

## 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

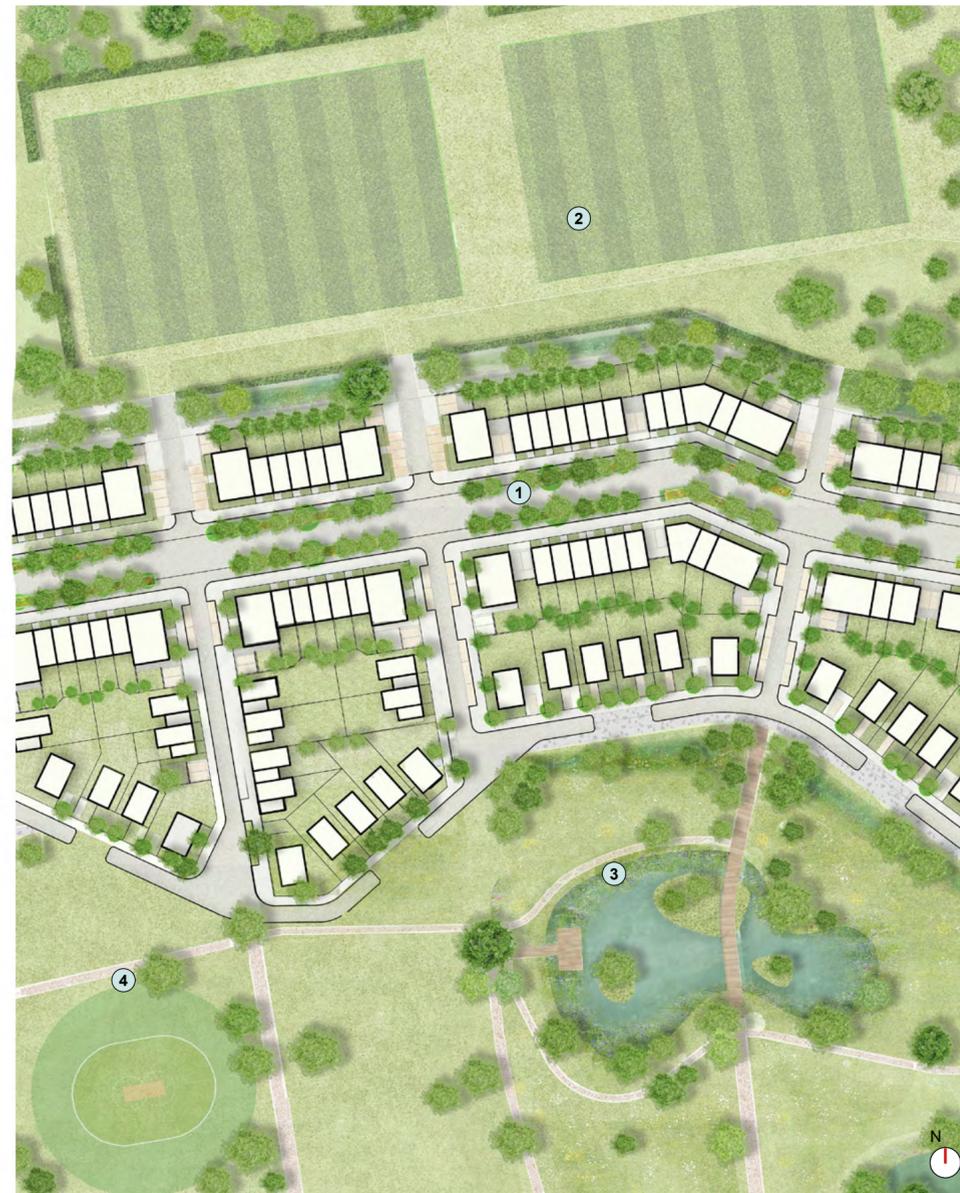


Diagram 61. Illustrative Detailed Layout of Waters Avenue

## 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

## 5.5 KEY ZONES

### 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

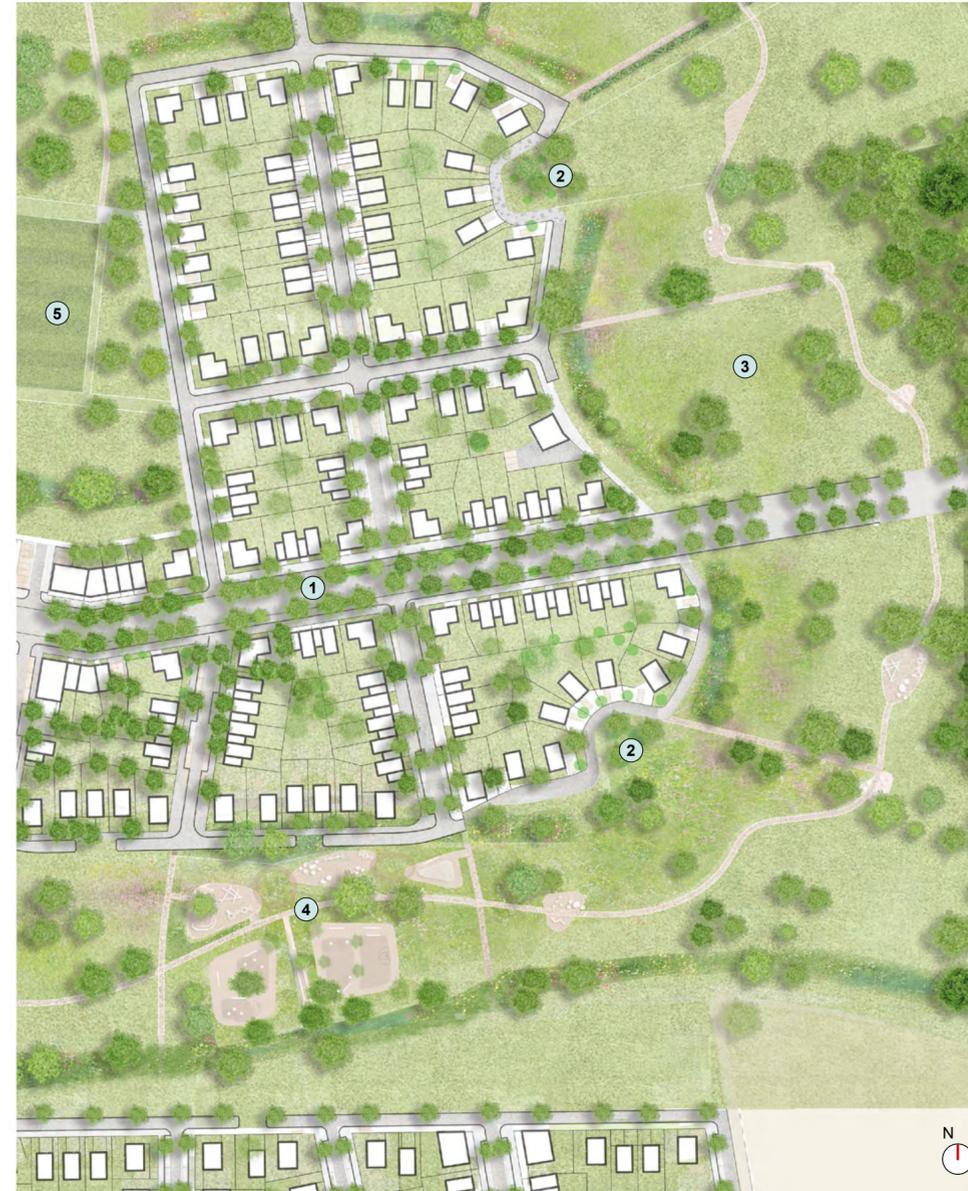


Diagram 63. Illustrative Detailed layout of Waters Neighbourhood

## 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

## 5.5 KEY ZONES

### 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 trees 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 CHARACTERISTICS

- 1 WELLNESS TRAIL
- 2 PLAY
- 3 MUGA
- 4 SWALES WITH BIODIVERSE NATIVE PLANTING TO EDGES
- 5 TIMBER CROSSINGS
- 6 MEADOWS
- 7 RAIN GARDENS

#### KEY PLAN



Diagram 65. Illustrative Detailed layout of Waters Neighbourhood - Community Park

## 5.5 KEY ZONES

### 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



Diagram 66. Illustrative Detailed layout of Waters Neighbourhood - the ridge.

#### KEY CHARACTERISTICS

- 1 WELLNESS TRAIL
- 2 SWALES
- 3 MEADOWS
- 4 HEDGEROWS
- 5 INCIDENTAL PLAY
- 6 COPSES AND FEATURE TREES
- 7 RAIN GARDENS

## 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.

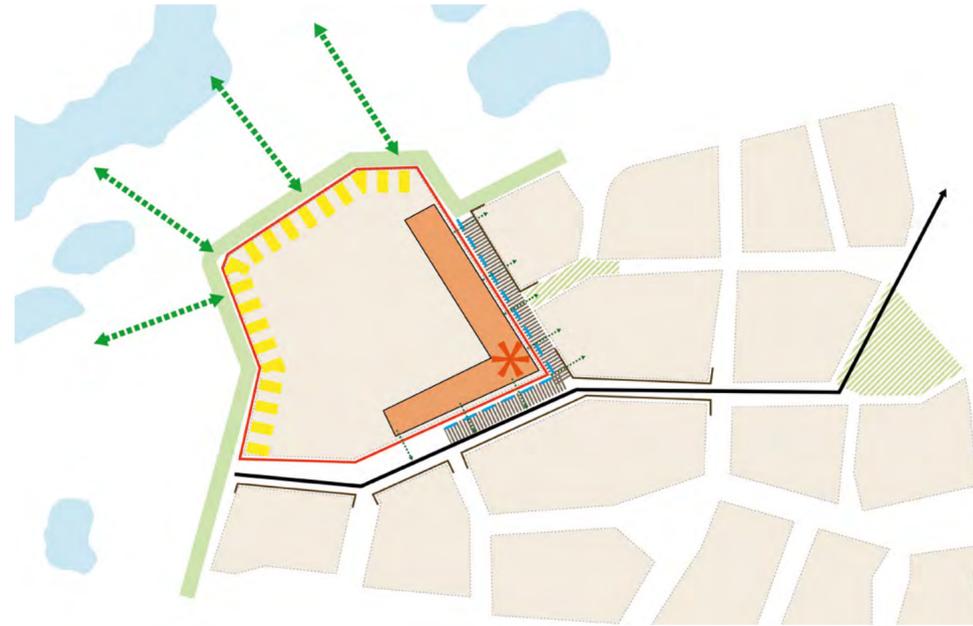


Diagram 67. Illustrative diagram of the Primary School

#### 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.

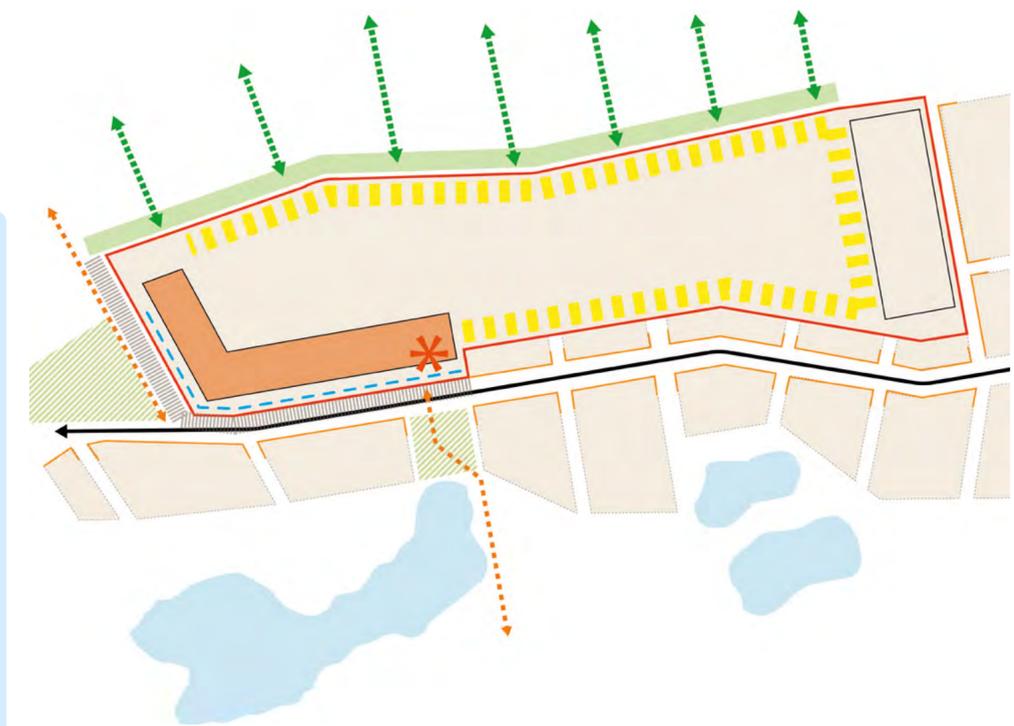


Diagram 68. Illustrative diagram of the Secondary School

#### KEY

- GREEN LINK
- - - PEDESTRIAN LINK
- SECONDARY STREET
- RESIDENTIAL STREET
- ||||| CAR FREE ZONE
- ▨ PLAY SPACE ORIENTATION
- SCHOOL BUILDING
- ⌋ KEY FRONTAGE
- \* KEY CORNER

#### KEY PLAN



## 5.6 ARCHITECTURAL DESIGN

### 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

## 5.6 ARCHITECTURAL DESIGN

### 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 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 174. The elevation reflects the character of the surrounding area, responding to the local context, 'Essex Vernacular' Tiptree, Essex - Bluepencil Designs



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 continuous 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

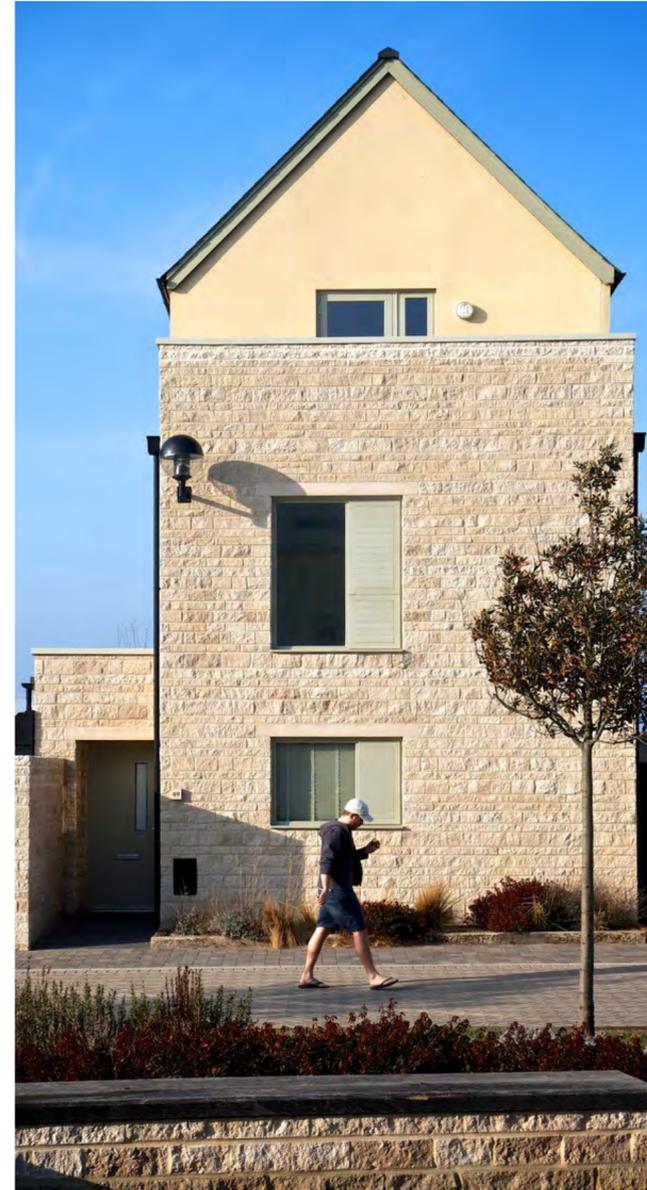


Figure 179. Materials to reflect the visual character of Dunton Waters. Osprey Quay, Portland - HTA Design LLP

## 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

## 5.7 PUBLIC REALM

### 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

## 5.7 PUBLIC REALM

### 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**



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:

- Be characterised by its green and sheltered setting amongst the ancient woodlands and mature landscaping.
- Provide connections to the natural features surrounding the neighbourhood such as the ancient woodlands, the ridge and the ponds.
- Have a neighbourhood hub with a small cluster of mixed uses set along a formal linear park to establish a sense of community
- 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.
- Have a primary and secondary school that are accessible by safe green walking and cycling routes as well by as public transport.
- Provide a range of homes of different typologies which respond to the woodlands and open spaces surrounding the development plots.
- 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.
- 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.

### KEY

- SITE BOUNDARY
- STREAM
- 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
- LOCAL VIEW CORRIDORS
- PRIMARY SCHOOL
- 1 LINEAR PARK
- 2 VILLAGE GREEN
- 3 WOODLANDS
- RIDGE LINE

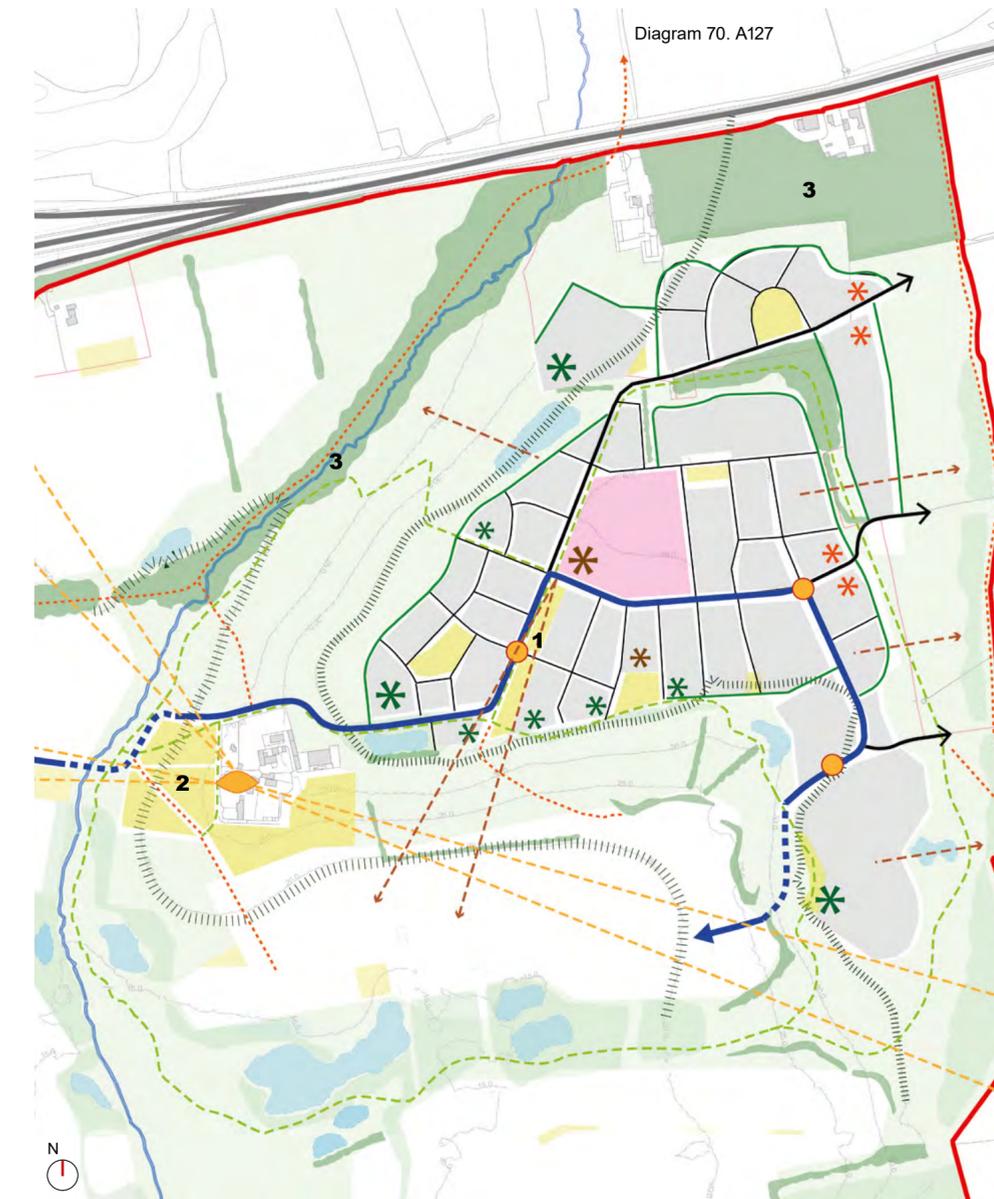


Diagram 69. Dunton Woods neighbourhood design plan

## 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 graduated 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.

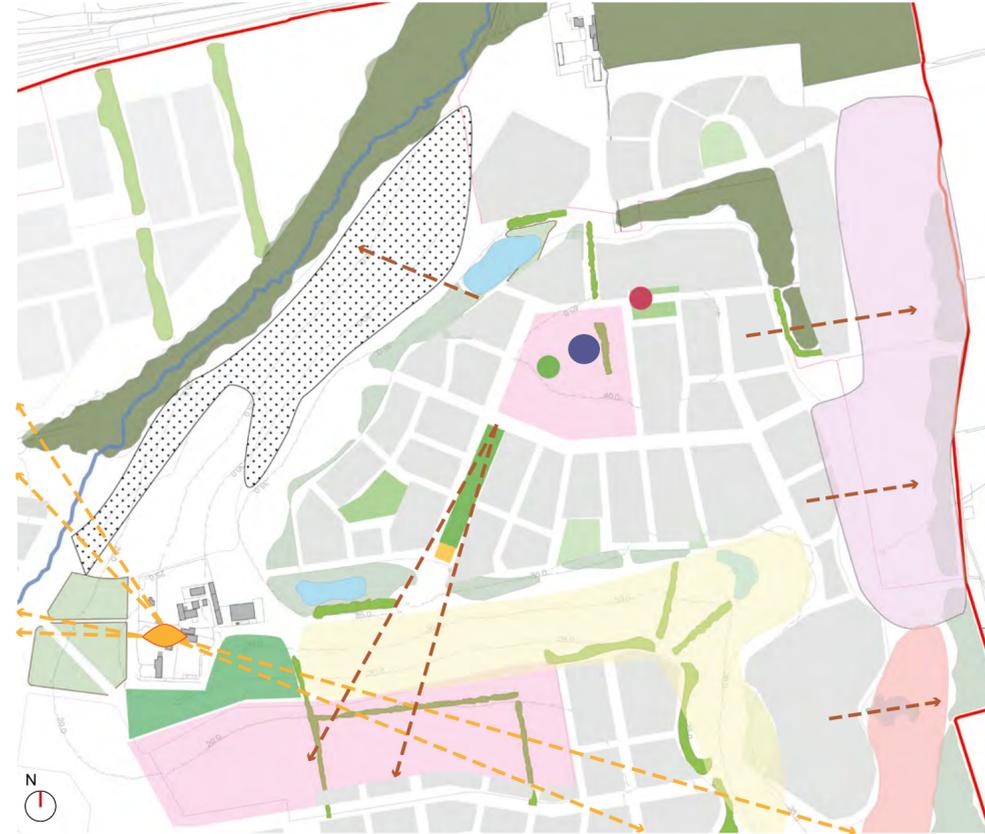


Diagram 71. Dunton Woods landscape design plan

#### KEY

 SITE BOUNDARY	 HEDGEROWS	 LEAP
 STREAM	 ANCIENT WOODLANDS	 FOOTBALL PITCHES
 PONDS AND ATTENUATION BASIN	 HILL SIDE COMMON	 SCHOOL SPORTS PROVISION
 DEVELOPMENT PLOTS	 PLATEAU SCRUBLAND	 HERITAGE ASSETS
 PARKS AND OTHER OPEN SPACES	 SCHOOLS	 WIDER CONTEXT VIEW CORRIDORS
 MEADOW	 LINEAR PARK	 LOCAL VIEW CORRIDORS
 RIDGE LINE	 PRODUCTION SPACE	
 PLAZA		

## 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 200. Development set within woodland context



Figure 201. Mature woodland

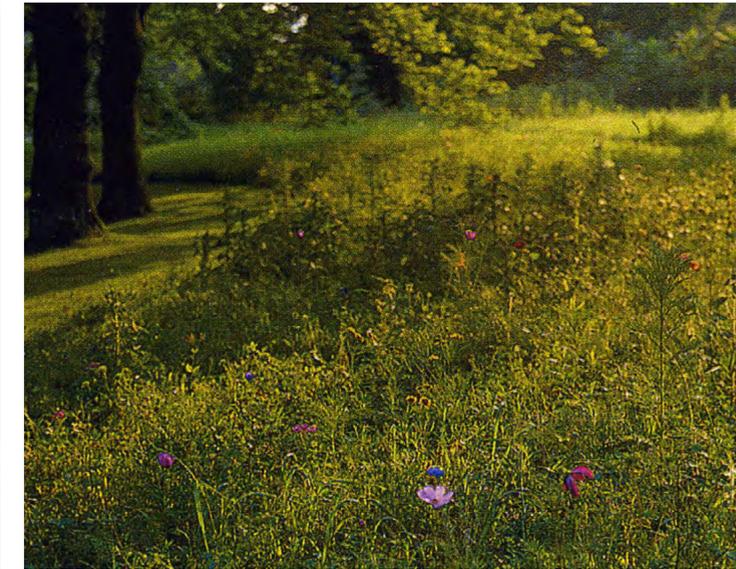


Figure 199. Meadows on woodland edges

## 6.4 LANDSCAPE INTERFACE

### 011. 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

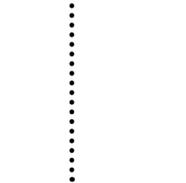


Figure 205. Gasline Buffer Zone

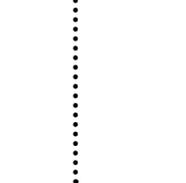


Figure 206. Site Boundary

## 6.4 LANDSCAPE INTERFACE

### 012. 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:

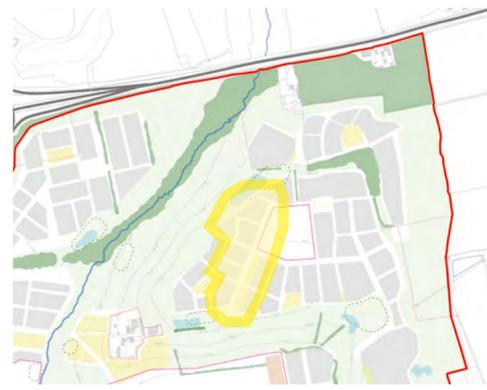
The Woods Centre must be designed around a high-quality linear park with non-residential flexible uses and bookended by gateways. It must be a clearly distinct area in Dunton Woods, standing out for its rectilinear layout and more formal public space.

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.

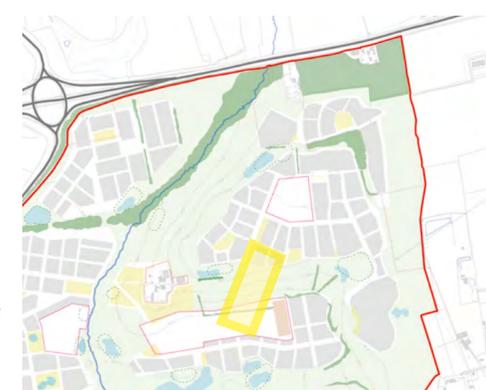
Local Plan Policy: BE14, NE05 and R01

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

## 6.5 KEY ZONES

### 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

-  NEIGHBOURHOOD GREEN
-  TOWARDS BASILDON
-  WOODLANDS

#### KEY PLAN



## 6.5 KEY ZONES

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.

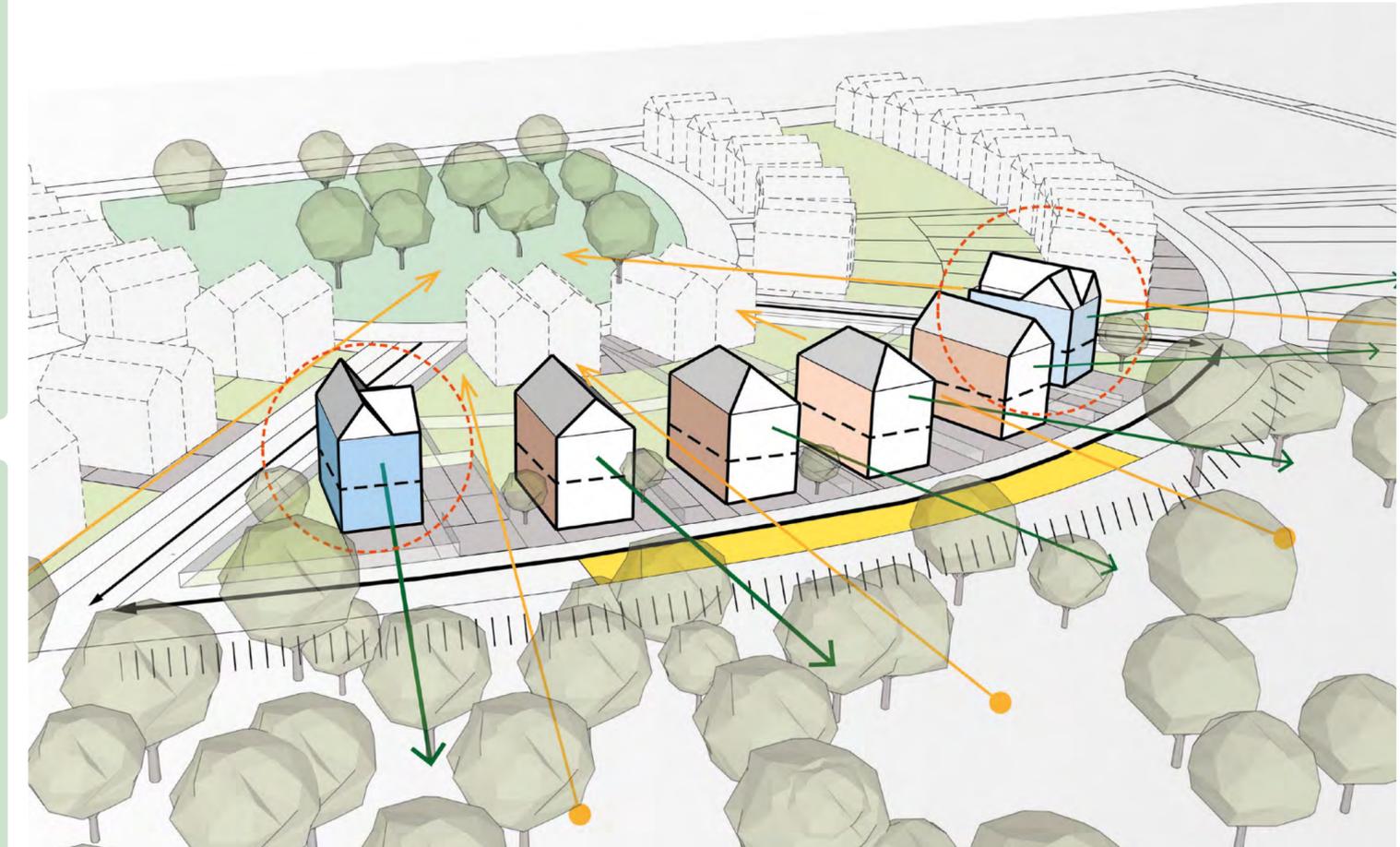


Diagram 75. Illustrative diagram of Edge of Woods

#### 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
-  COMMUNITY 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                            | ⑤ SCRUB   |
| ② WOODLAND TRAILS                        | ⑥ MEADOWS |
| ③ PROPOSED WOODLAND                      | ⑦ SWALES  |
| ④ NEIGHBOURHOOD GREEN WITH DOORSTEP PLAY |           |

## 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

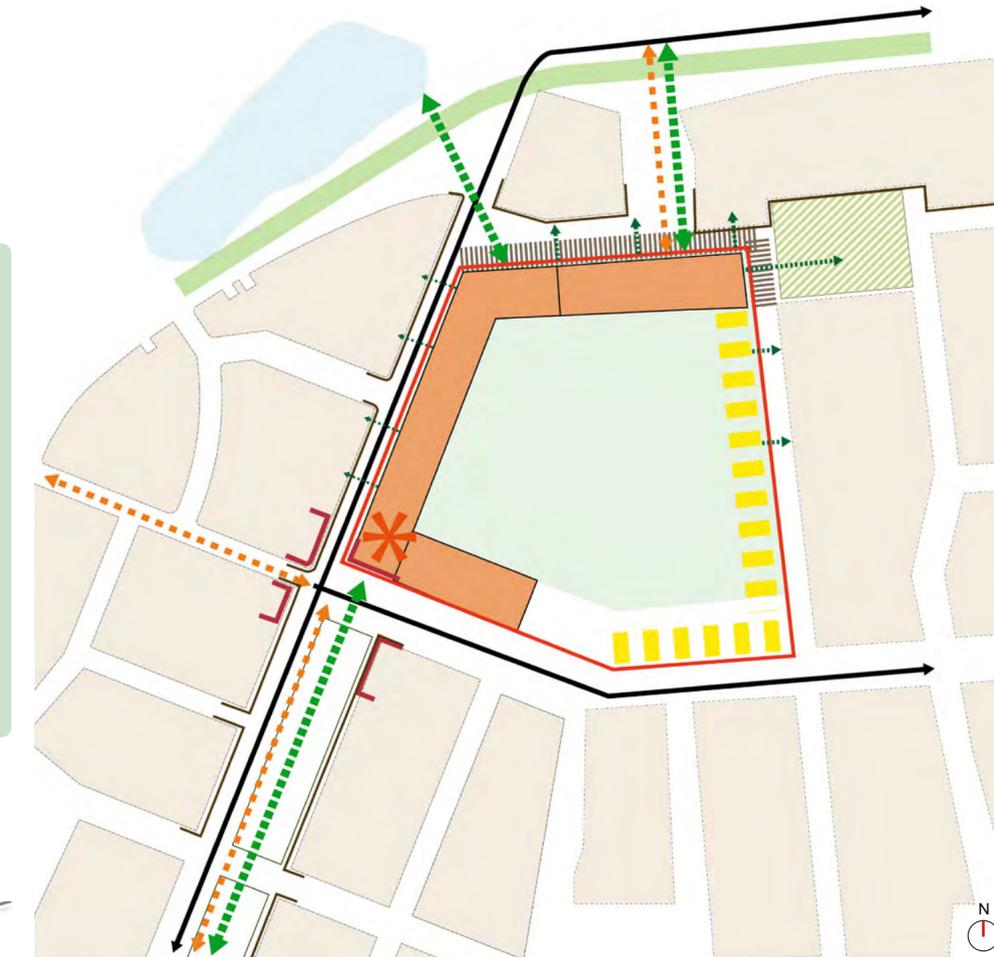


Diagram 77. Illustrative diagram of Primary School within Dunton Woods

#### KEY

- |                       |                             |
|-----------------------|-----------------------------|
| — GREEN LINK          | ■ PLAY SPACE ORIENTATION    |
| - - - PEDESTRIAN LINK | ■ SCHOOL BUILDING           |
| → SECONDARY STREET    | ⌋ KEY FRONTAGE              |
| → RESIDENTIAL STREET  | ★ MARKER BUILDING - GATEWAY |
| CAR FREE ZONE         |                             |

## 6.6 ARCHITECTURAL DESIGN

### 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

## 6.6 ARCHITECTURAL DESIGN

### 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.

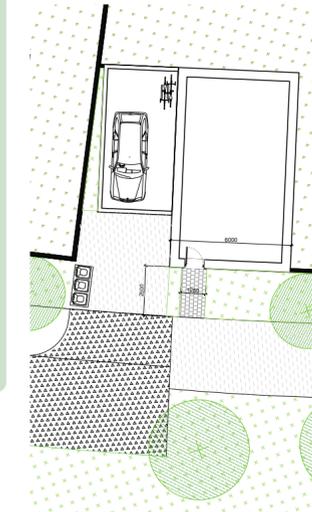


Diagram 78. Detached Garage Privacy Zone



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

## 6.6 ARCHITECTURAL DESIGN

### 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 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 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 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 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



Figure 220. Chimneys must form part of the overall roofscape of detached houses. Upton, Site C, Northampton. HTA Design LLP.

## 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-storey 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 aquifolium



Figure 230. Corylus avellana



Figure 231. Betula pendula

## 6.7 PUBLIC REALM

### 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

## 6.7 PUBLIC REALM

### 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**



## 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).

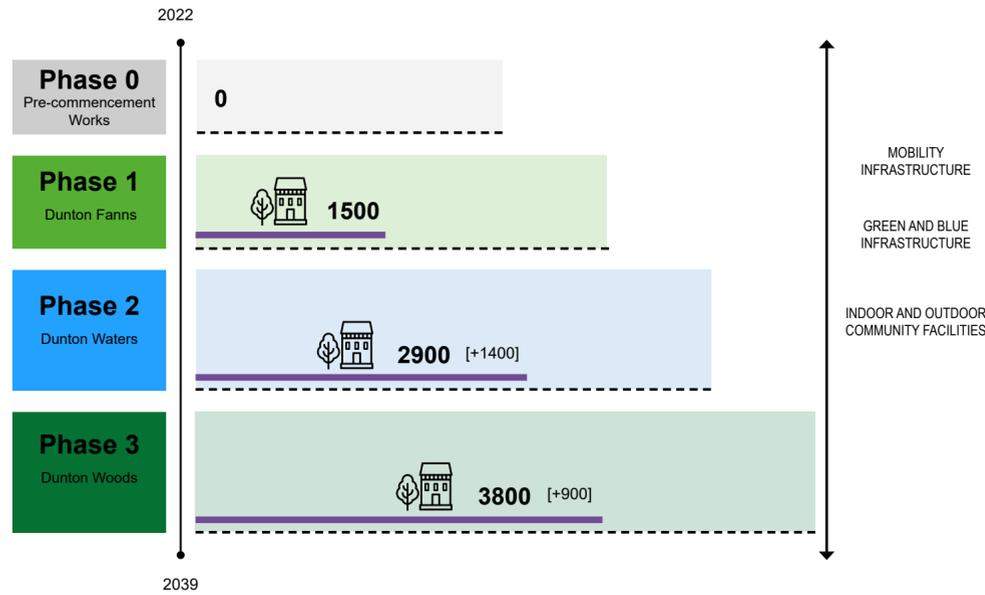


Diagram 79. Phasing Diagram

## 7.1 DELIVERY, PHASING AND STEWARDSHIP

PHASE	PHYSICAL INFRASTRUCTURE AND KEY SPACES	KEY SPACES	COMMUNITY/ SOCIAL INFRASTRUCTURE	GREEN AND BLUE INFRASTRUCTURE
<b>Prior to Commencement</b>	<ul style="list-style-type: none"> <li>Access to the site</li> <li>Services and utilities to the site</li> </ul>			
<b>Phase 1 (Dunton Fanns)</b>	<ul style="list-style-type: none"> <li>Mobility hub and related facilities (from the outset of the development)</li> <li>Mobility routes</li> <li>Enhancements to Station Road including footway and cycleway</li> <li>Improvements to the public realm at West Horndon station to promote safe walking and cycling</li> <li>Contribution to improvements to the railway at West Horndon Station</li> <li>Works to A128 corridor including A127/A128 junction and footway link to Country Park</li> <li>Contributions to the South Brentwood Growth Corridor</li> <li>Noise attenuation</li> <li>Link through to Basildon – pedestrian/cycle and emergency access</li> </ul>	<ul style="list-style-type: none"> <li>Village Centre</li> <li>School Square</li> <li>5 travellers pitches</li> <li>Development of the Innovation Hub</li> <li>Self-build/custom build plots</li> </ul>	<ul style="list-style-type: none"> <li>Primary School and supporting infrastructure</li> <li>Healthcare facility</li> <li>Private nursery</li> <li>Care Home</li> <li>Community hall and management facilities</li> <li>Preservation of views towards the Farmstead</li> <li>Community stewardship body established, governance and membership</li> <li>Art and Wayfinding</li> </ul>	<ul style="list-style-type: none"> <li>Enhancement of the existing woodlands</li> <li>Scrubland and Site Boundary Enhancements</li> <li>Village Green</li> <li>Community Growing Space</li> <li>Enhancement of the Eastlands Springs</li> <li>Green frontage along the A128</li> <li>Play spaces</li> <li>Enhancement of Nightingale Lane as a heritage asset</li> <li>Temporary sports pitches</li> <li>Football Hub</li> <li>Market Square</li> <li>School Square</li> <li>Innovation Park Square</li> <li>Contribution to the overall SuDS proposal</li> <li>Enhancement of the Wetlands</li> <li>Enhancements to the Green Infrastructure</li> <li>Contribution to overall biodiversity enhancement</li> <li>Street furniture and landscaping</li> </ul>
<b>Phase 2 (Dunton Waters)</b>	<ul style="list-style-type: none"> <li>Mobility Routes</li> </ul>	<ul style="list-style-type: none"> <li>Dunton Waters Neighbourhood Hub</li> <li>Self-build/custom build plots</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing Village Centre development</li> <li>Primary School and supporting infrastructure</li> <li>Private Nursery</li> <li>Care Home</li> <li>Secondary School and supporting infrastructure</li> <li>Expansion of community stewardship body, governance and membership</li> <li>Art and Wayfinding</li> </ul>	<ul style="list-style-type: none"> <li>Enhancements to existing woodlands</li> <li>Wildlife Corridor/ Re-wilding Area</li> <li>Play spaces</li> <li>Cricket Pitch</li> <li>The Ridge</li> <li>The Plateau</li> <li>Community Park (Waters East)</li> <li>Enhancement of the Wetlands</li> <li>Scrubland and Site Boundary Enhancement</li> <li>Hillside common</li> <li>Blue Infrastructure - SuDS</li> <li>Green Infrastructure – landscape/ecology</li> <li>Contribution to overall biodiversity enhancement</li> <li>Street furniture and landscaping</li> </ul>
<b>Phase 3 (Dunton Woods)</b>	<ul style="list-style-type: none"> <li>Mobility Routes</li> <li>Wind turbine removal</li> </ul>	<ul style="list-style-type: none"> <li>Dunton Woods Neighbourhood Hub</li> <li>Self-build/custom build plots</li> </ul>	<ul style="list-style-type: none"> <li>Primary School and supporting infrastructure</li> <li>Private Nursery</li> <li>Care Home</li> <li>Expansion of community stewardship body, governance and membership</li> <li>Art and Wayfinding</li> </ul>	<ul style="list-style-type: none"> <li>Play spaces</li> <li>Scrubland and Site Boundary enhancements</li> <li>Linear Park</li> <li>Blue Infrastructure - SuDS</li> <li>Green Infrastructure – landscape/ecology</li> <li>Contribution to the overall biodiversity enhancements</li> <li>Street furniture and landscaping</li> </ul>

## 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.

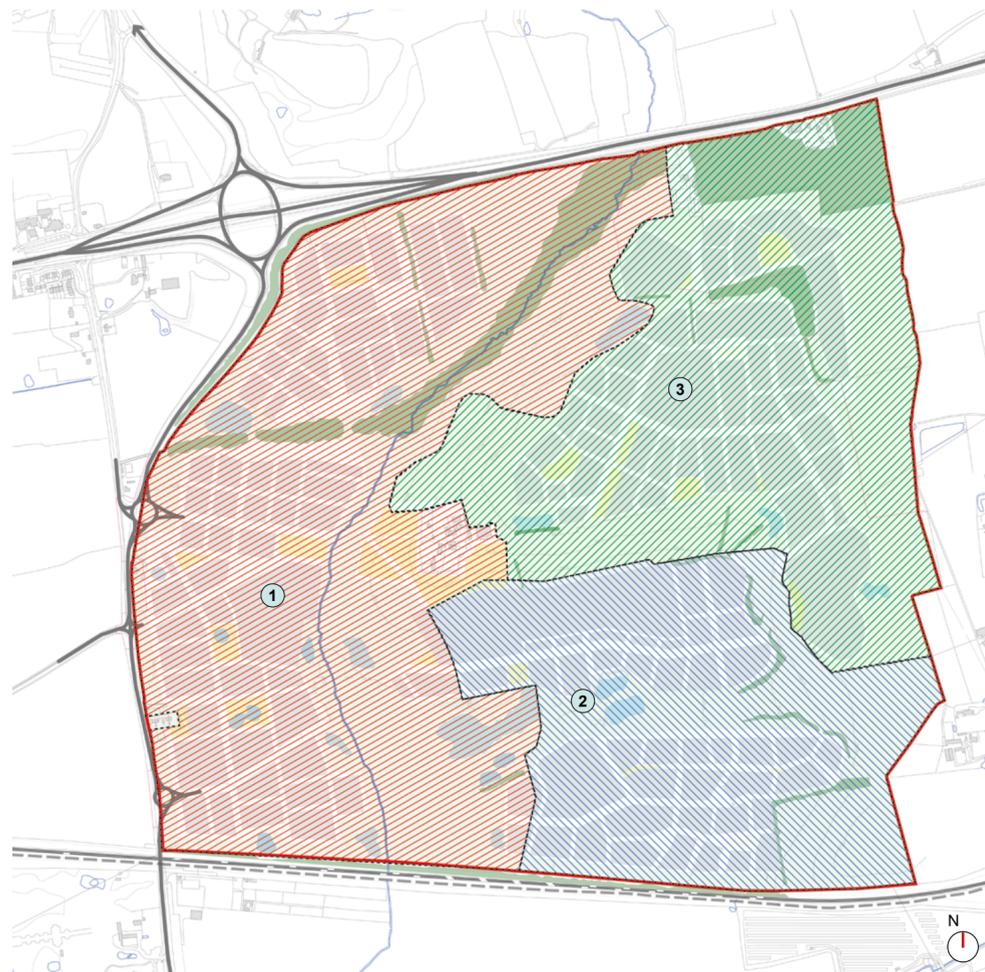


Diagram 80. Diagram indicating the phasing strategy

#### 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 PHASING AND DELIVERY

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

### PD4. Delivering Homes

#### Objective:

***A Phasing and Delivery Strategy must be provided which must demonstrate 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

## 7.2 PHASING AND DELIVERY

### 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.

## 7.3 STEWARDSHIP



### 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.
Commercial 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 choose 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**



## 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

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#### 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
<b>TOTAL HOMES</b>	<b>22</b>

#### HOUSES

TYPE	NO.
2 BED TERRACE	23
3 BEDROOM END OF TERRACE	8
2 BEDROOM SEMI-DETACHED	20
4 BEDROOM DETACHED	13
5 BEDROOM DETACHED	3
<b>TOTAL HOMES</b>	<b>67</b>



Diagram 82. Illustrative Layout showing the housing mix

## 8.1 DESIGN TESTING

### 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 towards the woodlands



Figure 244. Illustrative view of apartments at the market square with non-residential activity along the ground floor

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