



Workshop Summary

Meeting: Dunton Hills Garden Village – **Gypsy and Traveller Workshop**
Venue: Dunton Hills Golf Course Tilbury Road, West Horndon, CM13 3LT
Date: Wednesday 28 August 2019
Time: 13:00-14:30

Attendees	
Justin Booij (JB)	Brentwood Borough Council (BBC)
Coby Tomlins (CT)	
David Carter (DC)	
Lucy Gill (LG)	
Andrea Pearson (AP)	
Charlotte Robinson (CR)	CEG
David Barnes (DB) [Star Planning]	
Nick Norgate (NN) [Broadway Malyan]	
Natalie Hayward (NH)	Essex County Council (ECC)
Stephen Andrews (SA)	
Brendan Johnston (BJ)	
Leigh Norris (LN)	Essex Police (ECP)
Paul Downes (PD)	
Apologies	
Jonathan Alldis (JA)	Homes England (HE)
Amy Burbridge (AB)	
Phil Drane (PD)	Brentwood Borough Council (BBC)
David Ubaka (DU) [David Ubaka Placemakers]	

Introduction

- An introduction to DHGV project, what the relevance of this workshop is to the project and how this information and outcomes of the workshop will help as the project progresses into outline planning application phase and in preparation for the DHGV Design Supplementary Planning Document.
- A policy context was provided regarding a requirement for 5 pitches to be provided in the first 5 years, within the plan period.
- Broadway Malyan (Nick Norgate) presented the masterplan framework to attendees and provided an overview of the rationale behind location of the Gypsy & Traveller site, what other options were considered and why the site is in the proposed location. Proposed site location is provided in Appendix A.
 - Key rationale for the proposed site location included, site constraints on other possible locations, access to site, adjoining uses, placemaking.
 - It is noted that the above rationale was discussed in tables 2 & 3 as to whether this was the preferred location by relevant stakeholders.

Workshop Questions

Table 1 (Transport and Access)

- Thinking about the suggested location of the Gypsy & Traveller site at DHGV, what are the key access challenges to the site.

Table 2 & 3 (Design, Configuration and Servicing)

- Thinking about the indicative location of the Gypsy & Traveller site at DHGV, what are the key design features for the site, thinking about safety, adaptable design for futureproofing and connection to adjoining areas.
 - Note policy context / Planning Guidance: Local Plan, Essex design guide, Good practice Guide for G&T sites

Summary of Key Themes

Transport and Access (Table 1)

- Overall agreement that from a transport and access perspective, the location of the proposed Gypsy & Traveller site is acceptable.
- There was support that the Gypsy & Traveller site would not include an additional junction onto the A128.
- In principle, the proposed configuration of two access roundabouts along A128 with Station Road crossing in between was supported by Essex County Council (BJ).
- The distance between Gypsy & Traveller junction to the roundabout was debated. Vectos note that there should be a minimum of 20m, however Essex County Council (BJ) noted that there should be a greater distance than 20m, however needs an appropriate layout to be demonstrated with tracking diagrams. BJ noted that with depth of plots, it is likely to result in a distance greater than 20m.
- Agreement that the road should be designed appropriately to likely users of the road (ie large vehicles).
- It was agreed that provision of pedestrian access is required. Shared surface may be acceptable from a Highways point of view, with a fallback position of a pavement alongside the road from a placemaking perspective.
- It was agreed that provision of a turning circle would be required.
- There was discussion that acceptable standards for potential adoption would be 'Minor Access Road'.

Design, Configuration & Servicing (Table 2 & 3)

Location

- Overall agreement that the proposed location of site is preferred location across Dunton Hills given its access, surrounding land uses, proximity to major transport route and land constraints.
- There was discussion around the size of the site, potentially not being large enough to accommodate for pitches (up to 10 through subdivision) for the total build period for DHGV which exceeds the life of the Local Plan period.
- Essex Police noted that provision of a new site within a new development/ village is new territory within Essex, presenting both opportunities and challenges.
- BCC (DC) noted that the location of the site may be visible and therefore, appropriate design elements need to be considered through detailed design. Privacy for surrounding residents and for the Gypsy & Traveller community is important.

Design

- A number of design considerations were discussed for the Gypsy & Traveller site including:
 - Appropriate design for open spaces to mitigate illegal encampments;
 - Large enough pitches to allow for subdivision (futureproof) in the future;
 - Provision of play spaces for Gypsy & Traveller Community children;
 - Safety provisions such as CCTV on and near the site;
 - Appropriate planting for privacy from a Gypsy & Traveller perspective and surrounding land use perspective;
 - Noise mitigation measures (may be planting) to protect from rail noise and minimize noise from the site; and
 - Each pitch should provide enough space for caravan, day rooms (1 per pitch), outdoor spaces for children and vehicles.
- Underpinning the design process outcomes, there was fundamental agreement that community engagement and co-design should be undertaken prior to finalization and through the SPD process.
- It was agreed that more detailed design should be undertaken within the context of the National and Essex design principles, noting that the national principles are expired.

Configuration

- Configuration of pitches on site in addition to the proposal included a number of options (pending pitch size) such as: a fan/ circular model with a central communal space and rounded access; and pitches facing a central communal area with access through the central spine of the site.
- It was agreed that this would be fleshed out through detailed design and community consultation / engagement with the Gypsy & Traveller community.

Servicing

- Servicing and amenities on site could be provided on site as part of the wider utilities infrastructure. (sewer, water, power).
- Essex Police noted that security / safety measures may need to be considered given proximity to rail line.

Ownership

- A number of ownership options were discussed, including: freehold, community trust and council owned. It was noted that a permanent private ownership option with a particular Gypsy & Traveller community would be preferable to ensure long term success of the site. This was preferred, given this is the first Gypsy & Traveller pitch that will be wholly incorporated into a new development in Essex. This would be subject to consultation with the Gypsy & Traveller community.
- Consideration of which families are to be prioritized for the site should be undertaken, given there are cultural differences within the Gypsy & Traveller community.

Next Steps

- Community consultation with the Gypsy & Traveller community was agreed as a key next step for detailed design of the site. Community consultation is also essential to identifying potential local partners for ownership and therefore long-term success if privately owned.
- Council to provide clear position on size requirements for pitches to resolve futureproofing discussion.

Attachments

- Appendix A – Proposed Gypsy and Traveller Location and draft design provided by CEG (Broadway Malyan).