



Meeting: Dunton Hills Garden Village – **Landowner Meeting**
Venue: Online via Microsoft Teams
Date: Thursday 17 September 2020
Time: 16:00 – 17:30

Attendees:

Phil Drane (PD)	Brentwood Borough Council (BBC)
Coby Tomlins (CT)	
Justin Boojj (JB)	
Ana McMillan (AM)	HTA Design
Jan Slominski (JS)	
Charlotte Robinson (CR)	CEG
David Barnes (DB)	
Andrew Patchett (AP)	Landowner Representative
Martin Jordan (MJ)	Whirledge & Nott (Landowner Representative)
Iain Low (IL)	Landowner
Matthew Parsons (MP)	Crest Nicholson
Kenny Duncan (KD)	
Sarah Cornwell (AC)	Bellway

Item	Notes
Previous Meeting Actions	<ol style="list-style-type: none"> CT to confirm whether Outline Planning Application would go to planning committee or full council. <ul style="list-style-type: none"> CT noted that this would be covered later in the agenda, however it is understood by BBC that an OPA would follow local plan allocation for DHGV. This action will therefore be dealt with nearer the time. CT to set a time/date for next landowner meeting in early 2020 <ul style="list-style-type: none"> Actioned
1. Policy Framework Update	<p>Local Plan Update</p> <ul style="list-style-type: none"> PD updated on the Brentwood Local Plan since we last met (September 2019). Plan submitted in February 2020 for examination in public, following additional Regulation 19 consultation (Addendum of Focussed Changes) in late 2019. The Planning Inspectorate (PINS) appointed two inspectors for the examination. Initial questions received from the inspectors in May 2020.

- Responses to these questions have been published on the Council's website. These were published in parts (Duty to Cooperate and other immediate issues published 24 July 2020; more detailed topic papers, including one on Dunton Hills Garden Village, published 28 August 2020; and additional questions published 4 September 2020. All submission material is available online at <http://www.brentwood.gov.uk/index.php?cid=694>
- Outstanding amendments to policy wording in response to questions on this issue will next be published by the Council by the end of the month.
- Among other things, next steps involved agreement of Statements of Common Ground (SoCG) with landowners/promoters/stakeholders. It was noted that the landowner MoU and a supporting letter from BBC could be one way of formalising support for the Local Plan allocation and joint-working on delivery etc.
 - **Action:** CT to liaise with landowners to receive feedback on preferred approach to SoCGs.
- PD noted that examination hearing sessions could start by the end of the year, likely into early 2021.
- PD explained that a Heritage Impact Assessment is in the process of being prepared for DHGV, as requested by Historic England. This will inform the Local Plan policy and design guidance Supplementary Planning Document (SPD).

Supplementary Planning Document Update

- CT provided overview of co-design that has informed the draft SPD. See presentation.
- CT highlighted key link between Framework Masterplan Document (FMD) and SPD. CT noted that there is a strong link between the mandatory principles in the FMD which have informed in more detail how the SPD comes forward. CT noted three key variations from the FMD including:
 - Land Use Plan;
 - Density Plan; and
 - Integrated Transport Plan.
- CT explained timing for consultation of the SPD. See presentation.
- HTA provided presentation and overview of initial draft SPD. See presentation.
 - **Action:** all to review presentation and feedback with early comments if relevant ahead of consultation.
- CT invited comments and Andrew Pratchett asked whether the Design Guidance will be tested with housebuilders? CT answered that this will be undertaken as part of the consultation process and AM added that the guidance is not prescriptive on

	(fundamental) residential unit sizes to inform viability. CR added that CEG would support soft market testing at the current stage.
2. Development Management	<p>Outline Planning Application</p> <ul style="list-style-type: none"> • CT explained that the Outline Planning Application (OPA) is awaiting outcomes of the Brentwood Local Plan Examination in Public. • CR agreed with CT and highlighted support for OPA to be submitted as soon as practicable following DHGV allocation. <p>Ongoing work</p> <ul style="list-style-type: none"> • CT noted ongoing background work to support the application, including legacy and stewardship research, and Highways England meetings to resolve wider network capacity and mitigation issues.
3. Community Involvement	<p>Stewardship draft paper</p> <ul style="list-style-type: none"> • CT noted a draft version of the stewardship principles have been provided to landowners and encouraged feedback. • CT explained that BBC are looking to highlight the principles with Members in early 2021. The key point is the residents of DHGV will be the owners and decision makers for what happens in the Garden Village. <ul style="list-style-type: none"> ○ Action: All to review draft Stewardship document <p>PlaceMakers Health Tool</p> <ul style="list-style-type: none"> • CT noted this tool is a positive opportunity for DHGV in that it is a pilot project run by Innovate UK and in collaboration with LiveWell accreditation. The tool will provide and recommend a health rating for DHGV. • CT noted timing is around end of October for early draft from PlaceMakers. <p>Art Programme</p> <ul style="list-style-type: none"> • CT noted that BBC have been working with Essex Cultural Diversity Project and Arts Council England to develop an arts Programme in collaboration with the community to ensure a legacy at DHGV. CT noted that the specific projects are not defined until later, however it may be, as an example, drawings of youth's future vision of DHGV to be translated as some art form at the garden village when built out.
4. Any Other Business	<p>SPD</p> <ul style="list-style-type: none"> • Delivery: AP raised question regarding BBC undertaking testing of SPD with developers to ensure it can be delivered. CT noted this will be tested through consultation process. • Farmhouse: CT noted that there will be a principle in the SPD (content for isn't worked up yet). The principle will be high-level, such as any future potential use to be enjoyed by the whole

	<p>community and contribute to the sense of place, ensuring the Grade II listed building is at the heart of the garden village. Noted this does not have a current timeframe and could be anything from a community centre to a wedding venue/ hotel / mix of uses. DB raised that deliverability must also be considered.</p> <ul style="list-style-type: none">• Action: CT to send draft SPD to landowners before Project Delivery Board <p>Adam Smith Land</p> <ul style="list-style-type: none">• CR questioned whether there were any updates on Adam Smith land?• CT noted that BBC are supportive of MoU signed by all landowners, however have not had an update from Adam Smith recently.
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Actions:

1. **Action:** CT to liaise with landowners to receive feedback on preferred approach to SoCGs.
2. **Action:** All to review presentation and feedback early comments if relevant ahead of consultation.
3. **Action:** All Landowners to review draft Stewardship document.
4. **Action:** CT to send draft SPD to landowners before Project Delivery Board.