



Meeting: Dunton Hills Garden Village – **Landowner Meeting**
Venue: Committee Room 1, Brentwood Town Hall
Date: Friday 22 November 2019
Time: 10:00 – 12:00

Attendees:

Cllr Chris Hossack (CH)	Brentwood Borough Council (BBC)
Cllr Noelle Hones (NH)	
Jonathan Stephenson (JS)	
Phil Drane (PD)	
Coby Tomlins (CT)	
Justin Booij (JB)	
David Ubaka (DU)	
Charlotte Robinson (CR)	CEG (Land Promoter)
Jon Allen (JAI)	
David Barnes (DB)	
Jonathan Alldis (JAs)	Homes England
Andrew Patchett (AP)	Landowner Representative
Martin Jordan (MJ) [Whirledge & Nott]	Landowner Representative
Iain Low (IL)	Landowner
Hollie Stacey (HS)	Crest Nicholson
Sarah Cornwell (AC)	Bellway
Adam Smith (AS)	Landowner

Item	Notes
1. Policy Framework Update	Masterplan Framework + Principles Design Review Panel <ul style="list-style-type: none">• CT provided an overview of the Dunton Hills Garden Village (DHGV) recent Design Review Panel (09/10).• CT identified that the summary report prepared by Design South East (DSE) is one of the many parts of feedback provided by a range of stakeholders that input into the DHGV design process.• PD reiterated that BBC are the local planning authority and will determine applications in line with policy. The DSE review panel summary report is one piece of stakeholder advice to help shape the Masterplan Framework (MPF).• CT noted that BBC and CEG (along with the several other stakeholders such as ECC and Homes England) are working

together to update the MPF which subsequently responds to many of the comments raised in the DSE summary report.

Supplementary Planning Document

- CT provided an update on the purpose of the Supplementary Planning Document (SPD) and timeframes. The SPD is to provide detailed design guidance for DHGV, building on the broader design elements that are set out through the MPF. A brief has been prepared and is due for tender. The successful consultant will be the facilitator for co-design work with the community forum and other stakeholders as part of preparing the SPD.
- PD highlighted that the approach to co-design and community involvement is positive and the community (including all stakeholders) will be involved throughout the entire SPD process.

Status

- CT identified that the connection between the MPF and the SPD are the MPF Mandatory Principles which are to be set out in the SPD, which will undergo a co-designed approach and be tested through a consultation process. This will become the policy framework for DHGV in addition to the adopted Local Plan. The MPF is also to be presented to DHGV Project Delivery Board in February 2020.

Statement of Intent

- CT provided an update that BBC, CEG, ECC and Homes England are working towards a draft document (Statement of Intent) that sets out expectations of each stakeholder roles in delivering DHGV as the project starts to progress. This will set out objectives and levels of stakeholder engagement in each phase of the project and will continuously updated as the project progresses. It is expected that roles for the community forum will also be set out in this document.
- The Statement of Intent will be complementary to the DHGV governance framework (i.e. Steering Group and Project Delivery Board structure)

Local Plan Update

- PD updated on the focussed consultation taking place on the Local Plan. The focussed consultation sets out minor reallocation of housing numbers across three areas in the borough (two sites in Blackmore, two sites in Shenfield, and DHGV). The reduction of homes across Blackmore and Shenfield is proposed to be delivered by increasing DHGV by 70 homes. It was noted that consideration needed to be given to the delivery of DHGV within the plan period, however mitigation measures are in place. The consultation process impacts Local Plan submission timeframes and potentially the outline planning application for DHGV.

	<ul style="list-style-type: none"> • JA noted that the addition of 70 homes at DHGV does not impact the overall delivery of the project. • CH noted that the focussed consultation is due to a Council decision to respond to specific resident concerns in Blackmore and Shenfield. The consultation will finish on 26 November and BBC are keen to submit the Local Plan as soon as possible following this (likely January 2020). • PD explained that the Infrastructure Delivery Plan (IDP) has been updated and published except for transportation costings. PD noted that the transport assessment work continues, and a presentation of findings for work on transport integration in the Southern Brentwood Growth Corridor is to be held (17/12). This work considers the wider transport network and cumulative impacts from development proposals in the area including DHGV. A key focus is the opportunity for a transport interchange at West Horndon Station. Engagement has been occurring with various stakeholders (such as neighbouring authorities, ECC, Highways England, and c2c rail). The next step is to discuss further with neighbouring authorities regarding principles, proposals and costs to inform the IDP. • PD explained that the sequence of timing is to publish the IDP, submit the Local Plan in January 2020. • HS asked about if there will be any impact from the Basildon air quality issues raised by DEFRA. PD explained that BBC's view is that we don't have the same impact currently due to lack of population living/working near to the A127, but are mindful that more development (such as DHGV) may lead to air quality issues in the future. As such there is an overall view that a reduction of speed on the A127 and a long-term change in vehicle behaviour is needed and can be delivered along with growth in the area. The Southern Brentwood Growth Corridor work on transport integration provides a vision for this through a set of principles to be applied to development. This will be presented on 17 December (landowners and stakeholders have been invited).
<p>2. Development Management</p>	<p>Outline Planning Application</p> <ul style="list-style-type: none"> • CR explained that CEG are progressing with the Outline Planning Application (OPA) and Environmental Statement preparation to have a package ready by the end of the year. • JA noted that the OPA will also be submitted to support the examination of the Local Plan and show deliverability and as such the application would be submitted following that. • DB noted that subject to broad objections, there would be an option to submit earlier, however CEG does not want to prejudice the Local Plan. • CR noted that CEG have until the end of the month (November) to have a complete set of submission documents that will start going

	<p>through a due diligence process to ensure readiness for submission.</p> <ul style="list-style-type: none"> • DB explained we do not want ‘in principle’ objections when the application is submitted. • HS asked what ‘matters’ will be reserved. DB noted that access will be included in the OPA at present and that the SPD will work alongside this process. JA explained that CEG are committed to maintaining a collaborative way of working long term with Council and all stakeholders, noting that CEG are committed to the long-term delivery of the project. <p>Timing of Outline Planning Application</p> <ul style="list-style-type: none"> • JA explained that the application will be ready to be submitted at the end of the year, however due to sequencing of local plan submission have allowed up to Q2 2020 as an approximation. • CH/PD/CR noted the delay of Local Plan submission due to the focussed changes consultation, however this shouldn’t impact on the overall delivery of the project and the Local Plan will be submitted January 2020.
<p>3. Community Involvement</p>	<p>Community Forum</p> <p>Link to Supplementary Planning Document</p> <ul style="list-style-type: none"> • CT explained that the first community forum meeting was held on 15 October with a purpose to introduce DHGV to a wider group of community stakeholders than had been involved in panning-specific workshops to date. • CT noted that it provided an opportunity to explain to the community the proposed DHGV masterplan framework and what the next steps are for delivering the detailed design process for DHGV. • CT explained that the community forum directly links with SPD tender document and co-design approach or DHGV Detailed Design SPD (set out below). The community forum will participate in workshops (based on five themes) that will inform the SPD document which is to be co-designed. <p>Ongoing Legacy</p> <ul style="list-style-type: none"> • CT explained that BBC have been undertaking a number of site visits to understand the range of legacy options available for DHGV. • BBC are working on a legacy options paper to set out objectives for DHGV legacy arrangements, with a roundtable meeting to be held early 2020 to progress legacy arrangements ahead of next community forum. • PD noted that the community forum provides the opportunity for the Community to evolve into long term Community Board for DHGV as part of the legacy arrangement and decision makers at

	<p>DHGV. BBC are mindful that the nature of DHGV’s community will change as the project progresses.</p> <p>Youth Workshops</p> <ul style="list-style-type: none"> • CT provided update that youth workshops were held to engage with local schools (primary, secondary, special education) to understand youth needs and help inform SPD for DHGV. • CT explained that they were successful and positive events, with great feedback from students and teachers. The following next steps will occur: <ul style="list-style-type: none"> ○ A resource pack to be developed for youth engagement for other Garden Communities; and ○ Workshop summary outcomes/ recommendations from youth perspective for DHGV to help inform SPD.
<p>4. Any Other Business</p>	<p>Statement of Common Ground</p> <ul style="list-style-type: none"> • HS questioned the progress of Statements of Common Ground (SoCG) between BBC and neighbouring authorities. PD provided an update noting that signed SoCGs would be developed up to submission. Ongoing cooperation will take place during examination. PD noted that BBC has engaged with Thurrock Council regarding objections. <p>Joint Strategic Plan</p> <ul style="list-style-type: none"> • HS asked about an update on the South Essex Joint Strategic Plan (JSP) and PD explained that it is expected that the South Essex Statement of Community Involvement is planned for consultation in the new year followed by an ‘Issues Consultation’ on the JSP. The Issues Consultation will show broad locations for growth. <p>Determination</p> <ul style="list-style-type: none"> • JA asked about determination timeframe for OPA and PD explained that we would be looking at a determination when the inspector indicates support for local plan adoption. JA asked whether the application would be determined by planning committee or full Council. PD set out that it would be determined in the same way as other applications and so planning committee would likely decide following officer recommendation. There was a discussion about the experience of other authorities determining strategic development applications. CT took away an action to resolve. <p>Resourcing</p> <ul style="list-style-type: none"> • MJ asked for assurance about the adequacy of BBC’s resources considering the likelihood of increased planning applications in future. PD explained that there is dedicated officer resource to the DHGV project funded by Homes England. CH confirmed that the project is a corporate priority and we are prioritising this.

Actions:

1. CT to confirm whether Outline Planning Application would go to planning committee or full council.
2. CT to set a time/date for next landowner meeting in early 2020