided.

5. The building must allow for flexible uses and must provide generous floor to ceiling heights.

6. Generally, schools should be 2 storeys in height.

7. The School Yard Square must provide an attractive outdoor space for parents to pick up and drop off students. It must encourage social interaction. It should seek to include public art, soft landscaping, play equipment, seating and local history information boards to create a sense of place and offer learning opportunities.

8. Areas surrounding the school must be car-free to ensure safe zones for children. Schools must be accessed by safe and direct walking and cycling routes.

9. Schools must organise shared travel to and from school, in order to reduce the use of private cars.

10. Schools must be easily accessible to users with different abilities.

11. Opportunities for outdoor learning in the wetlands must be explored.

12. Schools must be designed to carbon zero by 2022 and carbon positive by 2030.

14. A sports provision must be provided. This is for the use of the Secondary School and the public.

16. Sports pitches must be provided within the secondary school. These must be accessible to students and to residents during off-hours.

17. The sports provision must support a range of indoor and outdoor activities and must be supported by a community hub and facilities for changing and hosting community events.

18. The sports provision must include provision for four pitches, a sports hall (which will include four badminton courts), and a MUGA. Pitches must accommodate different sports, including football and rugby.

19. A summer athletics track must be provided.

20. Schools must act as key community facilities. Consideration should be given to how some spaces within the school, including the sports pitches and facilities, could be utilised for community uses both during off hours and during school hours, if needed. Separate entrances to supporting buildings/ spaces could help facilitate this.

21. Community uses provided within the Secondary School, must explore methods of funding and suitable management arrangements, as well as securing formal community use agreements, which will ensure that the community uses are well managed in the future.

22. Any pedestrianised squares and areas surrounding the school should seek to include public art, soft landscaping, play equipment, seating and local history information boards to create a sense of place and offer learning opportunities.

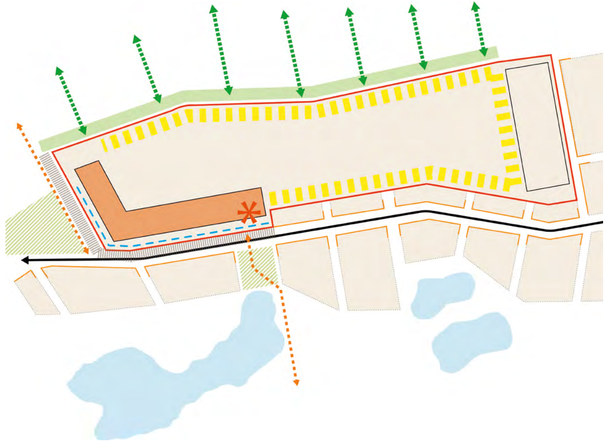


Diagram 68. Illustrative diagram of the Secondary School

KEY

- GREEN LINK
- PEDESTRIAN LINK
- SECONDARY STREET
- RESIDENTIAL STREET
- CAR FREE ZONE
- PLAY SPACE ORIENTATION
- SCHOOL BUILDING
- KEY FRONTAGE
- KEY CORNER

KEY PLAN

WA1. Entrances

Objective:

Entrances to all properties must be clearly defined, legible and accessible. They must positively contribute to the character of Dunton Waters.

Local Plan Policy: HP06 and BE14

Guidance

1. Entrances must be clearly visible with defined points of entry.

2. They must be located and designed to be welcoming, secure and must maximise overlooking.

3. Architectural detailing, such as porches and recessed zones, should be utilised to further emphasise entryways.

4. Main entrances need to be provided with external light for night time.

5. Entrances to back/ side gardens must be secondary in nature to the main entrances.

6. Meter chambers located near entrances must be well concealed and their details must be considered by designers to avoid cluttering and negative visual impact to the front of the building.

7. Post boxes on doors and front gates must be between 700 mm and 1700mm at midpoint of the mail slot (letter box), to ease the work of the postman.

8. Entrances must reflect the character of Dunton Waters with a prevalence of light and reflecting materials.

Figure 166. **Clearly visible entrances with defined points of entry. Castle Court, Portland - HTA Design**

Figure 167. **Clearly visible entrances with defined points of entry. Goldsmith Street, Norwich- Mikhail Architects**

Figure 168. Recessed zones to further emphasize entryways. Mulberry Park, Bath - HTA Design LLP

Figure 169. Use of detailing to mark houses. Osprey Quay, HTA Design LLP

5.6 ARCHITECTURAL DESIGN

WA2. Frontages

Objective:

Frontages must be designed to create a streetscape with a distinct character that provides a safe and secure environment. There must be a clear distinction between the public and private areas. Boundary treatments must be designed to contribute positively to the character of the Dunton Waters.

Local Plan Policy: HP06 and BE14

Guidance

1. Relationships between building lines, setbacks, landscaping and continuity of frontages must be considered carefully.

2. A continuous frontage must be provided, even at dispersed blocks. Within areas where the distances between buildings are generous, landscape and boundary treatments must become the defining characteristic. Strong hedgerows and planting can tie an otherwise disconnected built form together to create a well-defined streetscape.

3. Frontages must be located and designed to appear welcoming and must maximise overlooking to the streets and public spaces.

4. Dark hidden corners must be avoided.

5. Frontages must be activated by the use of front doors or active ground floor uses.

6. All frontages must include some elements of soft landscape, in addition to well- designed hardscape, and must be designed to discourage its use as parking for vehicles.

7. Boundary treatments must include detailing which is high in aesthetic quality. This includes low brick walls, painted posts, railings and picket fences with planting.

8. Building elements such as bays and porches are allowed on some key frontages but should not be overused in Dunton Waters.

9. Frontages may be used to accommodate parking spaces, waste and recycling storage and utilities boxes.

10. At residential development the setback from the street must generally take the form of a front garden which:

a) Is clearly defined as a private space belonging to a particular dwelling;

b) Relates to the street type and volume of traffic in terms of treatment and depth. A minimum depth of 2.5m is recommended for terraced houses and minimum of 5.5m for semidetached and detached houses.

Figure 170. Frontage includes elements of soft landscape, in addition to well-designed hardscape. Tadpole Garden Village, Swindon - Crest Nicholson

Figure 171. Clear definition of private and public zones; within planting within the private zone. Osprey Quay, Portland - HTA Design LLP

WA3. Elevations

Objective:

Elevations must be designed to positively contribute to the street environment and to the Dunton Waters' character, while creating high quality internal spaces which will be enjoyed by users. Proportions, character, materiality and provision of daylight to interior spaces must be considered simultaneously.

Local Plan Policy: HP06 and BE14

Guidance

1. Elevations of groups of houses must be in order to create a coherent street elevation in terms of building proportions, materials, roofing and placement of doors and windows.

2. Elevations must be well proportioned, providing a balance between privacy, internal natural light and internal overheating.

3. Building façades must use the material palette of the neighbourhood.

4. A strong sense of horizontality should be expressed through detailing of secondary design elements such as walls and edges.

5. There must be a clear and consistent placement of windows and doorways. These should be highlighted with white, light beige, or grey tones of frame detailing. This can help break down building lines and façades into a more informal setting while adhering to the area's character.

6. The front of the building must be clearly oriented towards the more dominant streets, except where water bodies are nearby, in which case all buildings must face the water body with their primary elevation.

7. The use of projecting or Juliette balconies is strongly recommended to capture the long views towards the water bodies.

8. Facades oriented south or west, where risk of overheating is anticipated, the use of external shading elements above openings as passive design measures is encouraged.

Figure 175. Clear and consistent placement of doors and windows. The Avenue, Saffron Walden, Essex - Pollard Thomas Edwards

Figure 174. **The elevation reflects the character of the surrounding area, responding to the local context, 'Essex Vernacular' Tiptree, Essex - Bluepencil Designs**

Figure 172. Elevations of group of houses must be in order to create coherent street elevations in terms of roofing, openings and materials. St Chads, Tilbury, Essex - Bell Phillips Architects

Figure 173. Highlighting on windows with white, light beige or grey tones of detailing.Castle Court, Portland - HTA Design

5.6 ARCHITECTURAL DESIGN

WA4. Roofscape

Objective:

The roof design must respond to the intended character of the Dunton Waters neighbourhood and to the street or landscape setting where it is located. Roofs of adjacent buildings must form a repeating composition in terms of their type, scale, pitch, orientation and projecting elements such as bays, porches, with only few exceptions.

Local Plan Policy: HP06 and BE14

Guidance

1. Dunton Waters is intended to have continuity in its roof profiles.

2. Exceptions to continuity must only be used at corners, ends of rows or terraces to emphasize corners and/ or to highlight change in building functions.

3. Variations in roof profiles at corners can be used to help transition to landscape edges.

4. Dormer windows may either take the form of small gables on the line of the façade or must be inset from the eaves line. They must be designed in three dimensions to make sure their position and proportions relate well to the roof and the house as a whole.

5. Taller roof features are encouraged at key corners to mark significance of place or local landmarks.

Figure 177. Variations in roof profiles to add variety and to respond to the intended character of Dunton Waters. Derwenthorpe, York - JRHT

Figure 176. Continuity in the roof profile and continous frontage on green space. Beaulieu, Chelmsford, Essex, Gardner Stewart Architects

5.6 ARCHITECTURAL DESIGN

WA5. Materials

Objective:

The use of materials in Dunton Waters must reflect the visual characteristics of water. In addition to aesthetic value, materials must allow homes to last longer, perform efficiently and have low maintenance requirements. The use of materials must clearly demonstrate a design rationale and be used to distinguish key elements or functions of buildings or within buildings.

Local Plan Policy: HP06 and BE14

Guidance

1. Materials must be light in colour. Muted brick tones and renders should be predominant as shown in the palette.

2. Roofs should be predominantly plain clay tiles. Slate tiles can be used for roofs with shallow pitches.

3. Entrance doors should avoid saturated colours and use light or bright muted colours such as white, shades of beige, and light greys to further instil the characteristics of this neighbourhood.

4. Material selection must contribute to the longevity of buildings and to their efficient performance. This should be reinforced by high quality, local availability and robust detailing.

5. Ground treatments such as pale stone or tiling on entrance pathways should be used to delineate curtilage from public thoroughfare.

6. Materials used must be low-maintenance and durable. Significant attention must be given to the elements of the home which experience the most use.

7. Sustainability and performance (such as thermal retention) of materials must be considered

Figure 180. Use of materials demonstrating the design rationale and use to distinguish key architectural elements. Herongate, Essex

Figure 178. Light and muted renders and brick tones. Noak Bridge, Essex

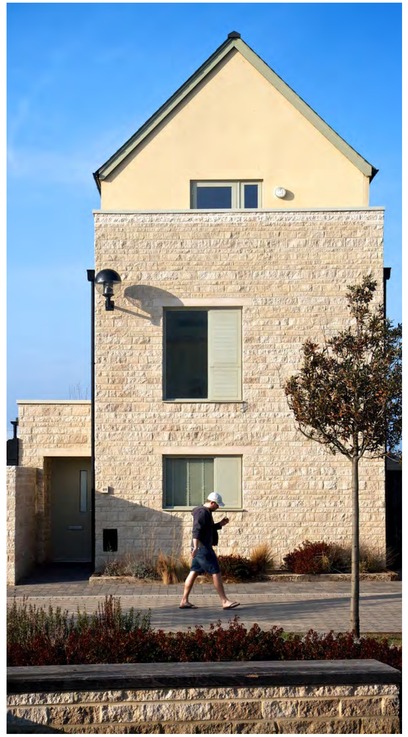


Figure 179. Materials to reflect the visual character of Dunton Waters. Osprey Quay, Portland - HTA Design LLP

5.7 PUBLIC REALM

WP1. Trees

Objective:

A wider range of tree sizes must be used for the structural open space to give a more diverse age range.

Local Plan Policy: NE01, NE02, NE03 and R01

Guidance

1. Tree pits planted in hard surfaces should provide appropriate recommended rooting volumes and a cellular root system installed as required by the Local Authority.

2. The location of such features should be informed by the need for suitable space and environments to establish, thrive and survive, avoiding negative effects on the highway and properties from potential root damage, and visual impairment and safety compromise.

Within Dunton Waters

2. The Wetland species will be selected to reinforce character and tolerate periodic flooding using species such as willow, alder and poplar.

Within the Ridge

3. Large and medium scale native trees, such as oak and field maple, must be planted.

Within Neighbourhoods

4. Semi-mature tree stock must be planted with a minimum size of 20-25cm girth, increasing to 25- 30 and 30-35cm girth plus for the neighbourhood spaces to provide maturity and appeal from the outside.

Within Structured Open Spaces

5. A wider range of tree sizes will be used for the structural open space to give a more diverse age range.

6. A significant proportion shall be standard and semi-mature with specimen trees planted at a minimum size of 30-55cm girth.

Figure 181. Betula nigra 'Heritage'

Figure 182. Salix alba

Figure 183. Alnus glutinosa

Figure 184. Crataegus monogyna

Figure 186. Betula pubescens

Figure 185. Corylus avellana

WP2. Streetscape Materials

Objective:

Materials used in the streetscape and hardscape of Dunton Waters should reflect the informal and organic character of the neighbourhood. Materials must be of a high quality and need to be coordinated throughout the Waters character area.

Local Plan Policy: BE14 and R01

Guidance

1. High-quality materials should be used throughout Dunton Waters, and these must contribute to the unique character of the area.

2. Materials and street furniture need to be selected from a coordinated palette to create a coherent identity. Furniture and materials must complement the surrounding landscape character and architecture to enhance the sense of identity and place.

3. Within neighbourhood areas a greyer palette of materials must be used with tumbled block pavers for footways, parking areas and shared surfaces. Parking bays must be delineated by flush textured kerbs or block in contrasting colours and not painted lining.

4. Within the structural open spaces, The Wetlands and The Ridge, materials must typically be informal in character with paths surfaced in self-binding gravel with flush timer or no edging. Junctions and nodal points must be highlighted by additional detailing such as granite edging to the paths and planting.

5. All paths which provide a key link between areas must be hard surfaced and lit.

6. Paths which are surfaced in self-binding gravel with no edging or unmachined log edging through to informal self-binding gravel paths, through woodland areas, must only be for lightly used leisure and recreational use.

7. Any adoptable highways should have materials agreed with the local planning authority.

Figure 188. **Concrete block**

Figure 187. **Dutch clay brick**

Figure 189. Consolidated/self-binding gravel

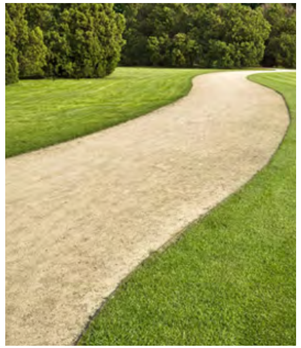


Figure 190. Self binding gravel paths through open spaces

Figure 191. Timber Board-walks

WP3. Street Furniture

Objective:

The design of the street furniture should reflect the organic nature of Dunton Waters. All street furniture must be well designed and should take into consideration accessibility, the principles of inclusive design and must complement the surrounding landscape character and architecture to enhance the sense of identity and place.

Local Plan Policy: BE14 and R01

Guidance

1. Benches and furniture must be predominantly timber, although a high-quality composite could be considered for durability for the boardwalks in the wetlands.

2. Furniture, signage and wayfinding should be selectively placed so that they are an attractive addition to the scene and avoid clutter.

3. Furniture should address the needs of all, be accessible and inclusive

4. Products must be robust in construction, elegant in style and use component parts that are easily replaceable.

5. Furniture should be constructed from sustainable sources, timber from accredited sustainable forests and recycled materials used if appropriate.

6. Engagement with the Highway Authority is required when designing and locating street furniture.

Entrances

7. Furniture and materials must be used to highlight entrances from open spaces. Interpretation and seating must be placed at key locations, so they also become orientation and meeting places.

8. Entrances must be configured so that they are accessible to wheelchair users.

Resting Places

9. Resting places must be provided at regular intervals along linear routes in compliance with accessibility advice.

10. Locations must be chosen to maximise the enjoyment of views, provide focal / destination points along the route and create places of interest.

11. Sufficient and well-designed cycle parking must be provided at key points.

External Lighting

12. External lighting must be kept to a minimum with light fittings that minimize intrusive light spillage beyond the intended area of public realm to be lit.

13. Open spaces must be lit only, if necessary, to provide safe identifiable routes or to provide feature lighting.

Figure 193. Timber furniture

Figure 195. Consolidated/self-binding gravel to tree pits

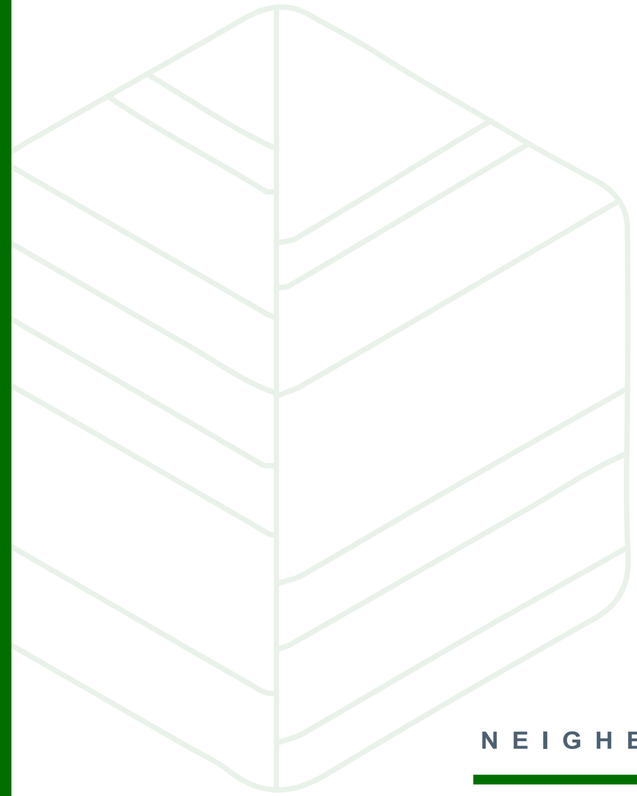
Figure 192. Cycle stands - Edge tyre STE310 with powder coated colour

Figure 194. Timber and metal signage and way-markers

Figure 196. Litter bins

Figure 197. Timber bollards with way-marking

DUNTON HILLS
GARDEN VILLAGE



06

NEIGHBOURHOOD: DUNTON WOODS

6.1 DUNTON WOODS VISION

6.1.1 Dunton Woods is located to the north east of Dunton Hills. The area is rich in woodlands, trees and ancient natural environments.

6.1.2 The vision for Dunton Woods is for a community-led neighbourhood drawn upon these natural features and characterised by informal and organic urban forms and an architectural language which is inspired by the woods. The development on the hilltop will be responsive to its highly visible location with regard to scale, massing and materials.

6.1.3 The neighbourhood of Dunton Woods will:

A. Be characterised by its green and sheltered setting amongst the ancient woodlands and mature landscaping.

B. Provide connections to the natural features surrounding the neighbourhood such as the ancient woodlands, the ridge and the ponds.

C. Have a neighbourhood hub with a small cluster of mixed uses set along a formal linear park to establish a sense of community

D. Provide architectural compositions and materiality that will be reminiscent of woodlands. Material palletes will reference wood, mix brick with timber and weatherboarding in darker colours.

E. Have a primary and secondary school that are accessible by safe green walking and cycling routes as well by as public transport.

F. Provide a range of homes of different typologies which respond to the woodlands and open spaces surrounding the development plots.

G. Have a range of densities, including higher with more terraced house typologies and local non-residential uses along the linear park, with lower densities towards the edges.

H. Include allowance for future connections, including bus links, eastwards to Basildon.

Figure 198. Illustrative View of Dunton Woods

6.2 NEIGHBOURHOOD OVERVIEW

6.2.1 Dunton Woods will be a predominantly residential neighbourhood with a local hub set around a formal linear park and a primary school. The neighbourhood will have excellent views towards the south and west due to its elevated topography.

6.2.2 The local linear park will be the most distinct area in the neighbourhood, characterised by linear blocks and formal designs. Organically curved streets of houses overlooking the woodlands will surround this linear zone. Blocks and buildings will appear organic, informal, and much less compact. Paths and trails will be provided to connect the area to the woodlands, ponds to the south and the Village Green to the west.

6.2.3 In the future, this area will be connected to the edge of Basildon Borough.

01. Neighbourhood Design

6.2.4 The urban structure of Dunton Woods is illustrated in the adjacent diagram. It predominantly occupies the north-east portion of the site and is bound by areas of woodlands, some of which are historic. The area also occupies the plateau of the ridge which runs through the site at approximately +35-40m above Ordnance Datum.

6.2.5 Winding roads with predominantly detached and semidetached houses form the character of Dunton Woods. The bus route along the primary and secondary streets forms a strong structure for the neighbourhood from which the residential streets branch out in an informal and organic manner, with loose edges. The design emphasises the use of marker buildings in corners and gateways as illustrated in the adjacent diagram to achieve legibility within the neighbourhood.

6.2.6 The area around the linear park is the local hub where non-residential uses are situated. It has a more compact urban grain with smaller plots and gardens with terraced houses, the only distinct rectilinear zone in the Woods neighbourhood.

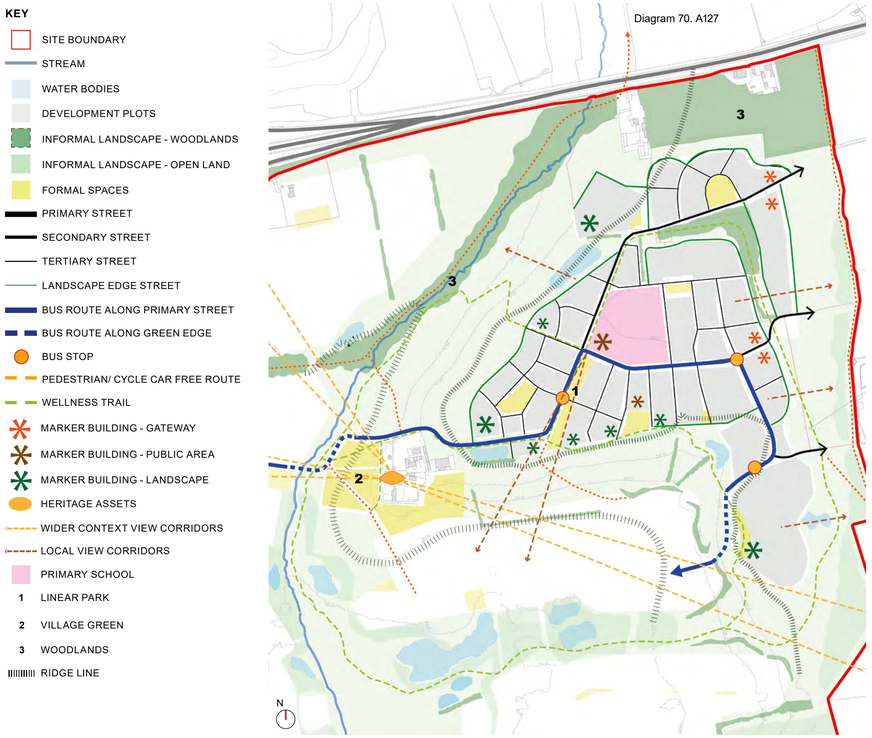


Diagram 69. Dunton Woods neighbourhood design plan

6.3 LANDSCAPE DESIGN

Overview

6.3.1 The character of Dunton Wood is inspired by the existing woodlands. Dunton Woods is focused around the Ancient Woodland which follow the historic Nightingale Lane and historic hedgerows that bring a mature established green character to the Garden Village. In the north-western part of the site a number of heritage hedgerows form a pattern of historic field boundaries. The Hedges area can provide an open landscape between the development and the boundary of the A127 which creates a green buffer to help protect the development from noise pollution from the road.

6.3.2 The Ancient Woodland is to be preserved and protected. A 15m minimum buffer of new woodland planting should be established to either side of woodland corridor. The exact width of the planting buffer will need to be informed by detailed surveys and must be agreed with planning officers during the planning stage. New broadleaved planting should be provided in a variety of stock sizes to create a varied age structure and a gradated edge. Enhancements such as a demarcated path edge through the woodland will help prevent damage to the under-storey within the woods, and the installation of a gate at each end will prevent vehicular access.

6.3.3 In the north-western part of the site a number of heritage hedgerows form a pattern of historic field boundaries. These hedgerows should be retained and protected within the Framework Masterplan for Dunton Hills Garden Village.

Objective:

The Ancient Woodland must be preserved and protected. A 15m minimum buffer of new woodland planting must be established to either side of woodland corridor.

Enhancements such as a demarcated path edge through the woodland must be provided. A gate must be provided at each end of the woodland corridor to prevent vehicular access.

The ancient hedgerows at the north western part of the site must be retained. Additional hedgerow planting must be provided to mitigate the loss of hedgerows due to development.

OL1. Play Strategy

Objective:

Play and recreation must be adequately provided to support children of all ages in order to promote healthy and active lifestyles and to encourage learning through play.

Local Plan Policy: BE14, PC11, NE05 and R01

Guidance

1. Play quantum and location should be in accordance with Brentwood policy standards

2. The site contains a school of which the sharing of sports and leisure facilities must be considered.

3. The site must contain a suitable area for informal football matches (to a Sports England recognised size and standard).

6.3.4 The Dunton Woods character area is defined by its woodland and undulating feel. Woodlands incorporate dense, mixed-species tree planting and understorey planting under dense tree crowns. The playable landscape concepts look to promote the landscape within a play area as much as the play items themselves. Therefore, mixed-species tree planting, evergreen ferns and varied topography will be utilised. Play equipment should be predominantly timber, including play bark for fall areas.

6.3.5 Schools traditionally have large amounts of both equipment and space for sports provision which is predominantly used during school hours. However, the use of these things is generally limited. Community use of school facilities will be explored in order to unlock their potential outside of school hours – late afternoons/ evening, weekends and outside of term time.

6.3.6 Space should be provided for informal football matches which will be centrally located within the character area.

6.3.7 An informal sports facility would help provide attractive open space for the nearby community; however it will not contribute to meeting the development's needs for formal football facilities. Proposals will need to provide formal football pitches elsewhere in the development. Informal sports provision should be detailed during the application stage.

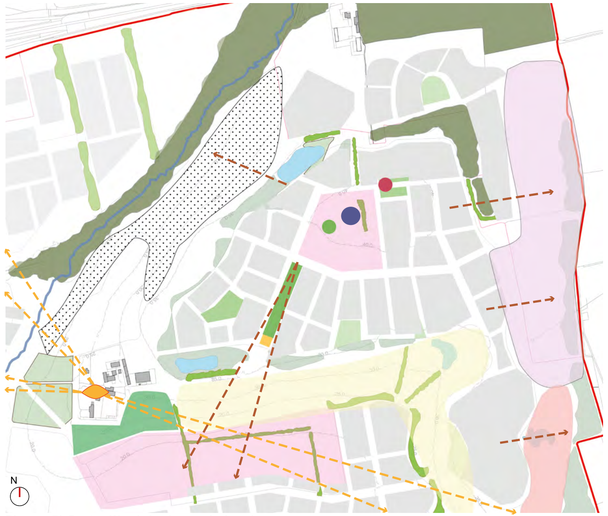


Diagram 71. Dunton Woods landscape design plan

KEY

- SITE BOUNDARY
- STREAM
- PONDS AND ATTENUATION BASIN
- DEVELOPMENT PLOTS
- PARKS AND OTHER OPEN SPACES
- MEADOW
- RIDGE LINE
- PLAZA
- HEDGEROWS
- ANCIENT WOODLANDS
- HILL SIDE COMMON
- PLATEAU SCRUBLAND
- SCHOOLS
- LINEAR PARK
- PRODUCTION SPACE
- LEAP
- FOOTBALL PITCHES
- SCHOOL SPORTS PROVISION
- HERITAGE ASSETS
- WIDER CONTEXT VIEW CORRIDORS
- LOCAL VIEW CORRIDORS

6.3 LANDSCAPE DESIGN

OL2. Sustainable Drainage

Objective:

The Dunton Woods SuDS strategy must utilise existing water bodies, especially Eastlands Spring to the west of the site and existing surface water ponds as well as new surface features.

Local Plan Policy: BE05, NE02 and R01

Guidance

1. As with the site-wide strategies, the SuDS design must work with existing topography, geology and hydrology.

2. The character area must respond to Eastland Springs, respecting the existing water course.

3. The neighbourhood contains a number of new attenuation features which must be used as part of the rainwater runoff strategy and will be integrated sensitively into the landscape with marginal planting, a varied bank profile and habitat variations.

6.3.8 Existing ponds and surface water ponds provide an insight into the natural hydrology of the neighbourhood. Rather than working against this natural cycle it should be enhanced and utilised within the SuDS strategy. The banks of existing features will be enhanced using planting, natural materials and reprofiling if the sides are particularly steep.

6.3.9 New SuDS features should be provided following a study by drainage specialists. They should contain elements that are permanently wet with shallow edges that provide the opportunity for greater attenuation during peak rainfall events. Development should seek to provide not only centralised SuDS attenuation features to serve multiple adjacent residential parcels, but also additional spaces for SuDS within land parcels to allow source control measures and water quality improvements. They should also address rainwater/storm water reuse as a potential option/solution to manage surface water flooding. SuDS solutions may vary across the site depending on factors such as topography and infiltration.

Figure 202. Opportunities for den building areas (outside of Ancient Woodland)

Figure 201. Mature woodland

Figure 200. Development set within woodland context

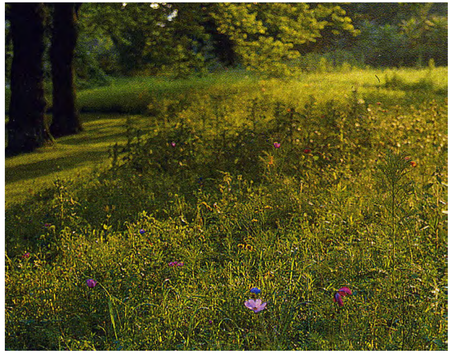


Figure 199. Meadows on woodland edges

6.4 LANDSCAPE INTERFACE

OI1. Interface at the Plateau Scrubland and Site Boundary

Objective:

An appropriate interface between the plateau scrubland and the eastern boundary of the site must be provided.

Local Plan Policy: NE01 and R01

Guidance

1. The existing scrubland habitat must be enhanced and retained over plateau areas.

2. Views from front gardens must be provided towards the open landscape.

3. Low planting must be provided around the gasline buffer zone and the site boundary.

4. The Public Rights of Way must be retained.

6.4.1 The plateau is a Landscape Corridor to the east of the site which supports the natural connectivity between Thorndon Country Park (to the north) and Langdon Nature Reserve (to the south).

6.4.2 It promotes and protects the migration and movement of wildlife in an area that is currently open agricultural land. This movement is currently most likely to take place along hedgerows and field boundaries which will be retained where suitable.

6.4.3 Mixed-species trees, enhanced scrubland and species-rich grassland habitats also provide a visual break to the Garden Village. The planting will provide a visual buffer to limit the extent of the new development and provide visual amenity for residents.

6.4.4 Any change within the plateau must also retain the existing Public Rights of Way that are in this location. However, the area is predominantly intended for use by wildlife and is intended to promote a positive increase in biodiversity. This increase in biodiversity should be substantial when compared to the current measure.

KEY PLAN

PLATEAU SCRUBLAND

Figure 203. **Footpaths through planting**

Figure 204. **Scrubland and Meadow**

Figure 205. **Gasline Buffer Zone**

Figure 206. **Site Boundary**

6.4 LANDSCAPE INTERFACE

OI2. Ridgeline Interface

Objective:

An appropriate interface between the residential neighbourhoods and the ridgeline must be provided. A viewing platform must be provided, and views must be maximised.

Local Plan Policy: NE01, BE16 and R01

Guidance

1. Views from the top of the ridgeline to the south and west must be protected.

2. Key views to the heritage assets must inform the layout of the neighbourhood.

3. A viewing platform will be provided at the top of the ridgeline to enjoy the views over the land to the south and west and be supported by a footpath along the top of the ridgeline.

4. The area must have less tree planting than other areas of the neighbourhood to retain long views.

5. Existing hedgerows must be retained and enhanced.

6.4.5 The ridgeline is a natural uplift in the ground level, rising from the fenland and Eastland Spring in the west to the Langdon Hills in the east. It should be retained as a largely naturalised environment and provides the opportunity for additional re-wilding. The level change should be celebrated with footpaths and viewing platforms making the most of the views offered.

6.4.6 The ridgeline defines the southern boundary between the Dunton Woods and Dunton Waters character areas. It will include additional tree planting to the top of ridge that acts to screen the new homes of the Wood character area. Due to its location on the edge of the Wood character area and the views on offer the landscape will be much less wooded than other area within this neighbourhood. Broad and low-planted scrubland and meadows promote long vistas with footpaths at the top of the ridgeline maximising the amenity value of the viewpoints.

6.4.7 Direct access by residents is difficult in a number of locations due to the steepness of the ridgeline. These areas should be rewilded and utilised as havens for nature. Diversity planting types, log piles, rocks and the retention of existing hedgerows will promote a nature recovery network and provide new habitats.

KEY PLAN

20M BASE OF RIDGE

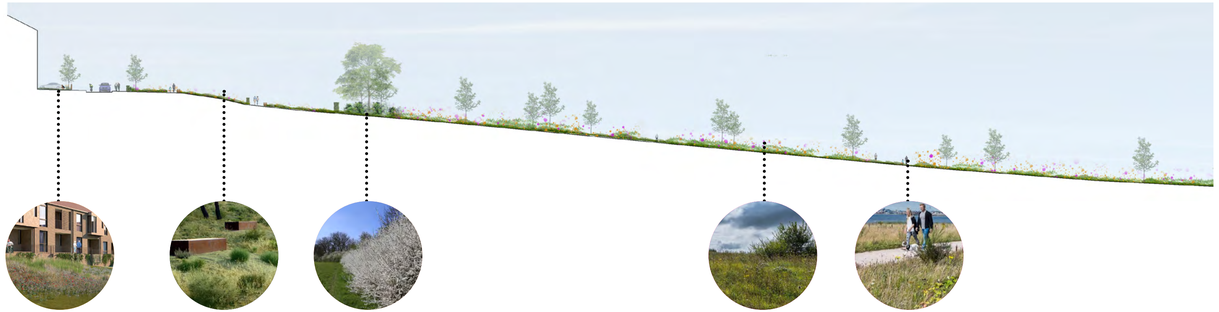


Figure 207. **Front gardens and tree-lined street**

Figure 208. **Linear park**

Figure 209. **Existing hedgerow retained and enhanced**

Figure 210. **Scrubland and Meadow**

Figure 211. **Footpaths through meadow areas**

6.5 KEY ZONES

OK1. Woods Centre

Objective:

The Woods Centre must be designed around a high-quality linear park with non-residential flexible uses and bookended by gateways. It must be a clearly distinct area in Dunton Woods, standing out for its rectilinear layout and more formal public space.

Local Plan Policy: BE14, NE05 and R01

Guidance: Layout

1. The layout should be focused on the linear park, with linear blocks and a more formal treatment of the open space. The park will be bookended by gateway buildings, and it should have nonresidential uses at both ends to create animation and activity.

2. The park must have active edges, whether shop fronts, flexible uses fronts or residential front doors. It should also be well overlooked.

3. The areas beyond the park must be curvier and more organic as characteristic of Dunton Woods neighbourhood.

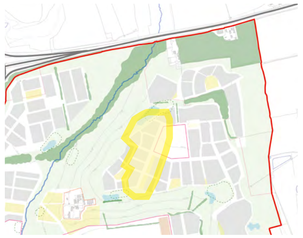
4. Designers must pay particular attention to transition zones between rectilinear and curvilinear parts of the layout and ensure proportions, coherence and composition are maintained along transition frontages and streets.

5. The area must be designed as a residential neighbourhood with medium-high densities along the park (up to 60 dph) with a mix of flats and terraced houses and medium density beyond the park (up to 50 dph) with a mix of semidetached and detached houses.

6. Key spaces like the linear park must be coherent to ensure that the buildings enclosing these spaces work together with respect to orientation and composition.

7. Key long and local views into and out of the centre must be maintained and enhanced, particularly towards the ridge and woodlands.

KEY PLAN



8. Frontage zones must be generous in order to create opportunity for planting, which reflects the woodland setting and softens the street scene.

9. No perpendicular parking is allowed in the linear park, and parallel parking is only permitted on one side of the green space.

Guidance: Urban Form

1. Taller ground floor heights must be provided at the neighbourhood hub and along the linear park to accommodate possible non-residential uses.

2. The design must maintain consistent building heights along the linear park, with taller buildings to mark the changes in use or gateway locations.

3. The design must create varied roof forms beyond the linear park, as characteristic of Dunton Woods. However, different roofs must be designed together so that there is a coherent composition.

4. All houses located on identifiable corners must positively address both directions through positioning of entrances. Interest may be created through projected windows and upper-level balconies.

KEY

1. LINEAR PARK
2. PRIMARY SCHOOL
3. PRIMARY STREET
4. POND

Diagram 72. Illustrative Detailed layout of Woods Centre

6.5 KEY ZONES

OK2. Woods Centre: Linear Park

Objective:

An attractive linear park must be provided at the heart of the Woods Centre. It must preserve key views and must be a safe and enjoyable space that will be a key component of the neighbourhood.

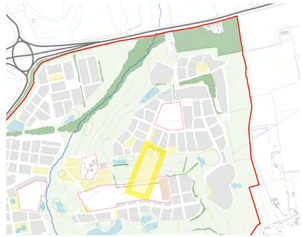
Local Plan Policy: BE14, NE05 and R01

6.5.1 The Linear Park extends the landscape character into the centre of the Dunton Woods neighbourhood, providing an attractive usable space for residents. The space is more formal in character, subdivided into a series of garden rooms with areas for play or quiet relaxation. It also will provide ample tree canopy cover for the mutual benefit of humans and the natural environment. A small plaza is located at its southern end providing a flexible area for the community to arrange events or hold larger gatherings.

6.5.2 A viewing platform at the southern extent of the park creates the terminus and is positioned at the highest point along the ridge along the Dunton Woods view corridor. It enables visitors to enjoy views south over the Garden Village and across to the North Downs and west to the London skyline.

6.5.3 The Linear Park shall be surfaced in a combination of clay pavers and resin bound aggregate with lay set in play grade. A combination of tree sizes shall be used using a predominance of 30-35cm girth supply size and minimum 5-6m high multi stemmed trees. Other specimen shrubs shall be a minimum of 3m high. Shrubs shall be planted in 10l pots with herbaceous planting in a combination of 5l and 3l pots.

KEY PLAN



KEY CHARACTERISTICS

1. INFORMAL PLAY
2. LAWN
3. PLAZA
4. CAFE SPILL-OUT
5. VIEWING TOWER WITH STEPS DOWN RIDGELINE

Diagram 73. Illustrative Detailed layout of Woods Centre - Linear Park

OK3. Edge of Woods

Objective:

Edge of Woods must be conceived as a quiet yet interconnected residential neighbourhood with lower densities and generous amenity spaces. It must visually blend well with the surrounding setting of denser trees and be characterised by short views and informal links towards the surrounding natural woodlands. The built form will reflect informality, with varied roof forms, staggered building lines and plenty of composed variations.

Local Plan Policy: BE14, BE16, NE03, NE05 and R01

Guidance: Layout

1. Development in this area must be preceded by an archaeological impact assessment to determine the survival or not of buried remains of Nightingale Hall near the ancient Woodlands immediately to the East. If any remains are found its value will need to be assessed, and subsequently options must be considered for either the retention on site and integration in the proposed development, alteration of development plots, or moving the remains to another area within the garden village site such as to a community building.

2. This area must have a radial, curvilinear layout creating a more organic setting with shorter views.

3. The design must provide easy connections to the woodlands via paths and trails.

4. The area must be characterised by natural boundaries, particularly to the north with homes overlooking the woodlands.

5. The area must be designed as a residential neighbourhood with lower density (up to 30–40 dph) of semi-detached and detached houses.

6. Houses must directly address routes and spaces such that their primary frontage is parallel to the edge of that route or space. Buildings must not be positioned at an angle to the back of a footpath line or to the defined edge of a shared surface.

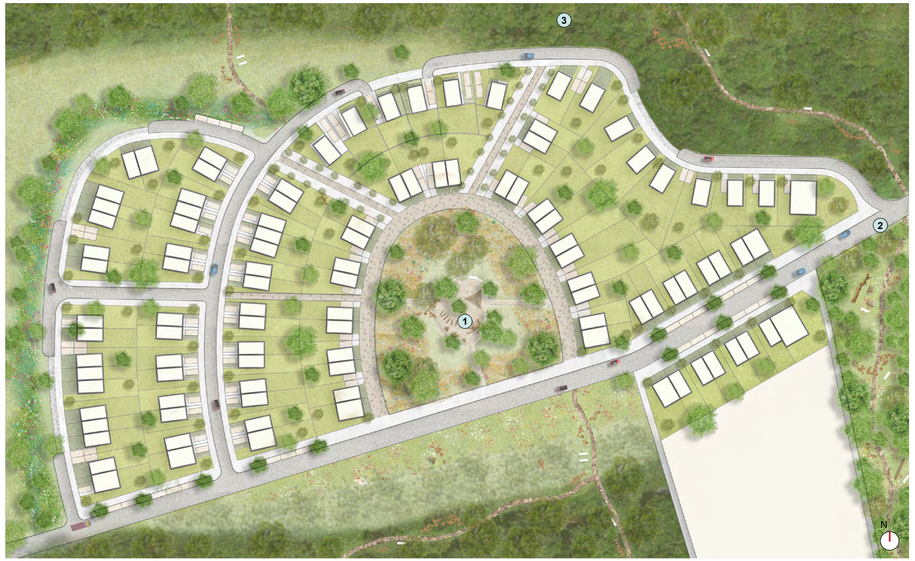
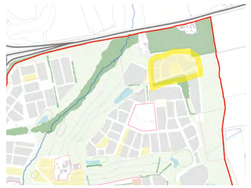


Diagram 74. Illustrative Detailed layout of Edge of Woods

KEY

1. NEIGHBOURHOOD GREEN
2. TOWARDS BASILDON
3. WOODLANDS

KEY PLAN



7. Within parcels, dwellings are to be configured in identifiable groups that define spaces of a certain character and function. Dwelling groups could be arranged around internal open spaces which draw the surrounding landscape into the development.

8. The layout of development should accommodate the needs of different users. For instance, connections may include some prioritised pedestrian and cycle paths.

9. Frontage zones must be generous in order to create opportunity for planting, which reflects the woodland setting and softens the street scene.

10. Parking spaces must be located behind the building line with no more than two cars allowed in tandem parking.

Guidance: Urban Form

1. Staggered building lines with varied setbacks must be used across blocks to create breaks along the frontage and enhance informality.

2. Variations in roof profiles must be used to create variety along the streets and edges. Within larger rows of houses every 3-4 roofs must be designed in different types or pitches.

3. Breaks in the built form must capture views of the nearby woodlands.

4. All houses located on identifiable corners must positively address both directions through the positioning of entrances. Interest may be created through projected windows and upper level balconies.

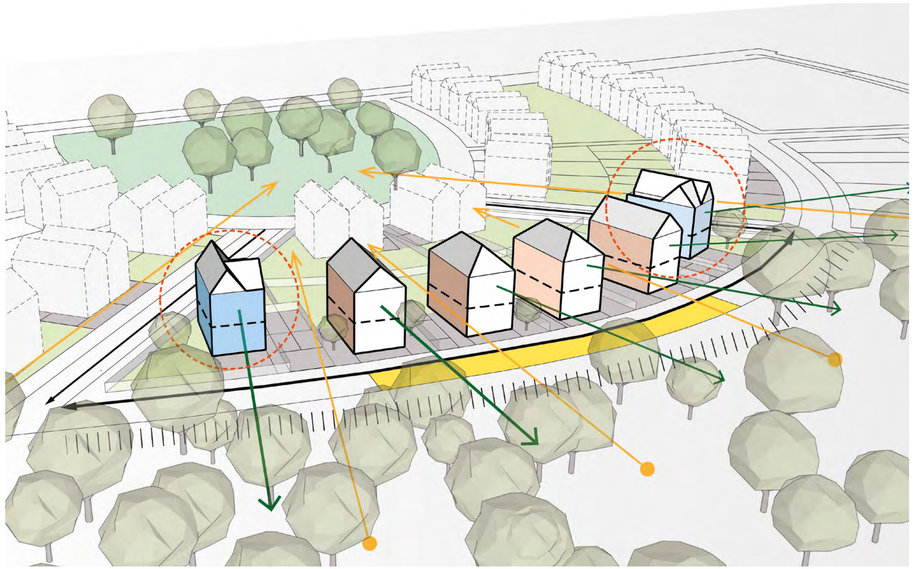


Diagram 75. Illustrative diagram of Edge of Woods

KEY

- VIEWS FROM THE WOODS
- TOWARDS DUNTON WOODS
- SECONDARY STREET
- RESIDENTIAL STREET
- LANDSCAPE EDGE
- PEDESTRIAN/ CYCLE ZONE/ LIMITED VEHICULAR
- PRIVACY ZONE
- CORNER HOUSE
- BACK GARDENS
- COMMUNTY GARDEN

6.5 KEY ZONES

OK4. Edge of Woods Landscape

Objective:

The northern woods must be retained and enhanced. Appropriate edges which facilitate a smooth transition to the grasslands must be provided.

Local Plan Policy: NE01, NE02, NE03 and R01

Guidance

1. The northern woods shall be retained and enhanced.

2. Enhancements to the woods must include arboricultural management and supplementary planting.

3. At the edges, a fragmented transition must be created to ensure a smooth transition into the grasslands.

4. Informal self-binding gravel paths and incidental play must be provided.

5. A neighbourhood green must be provided.

6.5.4 The northern woods shall be retained and enhanced through arboricultural management and supplementary planting to diversify the age and habitat structure particularly at its edges where a gradated and fragmented transition shall be created into the grassland areas. A series of informal self-binding gravel paths shall be created through the woodland areas with the opportunity for incidental play using size won timber and 'wilderness camps' where den building can take place.

6.5.5 A neighbourhood green is provided, framed by large scale semi mature trees with doorstep play at its centre. Surfacing here shall be self-binding gravel to reflect the informal character of the space.

6.5.6 This area forms the northern extremity of the landscape corridor that forms the eastern boundary of the Garden Village. The Neighbourhood Green and new tree planting should encourage movement of wildlife along this corridor.

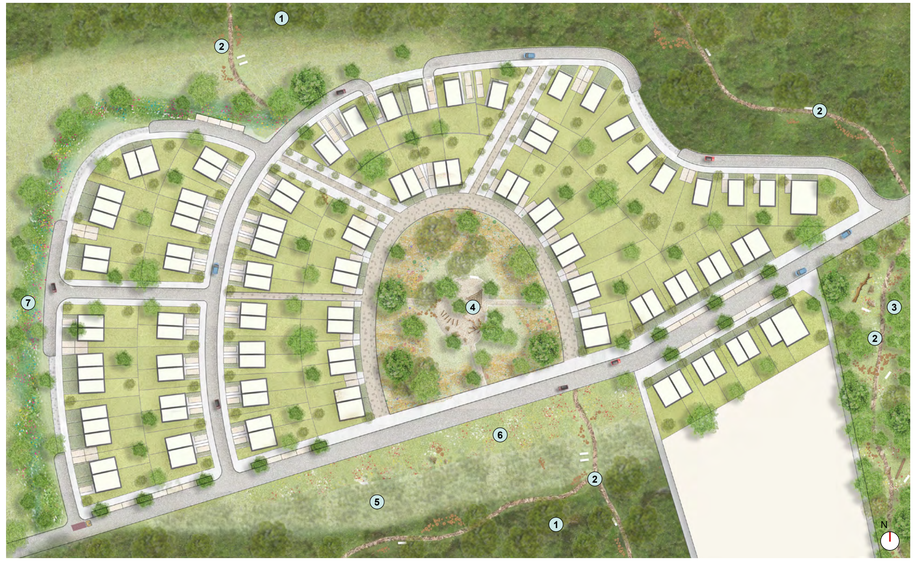


Diagram 76. Illustrative Detailed layout of Edge of Woods

KEY CHARACTERISTICS

1. NORTH WOODS
2. WOODLAND TRAILS
3. PROPOSED WOODLAND
4. NEIGHBOURHOOD GREEN WITH DOORSTEP PLAY
5. SCRUB
6. MEADOWS
7. SWALES

6.5 KEY ZONES

OK5. Primary School

Objective:

The Primary School at Dunton Woods should be provided near the neighbourhood hub. The primary school must be of a high quality and must be a key element in the community.

Local Plan Policy: BE09, BE12, BE14, BE15 PC11 and R01

Guidance

1. School buildings must be well-designed, attractive, landmark buildings.

2. School design must be innovative and must create excellent learning environments for children.

3. The character of the primary school must adhere to that of Dunton Woods.

4. The building must allow for flexible uses and must provide generous floor to ceiling heights.

5. Generally, schools should be 2 storeys in height.

6. Schools must be easily accessible to users with different abilities.

7. Areas surrounding the school must be car-free to ensure safe zones for children. Schools must be accessed by safe and direct walking and cycling routes.

8. Any pedestrianised squares and areas surrounding the school should seek to include public art, soft landscaping, play equipment, seating and local history information boards to create a sense of place and offer learning opportunities.

9. Schools must organise shared travel to and from school, in order to reduce the use of private cars.

10. Schools must be designed to carbon zero by 2022 and carbon positive by 2030.

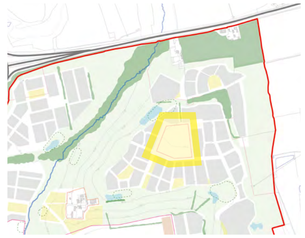
11. Opportunities for outdoor learning must be explored.

12. Schools must act as key community facilities. Consideration should be given to how some spaces within the school could be utilised for community uses both during off hours and during school hours, if needed. Separate entrances to supporting buildings/ spaces could help facilitate this.

13. Community uses provided within schools, must explore methods of funding and suitable management arrangements, as well as securing formal community use agreements, which will ensure that the community uses are well managed in the future.

14. In addition to a primary school, at least one early years nursery must be provided in the neighbourhood hub.

KEY PLAN



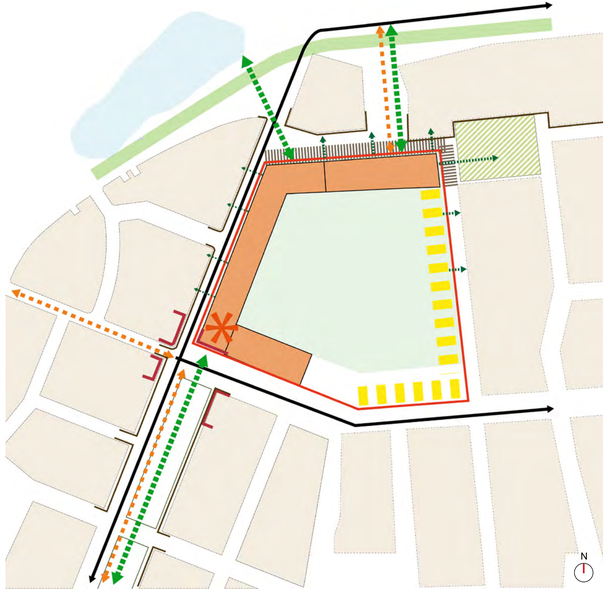


Diagram 77. Illustrative diagram of Primary School within Dunton Woods

KEY

- GREEN LINK
- PEDESTRIAN LINK
- SECONDARY STREET
- RESIDENTIAL STREET
- CAR FREE ZONE
- PLAY SPACE ORIENTATION
- SCHOOL BUILDING
- KEY FRONTAGE
- MARKER BUILDING - GATEWAY

OA1. Entrances

Objective:

Entrances to all properties must be clearly defined, legible and accessible. They must positively contribute to the character of Dunton Woods.

Local Plan Policy: HP06 and BE14

Guidance

1. Entrances must be clearly visible with defined points of entry.

2. They must be located and designed to be welcoming, secure and must maximise overlooking.

3. Architectural detailing, such as porches and recessed zones, should be utilised to further emphasise entryways.

4. Main entrances need to be provided with external light for night time.

5. Entrances to back/ side gardens must be secondary in nature to the main entrances.

6. Meter chambers located near entrances must be well concealed and their details must be considered by designers to avoid cluttering and negative visual impact to the front of the building.

7. Post boxes on doors and front gates must be between 700 mm and 1700mm at midpoint of the mail slot (letter box), to ease the work of the postman.

8. Entrances must reflect the character of Dunton Woods with a prevalence of wooden materials.

Figure 212. Entrances that are clearly visible with defined points of entry. Cane Hill, Croydon. HTA Design LLP.

Figure 213. Entrances that reflect the character of Dunton Woods with a prevalence of wooden materials. Marmalade Lane, Cambridge

OA2. Frontages

Objective:

Frontages must be designed to create a streetscape with a distinct character that provides a safe and secure environment. There must be a clear distinction between the public and private areas. Boundary treatments must be designed to contribute positively to the character of Dunton Woods.

Local Plan Policy: HP06 and BE14

Guidance

1. Relationships between building lines, setbacks, landscaping and continuity of frontages must be considered carefully.

2. A continuous frontage must be provided, even at dispersed blocks. Within areas where the distances between buildings are generous, landscape and boundary treatments must become the defining characteristic. Strong hedgerows and planting can tie an otherwise disconnected built form together to create a well-defined streetscape.

3. Frontages must be located and designed to appear welcoming and must maximise overlooking to the streets and public spaces.

4. Dark hidden corners must be avoided.

5. Frontages must be activated by the use of front doors or active ground floor uses.

6. All frontages must include some elements of soft landscape, in addition to well- designed hardscape, and must be designed to discourage its use as parking for vehicles.

7. Boundary treatments must include detailing which is high in aesthetic quality. This includes low brick walls, painted posts, railings and picket fences with planting.

8. Building elements such as bays and porches are allowed on frontages and are encouraged to contribute to the neighbourhood's character.

9. Frontages may be used to accommodate parking spaces, waste and recycling storage and utilities boxes.

10. At residential development the setback from the street must generally take the form of a front garden which:

11. Is clearly defined as a private space belonging to a particular dwelling;

- Relates to the street type and volume of traffic in terms of treatment and depth. A minimum depth of 2.5m is recommended for terraced houses and minimum of 5.5m for semidetached and detached houses.

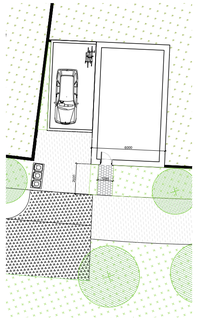


Diagram 78. **Detached Garage Privacy Zone**

Figure 215. **Frontages must be designed to create a streetscape with a distinct character that provides a safe and secure environment. Morton park, Milton Keynes - Crest Nicholson**

Figure 214. **Frontages must be located and designed to appear welcoming and must maximise overlooking to the streets. St Chads, Tilbury, Essex - Bell Phillips Architects**

OA3. Elevations

Objective:

Elevations must be designed to positively contribute to the street environment and to the Dunton Woods character, while creating high quality internal spaces which will be enjoyed by users. Proportions, materiality and provision of daylight to interior spaces must be considered simultaneously.

Local Plan Policy: HP06 and BE14

Guidance

1. Elevations of groups of houses must be considered in order to create a coherent street elevation in terms of building proportions, materials, roofing and placement of doors and windows.

2. Elevations must be well proportioned, providing a balance between privacy, internal natural light and internal overheating.

3. Building façades must use the material palette of the neighbourhood.

4. The predominant design articulation must feature a datum line, where brick bases are paired with weatherboarding elements for upper floors and gable ends.

5. Secondary design elements (such as walls and edges) must be expressed as continuous and/ or horizontal elements along the ground floor by utilising strong horizontal detailing.

6. There must be a clear and consistent placement of windows and doorways. These must be highlighted with frame detailing. This can help break down building lines and façades into an informal setting.

7. Where balconies are provided, they must be recessed to provide larger openings on the façade.

8. The use of windows on the roof for houses located along the landscaped edges is encouraged.

9. Facades oriented south or west, where risk of overheating is anticipated, the use of external shading elements above openings as passive design measures is encouraged.

Figure 218. The predominant design articulation should be a feature a datum line, where brick bases are paired with weatherboarding elements for upper floors. Leithfield Park, Surrey - HTA Design

Figure 216. Elevations must be designed to positively contribute to the street environment and to the Dunton Woods character. Morton park, Milton Keynes - Crest Nicholson

Figure 219. Corner buildings elevation to be a feature, achieved by unique use of materials, such as having vertical running weather board . Abode at Great Kneighton, Cambridge - Proctor and Mathews

Figure 217. Elevations of groups of houses must create a coherent street elevation in terms of building proportions, materials, roofing and placement of doors and windows. The Avenue, Saffron Walden, Essex - Pollard Thomas Edwards

6.6 ARCHITECTURAL DESIGN

OA4. Roofscape

Objective:

The roof design must respond to the intended character of the Dunton Woods neighbourhood and to the street or landscape setting where it is located. Roofs of adjacent buildings (even when varying in shape) must be designed together so they form a composition in terms of their type, scale, pitch, orientation and projecting elements such as bays, porches.

Local Plan Policy: HP06 and BE14

Guidance

1. Dunton Woods is intended to have variations in its roof profiles which will help create variety along the woodlands edge. Within larger rows of houses every 3-4 roofs must be designed in different types or pitches.

2. Gables can have a stronger presence within the streetscape and can be used where a key building is required, for instance on corners.

3. Dormer windows may either take the form of small gables on the line of the façade or must be inset from the eaves line. They must be designed in three dimensions to make sure their position and proportions relate well to the roof and the house as a whole.

4. Chimneys must form part of the overall roofscape of detached houses. Where chimneys are not required or needed to ventilate fireplaces or appliances, they must be incorporated to vent other building services.

Figure 221. **Variations in roof profiles help create variety along the natural setting. St Chads, Tilbury, Essex - Bell Phillips Architects**

Figure 220. **Chimneys must form part of the overall roofscape of detached houses. Upton, Site C, Northampton. HTA Design LLP.**

Figure 222. Roofs of adjacent buildings (even when varying in shape) must be designed together so they form a composition in terms of their type, scale, pitch, orientation and projecting elements. Leithfield Park, Surrey - HTA Design

6.6 ARCHITECTURAL DESIGN

OA5. Materials

Objective:

The use of materials in Dunton Woods must reflect the visual characteristics of woodlands. In addition to aesthetic value, materials must allow homes to last longer, perform efficiently and have low maintenance requirements. The use of materials must clearly demonstrate a design rationale and be used to distinguish key elements or functions of buildings or within buildings.

Local Plan Policy: HP06 and BE14

Guidance

1. Dark brick tones must be used as the predominant material, as shown in the palette.

2. The use of complimentary materials, such as weatherboarding timber cladding which sits upon a brick plinth is encouraged.

3. Consistency must be maintained within the expression of ground floors. Variations could be made to the tone, texture, orientation of the upper levels.

4. Roofs must be predominantly plain clay tiles. Slate tiles can be used for roofs with shallow pitches.

5. Entrance doors must be made from timber.

6. Material selection must contribute to the longevity of buildings and to their efficient performance. This must be reinforced by high quality, local availability and robust detailing.

7. Materials used must be low-maintenance and durable. Significant attention must be given to the elements of the home which experience the most use.

8. Sustainability and performance (such as thermal retention) of materials must be considered.

Figure 223. Dark brick tones must be used as the predominant material, as shown above. Roofs must be predominantly plain clay tiles. Leithfield Park, Surrey - HTA Design

Figure 225. The use of materials, such as weatherboarding timber cladding is encouraged. Horndon on the Hill, Essex

Figure 224. Brick as a base is encouraged, with dark weather board used above., Horndon on the Hill, Essex

6.7 PUBLIC REALM

OP1. Trees

Objective:

Dunton Woods is focused around the Ancient Woodland which follows the historic Nightingale Lane which must be retained and enhanced. Large-scale tree species and under-story species must be selected to create a new native woodland.

Local Plan Policy: NE01, NE02, NE03 and R01

Guidance

1. Tree pits planted in hard surfaces must provide appropriate recommended rooting volumes and a cellular root system installed as required by the Local Authority.

2. The location of such features should be informed by the need for suitable space and environments to establish, thrive and survive, avoiding negative effects on the highway and properties from potential root damage, and visual impairment and safety compromise.

3. Large-scale trees species and under-storey species are proposed to create a new substantial native woodland. Some suggested tree types are oak, alder, field maple, birch, mountain ash, hazel, hawthorn, wild cherry and under-storey shrubs such as spindle, guelder rose and dogwood.

4. A wider range of sizes must be used to give a more diverse age range. A significant proportion of trees must be standard, and semi mature with specimen trees planted at a minimum size of 30-35cm girth.

5. A semi mature tree stock must be planted, with a minimum size of 20-25cm girth, increasing to 25- 30 and 30-35cm girth plus for the neighbourhood spaces to provide maturity and appeal from the outside.

6.7.1 Within the Woods Character Area, large-scale trees species and under-storey species are proposed to create a new substantial new native woodland: oak, alder, field maple, birch, mountain ash, hazel, hawthorn, wild cherry and under-storey shrubs such as spindle, guelder rose and dogwood.

6.7.2 The Ancient Woodland of Nightingale Woods and North Woods is to be preserved and protected. As a starting point, 15m minimum of new planting is to be established either side of this corridor. The exact width of the planting buffer will need to be informed by detailed surveys and must be agreed with planning officers during the planning application stage.

Figure 226. Quercus petraea

Figure 227. Quercus robur

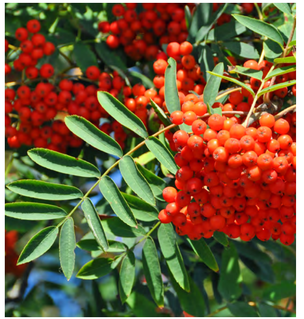


Figure 228. Sorbus aucuparia

Figure 229. Ilex aquifoloium

Figure 230. Corylus avellana

Figure 231. Betula pendula

OP2. Streetscape Materials

Objective:

Materials used in the streetscape and hardscape of Dunton Woods must reflect the organic nature of the neighbourhood.

Local Plan Policy: BE14 and R01

Guidance

Open Spaces

1. As with the other structural open spaces, materials must typically be informal in character with paths surfaced in self-binding gravel with no edging or unmachined log edging through to informal self-binding gravel paths through woodland areas.

2. All paths which provide a key link between areas must be hard surfaced and lit.

3. Junctions and nodal points must be highlighted by additional detailing such as granite edging to the paths and planting.

4. Benches and furniture must be predominantly timber.

Entrances

5. Furniture and materials must be used to highlight entrances to open spaces.

6. Interpretation and seating must be placed at key locations, so they provide a sense of orientation and meeting places.

7. Entrances will be configured so that they are accessible to wheelchair users.

Resting Places

8. Resting places must be provided at regular intervals along linear routes in compliance with accessibility advice.

9. Locations must be chosen to maximise the enjoyment of views.

10. Resting places must provide focal/ destination points along a route and must create places of interest.

11. Cycle parking must be provided at key points.

External Lighting

12. External lighting must be kept to a minimum with light fittings that minimize intrusive light spillage beyond the intended area of public realm to be lit.

13. Open spaces must be lit only, if necessary, to provide safe identifiable routes or to provide feature lighting.

Figure 232. **Concrete block**

Figure 233. **Activity trail within woodland setting**

Figure 234. Natural log edging to woodland areas

Figure 235. Natural clearings

OP3. Street Furniture

Objective:

The design of the street furniture must reflect the organic nature of Dunton Woods. All street furniture must be well-designed and must take into consideration accessibility, the principles of inclusive design and must complement the surrounding landscape character and architecture to enhance the sense of identity and place.

Local Plan Policy: BE14 and R01

Guidance

1. Furniture, signage and wayfinding must be selectively placed so that they are an attractive addition to the scene and avoid clutter.

2. Products must be robust in construction, elegant in style and use component parts that are easily replaceable.

3. Furniture should address the needs of all, be accessible and inclusive.

4. Furniture must be of a high quality and must be constructed from sustainable sources, timber from accredited sustainable forests and recycled materials used if appropriate.

5. Engagement with the Highway Authority is required when designing and locating street furniture.

Entrances

6. Furniture and materials must be used to highlight entrances to open spaces. Interpretation boards, wayfinding, wellness trail indicators and seating must be placed at key locations, so they also become orientation and meeting places.

7. Entrances must be configured so that they are accessible to wheelchair users and available to all.

Resting Places

8. Resting places must be provided at regular intervals along linear routes in compliance with accessibility advice.

9. Locations must be chosen to maximise the enjoyment of views, provide focal / destination points along the route and create places of interest.

10. Sufficient and well-designed cycle parking must be provided at key points.

External Lighting

11. External lighting must be kept to a minimum with light fittings that minimize intrusive light spillage beyond the intended area of public realm to be lit.

12. Open spaces must be lit only, if necessary, to provide safe identifiable routes or to provide feature lighting.

Figure 236. Cycle stands - Edge tyre STE310 with powder coated colour

Figure 237. Timber benches and picnic tables

Figure 238. Timber bollard lights

Figure 239. Tree pits

Figure 240. Litter bins

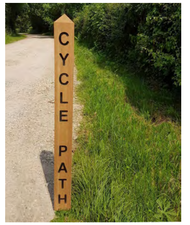


Figure 241. Timber bollards with way-marking

DUNTON HILLS
GARDEN VILLAGE

07

DELIVERY, PHASING, AND STEWARDSHIP

7.1 DELIVERY, PHASING AND STEWARDSHIP

Overview

7.1.1 The delivery of up to 4,000 homes at Dunton Hills Garden Village could take approximately 20 years, and as such will continue beyond the current Local Plan scope. A generation of families may grow up at Dunton Fanns before the last homes are completed.

7.1.2 It will therefore be vital that each neighbourhood forms a complete place in its own right, in addition to being part of a wider cluster of neighbourhoods. As new homes come forward, they need to be supported by the necessary social, economic, environmental and transport infrastructure to function sustainably and self-sufficiently. A balance needs to be achieved between the delivery of new homes as well as the site wide infrastructure necessary to support place-making and sustainability. Whilst there are three main character areas - or neighbourhoods - that logically comprise three main phases of development – delivered from west to east – it is inevitable that each neighbourhood will come forward in a set of sub-phases to be determined as development proposals come forward. Land parcels should not come forward that do not relate to, or are isolated from, the remainder of the development. Brentwood Borough Council will play a key role in co-ordinating the delivery of the Garden Village with site promoters and/or landowners. Any proposed development is expected to adhere to a landowner Memorandum of Understanding which has been drawn up to such effect.

7.1.3 Local Plan Policy R01 requires a self-sustaining settlement at Dunton Hills, which will need appropriate planning and efficient use of land to achieve several competing objectives. This SPD sets out a spatial planning and design strategy to achieve the Local Plan requirements, which will require specific principles relating to delivery, phasing and stewardship to be adhered to in order to ensure that all of the Local Plan requirements can be achieved.

7.1.4 The Garden Village is likely to come forward in the first instance through an Outline Planning Application or Hybrid Planning Application to cover the majority of the land within single landownership. It is likely that individual development parcels will come forward as reserved matters applications and detailed planning applications for land not within the outline planning application boundary. This section of the SPD guides the way sub-phases of the Garden Village should come forward to meet the vision for Dunton Hills Garden Village.

7.1.5 All future planning applications for the site are expected to meet the requirements set out within this SPD and accord with the Framework Masterplan for the site.

Indicative Phasing

7.1.6 As illustrated in the Phasing Diagram, each of the 3 neighbourhoods has been planned as a separate phase, consisting of sub-phases. It is expected that each phase will have its own supporting community infrastructure (such as schools, open spaces and neighbourhood hubs). Dunton Fanns is expected to be delivered as the first phase of development, followed by Dunton Waters and then Dunton Woods. It may be possible for phases to come forward simultaneously to speed up delivery, and in such cases, each planning application will need to demonstrate how it would ensure sufficient infrastructure delivery to facilitate sustainable and well-connected neighbourhoods.

7.1.7 Planning applications for each land parcel or sub-phase will offer an opportunity to review the needs of the community and how they can be better accommodated in future phases of development. Annual review as part of a confirmed Master Developer strategy for infrastructure delivery is the preferred option, with individual planning applications demonstrating adherence to that strategy. Community stewardship is integral to the future governance and legacy of Dunton Hills Garden Village. This section sets out mandatory guidance and principles relating to stewardship that build on the requirements set in the Local Plan (Policy R01).

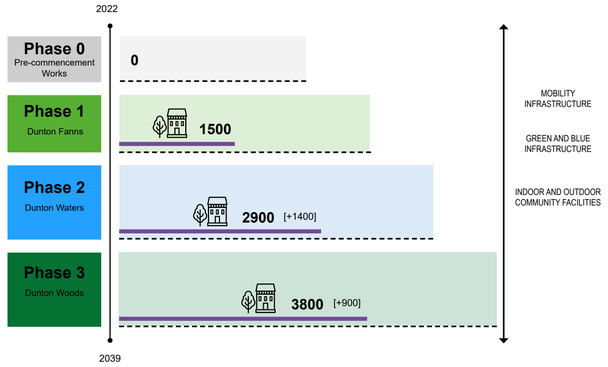


Diagram 79. Phasing Diagram

7.1 DELIVERY, PHASING AND STEWARDSHIP

PHASE	PHYSICAL INFRASTRUCTURE AND KEY SPACES	KEY SPACES	COMMUNITY/ SOCIAL INFRASTRUCTURE	GREEN AND BLUE INFRASTRUCTURE
Prior to Commencement	• Access to the site • Services and utilities to the site			
Phase 1 (Dunton Fanns)	• Mobility hub and related facilities (from the outset of the development) • Mobility routes • Enhancements to Station Road including footway and cycleway • Improvements to the public realm at West Horndon station to promote safe walking and cycling • Contribution to improvements to the railway at West Horndon Station • Works to A128 corridor including A127/A128 junction and footway link to Country Park • Contributions to the South Brentwood Growth Corridor • Noise attenuation • Link through to Basildon – pedestrian/cycle and emergency access	• Village Centre • School Square • 5 travellers pitches • Development of the Innovation Hub • Self-build/custom build plots	• Primary School and supporting infrastructure • Healthcare facility • Private nursery • Care Home • Community hall and management facilities • Preservation of views towards the Farmstead • Community stewardship body established, governance and membership • Art and Wayfinding	• Enhancement of the existing woodlands • Scrubland and Site Boundary Enhancements • Village Green • Community Growing Space • Enhancement of the Eastlands Springs • Green frontage along the A128 • Play spaces • Enhancement of Nightingale Lane as a heritage asset • Temporary sports pitches • Football Hub • Market Square • School Square • Innovation Park Square • Contribution to the overall SuDS proposal • Enhancement of the Wetlands • Enhancements to the Green Infrastructure • Contribution to overall biodiversity enhancement • Street furniture and landscaping
Phase 2 (Dunton Waters)	• Mobility Routes	• Dunton Waters Neighbourhood Hub • Self-build/custom build plots	• Ongoing Village Centre development • Primary School and supporting infrastructure • Private Nursery • Care Home • Secondary School and supporting infrastructure • Expansion of community stewardship body, governance and membership • Art and Wayfinding	• Enhancements to existing woodlands • Wildlife Corridor/ Re-wilding Area • Play spaces • Cricket Pitch • The Ridge • The Plateau • Community Park (Waters East) • Enhancement of the Wetlands • Scrubland and Site Boundary Enhancement • Hillside common • Blue Infrastructure - SuDS • Green Infrastructure – landscape/ecology • Contribution to overall biodiversity enhancement • Street furniture and landscaping
Phase 3 (Dunton Woods)	• Mobility Routes • Wind turbine removal	• Dunton Woods Neighbourhood Hub • Self-build/custom build plots	• Primary School and supporting infrastructure • Private Nursery • Care Home • Expansion of community stewardship body, governance and membership • Art and Wayfinding	• Play spaces • Scrubland and Site Boundary enhancements • Linear Park • Blue Infrastructure - SuDS • Green Infrastructure – landscape/ecology • Contribution to the overall biodiversity enhancements • Street furniture and landscaping

7.2 PHASING AND DELIVERY

PD1. A Phased Development

Objective:

The development must come forward in a phased, sequential approach which delivers appropriate infrastructure and facilities within phase 1 to be a self-sufficient Garden Community, and to enable sustainable growth within phases 2 and 3. A detailed delivery and phasing (including any sub-phases) diagram and plans need to accompany the hybrid/outline planning application for the site and each subsequent reserved matters phase.

Local Plan Policy: R01

Guidance

In order to deliver the neighbourhoods in a generally sequentially progressive manner, it is required that the phasing comes forward as per Table 1:

1. Dunton Fanns must come forward as Phase 1, alongside connections to the wider transport network, access to the rest of the site, and the delivery of key infrastructure and community facilities focused around the Village Centre. The delivery of all sub-phases of Phase 1 would also include accompanying green and blue infrastructure, community and social infrastructure, and key spaces.

2. The second phase of the development is anticipated to cover Dunton Waters, with accompanying green and blue infrastructure, community and social infrastructure and key spaces.

3. The third phase – Dunton Woods - is expected to come forward last with its associated green and blue infrastructure, community and social infrastructure, and key spaces.

Phasing Guidance

7.2.1 The phased approach to development means that changes in population, design requirements or construction methods can be reflected as the development grows to better suit the needs of the community at Dunton Hills. It also means that the village centre, and physical and community infrastructure, can be established within the first phase to support the growth of the village. The infrastructure needed to support the Garden Village should be planned cohesively, and the services, facilities, and community stewardship and management arrangements, in the first phase, should be designed to accommodate expansion into the later phases.

7.2.2 Each phase should provide a balanced, mixed community in its own right, and future phases should provide opportunities to respond to the changing needs and the requirements of the community, while taking into consideration lessons learned.

7.2.3 Self-sufficiency and sustainable behaviours should be established early on during Phase 1, and it is to set the tone for the rest of the development. Attractive and safe active travel links and public transport to West Horndon Station must be planned in from the outset and completed before Phase 1 can be occupied. In addition to improved access to the A128 and north across the A127 for walking, cycling and bus stops, a new bus route must be provided through part of the site to give residents, workers and visitors realistic opportunities to make car-free journeys. The provision of safe direct walking and cycling routes beyond the site boundary and school transport strategy are also essential to ensure pupils of the earlier phases of development can access schools in Basildon and/or Brentwood, until the secondary school is provided on site in later phases of the development.

7.2.4 The village centre at Dunton Fanns will need to provide a range of facilities for residents, expected of a self-sufficient village, such as day-to-day shopping services, educational facilities, social and community infrastructure and provision. It will continue to grow with the village's population and should be designed to accommodate larger or additional facilities over time.

7.2.5 Each of the phases must provide a suitable mix of house types, sizes, affordability and housing suitable to span all age groups and stages of life. Each of the phases must also provide suitable provision for self-build homes.

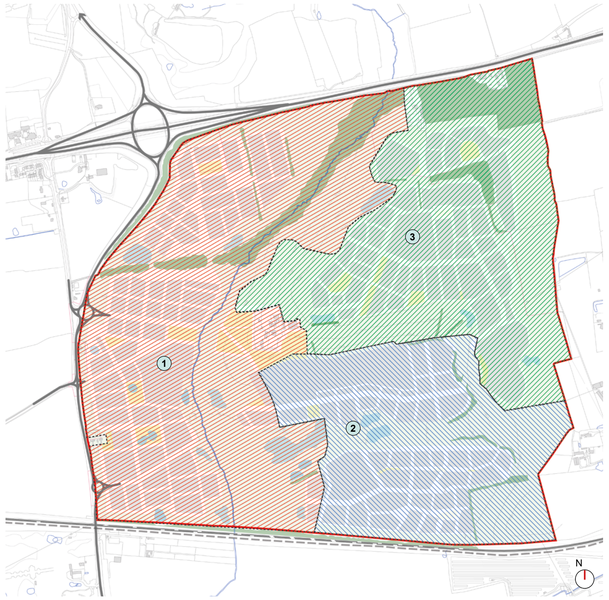


Diagram 80. Diagram indicating the phasing strategy

KEY

- DUNTON FANNS
- DUNTON WATERS
- DUNTON WOODS

PD2. A Phasing and Delivery Strategy

Objective:

Planning applications for development at the site must be supported by a phasing a delivery strategy, which demonstrates how each phase of the development will create a self-sustaining place with supporting facilities and cohesive liveable places throughout the development programme.

Local Plan Policy: R01

Guidance

Planning applications must be supported by a Phasing and Delivery Strategy which adheres to the following principles:

a) Achieves the spatial principles set out in this SPD, to create self-sustaining places which are supported by facilities and infrastructure;

b) Sets out phasing and milestones for delivery;

c) Delivers the infrastructure needed for the development;

d) Is collaborative and developed by a joined-up delivery team comprising stakeholders who work together to build the various components of the village;

e) Achieves the build-out rates needed to deliver the site allocation in the Local Plan, and captures uplifts in land value to resource the features needed to create a sustainable place;

f) Is aligned with the phasing set out in the Council's Infrastructure and Delivery Plan; and

g) Is adaptable, monitored and updated annually, and includes provisions to overcome barriers to delivery.

h) The PDS should include long-term financial modelling, land ownership / development agreement boundaries, development agreements for land value equalisation, evidence of viability of employment uses (standalone basis and/or through cross-subsidy between uses), and details on how the equivalent of 5.5ha of employment, including the mix of uses, will be achieved on site.

Phasing and Delivery Strategy (PDS)

7.2.6 A Phasing and Delivery Strategy (PDS) must be submitted in support of an outline planning application to demonstrate how the various development parcels will be delivered, and when. The document must include an approach to managing the phasing and delivery, provisions for annual monitoring and accountability, and a mechanism to identify and overcome barriers to development over the longer term.

7.2.7 A Phasing and Delivery Strategy will be the applicants' responsibility during delivery. This could potentially be delegated to a community trust through a Section 106 agreement (S106). As an infrastructure and service provider, ECC must be party to any discussions and agreements regarding the delivery and phasing of relevant infrastructure.

7.2.8 It is anticipated that one outline planning application will be submitted for the majority of the site, with various phases and sub-phases being delivered in partnership with other developers. Parts of the village may also be subject to additional planning consents. Land-parcels coming forward under separate landownerships need to illustrate how such land parcels will sustainably contribute to forming each of the main phases of development in line with the guidance in this SPD, both in terms of physical development, and contributions to site-wide infrastructure and stewardship arrangements.

7.2.9 The Council will play a key role in ensuring the delivery of a singular cohesive village and will coordinate between the different site promoters, landowners and stakeholders. An annual monitoring report will be required as a S106 requirement (or equivalent) to ensure that adequate provision is made to reflect and adapt to change. The Phasing and Delivery Strategy must include all parts of the site and avoid any leftover spaces, regardless of site ownership.

7.2.10 The PDS must clearly identify the boundaries of each phase and subphase and provide and highlight the provision of housing, transportation infrastructure, green and blue infrastructure and community spaces delivered. Each phase should follow the design guidance set out within this document, and build on the successes of earlier phases, to ensure that the character and density are appropriate and are not compromised.

7.2.11 The PDS must set out timeframes for the delivery of each phase and subphase, and trigger points for the construction of specific facilities or infrastructure. The PDS will need to include trigger points which allow some flexibility for phasing and delivery. For example, it may be appropriate for the secondary school to be delivered once a specific child yield is achieved, rather than in a specific year, depending on the needs of the local education authority. The PDS will need to align the delivery of strategic infrastructure with the Council's Infrastructure Delivery Plan.

7.2.12 The PDS must demonstrate how a mechanism will be in place to ensure that appropriate access is provided across sites, with each development plot or land parcel allowing access to the next, and avoiding closed-off parcels of development.

7.2.13 All planning applications must demonstrate how they will engage with the PDS and contribute to the delivery of a joined-up approach to infrastructure across the site.

7.2.14 The PDS will be an ongoing strategy rather than a one-off exercise and will be regularly updated as the development progresses. It will therefore also be subject to a planning condition or S106 obligation as appropriate, requiring an annual monitoring report to be submitted to and reviewed by the Local Planning Authority.

Spatial Principle

7.2.15 The masterplan area is a substantial site and although there is one main landowner, there are several other landowner-controlled parcels. A proposal which is guided by land ownership boundaries rather than the principles set out within this design guide is unlikely to achieve a high standard of development or efficient use of land. As such, it is essential that development comes forward in a cohesive manner.

7.2.16 Phasing should not result in piecemeal developments which prejudice other parts of the masterplan coming forward. Each phase, or development plot, should result in a cohesive place with natural boundaries between development plots. Development plots should not stop halfway across roads, and should follow the natural growth patterns of villages. Neighbourhood centres should be provided first, followed by main streets and housing areas. Development plots also need to consider the amenities of those living or visiting there whilst future adjacent plots are being built. As far as possible each development plot should create natural boundaries and surrounding landscaped areas to limit future disruption to established communities.

7.2.17 Within each phase, supporting facilities and services should be brought forward gradually to support the residential communities. They should not be delayed or left until new behavioural habits have already been formed. Isolated new homes will not be permitted, and in cases where a village centre or school may not be feasible without enough new homes, temporary or meanwhile facilities should be provided to cater for the first residents.

7.2.18 Planning applications for piecemeal development on the site will not be supported by the council unless they can demonstrate they are consistent with this SPD, and any contemporaneous outline planning application and approved delivery plan; and can also demonstrate how they will contribute to the delivery of essential infrastructure. For self-build homes, this means that comprehensive planning applications for development plots should include land for self-builders (and the associated infrastructure contributions to include those self-build homes). Applications to discharge the reserved matters or planning conditions for self-build homes will need to demonstrate compliance with the design guidance in this SPD, with particular reference to the guidance provided for the three neighbourhoods.

PD3. Planning Applications

Objective:

The list of documents/information required to support a planning application must be agreed between the applicant and the Council during the pre-application stage.

Local Plan Policy: R01

7.2.19 Dunton Hills Garden Village is expected to deliver up to 4,000 homes in the next 20 years. It is likely to come forward through an Outline Planning Application to cover the majority of the land within single ownership, followed by reserved matters applications for individual phases. Individual development parcels are likely to come forward as detailed planning applications.

7.2.20 Each planning stage will require the submission of supporting documents and information. Public consultation must be undertaken by applicants prior to the submission of any planning application.

7.2.21 Planning permissions granted are also expected to result in planning conditions, the discharge of which are also likely to require the submission and approval of further reports and documents.

7.2.22 The list below sets out some of the key documents/information to be submitted in support of applications. This list is not exhaustive and further requirements may be identified during the (pre-) application stage, whereas some documents may not be required, depending on the scope of the applications.

7.2.23 The final list of supporting documents for any application will ultimately need to be agreed through pre-application discussion between the applicant and the Council. This list should be read in conjunction with the previous sections of this SPD and the Local Plan and the Council's Planning Application Validation Checklist.

Suggested Planning Documents

- Affordable Housing Statement
- Air Quality Assessment
- Archaeology Assessment
- Biodiversity Survey and Report
- Compliance Study (for all education facilities)
- Construction Management Plan
- Delivery Statement
- Design and Access Statement
- Development Specification
- Draft S106 Heads of Terms & Principles
- Drainage Assessment Report
- Drawing Schedule and Full Drawing Set
- Energy Strategy Report
- Flood Risk Assessment
- Health Impact Assessment
- Heritage Statement
- Land Contamination Assessment
- Land Use Budget
- Landscape Visual Impact Assessment with relevant verified views
- Landscaping Details
- Lighting Assessment
- Local Industrial Strategy
- Mineral Supply Audit
- Mobility Strategy
- Noise Impact Assessment
- Open Space Provision/ Assessment
- Parking Provision
- Phasing and Delivery Plan
- Planning Application Form and Certificates
- Planning Fee
- Planning Statement (including statement of compliance with the Development Plan)
- Relevant and selected photographs/ photomontages
- Site Location Plan
- Site Waste Management Plan
- Statement of Community Involvement
- Sustainable Drainage Systems (SuDS) Strategy
- Sustainability Statement
- Sustainable Movement Strategy
- Topographical Survey
- Transport Assessment
- Travel Plan
- Tree Survey/ Arboricultural Impact Assessment
- Utilities Report
- Waste Management Statement

PD4. Delivering Homes

Objective:

A Phasing and Delivery Strategy must be provided which must demonstrates how the housing delivery requirement presented in the Local Plan will be achieved.

Local Plan Policy: R01, HP07 and HP1

Guidance

1. Dunton Hills must provide up to 4,000 homes in total. 2,770 homes must be delivered within the Local Plan period (i.e. by 2033)

2. Five serviced and well-designed Gypsy and Traveller Sites must be delivered within the Local Plan period (i.e. by 2033).

3. Each neighbourhood is to include a proportion of self-build/custom build plots so as to avoid one large self-build neighbourhood.

4. The delivery of homes to serve the needs of older residents need to form part of phased approach, and not concentrated in one phase in isolation.

Delivering Homes

7.2.24 The Garden Village is expected to be delivered over a period of time which extends beyond the life of the Local Plan. It is expected the Dunton Hills will provide up to 4,000 new homes once complete. Housing delivery should allow for diversity of housing needs within each phase.

7.2.25 A total of 2,770 homes must be delivered by the end of the Local Plan period, in 2033, which will account to 35% of the total Local Plan requirement for new homes. Dunton Hills will be the single largest housing delivery scheme.

7.2.26 It is expected that 5% of all homes will be brought forward as self-build and custom homes. Cooperation from the Lead Developer will be necessary to ensure their delivery.

Achieving Build Out Rates

7.2.27 Achieving effective delivery in terms of viability and housing growth requirements will require ambitious build rates. It will also be important to recognise that income from the sale of new homes will need to be secured rapidly to pay for up-front infrastructure. Build rates are a function of several influences including the underlying strength of the wider market; the basis of the local market created; the number of sales outlets in each market (including the number of homes disposed of by each housebuilder per annum); and creating a mixed market for tenure and other means of delivery.

7.2.28 The development will require significant upfront investment in enabling works and initial infrastructure, which will need to be recouped over the longer term. At various points, depending on the approach to retention of assets, there will be surpluses available for developer profit and to deliver wider community benefits. Applications for planning permission or reserved matters will need to demonstrate compliance with the most up-to-date Local Plan affordable housing requirements. Viability appraisals in support of such applications must consider the relative merits of a long-term strategy of upfront investment and later returns, rather than seeking to avoid affordable housing provision in earlier phases on the basis of upfront costs.

7.2.29 As noted above, each development parcel will need to be supported by appropriate facilities and infrastructure, and the Phasing and Delivery Strategy will need to demonstrate how each piece of infrastructure will be delivered to achieve the timescales needed to achieve rapid build out rates. It should include defined milestones and trigger points which identify when appropriate infrastructure and facilities have been provided to allow the next parcel of homes to be sustainably delivered. This approach will ensure that homes are not unduly delayed by requiring all of the infrastructure to be delivered upfront, whilst ensuring that the infrastructure needed for self-sufficiency is delivered alongside homes.

7.2.30 Where infrastructure is required off-site or not delivered onsite, the Local Planning Authority will require proportionate financial contributions associated with individual development parcels, to ensure that the identified off-site works, or mitigation are appropriately resourced by the development. At the time of this SPD's adoption, planning obligations are secured through S106 obligations. Previous restrictions for pooling S106 obligations have been lifted, and there is no restriction on the number of contributions which can be pooled towards a specific item of infrastructure. The Government has suggested that the mechanism for securing planning obligations may be replaced with a tariff-based system, in which case the same principle of equitable contributions towards infrastructure and mitigation will continue to apply.

7.2.31 Landowners of larger plots will need to work with several housebuilders to ensure that the delivery of infrastructure unlocks parcels of land for development, to create competition within the market and avoid creating a monopolised or artificially restricted housing supply. These will also be needed to ensure sufficient capacity for housing delivery.

7.2.32 This approach will require developers of individual development parcels to demonstrate how they will make provision for self-build plots, and to demonstrate that sufficient infrastructure will be provided to support them.

7.2.33 A combination of modern methods of construction (MMC) such as modular housing, self-build, and registered provider led affordable housing will also be required to maximise exposure to the market, enhance competition, and drive-up delivery rates. With appropriate commitment to a diverse delivery strategy, with a mix of starter or affordable homes, self-build and developer-led market housing, the Garden Village will maximise its exposure to housing markets, enhance competition and deliver ambitious housing growth.

7.2.34 The Phasing and Delivery Strategy must demonstrate how the build out rates needed to deliver on the Local Plan's site allocation will be achieved Delivering Key Infrastructure

PD5. Delivering Key Infrastructure

Objective:

An Infrastructure Delivery Statement must be prepared for the development which demonstrates how the infrastructure required in the Local Plan Site Allocation will be delivered through a co-ordinated approach, led by one Master Developer, or other appropriate coordinating party.

Planning Applications must demonstrate how the necessary infrastructure will be delivered, both on site and off site, to deliver a viable and sustainable garden village.

Local Plan Policy: R01

Guidance

1. An Infrastructure Delivery Statement must be provided for the development which demonstrates how the infrastructure required in the Local Plan Site Allocation will be provided, which includes:
   a) Off Site Infrastructure;
   b) Utilities;
   c) Roads and transport infrastructure;
   d) Employment spaces;
   e) Digital infrastructure including high speed broadband;
   f) Green and Blue Infrastructure; and
   g) Community Facilities and Buildings.

2. Although the site has several landowners, one Master Developer (MD), or other appropriate coordinating party, must be established for the purposes of delivering infrastructure, working with the landowners on the site to ensure appropriate delivery to unlock sites for housing, and achieve the required build-out rates.

3. All respective developers must work together from the start of the application process to assess the full infrastructure demands.

Overview

7.2.35 This SPD is based on the delivery of the site allocation in the Local Plan, and without that infrastructure being delivered, the site will not be a sustainable location for new development. The National Planning Policy Framework is clear that isolated homes should be avoided, and therefore development proposals must demonstrate how the above infrastructure will be delivered to enable a sustainable development. The site allocation clearly sets out the infrastructure needed and is supported by the South Brentwood Growth Corridor Sustainable Transport Vision, the Brentwood Infrastructure Delivery Plan, and the Masterplan Framework Document. This section of the SPD does not list the requirements for infrastructure but sets out the approach which must be taken when considering infrastructure as part of planning applications.

A Master Developer approach to delivering key infrastructure

7.2.36 The site of the Garden Village is mostly in single ownership, and the masterplan has been designed to locate key infrastructure within that single ownership to facilitate delivery. Although parts of the site will be delivered by various landowners and developers, in particular housing plots, the delivery of key infrastructure will require a coordinated and connected approach. The main landowner will be required to act as a Master Developer to provide key connections and infrastructure and will capture the land value uplift resulting from development to financially support the delivery of the village's physical, environmental and social infrastructure which will in result in long term social value and well-being at Dunton Hills. They will need to take a long-term approach to development over the 20- year plus delivery timeframe of the development, and work with other organisations to ensure the delivery of the site's infrastructure.

7.2.37 The Master Developer will be expected to prepare an Infrastructure Delivery Statement, in consultation with all relevant infrastructure providers, which covers the entire site and explains how the village will comply with the strategic site allocation in the Local Plan and the guidance within this SPD.

7.2.38 It will be the Master Developer's role to deliver a package of off-site enabling infrastructure works to unlock the site's potential for development. As part of this role, they will also need to demonstrate how key connections will be made through the site (for example roads, and utilities) to connect the adjacent landowners' sites and enable them to be brought forward for delivery without delay. The Infrastructure Delivery Statement must demonstrate how the provision of infrastructure will facilitate fast housing growth and include a mechanism to avoid holding sites or holding landowners within the site allocation areas to ransom.

7.2.39 The Master Developer will also play a key role in establishing a stewardship body, which will be responsible for managing and maintain the village's assets and transferring assets to facilitate their ongoing management. This will include assets such as community buildings, green infrastructure and other community spaces.

Master Developer led collaboration

7.2.40 The Master Developer's role will include:

- Working with all landowners to ensure that the Dunton Hills comes forward as a single cohesive village and that no land is held at ransom.
- Working with all relevant infrastructure providers to ensure provision of the right infrastructure, in the right locations, at the right times.
- Implementing enabling infrastructure works, both on and off- site.
- Enabling serviced development land parcels to be brought to the market to achieve the requirements of the site allocation. The Master Developer will be responsible for agreeing terms for the construction and delivery of non-residential development and key infrastructure on each development parcel through controls within land transfer agreements and within the Phasing and Delivery Strategy.
- The delivery of non-residential or mixed-use buildings, infrastructure and community assets in conjunction with housing delivery. The strategy must demonstrate how they will work with stakeholders to deliver these, whether through land transfers, joint ventures or direct delivery to stakeholder standards.
- Establishing a stewardship body which is appropriately resourced.

Enabling Infrastructure

7.2.41 All necessary enabling infrastructure must be delivered in a timely manner in order to facilitate development and mitigate its impacts during and after construction.

7.2.42 Some infrastructure will be delivered over time, but in order to facilitate any development on the site a package of initial infrastructure works will be required, including transport connections, undergrounding of electricity cables, and utilities. The package of initial infrastructure works should be agreed during the planning application stage.

7.2.43 Planning permission will be required for not only the development on the site, but associated infrastructure works. It is anticipated that an outline or hybrid planning application will be submitted for the entire Garden Village, and alongside that it is expected that full planning permission is sought for initial infrastructure works. This will need to be accompanied by a detailed delivery plan, in particular for sites outside the developer's ownership.

7.2.44 Planning applications must demonstrate how the enabling infrastructure will be delivered in a phased approach to allow each of the 3 neighbourhoods to come forward as self-sustaining areas.

Infrastructure Delivery Statement

7.2.45 An Infrastructure Delivery Statement will be required to be submitted with the outline planning application, which sets out site-wide and off-site strategies covering key infrastructure to ensure that a clear approach is in place to deliver the vision, linked to the phasing and design quality of the development.

7.2.46 The strategy will need to be regularly reviewed during the development to ensure it remains up to date and reflects changes in population, stakeholder requirements, and legislation. This means it will be subject to annual monitoring as part of a S106 obligation or similar.

7.2 PHASING AND DELIVERY

PD6 Collaboration and Post Occupancy Evaluation

Objective:

Planning applications must demonstrate how development proposals will incorporate feedback and lessons learnt from earlier phases, and how the construction programme for later phases will avoid harm to the amenities of existing residents.

Local Plan Policy: R01

Guidance

1. Post Occupancy Evaluation will be required to inform the later phases of development. This approach will assist developers in creating a Village which will reflect the needs of its community.

2. In order to continue the legacy of co-design and cooperation, developers must conduct post occupancy evaluation and community engagement to better understand the needs of the community. The findings of these consultations must be incorporated in the design and development of later phases.

3. An annual review of the delivery progress will be required to provide a level of transparency between developers, the Council, the community and the various stakeholders.

Post Occupancy Review

7.2.47 Local Plan Strategic Aim DH03 requires community involvement to inform the design and delivery requirements of the village.

7.2.48 It is crucial that over the long development period each new phase takes the best practice from those preceding phases and avoid any mistakes. The use of Post Occupancy Evaluation is encouraged, and community engagement will be expected with new planning applications. The results should feed directly into the design of further phases of the development.

7.2.49 The provision of services, such as transport, commercial and employment space may need to be adjusted in later phases to reflect the needs and aspirations of Dunton Hills' new communities if it is found that further provision is required to identify shortfalls in earlier phases. Any changes which would divert from the S106 commitments as per the original outline planning application need to be evidence based and will be subject to detailed discussions with Brentwood Borough Council.

7.2.50 The Co-Design strategy must continue into the later phases of development in the form of Post Occupancy Evaluation.

Amenity and Construction Impacts

7.2.51 The size of the garden village means that it will be delivered over a long time, with residents moving in and potentially living in their homes for a very long time before later phases are constructed. The residents living in earlier phases must be afforded high quality living conditions, which are not dominated by construction impacts, or construction-related traffic.

7.2.52 Planning applications for individual parcels of land should demonstrate natural plot boundaries which achieve cohesive development, and avoid exposing residents on the edges of development plots to long-term construction impacts.

7.2.53 Proposals for later phases need to be cognisant of delivery and construction logistics so as to minimise disruption to site residents, and construction logistics plans will be required to demonstrate how the amenities of residents will be appropriately protected.

Continued Collaboration

7.2.54 Landowners will need to reach agreement as to how to deliver the masterplan in a way which results in a cohesive and well-designed community. Landowners may combine their landholdings or work together to submit joint applications which reflect the development layout shown in this masterplan.

7.2.55 Landowners will be required to demonstrate how each phase will be designed in line with this design guide, and how they will facilitate bringing forward future phases (which may be owned or delivered by others).

7.2.56 Achieving this objective will inevitably require collaboration and agreement between landowners about what gets delivered.

7.2.57 Development plots should not compromise the ability of adjacent land to come forward and deliver on the masterplan's aspirations.

7.3 STEWARDSHIP

SW1. Stewardship Overview

7.3.1 Successfully delivering a new Garden Village needs a clear understanding of how the assets within the new village will be managed in the long term.

7.3.2 Putting local people at the heart of the management of their village can generate increased local support, creativity and community spirit help create a sense of pride and belonging. A community-led approach to stewardship should be provided at Dunton Hills.

7.3.3 Stewardship is not just about the management of green spaces, although that is an important component. It relates to the full range of community assets, from utilities, infrastructure and commercial assets, to social and community events. Putting in place sustainable long-term arrangements for management and maintenance of public spaces and community assets will be an important aspect of maintaining the quality expected at Dunton Hills.

SW2. The Stewardship Model at Dunton Hills

Objective:

A stewardship body must be set up and appropriately resourced to ensure the long-term management and maintenance of the village's open spaces and community infrastructure.

Planning applications submitted must include a statement setting out the long-term sustainable governance and stewardship arrangements of the village's assets, and how they will contribute to those objectives.

Local Plan Policy: R01

Figure 242. Community-led organisation will need to be set up to lead the management and maintenance of the public realm and community assets at Dunton Hills.

Guidance

The following principles should be followed when preparing the stewardship model.

1. Long-term stewardship of open space, public realm (other than highways and schools) and community buildings will be the responsibility of one community led organisation, which will need to be set up within Phase 1 of the development.

2. Stewardship governance must include arrangements for the management, maintenance and renewal of community assets; and guidance on the body shaping the community-led management, funding and responsibilities.

3. Similarly, planning proposals should be able to demonstrate how their design and specification aligns with these stewardship arrangements and/or any supplementary arrangements (such as for highways and schools). In particular, this should have regard to suitable funding arrangements such as the associated provision of commuted sums to cover ongoing maintenance.

4. A range of income sources will need to be identified, including income generating assets, endowment and service charges. The new organisation will be inherent to the approach to land value capture for Dunton Hills.

5. The stewardship body will be community-led rather than a privately-run management company. The members of the organisation also allow future residents and businesses to shape the objectives and governance of the organisation, and to influence the design of new community facilities and spaces. The body should be comprised of elected members of the community, representatives of the Council and representatives of the Lead Developer working cooperatively to ensure that Dunton Hills is maintained over the long term and that it develops to reflect the needs of the community.

6. When setting out the objectives of the stewardship body, high quality management and maintenance over the long-term of Dunton Hills will be of fundamental importance.

7. Considerations should be given to mechanisms such as legal covenants in deeds to establish responsibilities over certain matters of care, such as front gardens, communal gardens, and public realm.

7.3.4 A community-led organisation will need to be set up to govern the management and maintenance of public spaces and community assets at Dunton Hills. That organisation should be run for the benefit of the community, should be empowered to make long-term decisions, and should have real influence on the way that the development is managed. Importantly, the stewardship body will need to be set up within Phase 1 of the development so that it can influence the development of neighbourhoods over time. It will also need to be properly resourced so that it can be self-sufficient and be empowered to make the right choices for its members.

7.3.5 The stewardship organisation will have a Board which will predominantly comprise members of the Dunton Hills community together with representatives of the Borough and Parish Councils. The community representatives should be elected to serve an agreed term. The Board may hold the freehold of parts of the site and may also have input into the operation of a site-specific Housing Association.

7.3.6 Existing Landscape assets such as the ancient woodlands should be managed by a Wildlife Trust.

7.3.7 Initial involvement from the Lead Developer will help set up the Land Trust (or equivalent body). As a community begins to form, responsibilities will be transferred from the Lead Developer to the community representatives.

7.3.8 The stewardship organisation should engage with the existing community in the surrounding area, especially during the early phases of the development. This will help establish links and relationships between the existing and new communities alongside aiding in the establishment of services, especially those dependant on volunteers.

SW3. Asset Management

7.3.9 Some parts of the development will be managed by the stewardship body, and others will be managed by other partners (for example, utilities or adopted highways). The following table sets out the potential assets which a new body could manage, and their responsibilities for managing those assets on the site.

7.3 STEWARDSHIP

COMMUNITY ASSETS	SITE WIDE GUIDANCE
Strategic and Local Open Spaces	These will need to be maintained with defined purposes, maintenance and access arrangements. The functions of open spaces may change over time to reflect the needs of the community
Water & Sustainable Drainage Facilities	These facilities will need to be managed over time to ensure that they adequately protect homes from the risks of flooding, but also offer opportunities for recreational use.
Unadopted Routes	There may be unadopted cycleways and footways through the site which pass through village centres, neighbourhoods or green spaces. These will need to be managed and maintained to ensure access for all users.
Sports Pitches and Leisure Facilities	Sports and leisure facilities will need to include provision for all the community. And may be managed in a way which generates revenue to ensure high quality maintenance and up-to-date facilities.
Community Halls and Buildings	These will need to provide facilities for various sections of the community and will need to generate enough revenue to enable suitable maintenance. These may be run in partnership with other organisations (for example, schools) and some uses of community facilities may require cross-subsidy.
Commerical Premises or Land For Income Generation	The stewardship organisation's assets may include commercial property which can be used to generate income. This may include commercial buildings, such as the village centre shops, which may afford the community additional choice over the management of their neighbourhoods. Parking spaces may also be considered commercial land, with the community-led organisation making decisions about car parking management and income.
Public Realm and Highway Verges	These may be managed by the stewardship body or adopted by the highway authority. They will need to be maintained to provide high quality environments, whilst complying with the highway authority's requirements around visibility and road safety.
Communal Services	The stewardship body may have some responsibility for communal services, such as Wi-Fi or energy generating schemes, and will need to make decisions about how to manage those services and their associated costs.
Mobility Hub	The mobility hub is envisaged as a place where transport interchanges happen. A concierge service may undertake personal travel planning services and assist with Travel Plans. Supporting facilities may also be provided which generate an income to offset operating costs.
Community-Run Facilities	The stewardship body may choose to lead community-run facilities such as shops or pubs, which will require a commercial approach to asset management.
Service Charges	The body may have the option to choose whether service charges will form part of their resourcing, and the ability to set those charges.
Community Events	The stewardship body may also chose to commit to organising community events (such as markets, outdoor events, etc…) to help create a sense of community within the development.

DUNTON HILLS
GARDEN VILLAGE

08

DESIGN TESTING

8.1 DESIGN TESTING

8.1.1 This section illustrates how the SPD guidance has been interpreted and applied by another Architectural team not involved in its preparation. This team was provided with a design brief for three plots within Dunton Fanns which include residential and non-residential uses. Their key aim was to meet the guidance while working as they would for a (hypothetical) developer client.

8.1.2 Based on their experience working with developers in other suburban schemes in Essex and elsewhere, they developed the plan, schedule and images presented in the next pages.

DT1. Design

8.1.3 This section illustrates how the SPD guidance has been interpreted and applied by another Architectural team not involved in its preparation. This team was provided with a design brief for three plots within Dunton Fanns which include residential and non-residential uses. Their key aim was to meet the guidance while working as they would for a (hypothetical) developer client.

8.1.4 Based on their experience working with developers in other suburban schemes in Essex and elsewhere, they developed the plan, schedule and images presented in the next pages.

KEY PLAN

KEY CHARACTERISTICS

1. WOODLANDS
2. RESIDENTIAL STREET
3. DEVELOPMENT EDGE
4. URBAN AVENUE
5. HOUSE BACK GARDENS
6. PARKING COURT

Diagram 81. Illustrative Detailed Layout

8.1 DESIGN TESTING

DT2. Schedule of Accommodation

8.1.5 Apartment block over 4 storeys with ground floor commercial and 3 upper floors of residential with 7 Units per core.

APARTMENT BLOCK

TYPE	NO.
1 BEDROOM FLAT	3
2 BEDROOM FLAT	18
2 BEDROOM FLAT OVER GARAGE	1
TOTAL HOMES	**22**

HOUSES

TYPE	NO.
2 BED TERRACE	23
3 BEDROOM END OF TERRACE	8
2 BEDROOM SEMI-DETACHED	20
4 BEDROOM DETACHED	13
5 BEDRROM DETACHED	3
TOTAL HOMES	**67**

Diagram 82. Illustrative Layout showing the housing mix

DT3. Character

8.1.6 With regard to character, houses adopt the brick tones and roof styles indicated within the guidance, and different house types have been designed for the terraces along streets and for the corners.

Figure 243. Houses showing the adopted brick tones and roof styles

8.1 DESIGN TESTING

Figure 245. Detached house with views toawrds the woodlands

Figure 244. Illustrative view of apartments at the market square with non-residential activity along the ground floor

HTA Design LLP
75 Wallis Rd
London E9 5LN

020 7485 8555
info@hta.co.uk
www.hta.co.uk

DUNTON HILLS
GARDEN VILLAGE