

Feature Projects

Dunton Garden Village, Dunton,
Brentwood, Essex



Local planning authority
Brentwood Borough Council



Client
CEG Land Promotions Ltd



Scheme outline
4,000 home new garden village on circa
224ha green belt site



Particular elements to be addressed:

- Earlier iteration of draft local plan did not contain proposal for new village
- Allocation would concentrate majority of district housing supply in one new village location
- Substantial encroachment into green belt
- Two directly adjacent local planning authorities had expressed initial opposition to the concept
- Concerns expressed by council about deliverability, accessibility, sustainability and community creation. Site location is divorced from existing facilities and although directly adjacent to railway line has no direct access to sustainable railway station
- Concerns expressed by council about environmental conditions including noise from directly adjacent railway and air quality risks from directly adjacent trunk roads

Principal planning instruction:

- Assess and set vision with promoters and landowners for a form of development which might convince Brentwood Borough Council to support and develop a strategy to persuade council to allocate the site
- Lead the appointed consultant team to produce the necessary material to convince council officers and members to enthusiastically support the proposal
- Present to council leader and executive the emerging proposals
- Develop a partnership working ethos and energy with council officers from which to influence the emerging policies of the local plan
- Assist the council and promoters in applying to Ministry of Housing, Communities and Local Government (MHCLG) for Garden Village status and funding
- Lead and coordinate the consultant team to produce the necessary evidence to assist the council's promotion of the site. Evidence dealt with landscape, green belt, transportation, ecology, drainage, design and master planning, planning process, housing need, employment need, noise and air quality

Particular elements where value was added:

- From having no allocation for development persuaded the council officers and members to allocate the site for up to 4,000 homes, 5ha of employment land and associated infrastructure
- By maintaining strong working relationships with senior officers and leader influenced emerging policies
- Identified innovative and deliverable solutions to concerns raised by consultees on matters such as sustainable transport, existence of railway station approximately 2km for the site and initial criticisms from the Design Council
- Assisted in the achievement of MHCLG Garden Village status

Outcome:

- Site allocated in local plan submitted to Secretary of State for examination for new garden village comprising up to 4,000 homes, 5ha of employment land, primary schools, secondary school, district centre and recreational open space