



**DUNTON HILLS  
GARDEN VILLAGE**



**BRENTWOOD  
BOROUGH COUNCIL**



**DUNTON HILLS GARDEN VILLAGE SPD - CONSULTATION REPORT  
FOR BRENTWOOD BOROUGH COUNCIL**

**January 2021**



**BRENTWOOD  
BOROUGH COUNCIL**



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**DUNTON HILLS**  
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**01**

**I N T R O D U C T I O N**

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## Introduction

This report summarises the co-design process conducted by Brentwood Borough Council and HTA Design LLP in the time period in which the Supplementary Planning Document (SPD) was produced, ranging from February 2020 to October 2020. The data collected from the co-design process informed and shaped the Design Guidance.

The consultation process provided members of the community, landowners, statutory stakeholders, community groups and young persons with opportunities to participate in shaping Dunton Hills Garden Village. The aim of the co-design process was to better understand the needs of the different groups and to work together to shape a cohesive vision for the new village which will foster a vibrant community.

Participants were consulted on what they valued most about their existing communities, what they would like to see in the new village and how it could be managed to encourage community engagement. Community members across different age groups and demographics were consulted on a variety of accessible platforms. The consultation process happened in the midst of the Covid 19 pandemic and therefore the majority of the consultation process had to be conducted through virtual platforms.

This report summarises the co-design process and the feedback received. This report also demonstrates how the feedback received has been incorporated into the SPD. It responds to some of the key responses received and sets out the next steps in the consultation process which will help refine the Draft SPD into a final document which is in line with the vision for the community for Dunton Hills.

### This report is structured as follows:

- Background
- The Co-Design Process
- What You Told Us
- Next Steps





**DUNTON HILLS**  
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**02**

**B A C K G R O U N D**

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## Dunton Hills Garden Village and the SPD

Dunton Hills Garden Village is a new village proposed in the Borough of Brentwood which will provide much needed homes for the future. This village is one of 14 such villages that were proposed by the Government in January 2017.

The new village will be self-sustaining and will provide up to 4,000 new homes, new schools, job opportunities, health and community facilities and new public spaces. It will have three neighbourhoods: Dunton Fanns, Dunton Waters and Dunton Woods. Each of these areas will be designed to have a unique character which highlights the existing natural features found in Dunton Hills.

### The SPD

A Draft Supplementary Planning Document (SPD) has been developed by a team led by HTA Design LLP, appointed by Brentwood Borough Council. The SPD sets out the rules that would guide future design proposals for the Dunton Hills Garden Village; these rules detail how the village will look and feel.

The guidance set out in the SPD delves into the detail of architectural design, parking, transport, public spaces, landscape, street design, health and education facilities and design, legacy, sustainability and innovation.

The Draft SPD will be available for public consultation. Once consultation is concluded, feedback will be incorporated into the SPD and will

be adopted by the Council. Once finalised, the SPD will be used as a planning policy guidance document against which future development proposals would be assessed.

### The Draft Framework Masterplan Document

This SPD was informed by the Dunton Hills Draft Framework Masterplan (February 2020) which was produced by Broadway Malyan for CEG, the main land promoter for the site, in collaboration with Brentwood Borough Council and other key stakeholders.

It sets out the broad development principles of the village which will guide how the detailed work comes forward. This document takes into consideration policy set out by the Council in the draft Brentwood Local Plan.

The framework masterplan document itself encompassed its own consultation process, including several technical workshops which identified the potential of the site and the broad layout of the village, while respecting elements such as flooding, ecology, views, transport, heritage and surrounding land uses, among other things. The Draft Framework Masterplan was also informed by three Design South-East Design Panel Reviews.

The Draft Framework Masterplan is not a statutory planning document, but it contains aspirational mandatory principles which this SPD addresses, and in many cases expand upon, to guide developers and decision makers.

## The Vision for Dunton Hills

Dunton Hills Garden Village is a new settlement in a borough of villages. It is a place where the local natural environment is valued, protected, and shapes people's lives. Education, community facilities and amenities are central and well-integrated, creating a place that will become an exemplar of healthy and sustainable living.

Dunton Hills will be a thriving new garden village which offers a landscaped setting, with sustainable transport connections, a self-sustaining population and modern energy-efficient homes.

As a Garden Village, Dunton Hills will be an exemplar for creating self-contained housing developments. At the same time it will have a unique sense of place and reflect its specific context. It will sit within the borough of Brentwood, the borough of villages, and will continue the borough's historic settlement pattern by drawing from the character of local villages to create a place which is rooted within its setting and landscapes.

The size of the village creates an opportunity for sufficient housing to sustain local services and facilities. Due to its size, the site has varied landscape character and offers the potential to create a distinct set of places which offer different design solutions which reflect that character. The village will be comprised of three smaller neighbourhoods, which reflect the landscape character and the smaller sizes of typical Brentwood villages.

Named after their landscape characteristics, these neighbourhoods are:

- **Dunton Fanns;**
- **Dunton Waters; and**
- **Dunton Woods**

Although each of these neighbourhoods will have its own character, it is vital that they come forward in a joined-up way to create transport connections, facilities and services which are well planned and enable appropriate connections between the neighbourhoods. Each neighbourhood will be connected to the others to create one garden village.



# Producing the SPD and the Continuous Co-Design Process

The SPD has been developed through a series of distinct work stages.

## 1. Completed Steps:

### a. Analysis of Baseline Information

In the initial stage of the SPD production, the design team set forward a project plan, and reviewed the Framework Masterplan Document and relevant supporting evidence to identify opportunities and constraints. The team also reviewed the vision and mandatory principles for Dunton Hills.

### b. Co-Design

The co-design process is intended to be a diverse engagement strategy aimed towards evidence gathering. A number of community engagement activities were held to understand the vision and aspirations for Dunton Hills.

During this stage, the design team reached out to a variety of technical experts, local residents in Brentwood, and stakeholders through a series of technical workshops and community engagement events. The outcomes of the co-design process has then been assimilated to inform and shape the Draft SPD.

### c. Draft Design of SPD

The preparation of the Draft SPD was based on the findings of the co-design process. A set of design guidance objectives were tested and produced in order to create a dynamic village comprised of three distinct character areas. The SPD design guidance set out in the SPD aims to reflect the ambitions of the community to create a landscape-led garden village, grounded in with a rich heritage and a unique character, where people will want to live and thrive for generations to come.

## 2. Next Steps:

### a. Public Exhibition

Following the submission of the Draft SPD, the document will undergo public consultation. This will be an opportunity for the community and various stakeholders to provide further feedback and to see how their previous input was reflected in the SPD.

### b. Post-Public Consultation

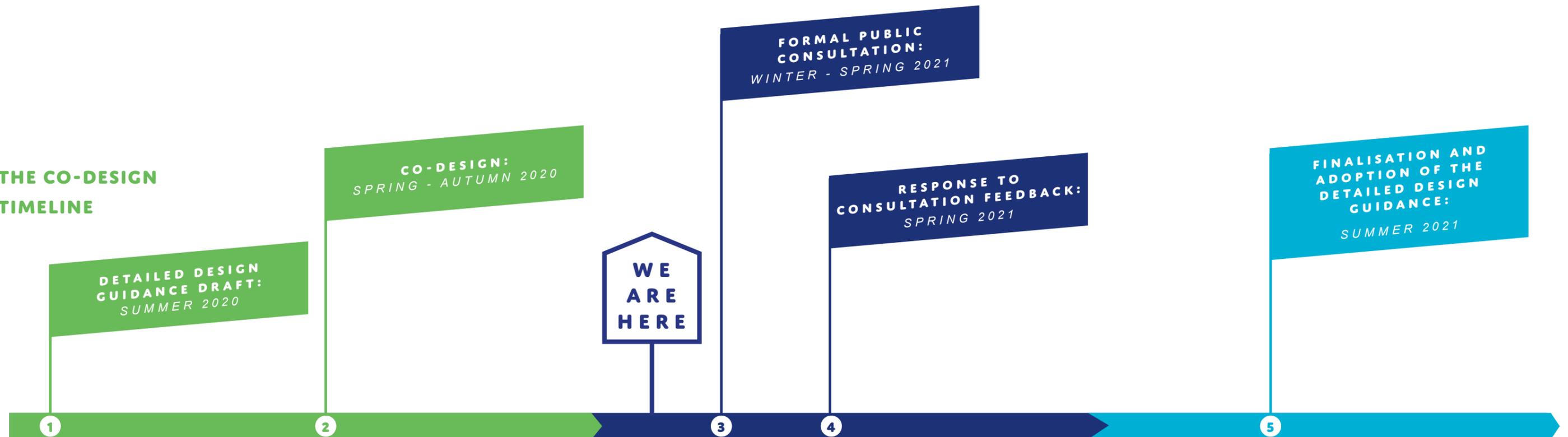
Following the public consultation, the SPD will be amended to reflect the comments received from the local community and the various stakeholders.

### 3. Adoption:

Once this SPD is finalised to reflect all input gathered from the final public consultation and the examination process, it will be adopted by the Council. Once adopted, this SPD will be a material consideration for planning applications brought forward on the site.



## THE CO-DESIGN TIMELINE





DUNTON HILLS  
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03

THE 5 THEMES

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## The 5 Themes

The co-design process has been organised into five key themes. These themes have guided the production of the SPD and relate to the vision for Dunton Hills. These are summarised below:

### A Strong Sense of Place

This theme refers to the unique local identity of a place which draws from its street types, building heights, distinctive architectural features, and landscape. A strong sense of place provides residents with a sense of identity, pride and belonging.

Dunton Hills is a unique space, with rich heritage and historic landscape features. The new village will have a distinct and unique sense of place which will be local to the context of Brentwood, the borough of villages. It will be inspired by the historic context of the nearby villages, and

translate them into a place which is suitable for the 21st century.

Each neighbourhood will draw on its unique landscape character to create individual places which are rooted within their setting. The key neighbourhood centres and community facilities will contribute to a strong sense of community.

The village will also benefit from community-led stewardship, with ownership and management of public assets and important spaces being led by the community. This will allow the future residents at Dunton Hills to shape the future of their village, and to create a place which they are proud to live in.



### Land Use and Design

Design describes the way that buildings and places are planned to influence the way that they look and function. Dunton Hills Garden Village will be comprised of three distinct neighbourhoods: Dunton Fanns, Dunton Woods and Dunton Waters. Each of these neighbourhoods will reflect the typical scale of villages in Brentwood, and will have its own unique design and character which builds upon and highlights the existing landscape features present within it.

The characteristics of these areas will inform the fine grain of their building designs to create three locally distinct and easily identifiable areas. Those areas will each have their own materiality, building types, and design features which will sit comfortably alongside each other. Together they will form a single village community, with well-

defined spaces, and legible edges and boundaries. This theme refers not just to the way that places look, but also to the way that the places function. As well as providing up to 4,000 new homes the village will need new schools, jobs, health and community facilities and new public spaces to create a self-sustaining community.

Each of these places, and the relationships, edges and spaces between them, will need to be carefully designed to create a balanced and sustainable village. The way that buildings look will draw upon their functions and uses, as well as drawing on the qualities of their setting as one of Brentwood's villages.

The design of Dunton Hills Garden Village will create functional, beautiful, and locally distinctive places which accommodate the needs of all users.

# The 5 Themes

## Sustainable Movement

Sustainable movement refers to the modes of transportation within the site and to other places, and will prioritise active and environmentally friendly travel. Dunton Hills Garden Village will be an opportunity to create a place which is built around sustainable modes of transportation. This will contribute to a sustainable village, encourage healthy lifestyles and well-being, and help create an inclusive community.

As such, sustainable transport is one of the key considerations for the new village.

Walking, cycling and public transportation should be the main modes of transportation used by the residents of the garden village, while car travel should only be occasional, and make use of car clubs and electric vehicles. The street network will need to provide safe and accessible footpaths and cycle lanes which will encourage active travel. Additionally, public transport should be efficient with bus stops within short walking distances to homes, village centres, employment areas and other important places.

The proposed road network will establish a sustainable hierarchy of transport modes, and will identify a set of movement and transportation considerations, including street widths and parking strategies, which will help create a sustainable Garden Village. A transport network which prioritizes active travel and provides high quality public transportation should be provided from the onset of the delivery stages in order to establish sustainable travel patterns amongst the first residents.



## A Forward Thinking Village

A forward thinking village is a place which looks to the future to create a place which is guided by technological advances to enhance the residents' way of life and allow spaces to be adaptable and resilient to climate change.

Dunton Hills Garden Village will be a forward-thinking village. It will integrate some of the latest innovation and technology to create a sustainable and environmentally friendly village with longevity for future generations.

Dunton Hills will be a development which produces very low levels of carbon, minimises energy use and supports renewable energy. High quality materials, innovative building design and smart control systems will help to manage energy use sustainably across the village.

The village will also facilitate intergenerational living and will include homes which are suitable for all stages of peoples' lives.

All aspects of the village will need to contribute to creating a Forward Thinking Village, through sustainable building design, land uses, and sustainable movement.



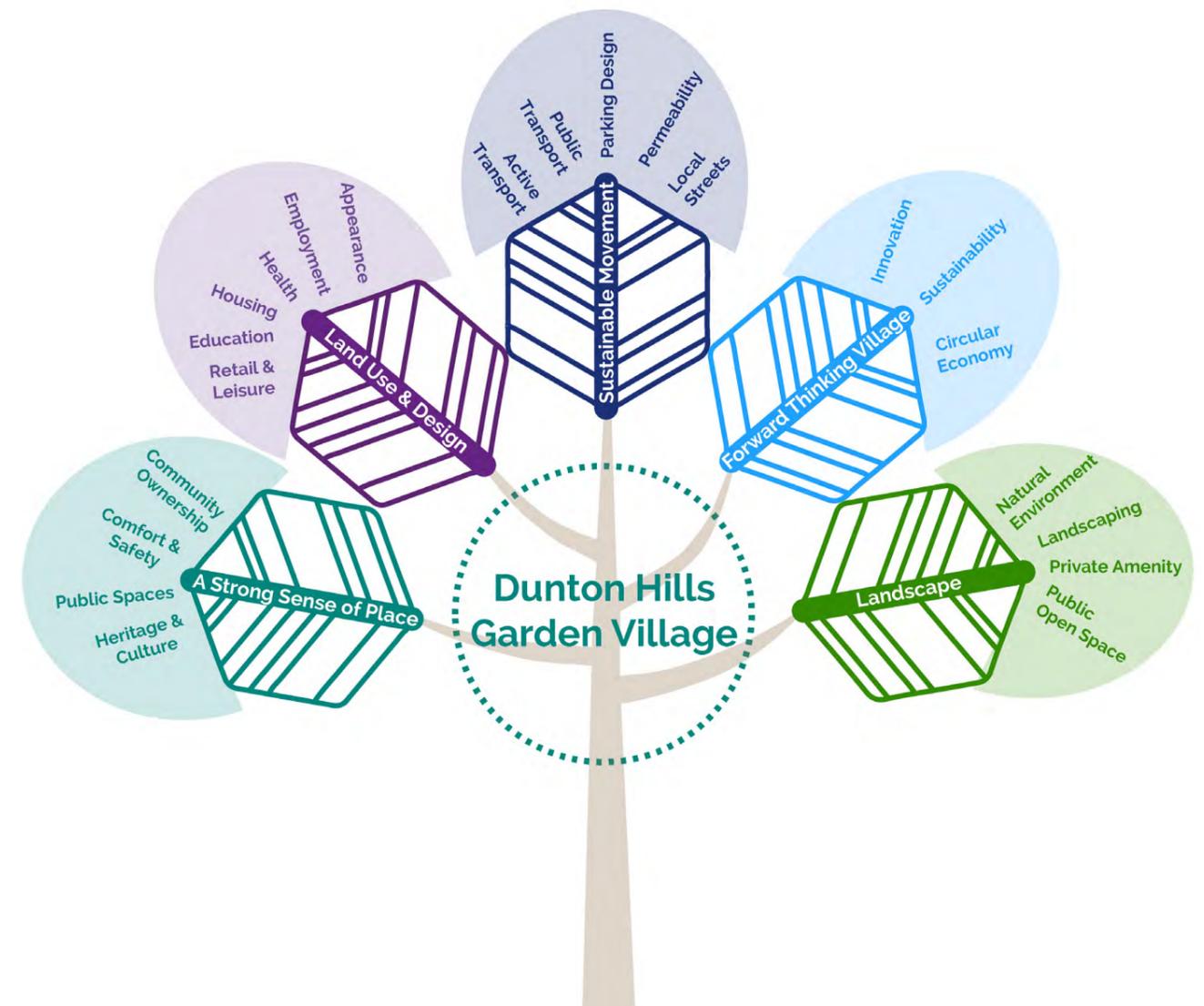
## Landscape

Landscape encompasses the existing and newly created green spaces (including the topography, woodlands and vegetation), wet spaces (including wetlands, ponds and floor plans), and the biodiversity they contain.

The proposed Garden Village will be a landscape led development. The key existing natural elements, such as the ancient trees, the old hedgerows and the ponds, will be preserved within

a green development which co-exists with nature. The village should respect the existing wildlife and natural habitats, and sustainably manage water on the site through sustainable drainage and wetlands.

The new village will include several high quality parks and connected open spaces which will be enjoyed by people who live, work and play at Dunton Hills Garden Village.





04

T H E C O - D E S I G N P R O C E S S

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DUNTON HILLS  
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# The Co-Design Process

Due to the scale and complexity of designing a new Garden Village, a co-design approach was adopted throughout the development of the SPD. A rigorous engagement process has involved experts from a variety of fields, stakeholders, landowners, nearby residents, community groups and young persons.

The information gathered from the co-design process has formed a baseline for the development of the SPD and created a wealth of knowledge regarding the site and the potential needs of the communities which will occupy it in the future.

The co-design process consisted of numerous events which included technical workshops with practitioners and experts from fields relating to the built environment, landscape, biodiversity, heritage, education, and others. The co-design process also included several community engagement activities, workshops and surveys. These are summarised below:

## 1. A Community Forum Presentation (February 2020)

Shortly after the initial conception of the SPD a Community Forum Presentation was held. This presentation announced the commencement of the co-design process to the public and introduced the design team. It was an opportunity for the public to ask questions about the co-design process. It outlined the programme of the work to be undertaken and opportunities when the community could get involved.



## 2. Technical Workshops (May 2020)

A series of 5 technical workshops held via Microsoft Teams brought together experts from a variety of fields, including urban design/ planning, statutory consultees, landscape and ecology experts, transport and highways advisors and landowners and their consultant teams. During these workshops views and expertise were shared via an open platform instigated by a presentation and questions to participants. Issues were raised and valuable lessons were shared amongst the team. The workshops were centred on the following themes:

- Integrated Strategies;
- Landscape;
- Transport;
- Housing Design; and
- Sustainability.

Some of the key topics discussed in the technical workshops include:

Active Travel	Biodiversity	Blue Infrastructure (Water Bodies)
Boundaries	Building Materials	Buses
Character	Community Space	Cycling Provision
Delivery of the Village	Density	Employment Provision
Food Growing	Green Infrastructure	Health & Wellbeing
Housing Design	Housing Tenure/ Mix	Inclusive Design
Intergenerational Living	Landscape Heritage	Outdoor Playspace
Parking	Pedestrian Routes	Phasing
Public Realm	Road Network	Self-Build
Smart Infrastructure	Policy	Stewardship
Street Design	Sustainability (Housing Design, Phasing and Policy)	Village Centre
Waste Collection	Youth Engagement	

## 3. Dunton Hills Website

A dedicated website for Dunton Hills Garden Village ([www.duntonhillsgardenvillage.com](http://www.duntonhillsgardenvillage.com)) was set up to introduce members of the public to the plans for the area. The interactive website included short videos introducing the Garden Village and the SPD. The website also included links to surveys, a timeline of the SPD production, links to youth activities, and an FAQ page. A pinboard, which served as a virtual community forum, was also set up on the website to allow residents to hold meaningful discussions about their thoughts and concerns.



Welcome to the website for Dunton Hills Garden Village.

Dunton Hills Garden Village is a new settlement proposed in Brentwood Borough that will help to meet the needs of our growing population. The proposal will be self-sustaining, providing up to 4,000 homes, new schools, job opportunities, health and community facilities and new public spaces. Dunton Hills Garden Village will become one of the borough's many villages that make up the unique character of Brentwood.

We are now preparing the draft design guideline that will shape how development progresses at Dunton Hills Garden Village in the future, and we want you to create that with us.

We welcome you to get involved by watching our information clips or by writing on our pinboard. If you have children under 18 we welcome you to get involved in our youth activities.

We've engaged HTA Design to prepare the design guideline, which will be available for comments in the Autumn of this year. We hope you will be able to see how your input has shaped the draft document. Here you will have greater chance to make comments on it before it is finalized by the end of the year.

Your views are really important to co-create the Village and help us to understand how you would like to see Dunton Hills Garden Village come forward. We are seeking your views to ensure that we plan in a way that considers your wants and needs.

Public online consultation

On the 4th August 2020 we held an online public consultation event, with a presentation from our design team. There was an opportunity to have your say on a number of themes we are exploring through the SPD and an opportunity to vote through a poll.



PRIVACY ACCESSIBILITY



## 4. Introductory Videos

Six introductory videos were prepared to introduce members of the community to the Dunton Hills Garden Village SPD and to explain each of the 5 themes. They also explained the design process and how the findings of the co-design will influence the design guidance. The videos were available for residents to see on the Dunton Hills website and were narrated by members from Brentwood Borough Council and the design team.



## 5. Targeted Surveys (July- August 2020)

Targeted community surveys were sent to specific groups to capture their thoughts on the new garden village. The intention of these surveys was to collect views from members of the community, which have informed this SPD. The surveys covered themes similar to those covered in the technical workshop:

- A Strong Sense of Place;
- Land Use and Design;
- Sustainable Movement;
- A Forward Thinking Village; and
- Landscape.

Participants were asked specific questions relating to the 5 themes above which helped the design team get a better understanding of the community's vision for the look and feel of Dunton Hills.

# The Co-Design Process

A total of three targeted surveys were conducted to better understand the specific needs of different groups. These included:

- a. **A General Community Survey** – a general survey which discussed the 5 key themes. A number of mandatory and optional questions allowed residents to respond to the topics that were most significant to them. A copy of this survey is available in Appendix 1.
- b. **A Young Persons' Survey** – a targeted survey for young persons aged 11-18. This survey focused on topics of interest for younger persons such as outdoor spaces, sports provision and sustainability. A copy of the Young Persons' Survey is available in Appendix 2.

- c. **A Landowner Survey** – copies of this survey were sent to the landowners at Dunton Hills to better understand their thoughts and concerns about the new village. A copy of this survey is available in Appendix 3.

The surveys were made available to the residents on the Dunton Hills website and by post (for those who requested a printed version). The Council widely advertised the surveys and encouraged residents to participate in them on a number of platforms including different social media platforms and a radio segment.



## 6. Young Persons' Engagement Tasks (September 2019 - August 2020)

Several engagement tasks coordinated with schools within the vicinity of the site have been conducted. This was to capture some of the ideas of the younger generation and their vision for Dunton Hills Garden Village.



These included:

- a. **Build a Community in a Day Workshop** - In partnership with the University of Birmingham, Brentwood Borough Council held workshops entitled "Build a Community in a Day" for Primary and Secondary school students during September 2019. After visiting the site, students were given opportunities to pitch their ideas for the new village. They were asked to imagine what they would like to see in the new village, to build mood boards of elements that they would like and dislike to have at Dunton Hills and to highlight the elements that from their site visits that would be essential for the character of the new village.
- b. **Building a Vision** - After visiting the site, students were asked to "design a community" for Dunton Hills. The students were encouraged to bring their visions into reality by modelling them using Lego blocks, playdough and other crafts materials. The students were divided into groups which focused on different areas of the masterplan such as the village centre, community centre, areas around

- schools, play areas and green space.
- c. **School Site Visits** - Brentwood Borough Council also conducted a second school visit to the Dunton Hills site in March 2020. A total of 62 students explored the site, then came up with ideas for the new village.
- d. **Primary School and SEN Students' Drawing Exercise** - A drawing exercise for primary school student and SEN students was distributed to schools and available for download on the Dunton Hills Website. The drawing exercise also followed the 5 themes and asked children to draw what they would imagine the new village will look like. A copy of the drawing exercise is available in Appendix 4.
- e. **Secondary School Writing Exercise** - A writing exercise was distributed to secondary schools and available for download on the Dunton Hills Website. The writing exercise asked students to design the new village and to imagine what it will look like. A copy of this exercise is available in Appendix 5.
- f. **Continued Youth Engagement** - Engagement with young persons has been essential to shaping the vision of Dunton Hills. The Council is dedicated to continuing work with younger members of the community to ensure that the village will reflect



# The Co-Design Process

## 7. A Community Consultation Event (August 2020)

A community consultation event was held online via Zoom, and aimed to collect further thoughts and feedback from the members of the public. The event was widely advertised by Brentwood Borough Council (via social media and radio campaigns).

During the online consultation event, members from Brentwood Borough Council and HTA Design LLP presented the work done so far and asked participants for their thoughts on issues relating to the new village and their vision. Participants were given the chance to share thoughts both vocally and by an interactive online poll. Both forms of feedback were collected and analysed.

## 8. Social Media Updates

As part of the communication strategy, Brentwood Borough Council continuously updated their social media platforms, including Facebook, Twitter and Instagram, with the latest news on Dunton Hills Garden Village. These updates included invitations for events and calls to fill in the surveys.

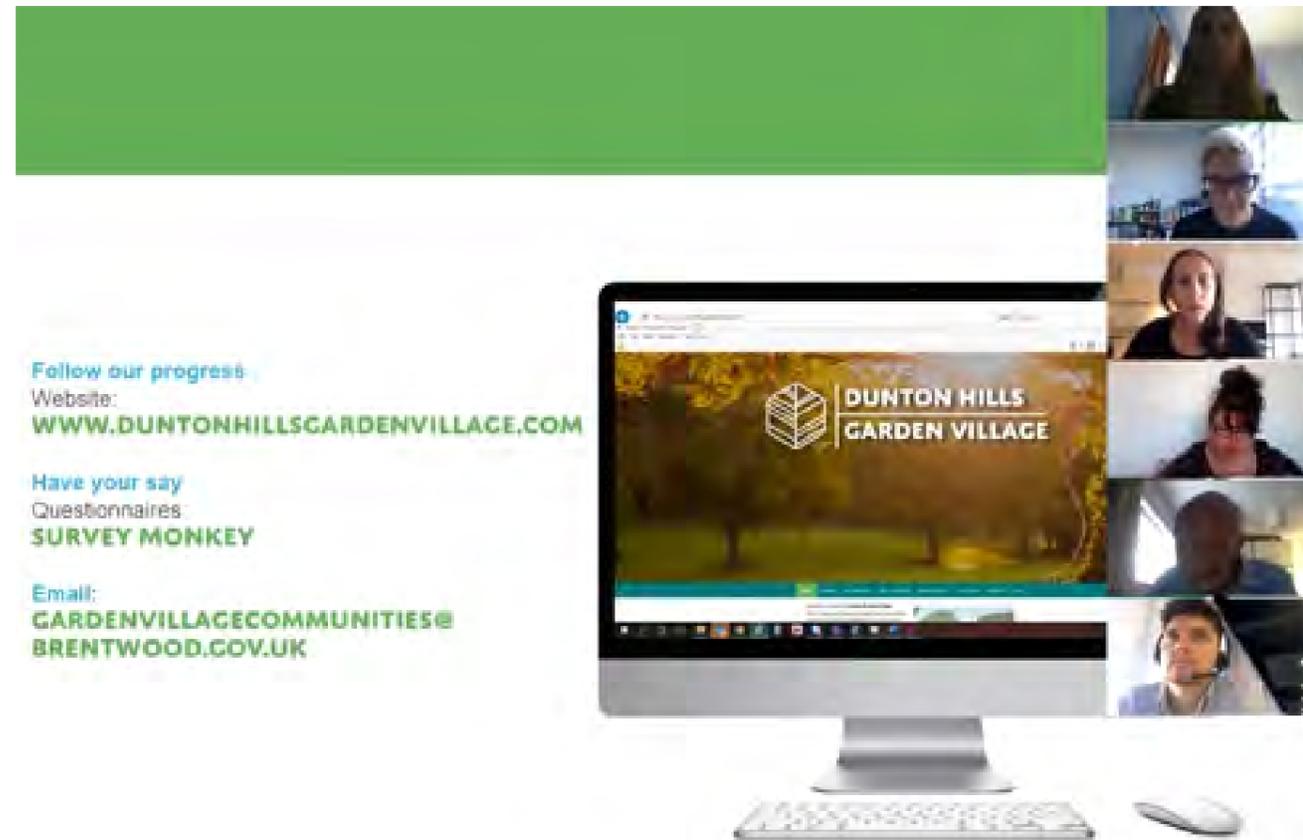


## 9. Radio Q&A

Brentwood Borough Council also advertised the co-design process during a radio segment where members of Brentwood Borough Council introduced the new village and invited listeners to fill in the surveys and to attend the consultation event held in August.

## 10. Continued Engagement

Brentwood Borough Council is committed to continuing engagement with members of the community to better understand their aspirations. The Council has been contacting locals and community groups via phone, emails and letters and online through social media in order to capture their thoughts, concerns and visions. The Council will continue to do so in order to deliver a village which truly reflects the character of Brentwood.



# The Co-Design Process

their aspirations.

## Co-Design Participants

The following diagram indicates the stakeholders



Community	Statutory Bodies	Industry Groups
Nearby Residents	Anglian Water	Ardent
Young Persons	Basildon Council	Bellway Homes
Land Owners	Brentwood Access Group	Broadway Malyan
Local Brentwood Community	Environment Agency	Crest Nicholson
Community Groups	Essex County Council	DEP
Future Residents	Essex Police	First Group (Rail)
Community Forum	Essex and Suffolk Water	Hornton Strategic
	Essex Wildlife Trust	HTA Design LLP
	Havering Council	MKA Ecology
	Highways England/ Lower Thames Crossing	Place Service
	Historic England	Shenrec
	Homes England	Sustrans
	National Custom & Self Build Association	Tyler Grange
	Natural England	Vectos
	Network Rail	Whirlledge and Nott
	NHS	CEG
	Sports England	
	Thames Chase Community Forest	
	Thames Water	
	Thurrock Council	
	West Horndon Parish Council	

consulted during the co-design process.

## Consultation during Covid-19

Much of the co-design process was held during the Covid-19 lockdown. As a result, the process had to be adapted to follow the government's guidance and social distancing measures. This included hosting large scale online events, creating an engaging an interactive website, filming informative videos which introduced participants to Dunton Hills, hosting

surveys (which were shared both on an online platform and by post), and preparing imaginative tasks for young persons. This process ensured that sufficient information was captured without compromising the safety of any of the participants.

Residents were also contacted by phone, post, social media and radio adverts in order to reach a diverse group of participants.

-   
**CONTINUOUS COMMUNITY ENGAGEMENT**
-   
**3 TARGETED SURVEYS**
-   
**97 SURVEY RESPONSES**
-   
**5 TECHNICAL WORKSHOPS**
-   
**VIRTUAL COMMUNITY CONSULTATION EVENTS**
-   
**6 VIDEOS EXPLAINING THE PROCESS**

-   
**EMAIL CORRESPONDENCE**
-   
**SOCIAL MEDIA UPDATES (FACEBOOK, INSTAGRAM AND TWITTER)**
-   
**MEDIA RELEASE**
-   
**A COMMUNITY FORUM**
-   
**RADIO Q & A**
-   
**YOUNG PERSONS ENGAGEMENT**
-   
**PINBOARD DISCUSSIONS (ON THE DUNTON HILLS WEBSITE)**

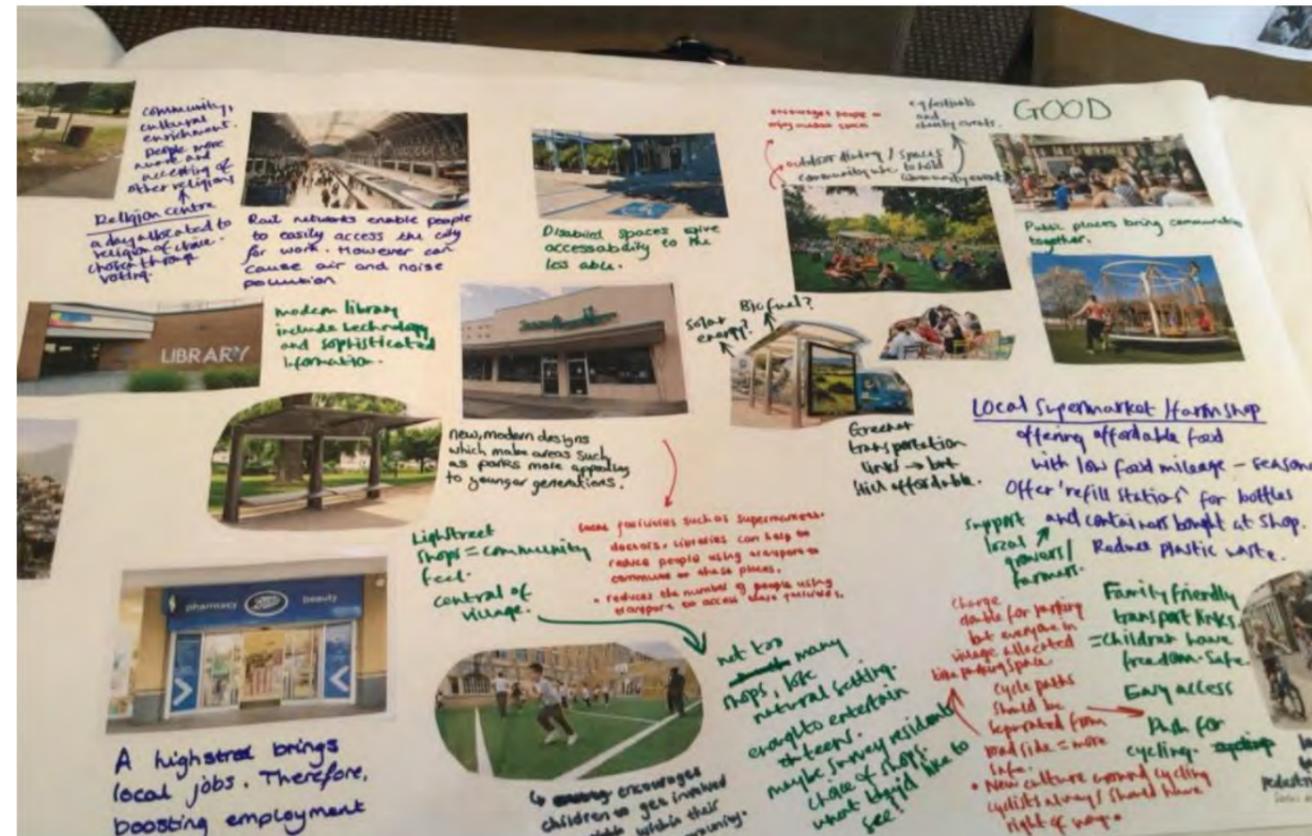


## What You Told Us

This section explores some of the community's responses to the surveys. The findings of the surveys have informed the production of the SPD and have helped the design team gain insight into the community's vision for Dunton Hills.

### Community Responses to the General Survey

A survey was shared with the public, with the objective to gauge feedback on what people imagined Dunton Hills Garden Village to look and feel like. The survey was comprised of specific questions relating to the 5 key themes. The results of some of the questions are presented here. For a complete list of responses received, please refer to **Appendix 6**.

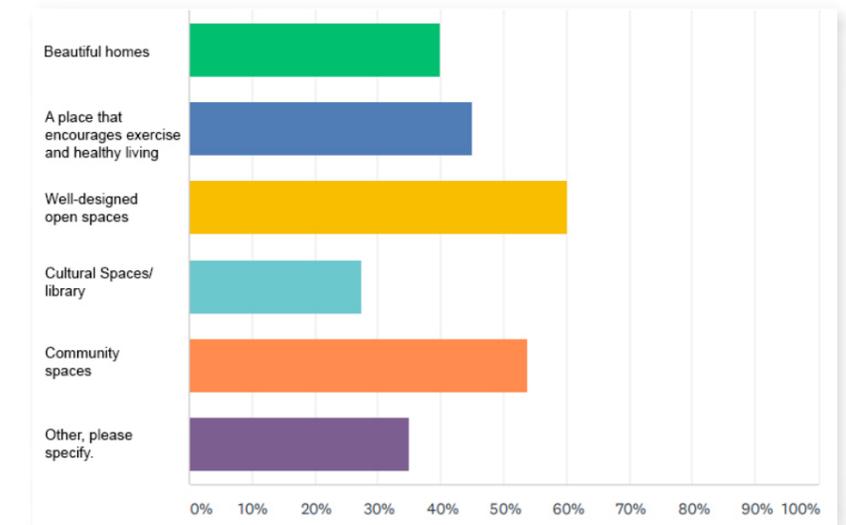


## A Strong Sense of Place

Participants of the survey felt that it was necessary to have a diverse range of spaces to create a strong sense of place. These included well-designed open spaces, community spaces and places that encouraged exercise and healthy

living. Residents also felt that beautiful homes are key to creating a unique village character. Participants felt the new village would also need faith spaces and affordable homes to have a mixed community.

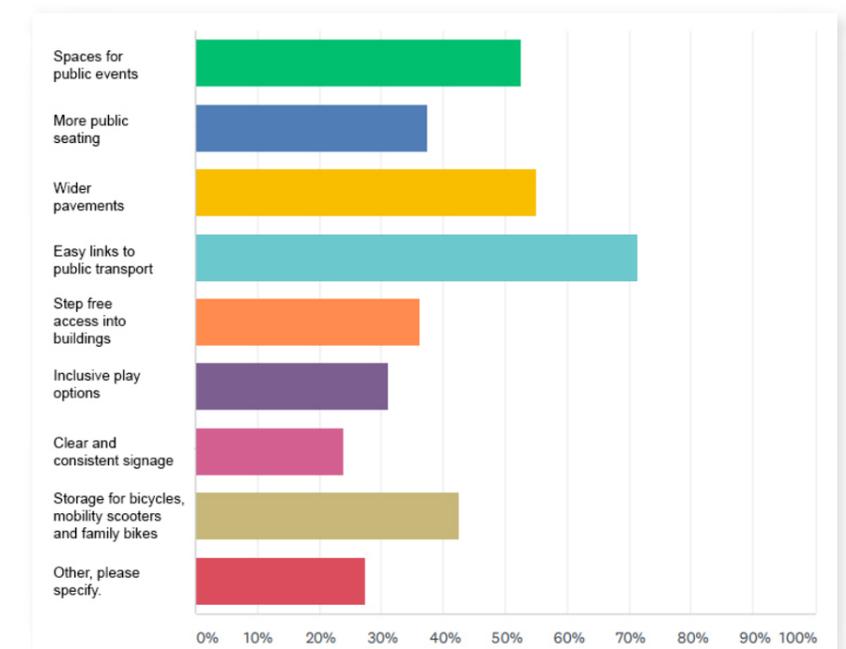
### What do you think is necessary to create a strong sense of place in the future Dunton Hill Garden Village?



Participants were asked about the features they felt were most necessary to create a welcoming and friendly space inclusive of a wide range of people. Easy links to transport and wide pavements were considered necessary to

help cater for the needs of different people. Participants noted that spaces for public events were important to help foster a thriving community and to create a friendly village that people would feel proud to be a part of.

### Which of the following features will make Dunton Hills a more welcoming and friendly space for a wide range of people?

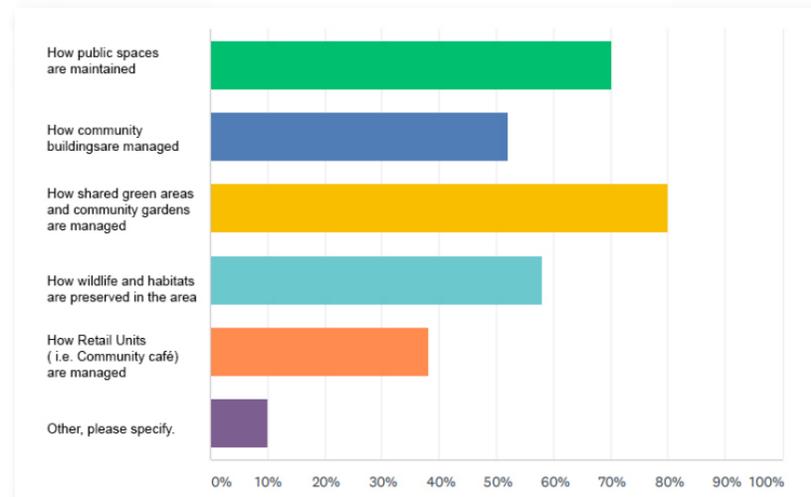


## A Strong Sense of Place

Participants were asked about the key responsibilities the community should have. This question was meant to help the team better understand what responsibilities would be best suited for the community stewardship programme.

Participants felt that shared green spaces, the maintenance of public spaces and wildlife habitats should be amongst the key responsibilities of the community.

### What kind of responsibilities would you like to see the community made decisions on at Dunton Hills Garden Village?



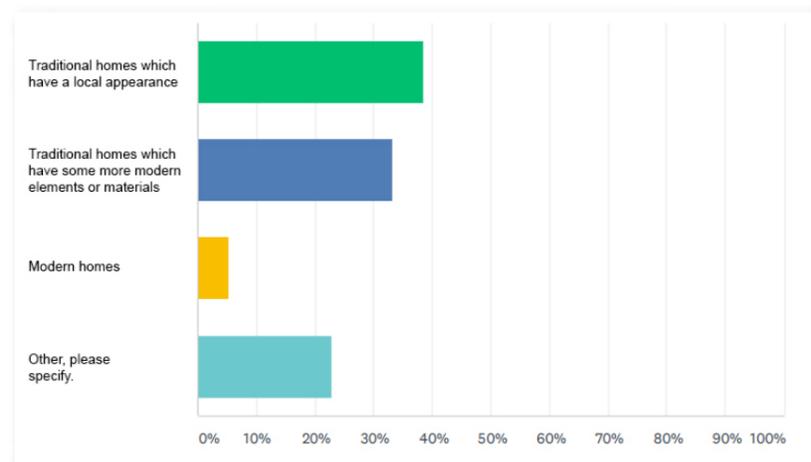
## Land Use and Design

To design a village which is beautiful in appearance but relates to Brentwood, participants were asked if they prefer traditional homes or a more modern appearance. Overall participants preferred traditional homes with a local appearance or traditional homes with some

modern elements or materials to contemporary design.

Some residents noted that they would like to see a diverse range of homes while others noted that they would like to see homes that are traditional in appearance but suitable for the 21st century.

### What type of appearance would you like to see the homes have in Dunton Hills Garden Village ?

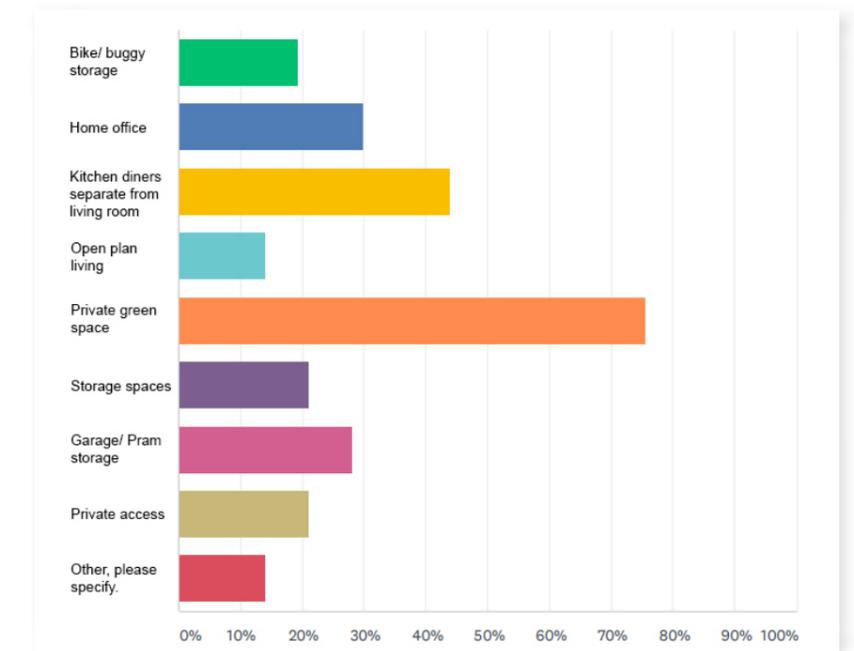


## Land Use and Design

Participants were asked about the types of provisions they would like to see in homes. This question aimed to help the design team better understand the needs of the participants. Most participants indicated that they would like to

see a private green space in homes and noted that it was important to have access to open space. Other responses included kitchen diners that are separate.

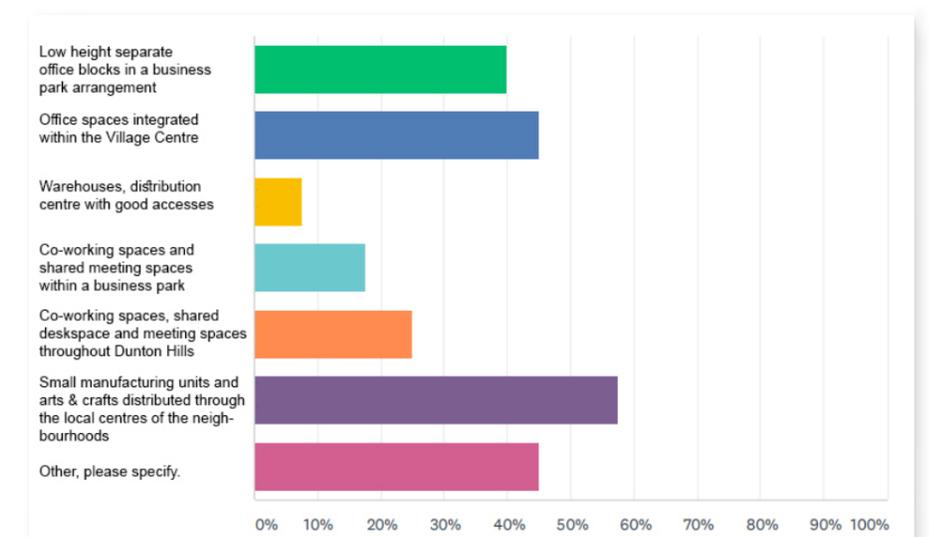
### What type of provision would you like to see in your home?



To understand the preference for employment spaces provided in the village, the participants were asked to select the type of workspaces they would like to see near their homes. Participants mostly preferred small manufacturing units and arts & crafts spaces distributed in the

village centre and the neighbourhood hubs. Participants also showed preference for office spaces that are integrated in the village centre and low height separate office blocks that are laid out in a business park arrangement.

### What type of workspace would you like to see close to your home?

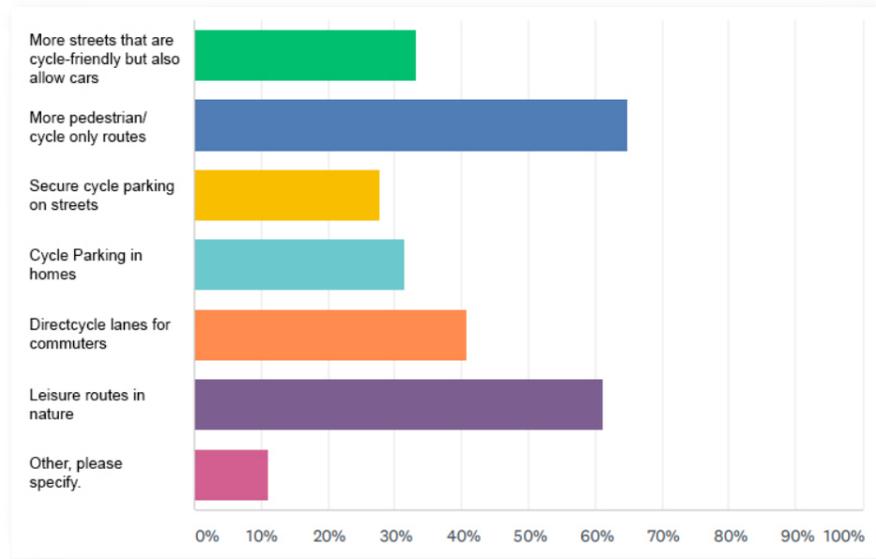


## Sustainable Movement

The survey asked participants what could be done to make active transport (cycling and walking) more appealing. Participants felt that it was essential to have a number of segregated

pedestrian/ cycle routes. They also felt that leisure routes in nature would encourage active travel.

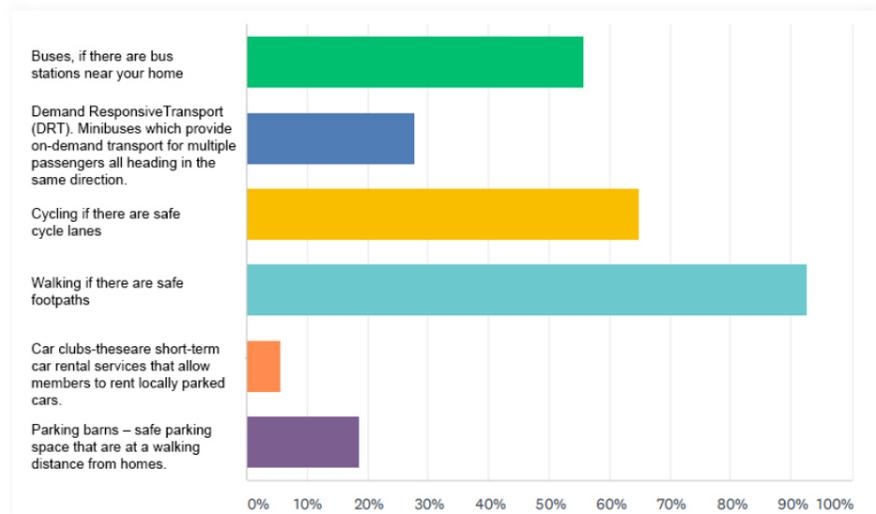
### What could be done in Dunton Hills Garden Village to make cycling and walking appealing?



To better understand which forms of sustainable transports to include within the new village, participant were asked which types of sustainable transport would they most likely use.

Feedback suggested that people would most likely walk if safe footpaths were provided. Participants also expressed that they would cycle if safe cycle lanes were provided and that they would uses buses if bus stops were located near their homes.

### How likely are you to use the following sustainable types of transportation?

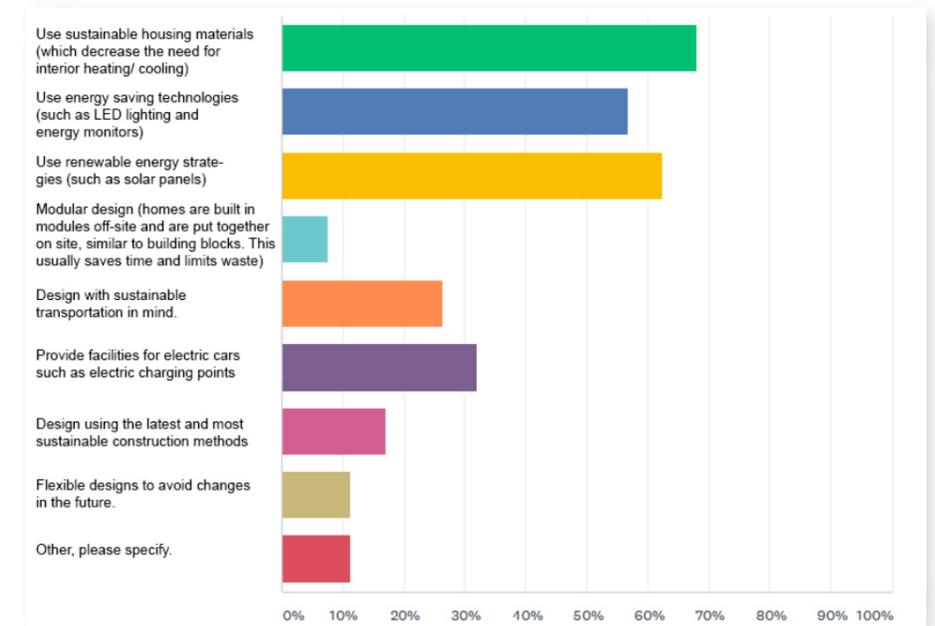


## A Forward Thinking Village

Participants felt that the new village should address climate change. They strongly felt that the following provisions should be implemented:

1. The use of sustainable housing materials;
2. The implementation of renewable energy strategies; and
3. The used of energy saving technologies.

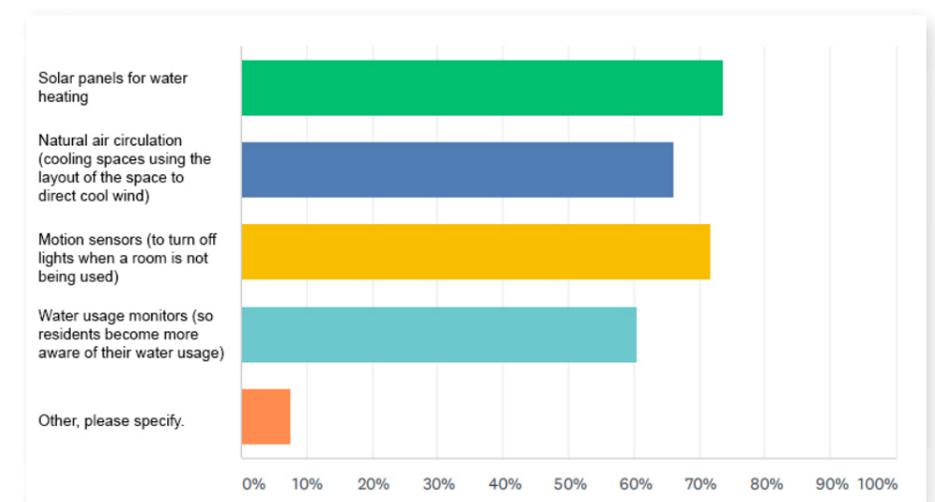
### How do you think we can address climate change, at the scale of the village?



The majority of participants noted that they would like to see indoor measures implemented to create more sustainable spaces. These measures included:

1. Solar panels for water heating;
2. Motion sensors;
3. Natural air circulation; and
4. Water usage monitors.

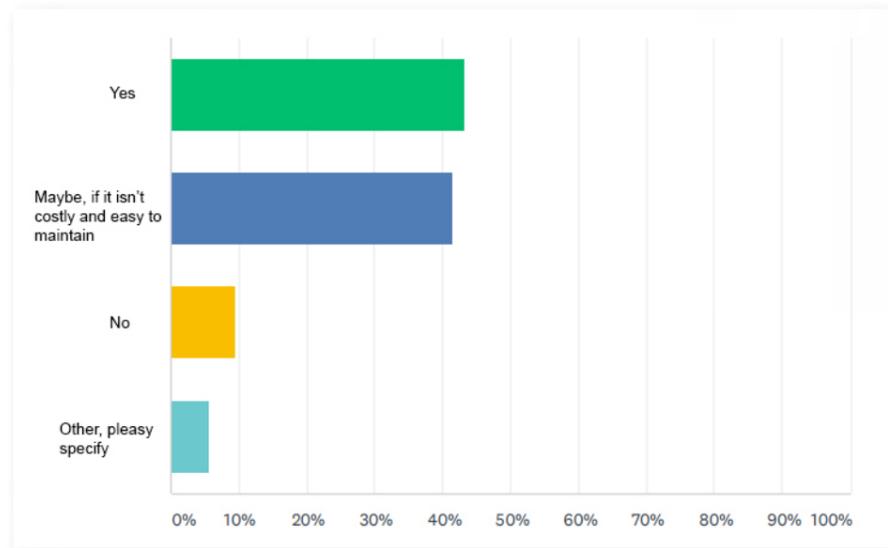
### Which indoor (inside homes, schools, workspaces,etc..) measures should be used to create more sustainable places?



## A Forward Thinking Village

Participants also noted that they would like to see the indoor sustainability measures implemented in their homes, especially if they are not costly to maintain.

**Would you like to see the measures from the question above your home?**

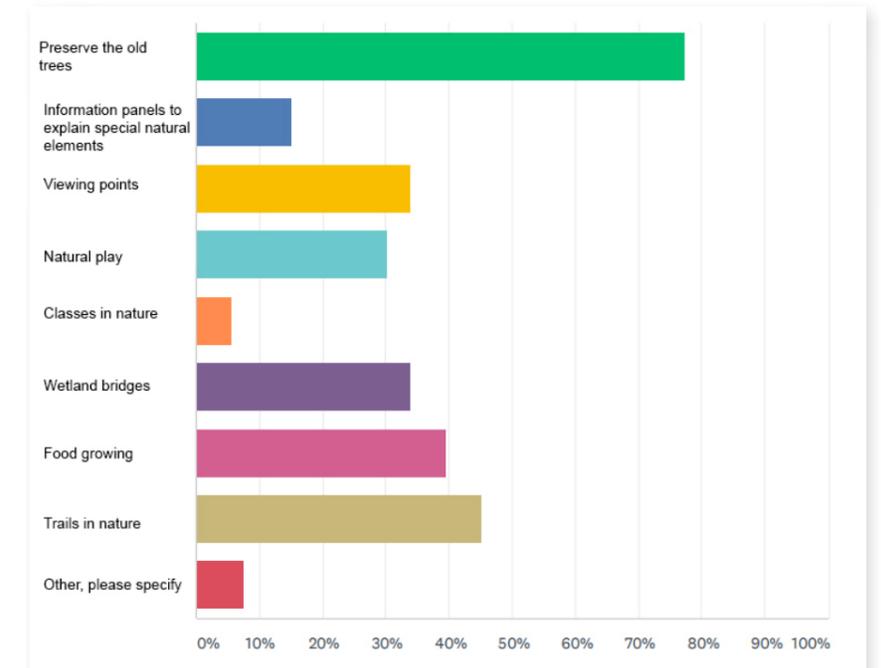


## Landscape

Participants felt that the existing old trees are the most important landscape feature at Dunton Hills and that these should be preserved. They also felt

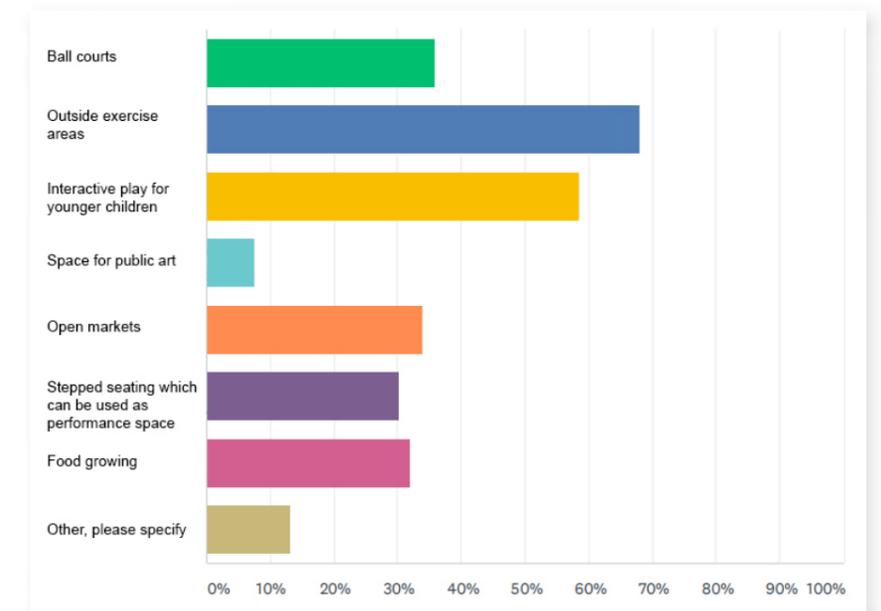
back that trails in nature, food growing spaces, viewing points, wetland bridges and natural play should all be integrated in the new village to make better use of the existing landscape.

**Nature in Dunton Hills is unique. How would you like to see it form part of the new village?**



Participants noted they would like to see outside exercise areas, interactive play for younger children, ball courts and open markets in the open spaces/ parks provided in the new village.

**What would you like to see in open spaces/parks?**



# Young Persons Vision

Young persons were specifically targeted to ensure that as wide a group of future potential residents as possible are targeted. The following

section highlights the key responses from the “Build a Community in a Day” Workshop, the Young Persons’ Survey and the Writing Exercises.

<p><b>A Strong Sense of Place</b></p> <p><u>Community Facilities and Leisure</u></p> <ul style="list-style-type: none"> <li>Community run initiatives were valued, such as community cafés and gardens (including sensory garden and planting areas).</li> <li>There should be a multipurpose community centre with a varied offer of accessible sports and community activities, including soft play and a gym, activities for older people to reduce social isolation, such as bingo and crafts and multifunction services.</li> <li>Lights in floors, clear signage, braille signs, delivery services and accessible toilets should be included to support people with disabilities.</li> <li>There should be space for teenagers to hang out and activities should be affordable.</li> </ul> <p><u>Stewardship</u></p> <ul style="list-style-type: none"> <li>Stewardship responsibilities and roles must be clear and must promote behaviour change.</li> <li>Community groups should promote a variety of volunteering opportunities to engage the community from the first phase.</li> </ul>	<p><b>Detailed Design</b></p> <p><u>Housing</u></p> <ul style="list-style-type: none"> <li>Housing must not be too dense, have unique character, a mixed colour palette, and be a mix of traditional and new styles.</li> <li>The use of varied materials is valued, along with affordability and design that promotes and embraces diversity and sustainability.</li> <li>A variety of housing types should be offered and include bungalows for disabled and older people.</li> <li>More accessible housing should be placed nearer community and medical facilities and shops.</li> </ul> <p><u>Business</u></p> <ul style="list-style-type: none"> <li>Business provision must be a mixture of bigger and smaller businesses with provisos for the larger businesses (supermarkets) to prioritise and support the community, such as sourcing local produce, promote refilling and provide recycling methods/ schemes to help with sustainability.</li> <li>Spaces for pop up businesses, markets and events should be provided in main 'centre'.</li> </ul>
<p><b>Sustainable Movement</b></p> <p><u>Transport</u></p> <ul style="list-style-type: none"> <li>Transport should be sustainable and promote public and alternative means.</li> <li>Kerbs should be lowered to integrate residents and vehicles.</li> <li>Car-free zones should be included in the design.</li> <li>Cycle paths should be included.</li> </ul>	<p><b>A Forward-Thinking Village</b></p> <p><u>Smart Village</u></p> <ul style="list-style-type: none"> <li>Smart technologies must be used alongside traditional methods of encouraging sustainable energy uses and lifestyles ie storage for scooters and bikes to discourage use of cars, and must be complimentary to natural spaces. But they should not be seen as a solution in and of themselves, especially where they may reinforce exclusions/divisions that already exist.</li> <li>Alternative energy provision must be designed in, such as solar panels, along with sustainable waste reduction methods.</li> <li>New technologies must be easy to use and accessible to all groups (financially, physically, and in terms of ease of understanding).</li> <li>The environment is highly valued. Spaces and air must be clean and have eco friendly measures implemented.</li> </ul>
<p><b>Landscape</b></p> <p><u>Open Spaces</u></p> <ul style="list-style-type: none"> <li>Quiet, open spaces, that are accessible for people with disabilities and have provision for animals and wildlife.</li> <li>All spaces must be multi- purpose to be fully inclusive for ages, ethnicities, religions and disabilities (amongst others) and provide for wildlife and pets.</li> <li>Places to sit and enjoy.</li> <li>A mix of traditional open spaces that provided for pets and the natural wildlife was valued, (i.e campsites, forest education and outdoor gyms) along with indoor 'connected' leisure initiatives, such as gaming and other technologies.</li> <li>Play areas should use natural materials.</li> <li>Sculpture, arts and theatre is important in open spaces.</li> </ul>	<p><b>BUILD A COMMUNITY IN A DAY</b></p>

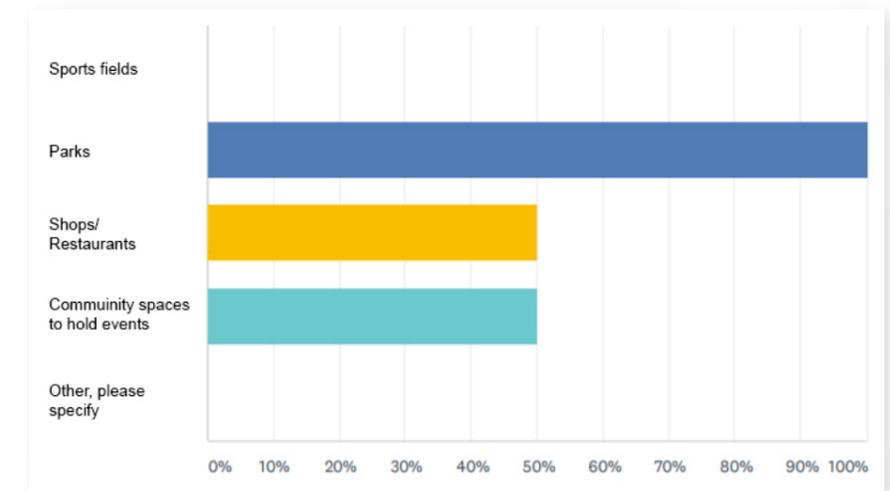
## Young Persons’ Survey

The young person’s survey asked targeted questions which related to the interests of young people. These included outdoor spaces, school and sports provision, sustainable transport and mitigation measures against climate change. Similar to the General Community Survey, the

Young Persons’ survey was divided into the 5 key themes. The following are some of the key findings.

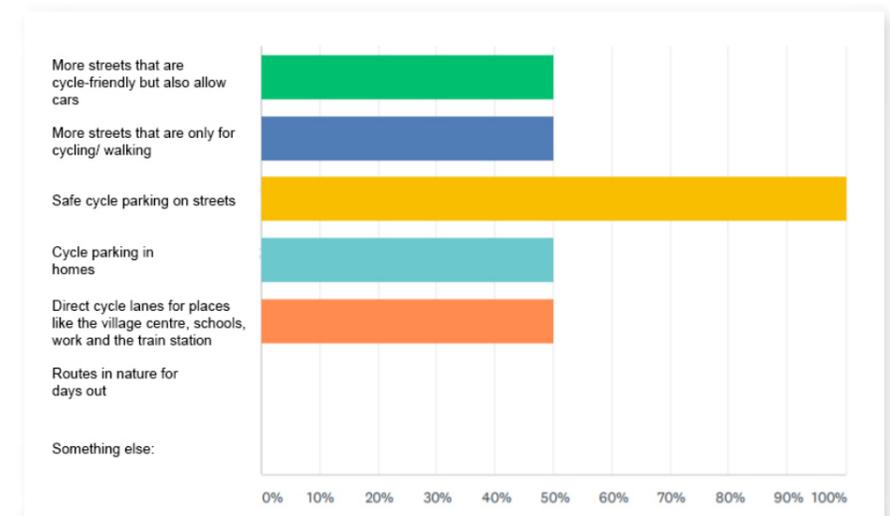
Young people noted that they would like to see parks near their schools. Shops, restaurants and community spaces would also be suitable for the area around the schools provided at Dunton Hills.

## What would you like to see near schools?



Participants noted that providing safe cycle parking on streets was key to encouraging cycling. They also felt that streets that are cycling and pedestrian friendly, direct cycle lanes and cycle parking at homes would also encourage active transport.

## How do you think we can encourage cycling and walking in Dunton Hills?

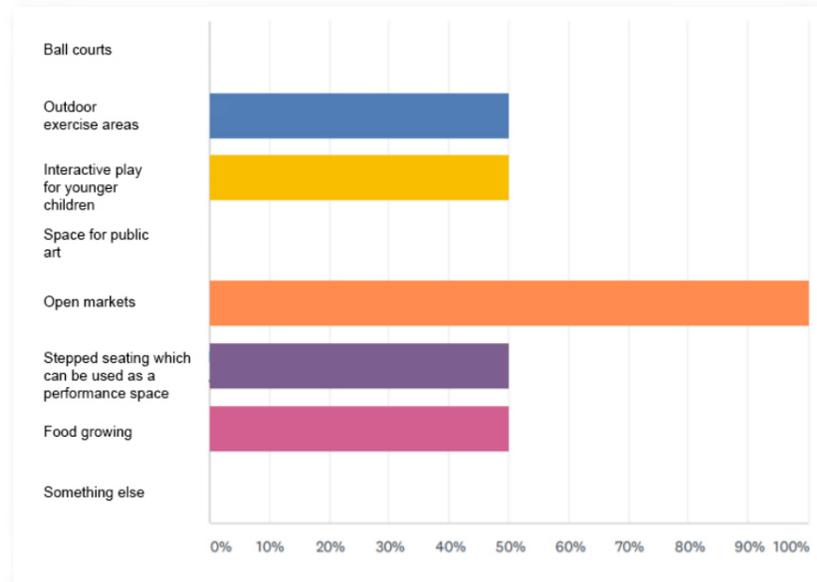


# Young Persons Vision

Participants were asked what they would like to see in open spaces and parks. The majority of participants noted that they would like to see open markets. Other answers included outdoor exercise

areas, interactive play for younger children, stepped seating which can be used as a performance space and spaces for growing food.

## What would you like to see in open spaces/parks?



## Secondary School Written Exercise

The written exercise distributed to secondary schools at Brentwood and on the Dunton Hills website asked students to write a short piece of writing describing what they would imagine the future village to look like. Prompts relating to the 5 themes were given to help guide the students. Students were also encouraged to draw their vision or to build a 3D model to visualise it. One of the inspiring responses compiled responses from a group of cadets from T.S. Saint Vincent. The response imagined that the Dunton Hills will include:

### Outdoor Spaces:

- Ample and attractive outdoor spaces with a provision for outdoor exercise;
- Safe cycling routes;
- Running routes through the woodlands; and
- A kayak lake at the wetlands with a Sea Cadets unit next to it.

## Home and Building Design

- Homes should be sustainable;
- If possible, materials should be sourced from Brentwood; and
- Alternative energy sources should be provided;
- Fast Wi-Fi should be provided at homes and offices;
- It would be nice if buildings retained some of the old Essex wooden boards, but should also be modern.

## Street Design

- Streets should not have parking which hinders cycling;
- Movable bollards could be used to create pedestrian streets;
- All vehicles should be provided with on-plot parking; and
- Electric car charging points which use solar power should be provided. These charging points could be charged to raise money for the maintenance of cycle/running paths and community spaces.

The response also included a vision for a Sea Cadets unit by the wetlands, overlooking a lake. The unit would be able to host community events.

**DUNTON HILLS GARDEN VILLAGE**

This is a fabulous opportunity for the youth of Brentwood to finally have somewhere to enjoy the outdoors safely. I have compiled the thoughts and wishes of my fellow cadets at T.S. St Vincent and will go through the main points below.

- The new village could be somewhere that people can take regular outdoor exercise safely. We are really restricted in Brentwood for safe places to cycle, so it would be great if there was a cycle track around the perimeter of the site. It could also be a running track too. In the wooded area it would be great to have some dirt bike tracks with jumps. In the wetland area it would be great to have a kayak lake with a sea cadet unit next to it. We've drawn up some ideas of what it could look like and have submitted our agreed plan.
- The homes and community buildings should all be sustainable. They (if possible) should be built from materials sourced close to Brentwood and as much trade as possible should be done with local tradespeople - plasterers, electricians, builders, landscapers etc. All buildings should have alternative sources of power alongside national electric company power, eg solar panels, wind turbines or any other ecologically sustainable source.
- The streets shouldn't have parking on them as it is difficult to cycle and emergency vehicles get blocked when responding to calls. The roads could have bollards which raise and lower to let vehicles in and out. All vehicles should have

**DUNTON HILLS GARDEN VILLAGE**

parking allocated off road within their properties.

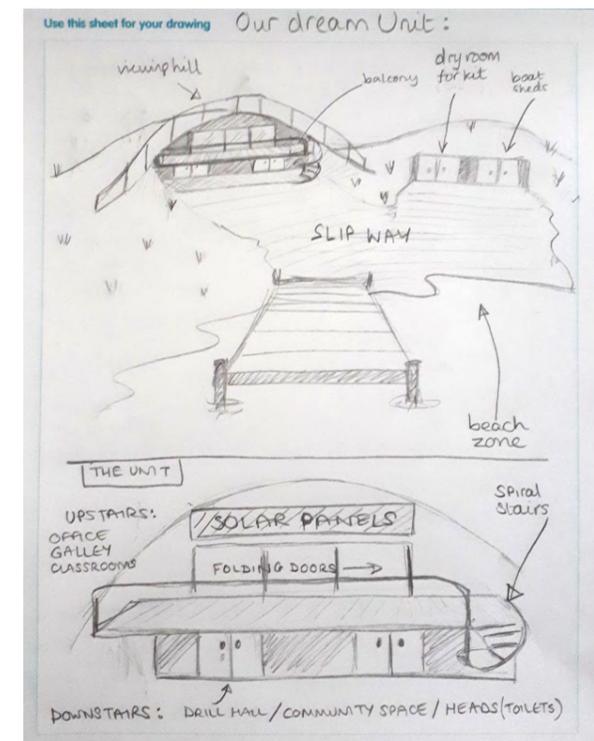
- The homes should be smart homes with fast wifi and office spaces so people can work from home! It would be great if they could also look like they have retained aspects of the old Essex wooden board designs, but we would like them to be modern.

There should be electric car charge ports which pull the excess charge from the solar panels of the village homes (instead of going back to the national grid). The money made from these charge points can help fund the maintenance of the cycle/running paths and community areas.

- A Sea Cadet Unit would be great next to the lake. If it were South facing, it could be built out of a hill. This would help insulate it and with a tinted glass front, the space inside would get lots of light, but not an uncomfortable glare.

The hill on top of the unit could be walked on and people would be able to view the activities on the lake. The Sea Cadets could provide lots of training for the village and manage the activities in a structured and sustainable way.

The Unit could hold fun days where people could get to try the cadet activities and also lead the Remembrance Day Parades if there is going to be a village square. It would be great to have a flag pole for special occasions too.



# You said we heard

This section responds to some key responses, suggestions and questions relating to “a strong sense of place”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to community spaces, outdoor

spaces, homes, sports facilities, heritage, character and facilities for older persons. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD requires the preservation of the key built and landscape historic assets to create a sense of place that is unique to Dunton Hills.

## A STRONG SENSE OF PLACE

**YOU SAID**  
We would like to see a variety of community spaces including youth centres and group specific facilities.



**YOU SAID**  
We would like to see faith spaces as these are central to creating a sense of community.

**WE DID/ WE WILL**  
The new garden village will include a range of spaces that are key to creating a vibrant community at Dunton Hills. These spaces will include community centres, sports centres and pitches, schools, outdoor spaces suitable for hosting community events, parks and growing spaces. The new village will also include a range of flexible spaces which can be adapted to the changing needs of the community.  
  
Many of these spaces will be managed by the community living at Dunton Hills and will adapt to the needs of the residents.

**WE DID/ WE WILL**  
The multipurpose community hub, which will be provided in the early stages of the new village, will include spaces for multi-faith worship.  
  
Once the residents start moving into the village and communities start to form, assessments of the community’s needs will be carried out. If these indicate that the residents require faith spaces, then a space of worship will be provided within one of the neighbourhood hubs, near other spaces used by the community to create a feel similar to a thriving village centre.

**YOU SAID**  
A multipurpose community centre (with indoor and outdoor spaces) would be a good idea!



**YOU SAID**  
A new village of 4000 homes must have a rich and diverse architectural character. Therefore the design of the homes must be both traditional and contemporary to provide sustainable market design.

**WE DID/ WE WILL**  
A multipurpose community centre will be provided in the Dunton Fanns neighbourhood (the first neighbourhood to be delivered). The community centre will be required to serve a wide range of community needs and will be a flexible space. Outdoor space may be provided.  
  
In addition to the community centre, spaces including the secondary school (after hours), the sports pitches and the wide range of outdoor spaces such as the Village Green, may be used to host outdoor community events such as open air markets.  
  
The community will also have access to growing spaces in the Village Green. These public assets, along with some open space, will be managed by a community-led stewardship programme, which will allow these space to adapt to better suit the needs of the community. This will also allow the future residents at Dunton Hills to shape the future of their village and to create a place which they are proud to live in.

**WE DID/ WE WILL**  
Dunton Hills Garden Village will be comprised of three distinct neighbourhoods; Dunton Fanns, Dunton Waters and Dunton Woods. Each of these neighbourhoods will derive its character from its existing rich landscape. The unique character will be reflected in the architectural design of the buildings, the street layout and even the materials used.  
  
Within each neighbourhood, there will also be a diverse mix of homes and buildings. Neighbourhood centres will include more contemporary buildings with higher densities, while edges of the neighbourhoods will have a more rural feel with more traditional detached homes.

# You said we heard

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## A STRONG SENSE OF PLACE

**YOU SAID**

Spaces for sports and a building for indoor activities e.g. badminton, table tennis, judo.

**THE SPD**



The map shows a site plan with various colored zones and icons representing different landscape and community facilities. A legend on the left side of the map lists these facilities, including sports pitches, multipurpose sports fields, indoor flexible spaces, and various types of parks and trails.

**WE DID/ WE WILL**

Health and wellbeing of the future residents were key factors when designing Dunton Hills. A number of sports facilities have been provided in order to create a village which encourages healthy lifestyles.

These include: sports pitches for different sports such as football and cricket, a multipurpose sports field that will be used by the secondary school, accessible to residents, and indoor flexible spaces which will allow activities such as badminton and table tennis.

The outdoor spaces in the village have also been designed to support healthy lifestyles. These include playgrounds suitable for different age groups and a range of abilities, accessible and activated parks, growing spaces and leisure trails. A wellness trail connecting the three different neighbourhoods and designated for pedestrians and cyclists only will be provided.

Finally, the village has been designed to prioritise active travel (i.e. walking and cycling) by providing well-designed cycle lanes, ample cycle parking and wide footpaths that are safe and connected. This will allow residents to move more sustainably while enjoying the nature of Dunton Hills and maintaining active lifestyles.

**YOU SAID**

The history of Dunton Hills should be highlighted in the new development

**THE SPD**



The map shows the location of various heritage assets on the site, including the Historic Farmstead, Nightingale Hall, and cottages. A legend on the left side of the map lists these assets and their significance.

**WE DID/ WE WILL**

Dunton Hills Garden Village will have a unique sense of place which has been derived from the existing heritage assets on site. These include both built heritage and landscape heritage assets.

Much work has been carried out to ensure that the existing built heritage assets will be preserved and that the new village will be respectful towards them. These assets include the Historic Farmstead, Nightingale Hall and the cottages at the entrance of the site. Development will be sufficiently distanced from these assets.

The current masterplan designed the village so that the Historic Farmstead can be seen from different points in order to highlight its importance. An open community space, The Village Green, will be located directly next to the Farmstead and will act as a buffer between it and new development.

Dunton Hills Garden Village will also respect and highlight heritage assets in the surrounding context. View corridors to nearby heritage assets, such as the Church of All Saints and Church of Saint Marry, will allow residents to clearly see these sites.

Moreover, the Garden Village will preserve and enhance the existing landscape heritage assets. These include Nightingale Lane, the ancient woodlands and historic ponds and hedgerows.

Nightingale Lane will become a key outdoor space, to be enjoyed by the community. It will be preserved, enhanced and new planting will be provided. Many of the existing trees, ponds and hedgerows will also be preserved so that they are enjoyed by generations to come.

Finally, a separate Heritage Impact Assessment has been undertaken to ensure that the new village will not disrupt either of the built and landscape heritage assets.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “a strong sense of place”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to community spaces, outdoor

spaces, homes, sports facilities, heritage, character and facilities for older persons. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD requires the preservation of the key built and landscape historic assets to create a sense of place that is unique to Dunton Hills.

## A STRONG SENSE OF PLACE

### YOU SAID

Homes should have a distinct character – true to the time yet should maintain a traditional village feel.



### THE SPD



### WE DID/ WE WILL

The new village will have a distinct and unique sense of place which will be local to the context of Brentwood, the borough of villages. It will be inspired by the historic context of the nearby villages, and translate them into a place which is suitable for the 21st century.

Following the principles of the Garden City Communities, homes will be beautifully and imaginatively designed with characteristics such as materials and roof types that are unique to the neighbourhood they are in.

The village feel will be insured by the layout of the village which includes a village centre and several neighbourhood hubs which will include a range of services, community spaces, shops and restaurants/ cafes. Residents will be able to interact in these spaces and form a thriving community. In the village centre, buildings will be tightly located. In residential neighbourhoods, homes will be less dense than in the village centre and will become more sporadic and distant towards the edges of the village.

### YOU SAID

Will the new village have facilities for the elderly? Specific residential area for elderly.



### THE SPD



### WE DID/ WE WILL

Dunton Hills will include a range of facilities for the elderly including specialist accommodation such as Independent Living schemes for the frail elderly that are within a short walk from the village centre or one of the neighbourhood hubs, and with easy access to the recreational facilities such as the wellness trail.

This type of accommodation will be located within residential neighbourhoods to avoid isolation and loneliness. This will also allow older residents to live independently and play a role within a vibrant community.

The public realm, such as parks and streets, has been designed to suit the needs of a range of abilities. People with disabilities and mobility limitations will be able to easily enjoy public spaces with ample seating and easy access. Principles of inclusive design, which ensure that public spaces can be easily accessed and enjoyed by everyone, regardless of their limitations, will be implemented at Dunton Hills. This will help create a more inclusive public realm which will promote greater social cohesion and will reduce loneliness.

Getting around the village will also be as easy as possible to a range of people. This will be insured by the design of the village which will include principles of Dementia Friendly Design. These include clear and legible signage, scent trails provided by plants, easy wayfinding and coloured front doors, all of which support the freedom of people living with dementia. Finally homes will be designed to be flexible and to adapt to the changing needs of their residents, allowing older residents to stay in their homes, should they chose to.

## You said we heard

This section responds to some key responses, suggestions and questions relating to “a strong sense of place”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to community spaces, outdoor

spaces, homes, sports facilities, heritage, character and facilities for older persons. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD requires the preservation of the key built and landscape historic assets to create a sense of place that is unique to Dunton Hills.

### A STRONG SENSE OF PLACE

#### YOU SAID

The history and heritage of Dunton Hills should be highlighted in the new development.

#### THE SPD



#### WE DID/ WE WILL

Dunton Hills Garden Village will have a unique sense of place which has been derived from the existing heritage assets on site. These include both built heritage and landscape heritage assets.

Much work has been carried out to ensure that the existing built heritage assets will be preserved and that the new village will be respectful towards them. These assets include the Historic Farmstead, Nightingale Hall and the cottages at the entrance of the site. Development will be sufficiently distanced from these assets.

The current masterplan designed the village so that the Historic Farmstead can be seen from different points in order to highlight its importance. An open community space, The Village Green, will be located directly next to the Farmstead and will act as a buffer between it and new development. Dunton Hills Garden Village will also respect and highlight heritage assets in the surrounding context. View corridors to nearby heritage assets, such as the Church of All Saints and Church of Saint Marry, will allow residents to clearly see these sites.

Moreover, the Garden Village will preserve and enhance the existing landscape heritage assets. These include Nightingale Lane, the ancient woodlands and historic ponds and hedgerows. Nightingale Lane will become a key outdoor space, to be enjoyed by the community. It will be preserved, enhanced and new planting will be provided. Many of the existing trees, ponds and hedgerows will also be preserved so that they are enjoyed by generations to come.

Finally, a separate Heritage Impact Assessment has been undertaken to ensure that the new village will not disrupt either of the built and landscape heritage assets.

#### YOU SAID

I would like the architecture to be of its time not a pastiche of another era.

#### YOU SAID

If this has to be built it needs to be sympathetic to the countryside and how it has always been.

#### THE SPD



#### WE DID/ WE WILL

Homes provided at Dunton Hills Garden Village will be beautiful and attractive places that people will want to live in.

A mix of housing typologies will be provided. These include flats (in the Village Centre), terraced houses, detached and semi-detached homes. All of the building built in Dunton Hills will follow the unique character of the neighbourhood they are in. They will be suitable to the rural context of Dunton Hills will also remaining suitable to the 21st century.

A design guidance, or Supplementary Planning Document, has been produced to ensure that the homes coming forward will be future proof but relate to local context and that residents will be proud to live in them.

#### WE DID/ WE WILL

Dunton Hills Garden Village will have a unique character that is aligned with that of Brentwood, the borough of villages. The new village has been designed to continue the Borough's historic settlement pattern by drawing from the character of local villages to create a place which is rooted within its setting and landscapes.

The layout of Dunton Hills will be similar to the nearby villages with a lively and active village centre and neighbourhood hubs and with residential neighbourhoods that become less dense and more intermittent towards the edges of the village.

The new village will be set in a rich natural landscape with a number of parks, open spaces and a leisure trail that will further contribute to the village feel.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “land use and urban design”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to the design of homes, affordable housing, family sized housing, flexible designs, safety, services (such as doctors’

surgeries, schools, employment opportunities, retail and density. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD requires the provision of all of the necessary community and social infrastructure, such as schools, health facilities and employment opportunities to deliver a self-sustaining village.

## LAND USE AND URBAN DESIGN

### YOU SAID

It is very important that the new village will have beautiful homes which are desirable to live in.

### THE SPD



### YOU SAID

How many new homes will be provided in the new village?

### WE DID/ WE WILL

All new homes within the garden village will be expected to meet a high level of design quality as set out in the Supplementary Planning Document. Homes will be designed to contribute to the unique character of each of the three neighbourhoods and will follow a set of design guidance that ensure that they are beautiful places to live in.

Homes will also be designed to be easily accessible, safe, and flexible and will have the ability to respond to the changing needs of their occupiers.

The design of homes will also be centred on sustainability and will incorporate the latest green technologies and high quality, durable materials.

### WE DID/ WE WILL

As set out in the Brentwood Draft Local Plan, Dunton Hills Garden Village will provide up to 4,000 new homes which will be delivered in subsequent phases.

This will help and to meet the majority of Brentwood’s housing needs and will reduce the pressure to develop parts of the Green Belt.

These homes will be distributed among a range of sizes, typologies and tenures to respond to the housing need at Brentwood.

### YOU SAID

We do not want to see a new village. The site forms part of the green belt, it should not be developed.

### THE SPD



### WE DID/ WE WILL

The Council of Brentwood must provide a number of new homes to keep up with the increasing population and the need for new homes in Brentwood. However with much of the borough falling within the Metropolitan Green Belt of London (89%), the Council had to make some difficult decisions about the most suitable sites to provide the much needed new homes. The Council then underwent a rigorous process to determine the best locations to provide homes in well-connected areas, while minimising the impact on the Green Belt. This process found that locations in South Brentwood would be most suitable.

Dunton Hills was considered an excellent location to create new homes, and to meet the majority of Brentwood’s housing needs, for several reasons. Its proximity to the A127 and to West Horndon Station will mean that the new village will be more sustainable. The size of the site will allow the new village to include all of the requirements necessary to create a self-sustaining, independent village. In other words, the Dunton Hills will provide the new residents with job opportunities, retail, community centres, schools, nurseries, health facilities and transportation facilities. Moreover, the site is bound by the A127, A128, the C2C railway and strong field boundaries. This will allow the village to remain contained within the site boundary and will not allow it to spill over. Furthermore, the site is mostly represented by one land promoter with a small number of landowners across the site, meaning it is deliverable.

In 2017, Dunton Hills was identified by the Government as one of 14 new Garden Villages across England. This secured further funding for the new village and will ensure that it will be aligned to the principles of Garden Communities in addition to those of the Brentwood Local Plan.

Once complete, the new village will provide Brentwood with 4,000 new homes and will significantly reduce the pressure on Green Belt sites and will help protect them.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “land use and urban design”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to the design of homes, affordable housing, family sized housing, flexible designs, safety, services (such as doctors’

surgeries, schools, employment opportunities, retail and density. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD requires the provision of all of the necessary community and social infrastructure, such as schools, health facilities and employment opportunities to deliver a self-sustaining village.

## LAND USE AND URBAN DESIGN

### YOU SAID

The new village should include affordable housing that is properly integrated within the community - not an isolated block.

### THE SPD



### WE DID/ WE WILL

The Draft Brentwood Local Plan requires that Dunton Hills Garden Village delivers a suitable amount of high quality affordable homes that residents will be proud to live in. This will allow a mixed and balanced community to be established and to flourish at Dunton Hills.

The number of affordable homes provided will respond to the local need at Brentwood. This will also apply to the type and size of homes.

This is also aligned with the Principles of Garden Cities which require the provision of mixed tenure homes and housing types that are genuinely affordable.

A range of homes will be provided in the new village. This applies to size, typology and tenure. These will be distributed throughout the village to create tenure-blind homes, to avoid segregated communities and to enhance social cohesion.

All homes within the garden village, regardless of size, typology or tenure, will be provided with similar, high quality home standards. Affordable homes will be evenly distributed throughout the village and will be indistinguishable from other types of tenure. This means that their entrances, front doors, elevations, and visible communal areas such as shared parking areas amenity will be similar to those from other tenures. Residents of affordable homes will also have equal access to public spaces, children’s play areas, local facilities, amenities and infrastructure.

### YOU SAID

Home design should be flexible to accommodate to changing needs (such as Covid).

The new homes must have space for working from home.

### THE SPD



### YOU SAID

The new development should not have a negative impact on the local residents of Brentwood and Basildon. Social and community infrastructure (schools, doctors’ surgeries should be provided from the onset).

### WE DID/ WE WILL

Principles have been built into the SPD to ensure that homes provided at Dunton Hills Garden Village will be of a high quality, tenure blind, easily accessible and flexible with provision for working from home and outdoor amenity spaces. Homes will also be suitable to the rural context of Brentwood.

Homes will be easily adaptable to the changing needs of their residents.

All homes of different tenures and typologies, including specialist accommodation such as housing for older people, will be well-designed. The different types of homes will be pepper-potted (mixed) to create diverse and vibrant communities. All homes will also have access private and shared amenity spaces.

### WE DID/ WE WILL

As indicated in the Draft Brentwood Local Plan, Dunton Hills will be a self-sustaining garden village. This means that the new village will have all of the necessary facilities to support a new community. These include job opportunities, retail, community centres, schools, nurseries, health facilities and transportation facilities.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “land use and urban design”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to the design of homes, affordable housing, family sized housing, flexible designs, safety, services (such as doctors’

surgeries, schools, employment opportunities, retail and density. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD requires the provision of all of the necessary community and social infrastructure, such as schools, health facilities and employment opportunities to deliver a self-sustaining village.

## LAND USE AND URBAN DESIGN

### YOU SAID

The new village should incorporate principles of secure by design.



### THE SPD



### WE DID/ WE WILL

Dunton Hills Garden Village will be a safe village where residents feel a sense of security. This will be ensured by the design of the village which will use principles of Secure by Design, a design guidance which is set out by the UK Police Service to help create safe communities.

Some of the principles which will be implemented include creating safe streets that are overlooked, the use of active frontages at ground floor, promoting passive surveillance and ensuring that key routes are well lit.

### YOU SAID

A large portion of high quality family sized homes should be provided so that the village is family friendly and is not only a commuter village.



A good number of small flats to encourage a mixed community.

### WE DID/ WE WILL

Homes provided at Dunton Hills will have a healthy mix of sizes in order to ensure that the village will have a mixed and vibrant community. A range of family sized homes in addition to some smaller homes will be provided.

The range of homes provided, in terms of size, typology and tenure will reflect the needs of Brentwood. Overall, all homes will be of a high quality, adaptable and will be beautiful places that people are proud to live in.

### YOU SAID

Dunton Hills should have its own doctors and schools.



### THE SPD



### WE DID/ WE WILL

It is envisaged that Dunton Hills will be a self-sustaining garden village. This means that the new village will have all of the necessary facilities to support a new community.

Residents will have easy access to all of the necessary community infrastructure usually found in a village. Health services, employment opportunities, schools and faith/ community spaces will be essential elements that will be provided within the village.

In relation to educational facilities, the Village will have three primary schools, one within each neighbourhood, one secondary school and at least two nurseries.

The Village will also include a number of shops, restaurants, cafes, pubs and a provision of flexible spaces which will adapt to the residents’ needs.

## You said we heard

This section responds to some key responses, suggestions and questions relating to “land use and urban design”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to the design of homes, affordable housing, family sized housing, flexible designs, safety, services (such as doctors’

surgeries, schools, employment opportunities, retail and density. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD requires the provision of all of the necessary community and social infrastructure, such as schools, health facilities and employment opportunities to deliver a self-sustaining village.

### LAND USE AND URBAN DESIGN

#### YOU SAID

Will there be new employment opportunities?

#### THE SPD



#### WE DID/ WE WILL

Dunton Hills Garden Village will be a self-sustaining village. It will have a number of new employment opportunities for both the residents of the village and nearby residents.

A large proportion of these new opportunities will be brought forward through an Innovation Park, located at the north west corner of the village. This site, which is approximately 5.5 hectares in size, has been allocated by the Draft Brentwood Local Plan as one of the new employment sites to be brought forward in the Borough.

The Innovation Park will accommodate a mix of businesses and employment types. The employment facilities provided may take the form of offices, industrial units, research & development facilities, or hybrid workspaces. These will support a wide range of employment types without negatively impacting the nearby villages.

In addition to the Innovation Park, the new village will have a number of smaller workspaces within the neighbourhood hubs. These will include a provision for affordable workspace and productive workspace. New homes will also be provided with space for work from home and fast broadband connections.

#### WE DID/ WE WILL

As indicated in the Draft Brentwood Local Plan, Dunton Hills will be a self-sustaining garden village. This means that the new village will have all of the necessary facilities to support a new community. These include job opportunities, retail, community centres, schools, nurseries, health facilities and transportation facilities.

#### YOU SAID

The new village should have its own schools.

#### THE SPD



#### WE DID/ WE WILL

Dunton Hills will be a self-sustaining village. As such, it will have three Primary Schools and one Secondary School to meet the needs of its residents.

Each of the three neighbourhoods will have one Primary School. All of the Primary Schools will include a provision for an early years facility. In addition, at least two nurseries will be provided within the village.

The Secondary School, located near the Village Centre, will include formal Sports pitches, ancillary facilities and a school hall within the school grounds. The facilities will be made available for managed use by the local population outside school times.

All of the educational facilities will be located close to community facilities and neighbourhood hubs to create a sense of community and to encourage residents to walk to school.

#### YOU SAID

The village should have a pub and a shop/small parade of shops to create a village focus.

#### THE SPD



#### WE DID/ WE WILL

Like other villages in Brentwood, Dunton Hills will have a lively Village Centre which brings residents together. The Village Centre will include a number of facilities including shops, cafés, restaurants, pubs and other potential uses which will cater to the residents’ needs.

These shops/ restaurants have been designed to create a parade or a single frontage with wide footpaths. The design guidance sets out how these should be laid to create a unified parade of shops where people will want to gather. The Village Centre will also include a number of community facilities.

Each of the three neighbourhoods will have a neighbourhood hub which will provide its residents with easy access to shops and other potential non-residential uses. These will be within walking distance of homes and will provide local services.

# You said we heard

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surgeries, schools, employment opportunities, retail and density. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD requires the provision of all of the necessary community and social infrastructure, such as schools, health facilities and employment opportunities to deliver a self-sustaining village.

## LAND USE AND URBAN DESIGN

### YOU SAID

Will there be new employment opportunities?

### THE SPD



### WE DID/ WE WILL

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A large proportion of these new opportunities will be brought forward through an Innovation Park, located at the north west corner of the village. This site, which is approximately 5.5 hectares in size, has been allocated by the Draft Brentwood Local Plan as one of the new employment sites to be brought forward in the Borough.

The Innovation Park will accommodate a mix of businesses and employment types. The employment facilities provided may take the form of offices, industrial units, research & development facilities, or hybrid workspaces. These will support a wide range of employment types without negatively impacting the nearby villages.

In addition to the Innovation Park, the new village will have a number of smaller workspaces within the neighbourhood hubs. These will include a provision for affordable workspace and productive workspace. New homes will also be provided with space for work from home and fast broadband connections.

### YOU SAID

The new garden village should not be overly dense

### THE SPD



### YOU SAID

How many new homes will be provided in the new village?

### THE SPD



### WE DID/ WE WILL

Dunton Hills Garden Village will have a range of densities that are appropriate to the rural context and similar to the nearby villages in Brentwood.

The Village Centre, neighbourhood hubs and the areas near the A128 will have higher densities while areas located at the edge of the village will have lower densities.

This will allow the Village Centre and neighbourhood hubs to become vibrant and active spaces with access to a range of facilities. This will also help decrease car dependency, as residents living in these areas will be able to walk to their key destinations. This will help create a more sustainable and environmentally friendly village. This approach will also help preserve the natural assets of Dunton Hills and will allow a larger number of open spaces that can be enjoyed by the community.

As development moves towards the edges of the village, to a more rural setting, densities will gradually decrease until homes become sporadic and distanced from each other. This will ensure that Dunton Hills is sensitive to the natural setting. These areas will also have well-designed sidewalks and cycle routes to help decrease dependency on cars.

### WE DID/ WE WILL

As set out in the Brentwood Draft Local Plan, Dunton Hills Garden Village will provide up to 4,000 new homes which will be delivered in subsequent phases.

This will help and to meet the majority of Brentwood’s housing needs and will reduce the pressure to develop parts of the Green Belt. These homes will be distributed among a range of sizes, typologies and tenures to respond to the housing need at Brentwood.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “land use and urban design”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to the design of homes, affordable housing, family sized housing, flexible designs, safety, services (such as doctors’

surgeries, schools, employment opportunities, retail and density. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD requires the provision of all of the necessary community and social infrastructure, such as schools, health facilities and employment opportunities to deliver a self-sustaining village.

## LAND USE AND URBAN DESIGN

### YOU SAID

The new village should have its own doctors and schools.

### THE SPD



### WE DID/ WE WILL

It is envisaged that Dunton Hills will be a self-sustaining garden village. This means that the new village will have all of the necessary facilities to support a new community.

Residents will have easy access to all of the necessary community infrastructure usually found in a village. Health services, employment opportunities, schools and faith/ community spaces will be essential elements that will be provided within the village.

In relation to educational facilities, the Village will have three primary schools, one within each neighbourhood, one secondary school and at least two nurseries.

The Village will also include a number of shops, restaurants, cafes, pubs and a provision of flexible spaces which will adapt to the residents’ needs.

### YOU SAID

Get the specialists to design they know what works. Allow flexibility to accommodate changes in the world. e.g. covid, future generations wanting different things.

Don't be too prescriptive at the outset - can't encourage indoor stuff at the moment because of covid. Needs to evolve as the world and our children's needs do.

### THE SPD



### YOU SAID

How many new homes will be provided in the new village?

### THE SPD



### WE DID/ WE WILL

The Supplementary Planning Document (SPD) has been produced to provide design guidance for the new village. This will ensure that the new village will meet the high standards set out in the Brentwood Local Plan, the Principles of Garden Communities and other guidelines. The SPD has been produced through a rigorous co-design process which consulted both experts from a variety of fields and local residents.

This helped the design team better understand the needs of the community. This process also highlighted the need to provide guidance that will ensure the delivery of a garden village where communities will thrive, while remaining flexible to accommodate the changing needs of the community and to unexpected circumstances such as the Covid-19 pandemic.

Dunton Hills will also be delivered in phases to allow a degree of flexibility. This will allow the later stages of the village to be built to respond to the needs of the residents of the village.

### WE DID/ WE WILL

As set out in the Brentwood Draft Local Plan, Dunton Hills Garden Village will provide up to 4,000 new homes which will be delivered in subsequent phases.

This will help and to meet the majority of Brentwood's housing needs and will reduce the pressure to develop parts of the Green Belt. These homes will be distributed among a range of sizes, typologies and tenures to respond to the housing need at Brentwood.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “sustainable movement”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to cycling provision, West

Horndon Station, public transport and parking. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD prioritises active travel, such as walking and cycling, and requires the provision of excellent public transportation.

## SUSTAINABLE MOVEMENT

**YOU SAID**  
Cycling provision – with routes that direct throughout the development

**THE SPD**



The screenshot shows the SPD document section 4.1.4 Cycle Parking. It includes a 'Local Plan Policy' section and a 'Guidance' section. The 'Local Plan Policy' states: 'The SPD requires that cycle parking is provided for all new residential development...'. The 'Guidance' section provides further details on the types and locations of cycle parking to be provided.

**WE DID/ WE WILL**

The mobility strategy at Dunton Hills was designed to prioritise active travel. This means that cyclists and pedestrians will have priority over vehicles.

The new village will include a high-quality dedicated cycle network comprised of joined-up, shared and segregated cycle lanes which will facilitate cycling. Cycle routes will include some direct routes that connect cyclists to key nodes in the village, in addition to other scenic leisure routes which will allow cyclists to enjoy the nature at Dunton Hills. This trail will be dedicated for the use of cyclists and pedestrians. Improved cycling routes will also be provided to West Horndon Station.

Moreover, a sufficient amount of safe and covered cycle parking (both stacked and Sheffield-type) will be provided along with facilities for larger and special bikes. Residents will also be provided with facilities for charging electric bicycles.

The village will include a Mobility Hub which will act as interface between sustainable and shared modes of transport.

**YOU SAID**  
The new development will overcrowd the existing roads and West Horndon Station.

**THE SPD**



The screenshot shows the SPD document section 4.1 Sustainable Modes of Transport. It includes a 'Local Plan Policy' section and a 'Guidance' section. The 'Local Plan Policy' states: 'The SPD requires that...'. The 'Guidance' section provides further details on sustainable modes of transport, including cycling and public transport.

**YOU SAID**  
Homes should be provided with sufficient parking to avoid on street parking.

**THE SPD**



The screenshot shows the SPD document section 4.2 Street Design. It includes a 'Local Plan Policy' section and a 'Guidance' section. The 'Local Plan Policy' states: 'The SPD requires that...'. The 'Guidance' section provides further details on street design, including parking provisions.

**WE DID/ WE WILL**

The Draft Brentwood Local Plan requires that any possible negative impacts on transportation be mitigated. This should be informed by a detailed Transport Assessment.

As a minimum, mitigation measures at West Horndon Station will include improvements for vehicular, segregated cycle and public transport access as well as cycle storage and a bus interchange facility.

In addition, public transportation via buses will be provided from Dunton Hills to the station in order not to overcrowd the existing roads.

**WE DID/ WE WILL**

Homes will be provided with a sufficient amount of parking to avoid parking in inappropriate locations. The majority of parking spaces will be provided with charging points for electric vehicles. In addition to resident car parking, some visitor spaces will be provided.

However, car-free travel will highly be encouraged at Dunton Hills. Residents will have easy access to high quality public transportation. Active travel will be supported at the village. Residents will be provided with a well-designed cycle route network and a significant number of cycle parking. Dunton Hills will also have wide, safe and pleasant footpaths which will allow residents to walk to their destinations.

Provisions for active travel will be provided at the early stages of the development to encourage residents to adopt and maintain healthy habits.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “sustainable movement”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to cycling provision, West

Horndon Station, public transport and parking. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD prioritises active travel, such as walking and cycling, and requires the provision of excellent public transportation.

## SUSTAINABLE MOVEMENT

**YOU SAID**  
The new village should have easy access to public transport.

**THE SPD**



**WE DID/ WE WILL**

Several transportation experts have been consulted to ensure that access to public transport in the new village will be easy. This will decrease dependency on private cars and help create a more sustainable village.

The bus route will provide residents with access to key destinations and will include bus stops within a short walking distance from all homes.

The entire bus network, including bus stops, access to buses (in and out), bust stops, ticket machines and the actual buses will be easily accessible and inclusive. Finally smart infrastructure will be implemented to ensure that buses are an attractive and easy mode of transportation for all residents.

**YOU SAID**  
Car-free scheme

**THE SPD**



**WE DID/ WE WILL**

Although a car-free scheme would be desirable, the new village will require some provision for private vehicles. However, the new village has been designed to prioritise active travel and public transportation over the use of private cars. This will help reduce the dependency on cars.

Walking, cycling and public transportation will be the main modes of transportation used by the residents of the garden village, while car travel will only be occasional.

The street network will provide safe and accessible footpaths and cycle lanes which will encourage active travel.

Additionally, public transport will be highly efficient with bus stops within short walking distances to homes, village centres, employment areas and other important places.

Car clubs will also be provided for residents to decrease the need for car ownership. The use of electric vehicles will be encouraged at Dunton Hills and the necessary charging facilities will be provided.

A mobility hub will also be provided at the Village Centre to help the residents adopt more sustainable travel patterns. The mobility hub will co-ordinate and promote sustainable transport choices. It will follow a joined up approach combining active travel (walking and cycling), providing guidance on public transportation (schedules, routes, etc...) and other measures (such as joined up supermarket deliveries) to reduce car usage. The mobility hub will also include other services such as access to a car club and cycle parking and potentially maintenance services.

All of the facilities mentioned above will be provided during the early stages of development to ensure that residents will develop healthy habits once they relocate to the Garden Village.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “sustainable movement”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to cycling provision, West

Horndon Station, public transport and parking. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD prioritises active travel, such as walking and cycling, and requires the provision of excellent public transportation.

## SUSTAINABLE MOVEMENT

**YOU SAID**  
What types of public transportation will be provided in the new village?

**THE SPD**

**WE DID/ WE WILL**

Residents will be provided with a high quality bus network that will act as the primary and natural mode of transportation. The bus route will be present to serve the earliest residents and will expand as the village grows. In the early days of the village, the development will be served by an interim bus service(s), which may include Demand Responsive Transit (DRT).

Buses will provide easy access to all parts of the village and to West Horndon Station.

The Bus Network will be easily accessible to all residents. Residents will have to walk less than 5 minutes to reach a bus stop. The entire bus network will be accessible and inclusive. This includes the design of level access to the buses in and out, bus stops, ticket machines and the buses themselves.

Smart infrastructure will be provided to ensure that residents have access to real-time information including estimated arrival times of buses. This will help create a more reliable public transport system. The Mobility Hub will also help residents and visitors plan their journeys.

The development will include improvements to the routes connecting Dunton Hills to West Horndon Station in addition to improvements to the station.

**YOU SAID**  
How will the village accommodate parking for 4,000 homes?

**THE SPD**

**WE DID/ WE WILL**

Homes will be provided with a sufficient amount of parking to avoid parking in inappropriate locations. The majority of parking spaces will be provided with charging points for electric vehicles. In addition to resident car parking, some visitor spaces will be provided.

However, Dunton Hills has been designed to be a village that is dependent on sustainable modes of transportation, which include public transport, cycling and walking.

The village will be served by a high-quality public transport network which will reduce dependence on cars. The bus network has been designed so that residents will need to walk less than 5 minutes to find a bus stop and will provide connections to all parts of the village and beyond. Connections to West Horndon Station will be easily available.

A safe and efficient cycle route network will encourage residents to use cycling as a key mode of transportation. Wide, safe and pleasant sidewalks will encourage walking.

The village will also be equipped with car clubs that will provide residents with access to shared cars.

The use of active transport combined with a high-quality public transportation network and shared transport will reduce the need for private vehicles. As such, homes will be less likely to need multiple cars.

Overall, the village will include a sufficient amount of parking spaces, spaces for visitors and electric charging parking bays. The village will also include Parking Barns which provide spaces dedicated for car parking.

Rigorous work continues to be undertaken in collaboration with multiple transportation consultants to ensure that Dunton Hills will be provided with sufficient parking without compromising the character of the Garden Village.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “a forward thinking village”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to future proofing, sustainable energy, sustainable drainage systems,

adaptable and flexible homes and electric vehicle charging points. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD sets out an ambition for the garden village to adopt the latest technologies to reduce its carbon footprint and increase the use of renewable energy sources.

## A FORWARD THINKING VILLAGE

### YOU SAID

The new development should be future proofed with the inclusion of a community energy provision, solar panels, wind harvesting and battery storage.



### WE DID/ WE WILL

One of the key ambitions of the new village is that it will adopt the latest technologies which will reduce its carbon footprint and increase the use of renewable energy resources.

The development as a whole is aiming to be Net Zero Carbon for buildings upon completion. This means that upon completion, an equivalent amount of energy is produced on the site as is used on the site in an average year.

Buildings will be required to incorporate renewable energy systems such as solar panels and to reduce the emissions of CO2. Moreover, the use of battery storage to recover excess renewable energy for later use will be encouraged. Energy monitoring systems will be found in building to help reduce the use of energy.

The potential for incorporating wind harvesting technologies has been assessed and it has been found that this is not feasible due to practical considerations.

Buildings will also move away from the use of gas and will move towards relying on electricity. Other measures which reduce the use of resources such as centralised heating will be implemented where feasible.

### THE SPD



### YOU SAID

Homes should be built to reduce energy use.



### THE SPD



### WE DID/ WE WILL

Homes at Dunton Village will be designed to be energy efficient. Design should prioritise passive ventilation, use renewable materials that are durable with long lifespans.

The use of prefabrication techniques will also be encouraged. Overall, prefabrication techniques improve productivity and require less energy to produce.

Moreover, all buildings will use high quality materials that take into consideration the circular economy. This means that materials can be recycled once the building has reached the end of its lifetime.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “a forward thinking village”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to future proofing, sustainable energy, sustainable drainage systems,

adaptable and flexible homes and electric vehicle charging points. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD sets out an ambition for the garden village to adopt the latest technologies to reduce its carbon footprint and increase the use of renewable energy sources.

## A FORWARD THINKING VILLAGE

**YOU SAID**

We would like to see several environmental considerations such as sustainable water management.

**THE SPD**

**WE DID/ WE WILL**

A village-wide Sustainable Drainage System (SuDS) will be implemented at Dunton Hills. This system will create a fully integrated drainage strategy that celebrates the inclusion of water within the landscape, deepens the types of natural habitats and future-proofs against high intensity rainfall events.

Existing natural watercourses will be respected and integrated within the village-wide SuDS strategy. Moreover a range of features to preserve and reuse rainwater will be implemented.

**YOU SAID**

Homes should have a scope to adapt so that they can be used by future generations.

**THE SPD**

**WE DID/ WE WILL**

Buildings at Dunton Hills will be designed to be as flexible as possible and to accommodate changes in usage. This will allow buildings to be retrofitted for new uses or to adapt to the changing needs of their users. Combined with the use of high quality and durable materials, this will help prolong the lifetime and usability of buildings and will assist in creating a more sustainable village.

Buildings will also include provision to incorporate new technologies as they arise. For example, built in voids for cable work will be provided.

New homes will also be designed using flexible floorplans to adapt to the changing needs and abilities of their residents. This will allow homes to adapt to situations like Covid-19 or a change in the residents mobility.

**YOU SAID**

The village should have charging points for electric vehicles, both public and with all private dwellings.

**THE SPD**

**WE DID/ WE WILL**

The new village will provide electric vehicle charging provision in all parking spaces. This applies to both on-street and on-site parking. The majority of parking spaces will also include electric charging infrastructure.

Communal cycle stores will also include facilities for charging electric bicycles.

# You said we heard

This section responds to some key responses, suggestions and questions relating to “landscape”. It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to trees, food growing opportunities, green

buffers, open spaces and playgrounds. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD safeguards a large portion of the existing trees and requires additional planting.

## LANDSCAPE

### YOU SAID

We would like to see a lot of trees and green spaces.



### THE SPD



### WE DID/ WE WILL

Dunton Hills has been designed to be a landscape-led garden village and the SPD builds on this in the guidance it recommends. This means that the natural character of the village has guided the development. The village has been designed around the landscape assets, such as the ancient woodlands and the wetlands in order to preserve them and highlight them.

The character of the different neighbourhoods has been derived from the existing landscape.

In addition to preserving much of the existing landscape assets, there will be several enhancements and additional planting throughout the village.

### YOU SAID

Preserve the existing trees



### THE SPD



### YOU SAID

Green buffers to prevent noise pollution.



### THE SPD



### WE DID/ WE WILL

The new village has been designed around the historic landscape assets at Dunton Hills.

Most of the key existing historic landscape features such as the ancient woodlands, historic hedgerows and ponds will be preserved and enhanced.

Experts from different fields, including landscape, ecology and biodiversity, have been consulted to produce the Supplementary Planning Document (SPD) which will ensure that the key landscape assets will be preserved and that they will be enjoyed by generations to come.

### WE DID/ WE WILL

A detailed noise assessment has been carried out to locate the areas that might suffer the most from noise pollution. The village was then laid out to minimise the impacts of noise, mostly from the A127 and the A128.

At strategic points, noise mitigation measures such as bunds, mounds or barriers, along with trees to improve the air quality and soften the barriers will be used to protect the village from the impacts of noise. The built form of these areas has also been designed to act as a noise barrier and to prevent the noise from reaching the rest of the village.

Further modelling and noise assessment will be done at detailed design stages to ensure that all homes and amenity spaces meet the required noise comfort levels.

# You said we heard

This section responds to some key responses, suggestions and questions relating to "landscape". It also demonstrates how these suggestions have been reflected in the SPD. Some of the main responses related to trees, food growing opportunities, green

buffers, open spaces and playgrounds. The SPD integrated these suggestions within its guidance, where possible. For example, the SPD safeguards a large portion of the existing trees and requires additional planting.

## LANDSCAPE

### YOU SAID

The new village should have many and diverse open spaces.

### THE SPD



### WE DID/ WE WILL

Dunton Hills Garden Village will include a range of new open spaces that are well designed. The SPD sets out a number of interactive open spaces which will contribute to the overall health and wellbeing of the community.

These include parks, playgrounds, sports pitches, leisure routes, outdoor spaces for hosting community events and growing spaces. The community at Dunton Hills will also be given the opportunity to manage these spaces and to adapt them to the needs of the residents.

### YOU SAID

The new village should have beautiful playgrounds for the new families.

### THE SPD



### YOU SAID

Food growing opportunities

### THE SPD



### WE DID/ WE WILL

Dunton Hills Garden Village will include a significant number of interactive and beautifully designed outdoor play spaces which the SPD sets the foundations for. These will be provided at a local and neighbourhood scale.

Play spaces will be designed to create play opportunities to children of all ages and will encourage them to interact with nature and to learn about the environment. Play spaces will also be integrated within nature to strengthen the bond between children and nature.

Open spaces such as the woodlands, wetlands and natural trails will also include occasional play elements like board-walks and bird watching screens to help children learn, play and interact with nature.

Finally the new village will have a number of sports facilities, including football and cricket pitches.

### WE DID/ WE WILL

A space dedicated to food growing will be provided near the Historic Farmstead and near the Village Centre. This space will include beehives, self growing and community growing spaces.

Allotment plots will allow the resident to grow their own produce. These will also help foster a sense of community and will help improve the health and wellbeing of residents.



**DUNTON HILLS**  
**GARDEN VILLAGE**

**06**

**N E X T   S T E P S**

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## Next Steps

## Appendix

## Appendix 1 – General Community Survey

Appendix 1 – General Community Survey

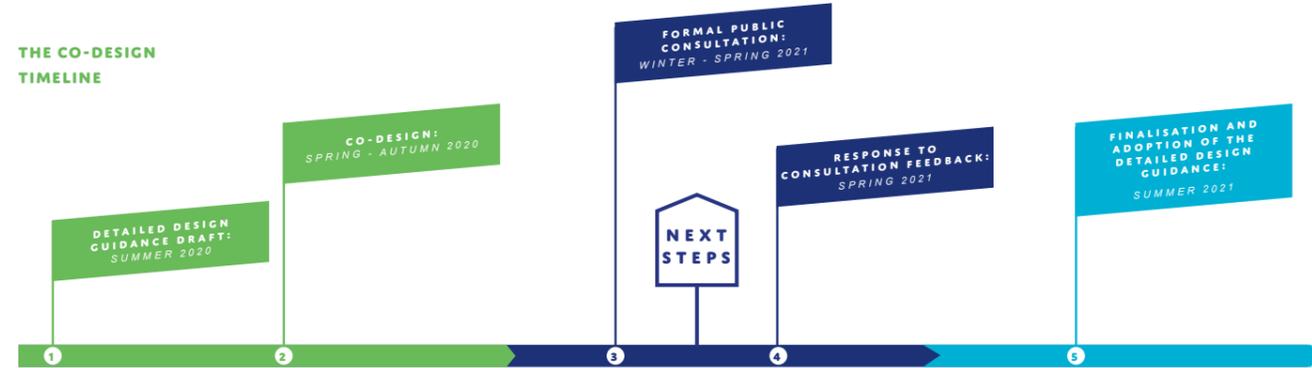
Appendix 2 - Young Persons' Survey

Appendix 3 - Landowner Survey

Appendix 4 - Primary School and SEN Students'

Drawing Exercise

Appendix 5 - Secondary School Writing Exercise



## Community Questionnaire

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Welcome to the Dunton Hills Garden Village survey. Your views are really important to us to co-create the Village, and help us to understand what you would like to see at Dunton Hills Garden Village in the future. We are seeking your views to ensure that we plan the village according to community needs. We thank you in advance for completing the questions. This survey should take you approximately 15 minutes to complete, but if you feel you do not have enough time to complete it all, we ask that you please prioritise the questions written in blue which will take you about 4 minutes to complete.

If you are under the age of 18, please complete the 'Young Person's' survey:

<https://www.surveymonkey.co.uk/r/287FG25>

We are seeking your views on Dunton Hills Garden Village to help us create a Detailed Design Guidance for the village.

The guidance will set in place spatial 'rules' for future development within the village. We will be asking you questions which about 5 main themes, these are explained in detail in the following sections:

- 1- A Strong Sense of Place
- 2- Land Use and Design
- 3- Sustainable Movement
- 4- A Forward Thinking Village
- 5- Landscape



Dunton Hills Garden Village is a new village proposed in the Borough of Brentwood which will provide much needed homes for the future. This village is one of fourteen such villages that were proposed by the Government in January 2017 to help create homes for the growing population.

## Community Questionnaire

The new village will be self-sustaining and will provide up to 4,000 new homes, new schools, job opportunities, health and community facilities and new public spaces. It will have three neighbourhoods: Dunton Fanns, Dunton Waters and Dunton Woods. Each of these areas will be designed to have a unique character which highlights the existing natural features found in Dunton Hills.

### The Draft Framework Masterplan Document

A draft Framework Masterplan Document<sup>1</sup> has been prepared by CEG who are the main land promoter for the village, in collaboration with Brentwood Borough Council and other technical stakeholders. It sets out the broad development principles of the village which will guide how the detailed work comes forward. This document takes into consideration policy set out by the council in the draft Brentwood Local Plan<sup>2</sup>. This document was produced after several technical workshops which identified the potential of the site and the broad layout of the village, while respecting elements such as flooding, views, transport, heritage and surrounding land uses, among other things. For more information about the Framework Masterplan Document, visit <https://www.dunton-hills.co.uk>. This document will also be available for comment in the Autumn of this year with the detailed design guidance.

Below are the spatial principles of the draft Framework Masterplan:



<sup>1</sup> Draft Framework Masterplan available here:

<https://brentwood.moderngov.co.uk/documents/g2131/Public%20reports%20pack%2011th-Mar-2020%2019.00%20Planning%20and%20Licensing%20Committee.pdf?T=10>

<sup>2</sup> Draft Brentwood Local Plan available here: <http://www.brentwood.gov.uk/pdf/3101201917002800000.pdf>

## MANDATORY SPATIAL PRINCIPLES

### LAYOUT AND SPATIAL ORGANISATION

- 01 **Location and arrangement of the Market Square** - will be positioned at the heart of the Garden Village and on the eastern edge of Dunton Fanns, facing the proposed Village Green and the historic farmstead. The Market Square will be designed to a suitable size to support the quantum of non-residential uses intended and will be enclosed by taller buildings with employment, retail and community uses activating the public realm.
- 02 **Definition of the Village Green** - will providing a setting for the historic farmstead as well as a key communal open space for residents in which to interact and relax. The Green will be visible from the Market Square, across the landscape associated with the Eastlands Spring. The existing driveway will be retained and will become an important pedestrian route to Dunton Waters.
- 03 **Location of Dunton Fanns Primary School** - will be a central component of the Fann's community and will have frontage onto the proposed Mobility Corridor to promote sustainable travel.
- 04 **Secondary School** - will be visible from the wetlands along an east-west route connecting Dunton Fanns with Dunton Waters. The school building will front onto a lane and frame an arrival 'Schoolyard Square', comprising a car free setting.
- 05 **Location and arrangement of Neighbourhood Hub for Dunton Waters** - will be focused around a south facing lakefront plaza with views of the proposed cricket pitch and Dunton Waters Primary school, framed by buildings and activated by non-residential ground floor uses. The community element of the Secondary School will frame the northern edge of the plaza.
- 06 **Location and arrangement of Dunton Waters Primary School** - will be focused on the threshold of the wetlands landscape, maximising opportunities for outdoor learning whilst being visible from the lake front plaza.
- 07 **Location and arrangement of the co-located Dunton Woods Neighbourhood Hub and Primary School** - will be the central component of Dunton Woods, centred around a plaza at the northern end of a linear park which will form a view corridor to Dunton Waters. The plaza will be framed by taller buildings with non-residential ground floor uses.
- 08 **Location and arrangement of sports pitches and sports hub** - will be provided within the Secondary School parcel allowing both students and residents to make use of the facilities. The pitches will support a range of sports, forming a hub for community activity for social and competitive recreation. Other sports facilities include the cricket pitch and football pitches.
- 09 **Location of employment land** - will be in close proximity to the employment site proposed to the west of the A128. Employment land uses will be supported by a nursery and will adjoin open spaces, accessible for both workers and residents. Buildings will be positioned in an east-west orientation to establish a noise barrier against the A127.
- 10 **Location of Gypsy and traveller site** - will be positioned to allow for direct access from the A128 and with an interface with the proposed landscape edge. The site will allow for 5 pitches in line with policy, with the final configuration to be determined upon consultation with potential occupants.

### VISTAS, ACCESS AND MOVEMENT

- 01 **Farmstead Avenue and view corridor** - will preserve a direct visual relationship between the A128 and the Grade II listed farmhouse. This is one of many masterplanning approaches that ensures the historic farmstead becomes a focal point within the Garden Village.
- 02 **Mobility Corridor (Station Road extension)** - will be the main access point to the village, accommodating pedestrians, cyclists and public transport. The Mobility Corridor will extend into the village along the alignment of Station Road, with a direct pedestrian and cycle crossing over the A128. This will facilitate and promote sustainable travel to the Market Square at the Village Centre which will include the Mobility Hub.
- 03 **Mobility route along the western edge** - will be incorporated into the landscape, facilitating safe and sustainable travel (for cyclists and pedestrians) north-south along the A128, but respecting the setting of the retained dwellings.
- 04 **Secondary School approach and landmark** - a direct route and view corridor will be established from the Secondary School building to the wetlands, ensuring its prominence as a landmark within the wider Garden Village, as well as promoting wayfinding.
- 05 **Schoolyard Square** - will be established in front of the Secondary School building, at the end of the proposed School Lane. The square will form a car free and landscaped gathering space for children and parents before and after school, as well as allowing for the retention of existing historic trees.
- 06 **School Lane** - a key pedestrian and cycling priority route will be established, connecting the Village Green and Secondary School with the wetland. The lane will run past the community orchard one side and be fronted and activated by new homes on the other.
- 07 **Potential future connections east towards Basildon** - will be safeguarded into the layout of the masterplan to allow for future expansion and connectivity.
- 08 **Dunton Woods viewing corridor** - will establish a visual relationship between the Neighbourhood Hubs of Dunton Woods and Dunton Waters, promoting a sense of community cohesion within the overall Garden Village.
- 09 **Wellness trail** - a pedestrian and cycling only trail will be provided within the landscape, promoting a healthy lifestyle within the Garden Village. The trail will connect the facilities provided within the Market Square and Village Green within Dunton Fanns to the other Neighbourhood Hubs and Schools.
- 10 **Nodes at intersections** - the point at where two or more routes intersect will inform the location of Neighbourhood Hubs and associated non-residential uses.
- 11 **Marker buildings (throughout masterplan)** - will be used to define key routes, vistas and places, promote placemaking and wayfinding within the neighbourhoods or landscape setting. Marker buildings shall be distinguished from other buildings through either architectural treatment, height or positioning within a prospective layout.
- 12 **Inter-neighbourhood connectivity (throughout masterplan)** - in conjunction with the wellness trail, pedestrian and cycle connections will be established to ensure a high degree of connectivity between the three neighbourhoods, further promoting safe and sustainable travel.

### Detailed Design Guidance

We are currently in the process of developing a Detailed Design Guidance, which will be adopted by the council, and will set out how Dunton Hills Garden Village will look and feel in the future.

The Guidance will delve into the detail of the architectural design, parking, transport, public spaces, landscape, street design, health and education, sustainability and innovation.

The team working on this guidance is led by HTA Design LLP and has been appointed by the council. Once the Council adopts this document, it will be used as a guidance for future development proposals to be assessed against.

### What is the Co-Design Process?

When we plan a new garden community is too complex to be tackled by a single person or group. This is why we are want to understand your thoughts by seeking your views to help us better understand the needs of your future community.

This survey in addition to engagements with local groups, local youth and specialised consultants are part of what is called the 'co-design' process. We will then use this feedback to create the Detailed Design Guidance.

The draft detailed design guidance will be available for public consultation in Autumn 2020 along with the draft Framework Masterplan Document. Here, we hope you will be able to see how your input has helped to inform how Dunton Hills Garden Village will look and feel.

Your privacy is important to us. Please note that all of your responses are anonymous. Your information will be aggregated with everyone else who gives us their opinions, and your responses will not be identified with any personal data. For more information, please refer to the Brentwood Privacy Notice:

<http://www.brentwood.gov.uk/index.php?cid=2885>.

If you are having any trouble filling out this survey, please contact [gardenvillagecommunities@brentwood.gov.uk](mailto:gardenvillagecommunities@brentwood.gov.uk)





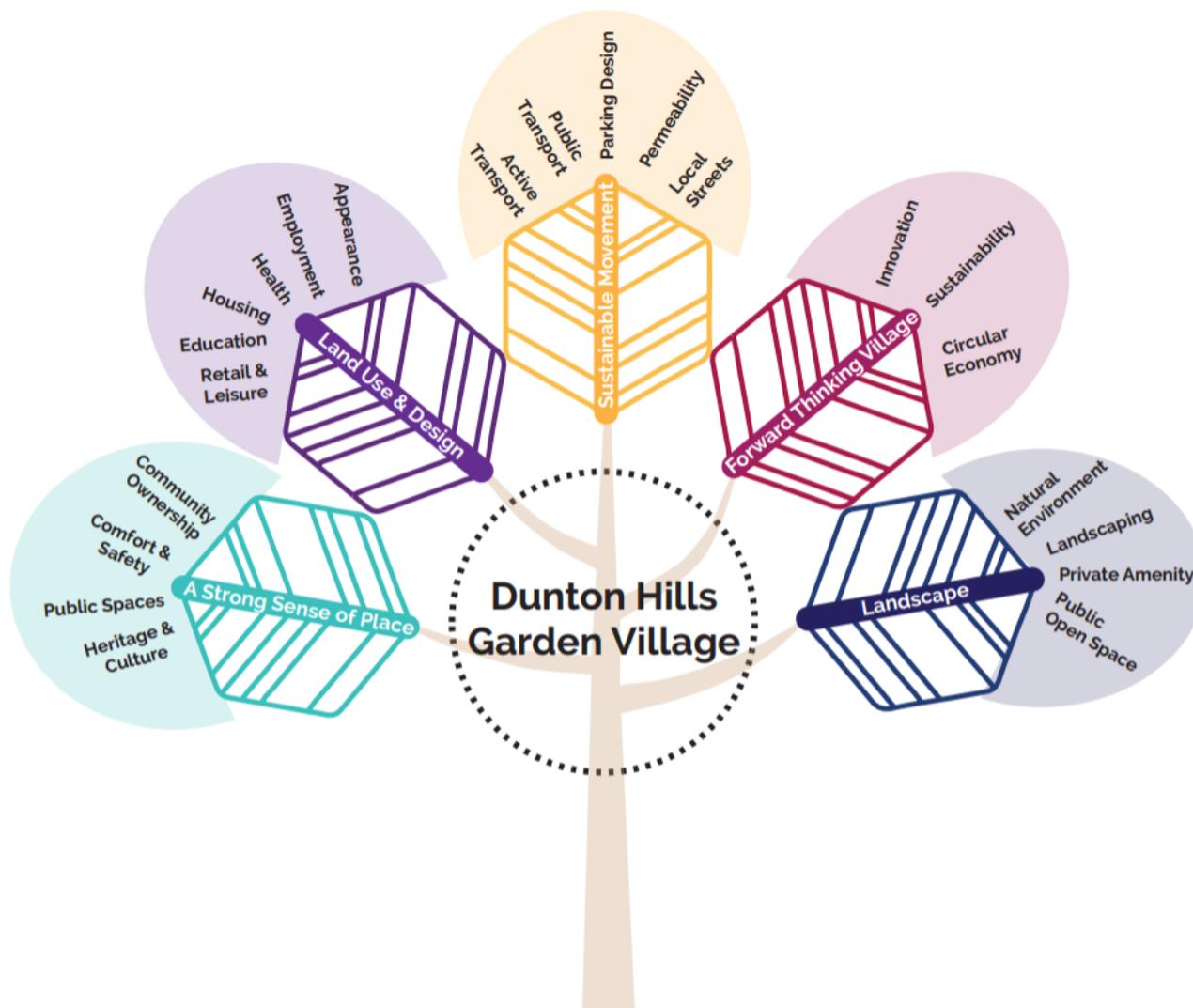
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**Tell us about yourself**

1. Which of the following best describes you (please select all that apply)?
  - Local resident – living in (please specify).....
  - Local business owner or employee
  - Landowner
  - Developer
  - Consultant
  - Government agency
  - Other, please specify: .....
  
2. If you are local resident, how far do you live from Dunton Hills?
  - Less than 1 km
  - Between 1 and 5 km
  - More than 5 km
  - I do not live within the boundaries of Brentwood

### The 5 Themes:

The Framework Masterplan Document and the Design Guidance are built around 5 general themes. The survey is divided into 5 sections, each focusing on one of the themes below:



## Community Questionnaire

### Section 1: A Strong Sense of Place

The new village will be designed to fit into the local look and feel of Brentwood, the borough of villages, while remaining a new village suitable for the 21<sup>st</sup> century. In this section, we would like to understand how you would imagine for the new village.

In this section we would like to understand your views on issues like the look and feel of Dunton Hills and the different community facilities you would like to see.



Figure 1: The Chalk Stream at Cator Park, Kidbrooke - HTA Design LLP



1. What do you think is necessary to create a strong sense of place in the future Dunton Hill Garden Village? Please select your top three, and number them as first, second and third choice:

- Beautiful homes
- A place that encourages exercise and healthy living
- Well-designed open spaces
- Cultural spaces/ library
- Community spaces
- Other, please specify: .....

2. Which of the following features will make Dunton Hills a more welcoming and friendly space for a wide range of people? Tick all that apply.

- Space for public events
- More public seating
- Wider pavements
- Easy links to public transport
- Step free access into buildings
- Inclusive play options
- Clear and consistent signage
- Storage for bicycles, mobility scooters and family bikes
- Other, please specify: .....

Would you be interested in answering more questions about the strong sense of place at Dunton Hills Garden Village? If yes, please answer the questions on the following page. If not, please skip to page 14.

3. Which of the following features do you think are most important to the character of Dunton Hills? Please select your top three, and number them as first, second and third choice:

The historic farmstead



Mature trees



Hedgerows



Woodlands



Wetlands



The Views



*View towards the Church of All Saints*

Other, please specify:

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.....

4. Which of the following features do you think are most important for children and young people? Please select your top three, and number them as first, second and third choice:

Natural play areas



Nature Play Example

Neighbourhood parks that are close to homes



The Chalk Stream, HTA Design LLP

Streets which are safe for play



York Drive, Newark, HTA Design LLP

Organised community activities



Youth clubs/centres



Winstanley and York Estates, HTA Design LLP

Sports facilities



Winstanley and York Estates, HTA Design LLP

Education/ school classes in nature



Outdoor classes

Other, please specify:

.....



5. What would you like to see in the community spaces at the centre of Dunton Hills Garden Village? Please select your top three, and number them as first, second and third choice:

- Youth centres
- Indoor space for sports and recreation
- Faith spaces
- Shared multi-faith spaces (these could be used to host events such as weddings)
- Healthcare
- Group specific centres (such as a women’s centre)
- A community library
- Space to host cultural events
- Space to hold open air events (such as outdoor markets)
- Other, please specify

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6. Is there anything you liked about another local city/town that you would like to see in Dunton Hills Garden Village (for example a park that you enjoyed visiting, a type of building design or perhaps specific elements about a town centre that you like)? Please write below:

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**Community Engagement:** It is envisaged that the landscaped areas in addition to public space assets (such as community halls, youth spaces, etc..) will be led by the community. This will help create a long-term sense of belonging and a strong community spirit. The following questions will discuss how you would this happening.

7. What kind of responsibilities would you like to see the community made decisions on at Dunton Hills Garden Village? Please select all that apply.

- How public spaces are maintained
- How community buildings are managed
- How shared green areas and community gardens are managed
- How wildlife and habitats are preserved in the area
- How Retail Units ( i.e. Community café) are managed
- Other, please specify: .....

8. What ways can community-led initiatives help create a sense of community? Please select all that apply.

- Host local events (such as pop up cinemas or family days)
- Manage local open-air markets
- Host specialty classes on topics of interest for the community
- Host town-hall meetings and online platforms
- Other, please specify: .....



9. Would you be interested in taking part in the management of Dunton Hills Garden Village if you lived in the new development? Please explain your answer.

- Yes
- No
- Happy to live there, but happy for other community members to run these

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10. Is there something else you would like to tell us that will be important for the sense of place of the new Dunton Hills Village?

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### Section 2: Land Use and Design

The 'land use' theme discusses a number of issues, including: Housing, Employment, Education and Health.

It is imagined that Dunton Hills will be a village which will include the following, to provide peoples wants and needs in close proximity to home:

- Up to 4,000 new homes, employment opportunities, including a range of flexible homes will be provided on site to suit the needs of different groups such as the elderly, new families and those with disabilities;
- An employment area which will be up to 5.5 hectares in size and will provide many new employment opportunities;
- Educational facilities including a secondary school, a primary school and early years provision;
- Retail and leisure space;
- Community space provision; and
- Open spaces including green and blue infrastructure.

In this section, we would like to hear your thoughts on housing, employment and education.



Figure 2: Upper Tuesley, Milford HTA Design LLP

1. What type of appearance would you like to see the homes have in Dunton Hills Garden Village?

- Traditional homes which have a local appearance



Ex. 1: Mulberry Park, Bath, HTA Design LLP – traditional homes with brick and pitched roofs



Ex. 2: Trinity Square, Barnet, HTA Design LLP – flats with traditional brick work

- Traditional homes which have some more modern elements or materials



Ex. 1: Milford Hospital, Surrey, HTA Design LLP – traditional homes with balconies and modern materials



Ex. 2: Southall Waterside Phase C, Ealing HTA Design LLP – flats with traditional brick work but with balconies and pitched roofs

- Modern homes



Ex. 1: Hanham Hall, South Gloucestershire, HTA Design LLP – homes with modern wood shading



Ex. 2: Mulberry Park, Bath, HTA Design LLP – Flats with modern materials

- Other, please specify: .....

2. What type of provision would you like to see in your home? Please select your top three, and number them as first, second and third choice:

- Bike/buggy storage
- Home office
- Kitchen diners separate from living room
- Open plan living
- Private green space
- Storage spaces
- Garage/ Pram storage
- Private access
- Other, please specify: .....

3. In order of preference, what type of workspace would you like to see close to home? Please select your top three, and number them as first, second and third choice:

- Low height separate office blocks in a business park arrangement
- Office spaces integrated within the Village Centre
- Warehouses, distribution centre with good accesses
- Co-working spaces and shared meeting spaces within a business park
- Co-working spaces, shared deskpace and meeting spaces throughout Dunton Hills
- Small manufacturing units and arts & crafts distributed through the local centres of the neighbourhoods
- Work space within the homes
- Other, please specify: .....

Would you be interested in answering more questions about the land use and design of Dunton Hills Garden Village? If yes, please answer the questions on the following page. If not, please skip to page 19.

4. What type of homes would you like to see in this area? Please select your top three, and number them as first, second and third choice:

Detached Homes



Mulberry Park, Bath, HTA Design LLP

Semi-detached homes



Mulberry Park, Bath, HTA Design LLP

Terraced housing



Cane Hill, Croydon, HTA Design LLP

Town houses



Hanham Hall, South Gloucestershire, HTA Design LLP

Flats



Mulberry Park, Bath, HTA Design LLP

Bungalows



Muirton Estate, Perth, HTA Design LLP

Self-build Homes



Almere Poort, Flevoland, Netherland

A mix of all of the above

Other, please specify:

.....

Community Questionnaire

5. What are the most important features you would like to see in the new housing provided in Dunton Hills? Please rank the below from 1 to 7, with 1 being the most important 7 the least important:

- Flexible/ adjustable spaces
- Provision to work from home
- Storage
- Durable, sustainable materials
- Broadband connectivity
- Energy efficient
- Accessible spaces
- Other, please specify: .....

6. How can we design homes, schools and community spaces so that they are accessible for everyone? Please select your top three, and number them as first, second and third choice:

- Ramps
- Lifts where ramps are not suitable
- Open spaces that have wide paths and are step free
- Public benches, so that people with mobility issues can rest
- Good signage across the village
- Way finding: using marker buildings, coloured doors, different types of trees, etc... to make streets unique and help residents easily find their way
- Something else: .....

7. What type of provision would you like to see for third generation homes (i.e. homes for older people)? Please select your top three, and number them as first, second and third choice:

- Specialist accommodation for the elderly
- A cluster of homes for the elderly (their own area)
- Smaller homes to allow for downsizing
- Flexible/ adjustable homes
- Step-free accommodation
- Other, please specify: .....

8. Are there any other considerations you would like to suggest regarding the land use and design of Dunton Hills?

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### Section 3: Sustainable Movement

The 'sustainable movement' theme discusses a number of issues, including: active transport, the road network, public transport and parking.

Dunton Hills Garden Village will be an opportunity to create a village which is built around sustainable modes of transportation. This will help create a more environmentally friendly village, encourage healthy lifestyles and wellbeing, and help create an inclusive community.



Figure 1: Cator Park, Kidbrooke - HTA Design LLP

1. What could be done in Dunton Hills Garden Village to make cycling and walking appealing? Please select your top three, and number them as first, second and third choice:
  - More streets that are cycle-friendly but also allow cars ( i.e. with marked distances for car door opening zone, and crossings designed with priority for cyclists)
  - More pedestrian/cycle only routes (i.e. segregated from cars, or separate cycle lanes)
  - Secure cycle parking on streets
  - Cycle Parking in homes
  - Direct cycle lanes for commuters
  - Leisure routes in nature
  - Other, please specify: .....

2. How likely are you to use the following sustainable types of transportation?

	Very likely	Likely	Neutral	Unlikely	Very Unlikely
a. Buses, if there are bus stations near your home					
b. Demand Responsive Transport (DRT). Minibuses which provide on-demand transport for multiple passengers all heading in the same direction, usually by mobile phone apps.					
c. Cycling if there are safe cycle lanes					
d. Walking if there are safe footpaths					
e. Car clubs - these are short-term car rental services that allow members to rent locally parked cars. They reduce the need for the car ownership while allowing occasional car use.					
f. Parking barns – safe parking space that are at a walking distance from homes. This allows residential streets to be safer for children.					

Would you be interested in answering more questions about sustainable transport at Dunton Hills Garden Village? If yes, please answer the questions on the following page. If not, please skip to page 23.

Community Questionnaire

3. What are your current key modes of transportation? Please select your top three, and number them as first, second and third choice according to frequency of usage:

- Train
- Private Car
- Bicycle
- Public transport
- Mobility scooter
- Walking
- Other, please specify: .....

4. How long would you be willing to walk to arrive to a bus stop?

- 5 minutes
- 5-8 minutes
- 8-10 minutes
- More than 10 minutes
- Other, please specify: .....

5. What kind of streets would you like to see in residential neighbourhoods?

Traditional streets with parking in front of homes



York Drive, Newark, HTA Design LLP

Pedestrian and cycle only streets with nearby car parking



Osprey Quay, Portland, HTA Design LLP

Separate streets for cars and for walking/ cycling



York Drive, Newark, HTA Design LLP

Other, please specify:

.....

Community Questionnaire

6. Are there any other movement/ transportation concerns which the design could address? Please tick all that apply:

- Increase in traffic
- Lack of access to West Horndon station
- Need for car clubs in the local area
- Electric charging points
- Need for buses
- Other, please specify:

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7. Are there any other considerations you would like to include regarding sustainable movement in Dunton Hills?

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Section 4: A Forward Thinking Village

Dunton Hills Garden Village will be a forward thinking village. This means that it will have some of the latest innovation and technology to create a sustainable and environmentally friendly village, which will be used and loved by many generations to come.

An energy strategy which minimises energy use and supports renewable energy will be implemented. Dunton Hills will also be a development which produces very low levels of carbon. High quality materials, innovative building design and smart control systems will help reduce the energy use across the village.

In this section we would like to understand your views on the types of innovations you would like to see in Dunton Hills and the sustainability measures you would like us to include in the Design Guidance.



Figure 2: Terrace of the Future, HTA Design LLP



1. How do you think we can address climate change, at the scale of the village? Please select your top three, and number them as first, second and third choice:

- Use sustainable housing materials (which decrease the need for interior heating/ cooling)
- Use energy saving technologies (such as LED lighting and energy monitors)
- Use renewable energy strategies (such as solar panels)
- Modular design (homes are built in modules off-site and are put together on site, similar to building blocks. This usually saves time and limits waste)
- Design with sustainable transportation in mind. This will decrease the use of the car
- Provide facilities for electric cars such as electric charging points
- Design using the latest and most sustainable construction methods
- Flexible designs to avoid changes in the future
- Other, please specify: .....

2.

a. Which indoor (inside homes, schools, workspaces, etc..) measures should be used to create more sustainable places? Please tick all that apply:

- Solar panels for water heating
- Natural air circulation (cooling spaces using the layout of the space to direct cool wind)
- Motion sensors (to turn off lights when a room is not being used)
- Water usage monitors (so residents become more aware of their water usage)
- Other, please specify: .....

b. Would you like to see these measures in your home? Please explain your answer.

- Yes
- Maybe, if it isn't costly and easy to maintain
- No

.....  
.....

Would you be interested in answering more questions about how Dunton Hills Garden Village will be a forward thinking village? If yes, please answer the questions on the following page. If not, please skip to page 26.

Community Questionnaire

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3. Which of the following measures do you think are more important for designing a “future-proof” garden village? Please select your top three, and number them as first, second and third choice, with 1 being the most important, and 3 the least important:
- Adaptable community/ retail spaces (to adapt with changing patterns of retail and community interaction)
  - Adaptable homes
  - Providing car clubs and hire bicycles. (Car clubs are short-term car rental services that allow members to rent locally parked cars. They reduce the need for the car ownership while allowing occasional car use.)
  - Electrical charging points
  - Providing a range of local co-working spaces
  - High speed digital connectivity
  - Spaces for growing food
  - Education programmes which encourage sustainable living
  - Other, please specify: .....

4. What other measures do you think could be included to create a garden village which will be used by many generations to come?
- .....
- .....

## Community Questionnaire

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### Section 5: Landscape

Dunton Hills Garden Village is a landscape led development. This means that we are using the existing natural elements, such as the ancient trees, the old hedgerows and the ponds, to design a green development which co-exists with nature. We want to design a village which respects the existing nature, natural habitats and wildlife.

The new village will include several parks and open green spaces which will create a network of well-designed and connected open spaces that will be enjoyed by both the residents of Dunton Hills Garden Village and the local residents of Brentwood.

In this section, we would like to better understand your preference for open spaces



1. Nature in Dunton Hills is unique. How would you like to see it form part of the new village?

Preserve the old trees



Information panels to explain special natural elements



Information Panel example

Viewing points



View towards the Church of All Saints

Natural play



Nature Play Example

Classes in nature



Outdoor classes

Wetland bridges



Wetland Boardwalk example

Food Growing



Hanham Hall, HTA Design LLP

Trails in nature



Nature Trails in Dunton Hills

Other, please specify:

.....  
.....

2. What would you like to see in open spaces/ parks?

Ball Courts



Outdoor exercise areas



*Running circuits and exercise trails, example*

Interactive play for younger children



*Cator Park, Kidbrooke. HTA Design LLP*

Space for public art



Open markets



Stepped seating which can be used as a performance space



*Greenford GSK Site, Ealing*

Food Growing



*Hanham Hall, HTA Design LLP*

Something else:

.....  
.....

Would you be interested in answering more questions about the landscape at Dunton Hills Garden Village? If yes, please answer the questions on the following page. If not, please skip to page 31.

Community Questionnaire

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3. What kind of public open spaces are you most likely to use? Please select your top three, and number them as first, second and third choice:
- Large parks
  - Smaller pocket parks
  - Play areas
  - Playable streets
  - Walking/ cycling routes
  - Spaces for growing food
  - Community growing gardens
  - Woodlands
  - Wetland with walking paths
  - Natural reserves
  - Other, please specify: .....
4. What would you most want to see in public open spaces in Dunton Hills Garden Village? Please select your top three, and number them as first, second and third choice:
- Play areas for children of all ages
  - A range of activities (such as an outdoor gym)
  - Good quality landscaping tree zones
  - Good quality meadow, flowers and garden zones
  - Good quality lawn areas
  - Seating and resting points
  - Area for hosting events such as markets, local art shows, craft fairs
  - Peace and quiet away from local roads
  - Closer to local streets, houses and retail
  - Other, please specify: .....
5. What kind of plants would you like to see in the residential neighbourhoods?
- Local Trees
  - Fruit Trees
  - Smaller hedges
  - Blossoming bushes/ flowers
  - Other, please specify: .....
6. What do you think are the best options to protect the local wildlife? Please tick all that apply:
- Nesting for wildlife
  - Protect existing habitats
  - Create new, more efficient, habitats
  - Limit harsh light in new development
  - Other, please specify: .....



- 
7. Are there any other suggestions you would like to see regarding the landscape of Dunton Hills Garden Village?

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### Section 6: Final Comments

In this section, please share with us any further comments which you think we should consider while producing the Design Guidance. This could be regarding any of the themes above, a specific area in Dunton Hills or any other suggestion(s) or concern(s) you may have.



Figure 3: Hanham Hall, South Gloucestershire – HTA Design LLP



1. Do you have any other suggestions or comments regarding what should be considered in the Dunton Hills Garden Village design?

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.....

2. Is there anything else you would like to tell us about Dunton Hills Garden Village?

.....  
.....

3. Would you be interested in taking part in later consultations or joining our information list? If yes, please provide your contact information below:

- Yes
- No

Name: .....  
Email: .....  
Address: .....

4. Would you be interested in joining the Dunton Hills Community Forum, which meets approximately every quartile? If yes, please provide your contact information below:

- Yes
- No

Name: .....  
Email: .....  
Address: .....

Community Questionnaire

**Section 7: Additional Information About You**

Please note that your responses are all secure and anonymous, and the following questions are optional. You can choose not to provide information.

1. Which age bracket are you in?
  - 18 to 24
  - 25 to 34
  - 35 to 44
  - 45 to 54
  - 55 to 64
  - 65 to 74
  - 75 or older
  - Rather not say
  
2. Are you?
  - Male
  - Female
  - Other
  - Rather not say
  
3. Do you currently?
  - Rent your home
  - Own your home (with or without a mortgage)
  - Other (please specify) .....
  - Rather not say
  
5. How would you best describe your household?
  - Young family with kids living at home
  - Older family with kids living at home
  - Single
  - Young couple with no kids
  - Older couple with no kids or kids not living at home
  - Other, please specify: .....
  
6. Do you consider yourself to have a long term illness, impairment or a disability that limits your day-to-day activity?
  - Yes. Please state:.....
  - No
  - Prefer not to say



Thank you for taking the time to complete this survey. We appreciate your input and ideas. Your ideas, alongside those of your neighbours in your community will inform the progress of the SPD. If you have any further questions, please do not hesitate to contact [gardenvillagecommunities@brentwood.gov.uk](mailto:gardenvillagecommunities@brentwood.gov.uk). We look forward to working with you to achieve great outcomes for the Dunton Hills Garden Village.

# Appendix 2 – Young Persons’ Survey

### Young Persons Survey

Welcome to the Dunton Hills Garden Village survey. Your views are really important to us to co-create the Village, and help us to understand what you would like to see at Dunton Hills Garden Village in the future. We are seeking your views to ensure that we plan the village according to community needs. We thank you in advance for completing the questions. This survey should take you approximately 10 minutes to complete.

If you are under the age of 11, you may find some of the questions difficult to answer or understand, so please ask an adult to help explain it to you, or leave blank.

If you are over the age of 18, please complete the community survey, [linked here](#).

We are seeking your views on the Dunton Hills Garden Village to help us create the design for the new village. The guidance will set in place spatial 'rules' for the village.



Dunton Hills Garden Village is a new village proposed in the Borough of Brentwood which will provide much needed homes for the Borough.

The new village will build up to 4,000 new homes, new schools, job opportunities, health and community spaces, and new public spaces.

We are currently preparing design guidelines which will decide how the village will look and feel like.

## Young Persons' Survey

### BBC-DGV Dunton Hills Garden Village



This survey is part of a co-design process which will help us understand your vision for Dunton Hills. We will then use this feedback to create the detailed design guidance. Once the council approves this document, it will act as a guidance for the future builds on the site.

Your privacy is important to us. Please note that all of your responses are anonymous. Your information will be aggregated with everyone else who gives us their opinions, and your responses will not be identified with any personal data. For more information, please refer to the Brentwood Privacy Notice:

<http://www.brentwood.gov.uk/index.php?cid=2885>.

If you are having any trouble with this survey, please contact [gardenvillagecommunities@brentwood.gov.uk](mailto:gardenvillagecommunities@brentwood.gov.uk)



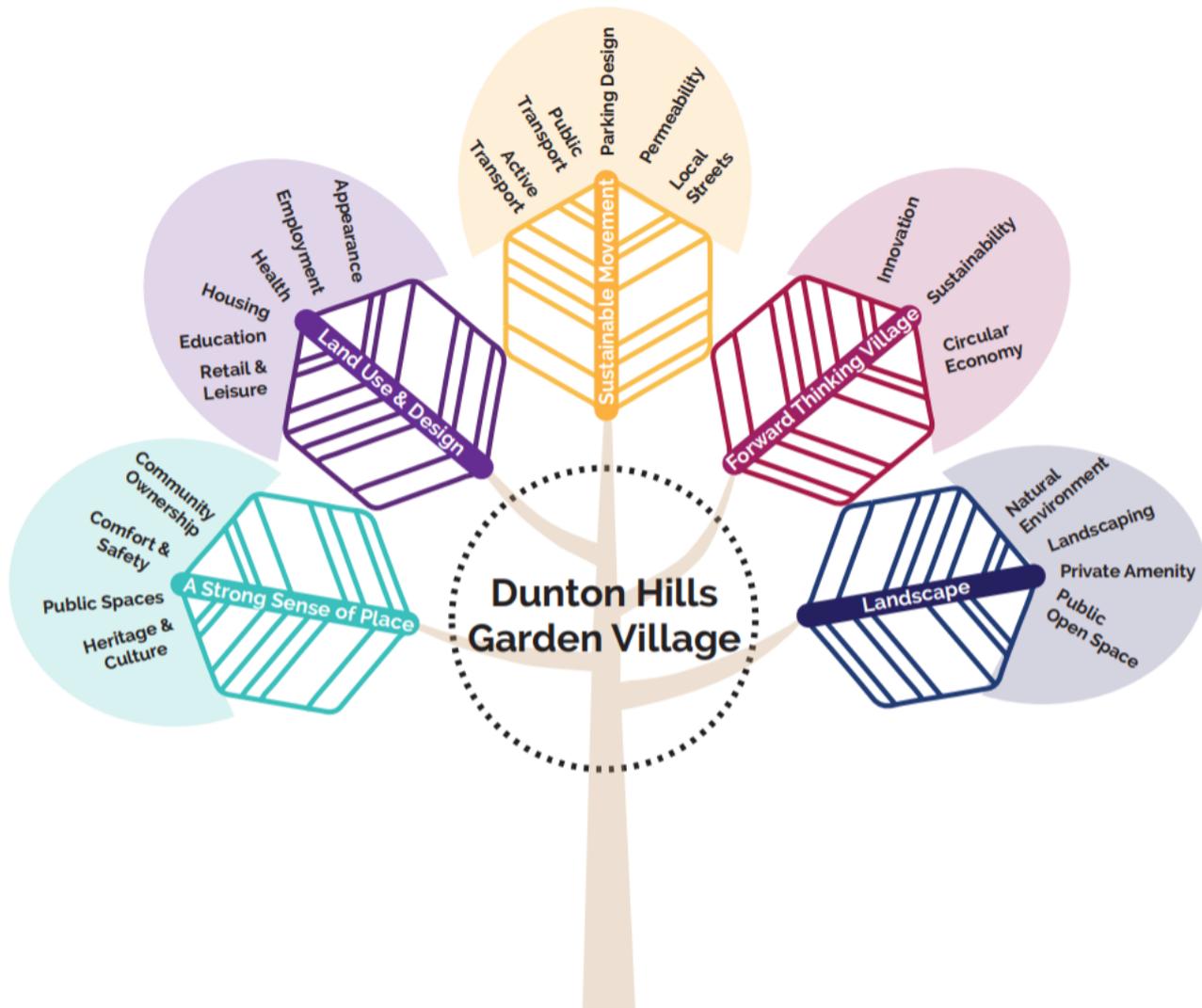


### Tell us about yourself

1. How long have you lived in the Borough of Brentwood?
  - Less than a year
  - Between 1 and 3 years
  - More than 3 years but less than 5 years
  - Between 5 and 10 years
  - Longer than 10 years
  - I do not live within the boundaries of Brentwood Council

### The 5 Themes:

The Design Guidance is built around 5 general themes. The survey is divided into 5 sections, each focusing on one of the themes below:



### Section 1: A Strong Sense of Place

The new village will be designed to fit into the character of Brentwood, while remaining a modern village. In the section, we would like to understand what kind of you would imagine for the new village to look and feel like.



Figure 1: The Chalk Stream at Cator Park, Kidbrooke - HTA Design LLP



1. A. What do you think makes up the character of Dunton Hills? Please select your top 3 choices.

The historic farmstead



Mature trees



Hedgerows



Woodlands



Wetlands



The Views



*View towards the Church of All Saints*

Something else:

.....  
.....



2. B. How do you think we can use these natural characteristics to create a special village which people would enjoy living in? Please select your top 3 choices.

Preserve the old trees



Information panels to explain special natural elements



*Information Panel example*

Viewing points



*View towards the Church of All Saints*

Natural play



*Nature Play Example*

Classes in nature



*Outdoor classes*

Wetland bridges



*Wetland Boardwalk example*

Food Growing



*Hanham Hall, HTA Design LLP*

Trails in nature



*Nature Trails in Dunton Hills*

Something else:

.....  
.....  
.....  
.....



3. Is there anything you like about another local city/town that you would like to see also used or replicated in Dunton Hills Garden Village? How about something that you would like to be completely different?

.....

.....

.....

.....

### Section 2: Land Use and Design

Dunton Hills Garden village will have:

- Up to 4,000 new homes;
- Job opportunities;
- Schools;
- Shops and leisure space;
- Community spaces; and
- Open spaces.

In this section, we would like ask for your opinion on housing and schools.



*Figure 2: Upper Tuesley, Milford HTA Design LLP*



1. What kind of homes would you like to see in Dunton Hills?

- Traditional homes which have a local appearance



Ex. 1: Mulberry Park, Bath, HTA Design LLP – traditional homes with brick and pitched roofs



Ex. 2: Trinity Square, Barnet, HTA Design LLP – flats with traditional brick work

- Traditional homes which have some more modern elements or materials



Ex. 1: Milford Hospital, Surrey, HTA Design LLP – traditional homes with balconies and modern materials



Ex. 2: Southall Waterside Phase C, Ealing HTA Design LLP – flats with traditional brick work but with balconies and pitched roofs

- Modern homes



Ex. 1: Hanham Hall, South Gloucestershire, HTA Design LLP – homes with modern wood shading



Ex. 2: Mulberry Park, Bath, HTA Design LLP – Flats with modern materials

- Something else:

.....  
.....



4. Which of the following do you think would help create a strong community in Dunton Hills Garden Village? Please select your top 3 choices.

Neighbourhood parks that are close to homes



*The Chalk Stream, HTA Design LLP*

Organised community activities (like markets, live music, etc..)



Youth clubs/ community centres



*Winstanley and York Estates, HTA Design LLP*

Sports centres



*Winstanley and York Estates, HTA Design LLP*

Streets which are safe for play



*Winstanley and York Estates, HTA Design LLP*

Food Growing



*Hanham Hall, HTA Design LLP*

Something else:

.....

.....

.....

.....

5. What would you like to see near schools?

Sports fields

Parks

Shops/ Restaurants

Community spaces to hold events

Other, please specify.....

#### Section 3: Sustainable Movement

Dunton Hills Garden Village will be an opportunity to create a village which is built around green transportation that does not create pollution. This will help create a more environmentally friendly village and encourage healthy lifestyles.



*Figure 1: Cator Park, Kidbrooke - HTA Design LLP*



1. How do you think we can encourage cycling and walking in Dunton Hills? Please select your top 3 choices.
  - More streets that are cycle-friendly but also allow cars
  - More streets that are only for cycling/ walking
  - Safe cycle parking on streets
  - Cycle parking in homes
  - Direct cycle lanes for places like the village centre, schools, work and the train station
  - Routes in nature for days out
  - Something else: .....

### Section 4: A Forward Thinking Village

Dunton Hills Garden Village will be a forward thinking village which means that it will have some of the latest technology to create a sustainable and environmentally friendly village.

In this section we would like to understand your views on the types of innovations you would like to see in Dunton Hills.

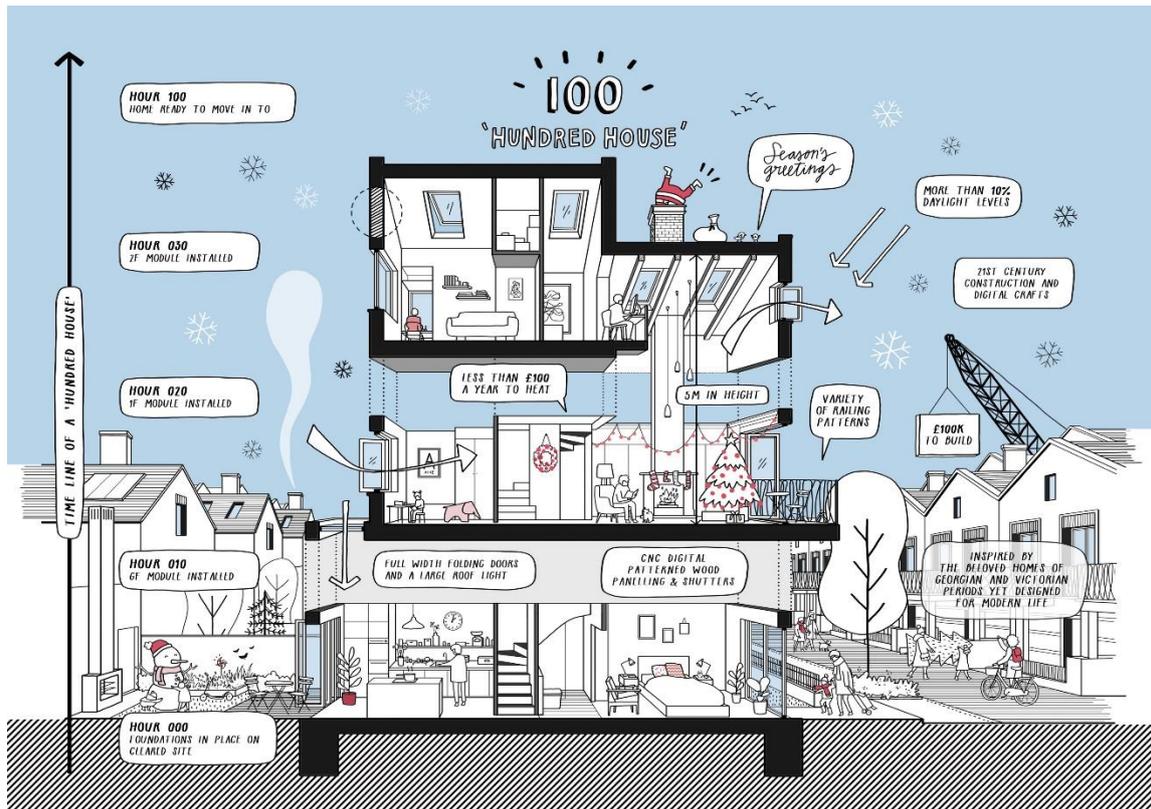


Figure 2: Terrace of the Future, HTA Design LLP



1. How do you think we can address climate change, at the scale of the village? Please select your top 3 choices.
  - Use sustainable housing materials (which decrease the need for interior heating/ cooling)
  - Use energy saving technologies (such as LED lighting and energy monitors)
  - Use renewable energy strategies (such as solar panels)
  - Modular design (homes are built in modules off-site and are put together on site, similar to building blocks. This usually saves time and limits waste)
  - Design with sustainable transportation in mind. This will decrease the use of the car
  - Provide facilities for electric cars such as electric charging points
  - Design using the latest and most sustainable construction methods
  - Flexible designs to avoid changes in the future
  - Other, please specify: .....
  
2. Which indoor (inside homes, schools, workspaces, etc..) measures should be used to create more sustainable places? Please tick all that apply:
  - Solar panels for water heating
  - Natural air circulation (cooling spaces using the layout of the space to direct cool wind)
  - Motion sensors (to turn off lights when a room is not being used)
  - Water usage monitors (so residents become more aware of their water usage)
  - Other, please specify: .....
  
3. What other measures do you think we could include to create a sustainable garden village?  
.....  
.....  
.....  
.....

#### Section 5: Landscape

Dunton Hills Garden Village will be a village designed around landscape. It will use the existing landscape features in addition to new well designed open spaces to create a garden village which is enjoyed by all members of the community. Natural habitats and wildlife are also an important part of this scheme.

In this section, we would like to better understand your preference for open spaces.



Figure 3: Yorke Drive, Nottinghamshire - HTA Design LLP



1. What would you like to see in open spaces/ parks? Please tick your top three choices.

Ball Courts



Outdoor exercise areas



Running circuits and exercise trails, example

Interactive play for younger children



Cator Park, Kidbrooke. HTA Design LLP

Space for public art



Open markets



Stepped seating which can be used as a performance space



Greenford GSK Site, Ealing

Food Growing



Hanham Hall, HTA Design LLP

Something else:

.....  
.....  
.....  
.....



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2. What kind of sport area would you like to see?

- Basketball court
- Football field
- Rugby field
- Cricket pitch
- Something else: .....

### Section 6: Final Comments

In this section, please share with us any other ideas which you think we should consider while producing the Design Guidance. This could be regarding any of the themes above, a specific area in Dunton Hills or any other suggestion(s) or concern(s) you may have.



Figure 4: Hanham Hall, South Gloucestershire – HTA Design LLP



1. Do you have any other suggestions or comments regarding what should be considered in the Dunton Hills Garden Village SPD?

.....  
.....  
.....  
.....

2. Is there anything else you would like to tell us about Dunton Hills Garden Village?

.....  
.....

3. Do you have your guardian's permission to share your personal information?

- Yes
- No

4. What's your name?

.....

5. How old are you?

.....

6. Which school do you go to?

.....

7. What's your guardian's email address?

.....

## Young Persons' Survey

### BBC-DGV Dunton Hills Garden Village

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Thank you for taking the time to complete this survey. We appreciate your input and ideas. Your ideas, alongside those of your neighbours in your community will inform the progress of the SPD. If you have any further questions, please do not hesitate to contact [gardenvillagecommunities@brentwood.gov.uk](mailto:gardenvillagecommunities@brentwood.gov.uk). We look forward to working with you to achieve great outcomes for the Dunton Hills Garden Village.

## Appendix 3 – Landowner Survey

## Landowner Questionnaire

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Welcome to the Dunton Hills Garden Village survey. Your views are really important to us to co-create the Village, and help us to understand what you would like to see at Dunton Hills Garden Village in the future. We are seeking your views to ensure that we plan the village according to community needs. We thank you in advance for completing the questions. This survey should take you approximately 10 minutes to complete.

We are seeking your views on Dunton Hills Garden Village to help us create a Detailed Design Guidance for the village.

The guidance will set in place spatial 'rules' for future development within the village. We will be asking you questions which about 5 main themes, these are explained in detail in the following sections:

- 1- A Strong Sense of Place
- 2- Land Use and Design
- 3- Sustainable Movement
- 4- A Forward Thinking Village
- 5- Landscape



Dunton Hills Garden Village is a new village proposed in the Borough of Brentwood which will provide much needed homes for the future. This village is one of fourteen such villages that were proposed by the Government in January 2017 to help create homes for the growing population.

The new village will be self-sustaining and will provide up to 4,000 new homes, new schools, job opportunities, health and community facilities and new public spaces. It will have three neighbourhoods: Dunton Fanns, Dunton Waters and Dunton Woods. Each of these areas will be designed to have a unique character which highlights the existing natural features found in Dunton Hills.

**The Draft Framework Masterplan Document**

A draft Framework Masterplan Document<sup>1</sup> has been prepared by CEG who are the main land promoter for the village, in collaboration with Brentwood Borough Council and other technical stakeholders. It sets out the broad development principles of the village which will guide how the detailed work comes forward. This document takes into consideration policy set out by the council in the draft Brentwood Local Plan<sup>2</sup>. This document was produced after several technical workshops which identified the potential of the site and the broad layout of the village, while respecting elements such as flooding, views, transport, heritage and surrounding land uses, among other things. For more information about the Framework Masterplan Document, visit <https://www.dunton-hills.co.uk>. This document will also be available for comment in the Autumn of this year with the detailed design guidance.

Below are the spatial principles of the draft Framework Masterplan:



<sup>1</sup> Draft Framework Masterplan available here: <https://brentwood.moderngov.co.uk/documents/g2131/Public%20reports%20pack%2011th-Mar-2020%2019.00%20Planning%20and%20Licensing%20Committee.pdf?T=10>

<sup>2</sup> Draft Brentwood Local Plan available here: <http://www.brentwood.gov.uk/pdf/3101201917002800000.pdf>

## MANDATORY SPATIAL PRINCIPLES

### LAYOUT AND SPATIAL ORGANISATION

- 01 **Location and arrangement of the Market Square** - will be positioned at the heart of the Garden Village and on the eastern edge of Dunton Fanns, facing the proposed Village Green and the historic farmstead. The Market Square will be designed to a suitable size to support the quantum of non-residential uses intended and will be enclosed by taller buildings with employment, retail and community uses activating the public realm.
- 02 **Definition of the Village Green** - will providing a setting for the historic farmstead as well a key communal open space for residents in which to interact and relax. The Green will be visible from the Market Square, across the landscape associated with the Eastlands Spring. The existing driveway will be retained and will become an important pedestrian route to Dunton Waters.
- 03 **Location of Dunton Fanns Primary School** - will be a central component of the Fann's community and will have frontage onto the proposed Mobility Corridor to promote sustainable travel.
- 04 **Secondary School** - will be visible from the wetlands along an east-west route connecting Dunton Fanns with Dunton Waters. The school building will front onto a lane and frame an arrival 'Schoolyard Square', comprising a car free setting.
- 05 **Location and arrangement of Neighbourhood Hub for Dunton Waters** - will be focused around a south facing lakefront plaza with views of the proposed cricket pitch and Dunton Waters Primary school, framed by buildings and activated by non-residential ground floor uses. The community element of the Secondary School will frame the northern edge of the plaza.
- 06 **Location and arrangement of Dunton Waters Primary School** - will be focused on the threshold of the wetlands landscape, maximising opportunities for outdoor learning whilst being visible from the lake front plaza.
- 07 **Location and arrangement of the co-located Dunton Woods Neighbourhood Hub and Primary School** - will be the central component of Dunton Woods, centred around a plaza at the northern end of a linear park which will form a view corridor to Dunton Waters. The plaza will be framed by taller buildings with non-residential ground floor uses.
- 08 **Location and arrangement of sports pitches and sports hub** - will be provided within the Secondary School parcel allowing both students and residents to make use of the facilities. The pitches will support a range of sports, forming a hub for community activity for social and competitive recreation. Other sports facilities include the cricket pitch and football pitches.
- 09 **Location of employment land** - will be in close proximity to the employment site proposed to the west of the A128. Employment land uses will be supported by a nursery and will adjoin open spaces, accessible for both workers and residents. Buildings will be positioned in an east-west orientation to establish a noise barrier against the A127.
- 10 **Location of Gypsy and traveller site** - will be positioned to allow for direct access from the A128 and with an interface with the proposed landscape edge. The site will allow for 5 pitches in line with policy, with the final configuration to be determined upon consultation with potential occupants.

### VISTAS, ACCESS AND MOVEMENT

- 01 **Farmstead Avenue and view corridor** - will preserve a direct visual relationship between the A128 and the Grade II listed farmhouse. This is one of many masterplanning approaches that ensures the historic farmstead becomes a focal point within the Garden Village.
- 02 **Mobility Corridor (Station Road extension)** - will be the main access point to the village, accommodating pedestrians, cyclists and public transport. The Mobility Corridor will extend into the village along the alignment of Station Road, with a direct pedestrian and cycle crossing over the A128. This will facilitate and promote sustainable travel to the Market Square at the Village Centre which will include the Mobility Hub.
- 03 **Mobility route along the western edge** - will be incorporated into the landscape, facilitating safe and sustainable travel (for cyclists and pedestrians) north-south along the A128, but respecting the setting of the retained dwellings.
- 04 **Secondary School approach and landmark** - a direct route and view corridor will be established from the Secondary School building to the wetlands, ensuring its prominence as a landmark within the wider Garden Village, as well as promoting wayfinding.
- 05 **Schoolyard Square** - will be established in front of the Secondary School building, at the end of the proposed School Lane. The square will form a car free and landscaped gathering space for children and parents before and after school, as well as allowing for the retention of existing historic trees.
- 06 **School Lane** - a key pedestrian and cycling priority route will be established, connecting the Village Green and Secondary School with the wetland. The lane will run past the community orchard one side and be fronted and activated by new homes on the other.
- 07 **Potential future connections east towards Basildon** - will be safeguarded into the layout of the masterplan to allow for future expansion and connectivity.
- 08 **Dunton Woods viewing corridor** - will establish a visual relationship between the Neighbourhood Hubs of Dunton Woods and Dunton Waters, promoting a sense of community cohesion within the overall Garden Village.
- 09 **Wellness trail** - a pedestrian and cycling only trail will be provided within the landscape, promoting a healthy lifestyle within the Garden Village. The trail will connect the facilities provided within the Market Square and Village Green within Dunton Fanns to the other Neighbourhood Hubs and Schools.
- 10 **Nodes at intersections** - the point at where two or more routes intersect will inform the location of Neighbourhood Hubs and associated non-residential uses.
- 11 **Marker buildings (throughout masterplan)** - will be used to define key routes, vistas and places, promote placemaking and wayfinding within the neighbourhoods or landscape setting. Marker buildings shall be distinguished from other buildings through either architectural treatment, height or positioning within a prospective layout.
- 12 **Inter-neighbourhood connectivity (throughout masterplan)** - in conjunction with the wellness trail, pedestrian and cycle connections will be established to ensure a high degree of connectivity between the three neighbourhoods, further promoting safe and sustainable travel.

## Landowner Questionnaire

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### Detailed Design Guidance

We are currently in the process of developing a Detailed Design Guidance, which will be adopted by the council, and will set out how Dunton Hills Garden Village will look and feel in the future.

The Guidance will delve into the detail of the architectural design, parking, transport, public spaces, landscape, street design, health and education, sustainability and innovation.

The team working on this guidance is led by HTA Design LLP and has been appointed by the council. Once the Council adopts this document, it will be used as a guidance for future development proposals to be assessed against.

### What is the Co-Design Process?

When we plan a new garden community is too complex to be tackled by a single person or group. This is why we are want to understand your thoughts by seeking your views to help us better understand the needs of your future community.

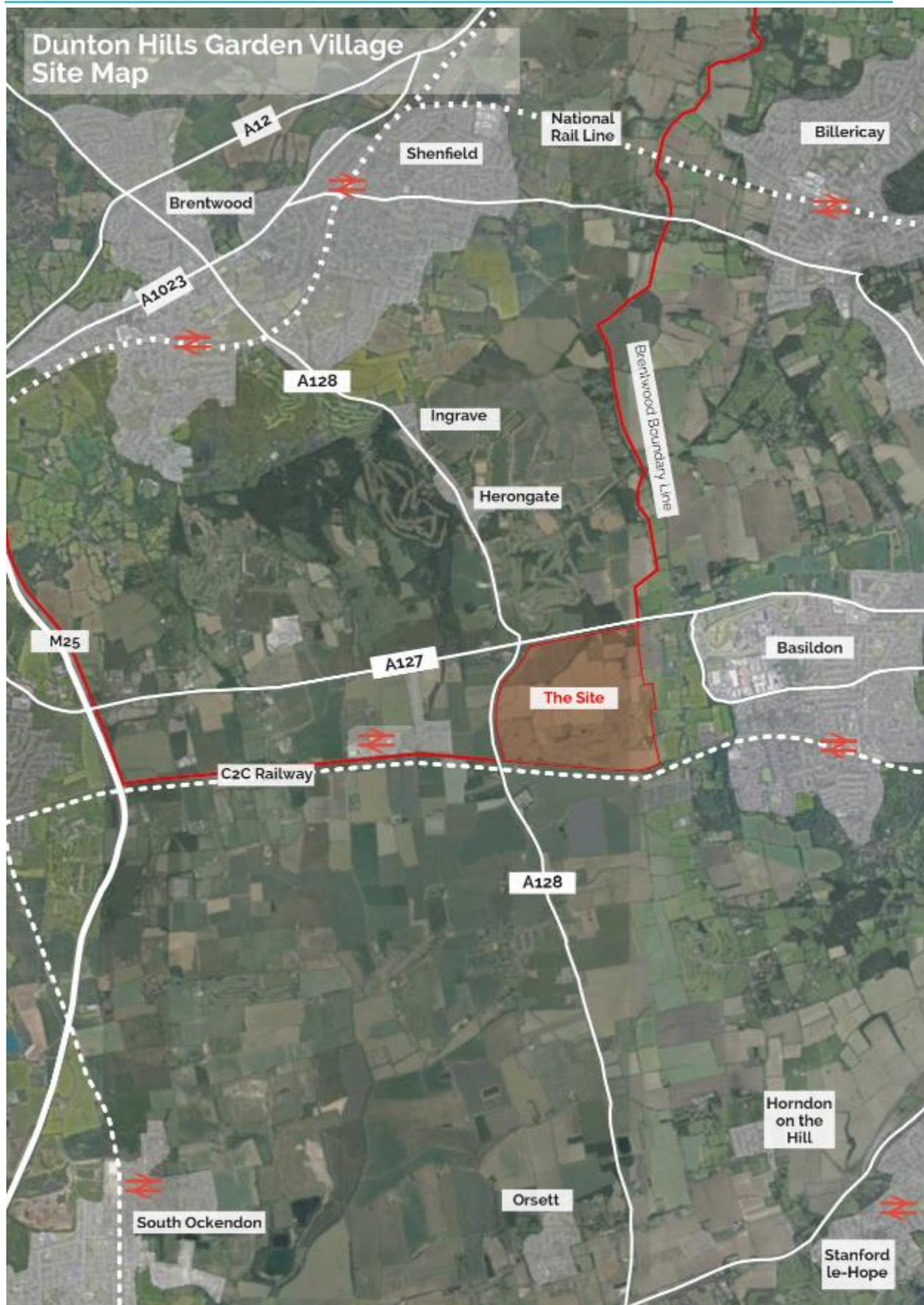
This survey in addition to engagements with local groups, local youth and specialised consultants are part of what is called the 'co-design' process. We will then use this feedback to create the Detailed Design Guidance.

The draft detailed design guidance will be available for public consultation in Autumn 2020 along with the draft Framework Masterplan Document. Here, we hope you will be able to see how your input has helped to inform how Dunton Hills Garden Village will look and feel.

Your privacy is important to us. Please note that all of your responses are anonymous. Your information will be aggregated with everyone else who gives us their opinions, and your responses will not be identified with any personal data. For more information, please refer to the Brentwood Privacy Notice:

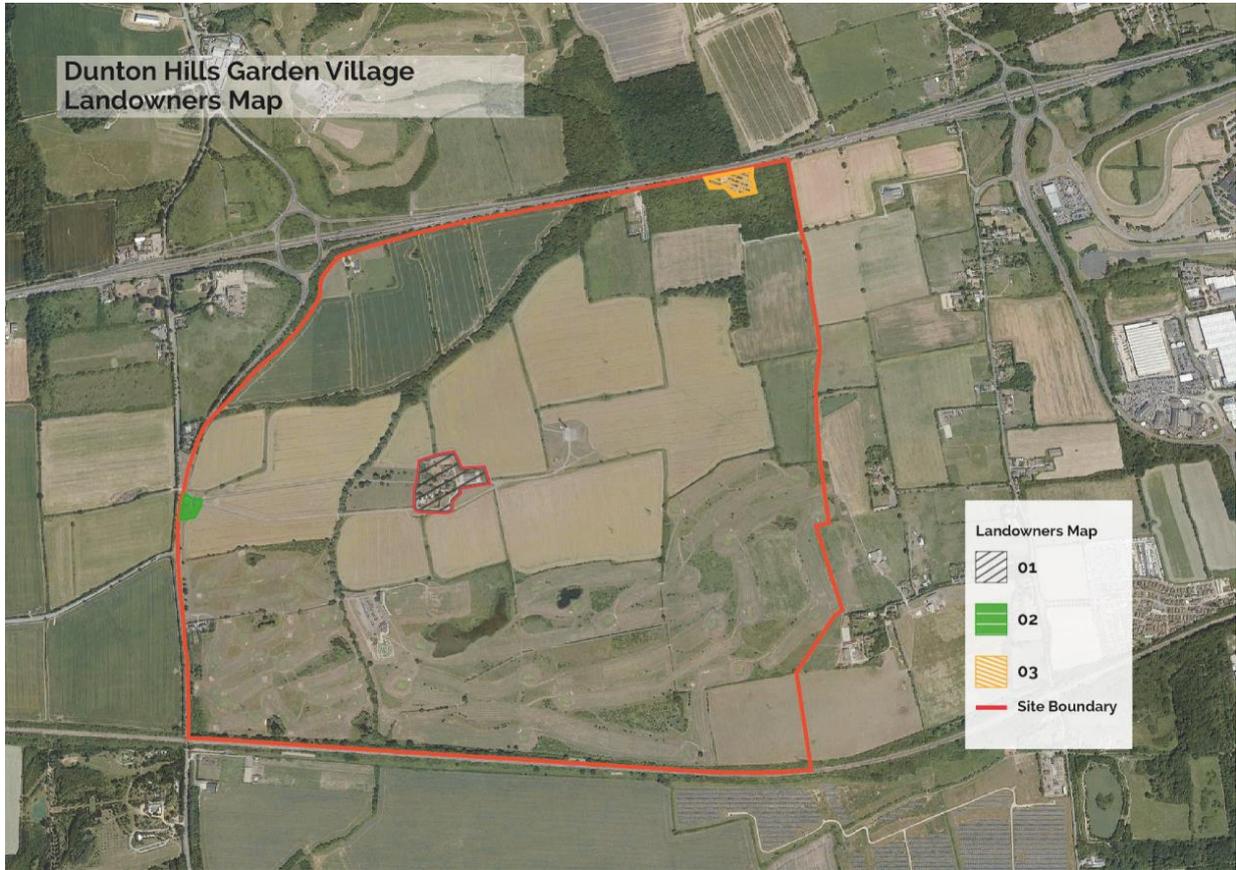
<http://www.brentwood.gov.uk/index.php?cid=2885>.

If you are having any trouble filling out this survey, please contact [gardenvillagecommunities@brentwood.gov.uk](mailto:gardenvillagecommunities@brentwood.gov.uk)



Section 1: Your Relationship to the Garden Village

1. Please identify which plot of land on the map below is yours.



- 1
- 2
- 3

Landowner Questionnaire

2. What kind of boundary would you like to have between your land and the garden village?

No need for boundaries



Hedgerows



An accessible path separating your land from the village



Trees



Short wooden fence



Tall fence/ other opaque material

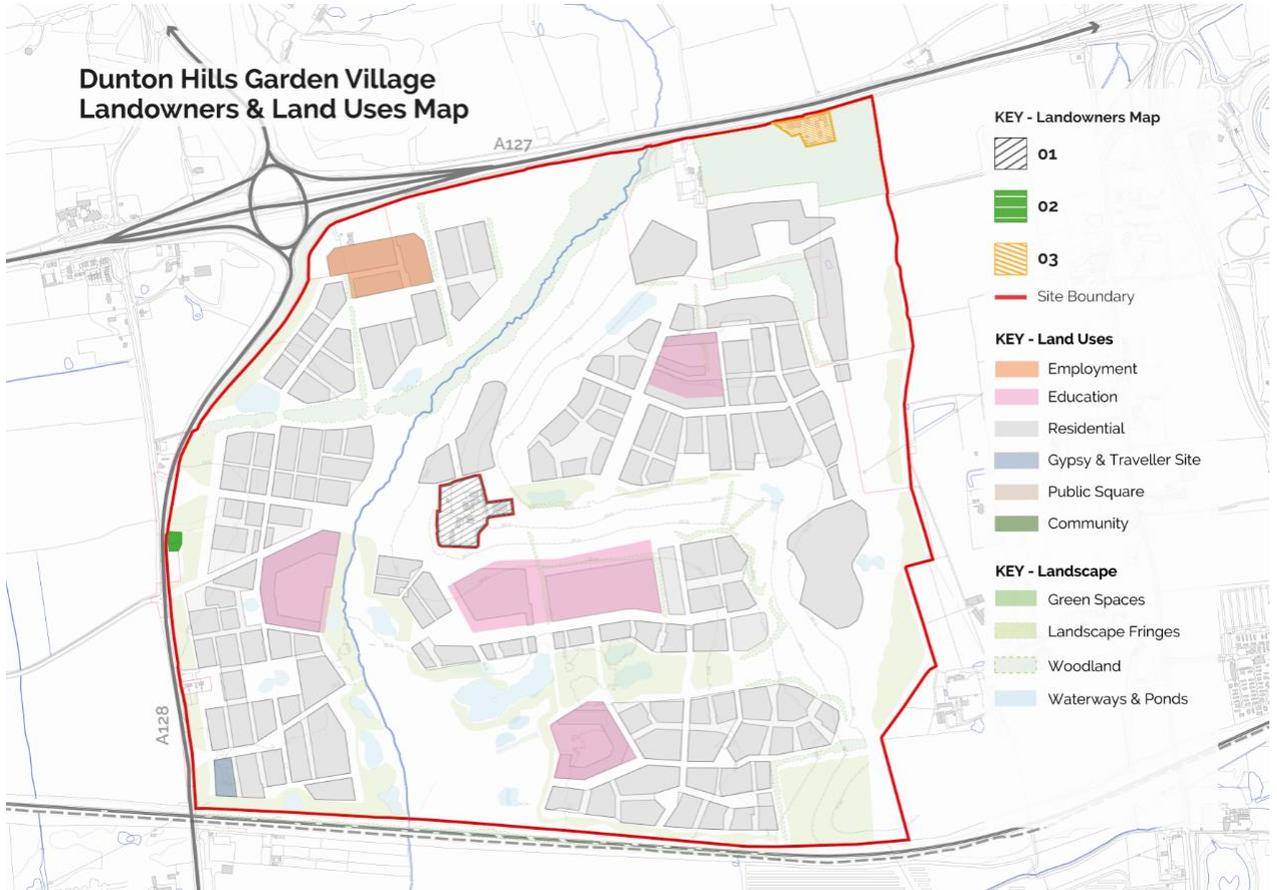


Other, please specify

.....  
.....

Landowner Questionnaire

3. The map below shows the suggested landuses in relationship to your land. What are your thoughts about proposed land uses directly around your land?



- Strongly Agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Please discuss your answer:

.....

.....

4. What measures can be taken to help decrease the effects of noise and disruption from the construction works?

- Community discussions with the contractors to discuss impact
- Contact from the Council to reach out to in case disruptions are too heavy
- Contractors implement measures to limit dust and noise from works
- Other, please specify

.....

.....

**Section 2: The Detailed Design of the Village**

1. What do you think are the key elements which create Dunton Hills' character and where you live?

The historic farmstead



Mature trees



Hedgerows



Woodlands



Wetlands



The Views



*View towards the Church of All Saints*

Other, please specify:

.....

2. Do you support the creation of new connections to the following areas?

	Strongly Agree	Agree	Neither Agree nor disagree	Disagree	Strongly Disagree
a. West Horndon Station					
b. Basildon					
c. Thames Chase Community Forest					
d. East Horndon Hall Employment Area					

Landowner Questionnaire

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3. We are planning to improve access to West Horndon station. This is why we would like to understand how do you travel to and from the station:

- Walking
- Cycling
- Bus
- Private Car
- Other, please specify:

.....  
.....

4. What measures can the design include to reduce the noise impact from the A127 and the A128?

- Build a wall/ boundary which would reduce the noise impacts
- Plant more trees to create a natural buffer
- Build non-residential buildings
- Other, please specify:

.....  
.....

5. What would you like to see in the community spaces at the centre of Dunton Hills Garden Village? Please select your top three, and number them as first, second and third choice:

- Youth centres
- Indoor space for sports and recreation
- Faith spaces
- Shared multi-faith spaces (these could be used to host events such as weddings)
- Healthcare
- Group specific centres (such as a women’s centre)
- A community library
- Space to host cultural events
- Space to hold open air events (such as outdoor markets)
- Other, please specify

.....  
.....

Landowner Questionnaire

---

6. In order of preference, what type of workspace would you like to see close to home? Please select your top three, and number them as first, second and third choice:

- Low height separate office blocks in a business park arrangement
- Office spaces integrated within the Village Centre
- Warehouses, distribution centre with good accesses
- Co-working spaces and shared meeting spaces within a business park
- Co-working spaces, shared desk space and meeting spaces throughout Dunton Hills
- Small manufacturing units and arts & crafts distributed through the local centres of the neighbourhoods
- Work space within the homes
- Other, please specify

.....  
.....

Landowner Questionnaire

Section 3: Further Consultation

We are interested in further understanding your thoughts on the Garden Village. Please share with us any further comments which you think we should consider while producing the Design Guidance. This could be regarding a specific area in Dunton Hills or any other suggestion(s) or concern(s) you may have

- 1. Do you have any other suggestions or comments regarding what should be considered in the Dunton Hills Garden Village design?

.....  
 .....

- 2. Is there anything else you would like to tell us about Dunton Hills Garden Village?

.....  
 .....

- 2. Would you be interested in taking part in later consultations or joining our information list? If yes, please provide your contact information below:

- Yes
- No

Name: .....  
 Email: .....  
 Address: .....

- 3. Would you be interested in joining the Dunton Hills Community Forum, which meets approximately every quartile? If yes, please provide your contact information below:

- Yes
- No

Name: .....  
 Email: .....  
 Address: .....

# Appendix 4 – Primary School and SEN Students’ Drawing Exercise



**Calling all young designers! We need you to help us design what Dunton Hills Garden Village will look like in the future! Please colour and draw the pictures below and return to [gardenvillagecommunities@brentwood.gov.uk](mailto:gardenvillagecommunities@brentwood.gov.uk), along with your name, age and school. We will upload them to the gallery on our website at [www.duntonhillsgardenvillage.com](http://www.duntonhillsgardenvillage.com).**

**Please return to us by 21 August. We can't wait to see your drawings!**

- 1. Add your own colours to the drawings**
- 2. Draw your ideas on the blank sheets**
- 3. Once complete please get your parents to scan or take a picture of your artwork and send to this email address [gardenvillagecommunities@brentwood.gov.uk](mailto:gardenvillagecommunities@brentwood.gov.uk)**
- 4. Note that the drawings will feature on the Dunton Hills Garden Village website at: [www.duntonhillsgardenvillage.com](http://www.duntonhillsgardenvillage.com)**



A Strong Sense of Place

Colour in life today

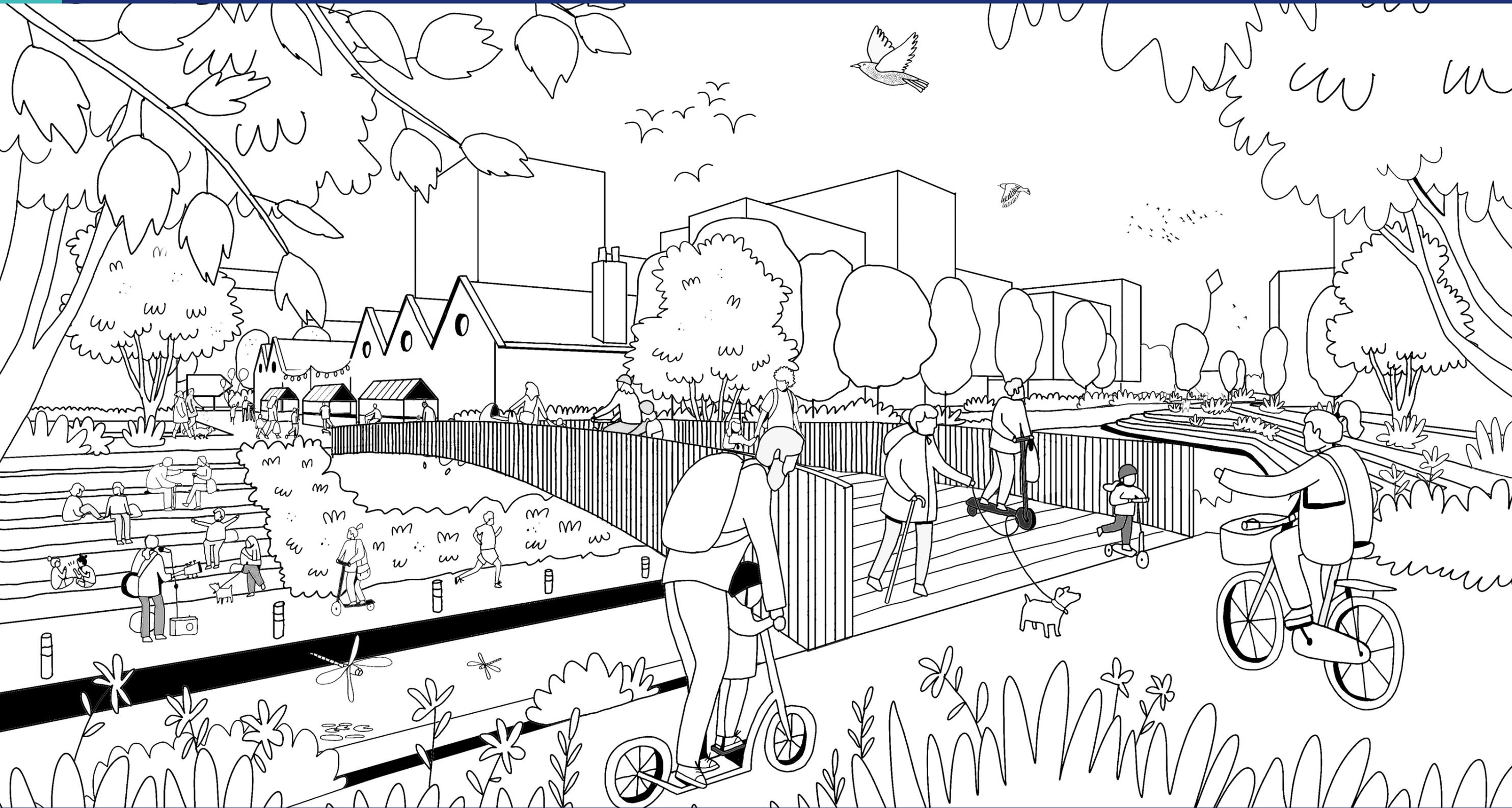
**Draw what  
you like most  
about where  
you live?**



**Draw what  
you would like  
to see in the  
new schools?**



# DUNTON HILLS GARDEN VILLAGE



**Sustainable Movement**

**Colour in life today**

**Draw what  
you think the  
new streets  
will look  
like?**



**DUNTON HILLS  
GARDEN VILLAGE**



**A Forward Thinking Village**

**Colour in life today**

**Help us  
make the new  
village nature  
friendly?  
Draw your  
ideas.**

**Draw the Future**





**BRENTWOOD  
BOROUGH COUNCIL**

**hta**

**Draw what  
you would like  
to see in the  
new parks or  
playgrounds?**

**Draw the Future**

# Appendix 5 – Secondary School Writing Exercise



**DUNTON HILLS  
GARDEN VILLAGE**



**BRENTWOOD  
BOROUGH COUNCIL**

**hta**



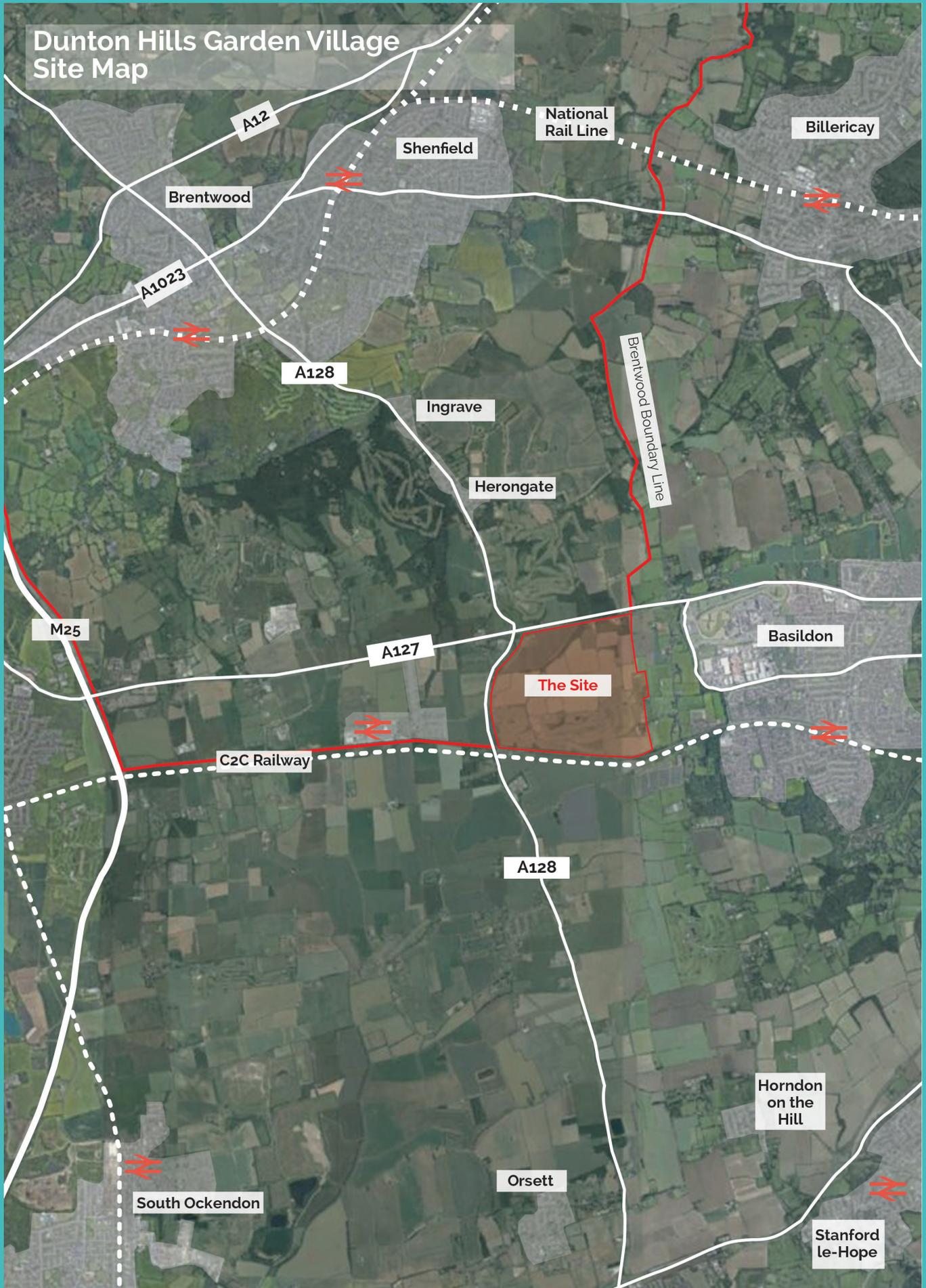
Welcome to the Dunton Hills Garden Village imagination task. Your views are really important to us to co-create the Village, and help us to understand what you would like to see at Dunton Hills Garden Village in the future. We are seeking your views to ensure that we plan the village according to community needs. We thank you in advance for completing this exercise.

We are seeking your views on Dunton Hills Garden Village to help us create the design for the new village. Dunton Hills Garden Village is a new village proposed in the Borough of Brentwood which will provide much needed homes for the Borough. The site is located in south of the borough, which is between West Horndon and Basildon.

## **SECONDARY SCHOOL WRITTEN EXERCISE**



# DUNTON HILLS GARDEN VILLAGE





# DUNTON HILLS GARDEN VILLAGE

## Introducing Dunton Hills Garden Village

Dunton Hills Garden Village will be a modern village built with and around nature. The new village will be built in phases in the next 10 to 20 years. It will have:

- Up to 4,000 new homes;
- Job opportunities;
- Schools;
- Shops and leisure space;
- Community spaces; and
- Open spaces.

## The Task: Imagining Dunton Hills Garden Village Together

Calling all young designers! We need you to help us design what Dunton Hills Garden Village will look and feel like in the future! It is so important that young people have input into the design to make sure it is what you want and need! We are therefore asking YOU to complete 2 tasks to help us do this:

1. A short piece of writing, around 500-1000 words to explain to us how you imagine a future village to be. Think about our 5 themes (below) to help you. Try to be really descriptive about what you imagine to be there are how it makes people feels and why.

2. A model or drawing of your village. Using recyclable, natural materials, or building blocks such as LEGO, or a drawing, painting or computer image, create a scene of everyday life in your village.

Please submit your writing and photos of your drawings or models to [gardenvillagecommunities@brentwood.gov.uk](mailto:gardenvillagecommunities@brentwood.gov.uk) by 21st August, including your name, age and school, and we will upload them to the gallery on our website at [www.duntonhillsgardenvillage.com](http://www.duntonhillsgardenvillage.com)

We can't wait to read and see your visions!

With your permission, we will share these on an online gallery on the Dunton Hills Garden Village website.

Below are some questions to help this about what you might see in a new village.

- If you lived in one of the new homes in the village (in 10 – 20 years), who would you be living with? Is it a partner, your own family or with friends? What will the house look like? Is it modern or traditional? Will it have a balcony or a garden?
- What will the new schools be like? Maybe they could be used for community events out of hours? Or maybe, the students will get to have classes in nature, to make use of the beautiful green spaces? What will the playgrounds look like? What kind of spaces for sports and other activities will they have?
- What will the parks and playgrounds look like? Will the residents have community gardens to grow their own food?
- What kind of community will be living here? How will they help in keeping the village beautiful? What kind of community events will the host (outdoor markets, outdoor cinema, something else...)?
- How will people travel? Will they walk and cycle? Will there be separate roads for cycling and walking?
- How will we design a smart and sustainable village? Maybe we will use solar panels or collect rainwater to reuse it? Will the village use electrical cars? Or maybe drones for deliveries?



# DUNTON HILLS

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# GARDEN VILLAGE

A series of horizontal dotted lines for writing, spanning the width of the page.



# DUNTON HILLS GARDEN VILLAGE

A large area of the page is filled with horizontal dotted lines, providing a space for handwritten responses.



# DUNTON HILLS GARDEN VILLAGE

Use this sheet for your drawing

A large, empty rectangular area defined by a dashed teal border, intended for a drawing.



## Tell us about yourself

1. What's your name?

.....

2. How old are you?

.....

3. What's the name of your school?

.....

4. What's your parents' email address? (Optional Question)

.....

5. Do we have your permission to publish your art work on the online gallery?

- Yes
- No

6. If you answered 'Yes', would you like your art work to be anonymous or would you like us to use your name?

- Anonymous
- First name only
- Full name

7. Please confirm you have your guardian's permission to share your personal information?

- Yes
- No

Thank you for taking the time to complete this survey. We appreciate your input and ideas. Your ideas, alongside those of your neighbours in your community will inform the progress of the SPD. If you have any further questions, please do not hesitate to contact [gardenvillagecommunities@brentwood.gov.uk](mailto:gardenvillagecommunities@brentwood.gov.uk). We look forward to working with you to achieve great outcomes for the Dunton Hills Garden Village.

# Appendix 6 – General community survey responses

<b>I. A Strong Sense of Place</b>
<b>1. What do you think is necessary to create a strong sense of place in the future Dunton Hill Garden Village?</b>
Resources of people with Learning disabilities - Youth clubs
combining different elements of water management would have community and environmental benefits including enhanced liveability
Suitable infrastructure so that the new community interacts with itself and develops organically.
Biking provision
Mainstream/Special needs
Faith spaces
Energy efficient, beautiful homes
A Church to underpin and lead the sense of community
Space for worship, such as a church or mission chapel
ACCESS TO WALKS, OUTDOOR PLACES TO MEET
Place for worship
Leave it alone. It is green-belt!
Trees, No Houses, No People
No Vehicles.
Less homes
It needs to link to Brentwood for resources and not impact on the local area too much
A church
Ability to walk and cycle throughout the whole area safely, away from vehicles; lots of tree cover, and wilded open spaces and verges
Community / cultural spaces should include religious space.
Sacred space - a church or multi use chapel of some sort for reflection and peace.
No development. Keep the golf course and the fields
A large green buffer to the edge of Laindon
Affordable homes for first time buyers
Infrastructure and community facilities. eg schools shops places of worship
NO HOMES AT ALL
Car free
Where are all the minimum of 2700cars going to go on crowded roads & where are the people going to go on the already crowded trains
<b>2. Which of the following features will make Dunton Hills a more welcoming and friendly space for a wide range of people?</b>
Lots of green spaces
Decent safe cycle tracks
features identified outside of our role as an infrastructure provider
Suitable infrastructure like doctors', schools and entertainment venues.
More for people with disabilities sports or clubs for adults
Buildings for indoor activities e.g. badminton, table tennis, judo.
Community centre
Make sure each house has parking for at least two cars off road
Leave it alone - it is green-belt!
Greenery, extensive parklands, woodland, fenland
Leave the area unspoiled
NHS Doctor's surgeries
Public toilets
Wider roads than seen on recent developments
Bike way that will take you right around the development.
Less homes only creating more traffic

Not to have had an impact on the local people too much, who are not Brentwood , as this development may fall with the boundaries of Brentwood but is much nearer Basildon .
Charging points for electric vehicles, both public and with all private dwellings; future-proofing the Village; as would inclusion of community energy provision, solar panels, wind, battery storage
Footpaths across the fields for us residents to enjoy
No unlight tight alleyways to encourage crime
NO HOMES AT ALL
Keep it as it is
<b>3. Which of the following features do you think are most important to the character of Dunton Hills?</b>
Leave it alone - it is green-belt!
I don't really understand this question. Important to the village "brand"? All of these natural elements should be incorporated
Less houses
Golf course and fields to produce food
<b>4. Which of the following features do you think are most important for children and young people?</b>
I think this will evolve (future world, covid, kids are changing) so shouldn't be too prescriptive now
Leave it alone - it is green-belt!
All of the above are important but is there the funding to maintain these and run the clubs etc or is it relying on the voluntary sector?
Less houses
Outdoor recreation areas/cycle paths and cycle specific areas
Countryside
<b>5. What would you like to see in the community spaces at the centre of Dunton Hills Garden Village?</b>
Bike routes
Don't be too prescriptive at the outset - can't encourage indoor stuff at the moment because of covid. Needs to evolve as the world and our children's needs do
Leave it alone - it is green-belt!
Trees, no concrete, no people
Less houses
Cycle specific space/trails
Footpaths to walk across the fields and golf course
<b>6. Is there anything you liked about another local city/town that you would like to see in Dunton Hills Garden Village?</b>
Traditional looking buildings.
Basildon used to be a good place but, now spoilt by overdevelopment, it still has some good cycle tracks though.
A pedestrianised local centre forming a 'market square' with accessible, well designed car parking.
Multi-purpose community area with indoor and outdoor space that can be used by all sectors of the community.
An open pedestrian town square where people can dwell and perhaps outdoor markets and other activities could be held.
Pedestrianised outdoor shopping area
If this has to be built it needs to be sympathetic to the countryside and how it has always been.
Parks are good.
History, background, a sense of place in history of area
You will not build anything that resembles what you are saying or asking
Leave it alone - it is green -belt!
High quality larger homes which will help to create a sense of a family friendly village in keeping with the villages surrounding the development. I think it is important to not become a transient community. Chafford Hundred and Langdon Hills should be the basic blueprint but not of that density.

- Why are you suggesting something from a city/town would be a good thing to see ? Thorndon Country Park - lots of trees, no houses
King George's Park in Brentwood
Beaulieu homes, Chelmsford
Washington Tyne and wear. When that was re designed you could walk/cycle into town on a pedestrian path not crossing any rds. Brilliant
Less houses
I would like the architecture to be of it's time not a pastiche of another era
Use of building in South Woodham for school and community
cricket pitch
The Passivhaus-standard community housing projects in Norwich and Leeds
Sporting Village in Basildon is a great addition to the town, promotes healthy living, community and could provide a space for affordable childcare unseen anywhere else, so that mums can return to work or go to the gym and socialise without breaking the bank
I like the designs of the playground in Doddinghurst, Brentwood.
Pedantised areas, lots of cycle lanes, an Amsterdam/Centre Parcs feel. Encourages healthy living and relives stress.
Sacred space. Spirituality taken seriously. Allow the architecture to tell a story of our heritage.
Beechwood Village, Basildon. Quirky house styles built for sale by Swan
Town centre park in Letchworth with water play and cafe, also use of sculptures to tell the story of place
The castle playground in Hylands Park, historic town centres with pebbles like Canterbury or Bishop's Stortford, river walks like Cambridge, a lake
Belhus woods play park
<b>7. What kind of responsibilities would you like to see the community made decisions on at Dunton Hills Garden Village?</b>
I think the community run elements are good but there should be council responsibility for the ecological (trees, bins, pathways, maintenance, toilets etc ) aspects of maintaining the area - not reliant on the new community
Less houses
How transport (public & private) is managed; as well as energy use and carbon emissions across public and private buildings and transport
Anyone apart from the Borough and County Councils. Waste of time an money.
<b>8. What ways can community-led initiatives help create a sense of community?</b>
Something more original?
Leave it alone - it is green-belt!
Create a Parish Council from the beginning which will make residents pay a precept which will ensure a certain level of care for the new community.
Not a fan of community led initiatives. Always comes down to the same people to run. Often becomes polarized to a specific group interest, unless you have someone driving it often a decision will never be made. I write from experience. 17 years on still no play park locally and never will be. NIMBY. Was proposed at beginning of estate build but they then decided to wait until everyone had moved in! NIMBY
Layer of local government, such as a new Parish Council
Sports clubs and associations
Actually listen to us and not build on green fields
Local volunteering groups
<b>9. Would you be interested in taking part in the management of Dunton Hills Garden Village if you lived in the new development?</b>
Happy to live there, but happy for other community members to run these
Good to be involved
If I am part of a community I want to be an active member within it and want to feel that the community's ideas are listened to.

I would want to use my expertise for the good if the community.
Believe that management should be undertaken by some form of Parish Council or local management - not for profit - organisation.
TOO OLD
I am already involved with Church of England on a voluntary basis and it takes most of my spare time.
Ensuring people are involved in the community is critical for developing a sense of responsibility for the community itself.
Always been involved in community organising.
It should be those who live there
No way on earth I'd live in a new development
As a resident of a local village the area is filled with community spirited people.
Leave it alone - it is green-belt!
Because if I were the type that lived there, I wouldn't care
Time permitting
Yes
Would be good to have a say and would be fun way to make friends.
Age. Need younger involvement
I am approaching retirement and feel there should be mixing of youth and older people
Yes if I lived there I'd want to get involved as much as I could to keep the Village moving forward from the high standards it will hopefully be built to
Absolutely I'm full of good ideas and would love to help manage a community I live in
No, I will be happy for others to get involved.
I think it's important for the Whole community to be involved, it gives a sense of pride to an area.
As Rector of Ingrave community is my focus
Local engagement is important
I would be very happy to be part of a new development that could look at the needs of the over sixty population as well as the younger population
Keep Brentwood Council out of destroying our countryside
I think it would be exciting to be a hands on member of the community to hopefully have Dunton hills garden as a welcoming part of the resisting community.
I won't be living there
I work full time with long hours and often weekends. Would be additional pressure at the moment but would like to do so when retired
Due to physical disability and other health conditions, I probably would not be in a position to take part in the management.
Because if you have an influence you are more likely to look after it.
No, as I wont be living in the Village.
I would love to be a part of a growing community and help develop and maintain it.
Unable to commit with family ties
<b>10. Is there something else you would like to tell us that will be important for the sense of place of the new Dunton Hills Village?</b>
It is homely and isn't a concrete jungle.
Do not overdevelop for the usual greed.
In relation to community management I believe that it is vitally important to elect members who have expertise and experience in relatable professions to manage community assets.
Infrastructure needs to be in place from the outset so new community can be in place from the outset rather than relying on other parts of Brentwood Borough.
As a community, it needs to be energy efficient with easy access to public transport and easy, (priority over vehicles), movement of pedestrians and cyclists to key public spaces and buildings.
Leave scope for future changes to the world don't be too prescriptive now
New places all feel soulless like Harlow or Basildon

It will be vitally important that Brentwood council do not harm the tax payers of Basildon by shifting this new town onto an area that has no schools no infrastructure and a road way that us already far too busy
Welcoming signage, old style signposts similar to those in Herongate/Orsett villages, wooded bus shelters, village sign, uniform shopping parade, mock Tudor architecture.
There is no sense in this place. Bad move not required. Infrastructure cannot cope as it is. Bad for wildlife.
Good transport. Doctors, dentist,etc. Schools for all ages. Houses or very low rise flats. Lots of green spaces
Less house, more in north of the borough
Think the plans are good, just needs to be delivered and not stymied by protracted consultations
Avoidance of areas that can be too invisible for nefarious activities to take place!
Maybe not the right place to put this, but think hi-speed fibre broadband connectivity is essential; allowing as much working from home as possible, so the Village doesn't just become a ghost-town commuter community for those heading into London
Good open air markets, support local produce and have a roundtable organisation to help raise funds for seasonal events (Xmas markets, fireworks nights etc)
Not at present because I haven't visit the place.
No high rise flats! It needs to feel like a village and nice house of all process will encourage difference generations to the area.
Please let me know if the church can assist you further on psh@btinternet.com
To have a specific area of bungalows for over 60s
Keep the golf course and fields. All these questions presuppose lots of houses are needed.
A fresh beginning for Dunton
A wide range of inhabitants from different ages, cultural and racial backgrounds
A desire to live there
It needs to have it's own sense of place and not be an afterthought between Brentwood and Basildon.
It would be important to offer a chance for young families to. move there through affordable housing, but considering its very close to Brentwood, I dont know how this would be possible.
<b>II. Land Use and Design</b>
<b>11. What type of appearance would you like to see the homes have in Dunton Hills Garden Village?</b>
A new village of 4000 homes must have a rich and diverse architectural character. Therefore the design of the homes must be both traditional and contemporary to provide sustainable market design.
Housing appearance outside of our role as infrastructure provider
Needs to evolve as local needs and designs do - each phase should evolve as needs do
Something less ugly?
Something that will be a home
Leave it alone - it is green-belt!
Traditional homes but definitely not those architecturally void homes in the pictures. Please see homes as Fen Gate, Bulphan RM14, The Shires, Dunton RM14, Rectory Fields, Orsett RM16, amongst those in Chafford Hundred and Langdon Hills as good local examples
No houses at all
Low pitched roofs, max. 2-storey, some with agricultural building themes
Less houses
Maybe a mix of tradition homes, then some with more modern elements, but different in the 3 Village areas
Traditional with character
<b>15. What type of homes would you like to see in this area?</b>
Leave it alone - it is green-belt!
None of the above
Including affordable housing that is properly integrated within the community - not an isolated block
Less houses

<b>16. How can we design homes, schools and community spaces so that they are accessible for everyone?</b>
Leave it alone - it is green-belt!
Nothing, don't make the land accessible for building on.
Presumably by concluding those with specific needs!
Less house too big
<b>17. Are there any other considerations you would like to suggest regarding the land use and design of Dunton Hills?</b>
Don't make lots of flats because they aren't aesthetically pleasing and obtrusive. Lots of green spaces
People need a sense of personal space, so don't cram in the extra house so others are overlooked.
Don't be too prescriptive this could take years and years to deliver and needs will change
Yes , do not build
Leave it alone - it is green-belt!
Less flats and less smaller homes. This is an opportunity to build a desirable village in a desirable part of South Essex not create a potential slum of the future which will stand out from all the other wealthy neighbouring villages.
Do not build on Dunton Hills
Could you please consider the impact of light pollution and light frequency on residents in and around the village. LEDs maybe be cheap and energy efficient but light pollution has damaging effects on people, animals and most of all the night sky. Please try to minimise light pollution from properties and streetlights and use warmer LEDs over green/blue 'daylight' colours.
Garage plus one car space not enough when roads are narrow causing obstructions to pedestrians
Less houses, less pollution,
I tried to put this into Q15 re Other in home design, but it didn't open a text box: provision of energy generation such as solar panels, energy efficient homes to Passivhaus standard
Use of solar panels on all housing, have a rooftop garden on every house or block of flats, a lovely village pub that does good food all week and Sunday carvery with big garden area for events
It needs to be a mixed community representing all.
Maximise the natural existing environment such as ponds, trees etc. Wide roads because despite providing parking people will always want to park right outside their house.
<b>III. Sustainable Movement</b>
<b>18. What could be done in Dunton Hills Garden Village to make cycling and walking appealing?</b>
If there's no decent public transport please will still cram cars in somehow
Van cyclists from roads when a cycle lane is available
None. This is not needed and idealistic. This village will be heavily reliant on the car.
Free bikes
<b>19. What kind of streets would you like to see in residential neighbourhoods?</b>
Houses that have parking spaces to avoid parking on road
I would like to see homes built with at least 2 parking spaces minimum and roads that do not get clogged up with parking
<b>20. Are there any other movement/ transportation concerns which the design could address?</b>
Don't build the homes, no transportation issue
Need for clean public transport and encouraging use of zero carbon vehicles, aiming for the lowest levels of air pollution within the Borough
<b>21. Are there any other considerations you would like to include regarding sustainable movement in Dunton Hills?</b>
Vehicles are not likely to disappear, but segregating cars from pedestrian / cycle routes. Still think people will want to park / garage cars on own property.
Whatever you put in place, people will still want to drive. Especially as this is going to be miles from civilisation
Your questions are fantasy land.. will c2c run more trains...No Will the a127 be widened no Will you build good schools no
You will just build for london spill

A bus link going from Lakeside, Orsett, Bulphan, West Horndon, Dunton Hills, Herongate, Ingrave, Brentwood.
A127 already full of traffic, no more houses & people & cars
Please minimise back scatter light pollution when lighting streets and parking areas. Light pollution is damaging to people and animals and it ruins the night sky.
Less houses, less pollution, less traffic
<b>IV. A Forward Thinking Village</b>
<b>22. How do you think we can address climate change, at the scale of the village?</b>
These all cost more so it needs to be a mix of solutions as otherwise you will price people out
Water storage tanks in gardens under lawns
Stay away!
The obvious answer is make the area as green as possible, thousands of trees, woodland, retain as much historic fenland as possible and use of a heavy green boundary around the whole estate but particularly running along the A127 and A128
To address climate change, don't dig up green areas
Surely as many of these as possible?
<b>23. Which indoor (inside homes, schools, workspaces, etc..) measures should be used to create more sustainable places?</b>
a mix of the most appropriate solutions for each building
Planting - green roof
Don't build!
Definitely no gas central heating
<b>24. Which of the following measures do you think are more important for designing a "future-proof" garden village?</b>
We cant predict the future but shops and offices will probably become obsolete
A pub and a shop
<b>25. What other measures do you think could be included to create a garden village which will be used by many generations to come?</b>
Village gardens that are tended by volunteers within the community to create a sense of ownership.
future generations have future need leave scope to adapt
Open spaces history places of interest
Infrastructure
Woodland, large open spaces, a pub and a shop/small parade of shops to create a village focus
Trees, no houses
This village isn't in London, it's in a semi-rural area which means you can still see the stars at night. Please aim to take a lead and promote minimising light pollution and educating the residents to do the same or in generations to come people won't be able to enjoy the night sky due to the nightly fog of light pollution.
Try turning off streetlamps at 11pm or even not turning them on at all when there's a full moon. The technology is out there to enable you to make an impact. Try not to use broadband white LEDs in public areas, use warmer tones which don't scatter the light back into the sky.
A really good mix of housing as previously shown
Rooftop gardens in every home
<b>V. Landscape</b>
<b>26. What kind of public open spaces are you most likely to use?</b>
Plenty of litter bins.
Sports facilities
Green-belt left as it is!
<b>27. Nature in Dunton Hills is unique. How would you like to see it form part of the new village?</b>
mix of ideas
Don't build the village and destroy nature

Specialist dark sky areas where light pollution will be at its minimum to encourage residents to look up at the night sky.
Cycle routes
<b>28. What would you like to see in open spaces/ parks?</b>
mix of ideas
Things that promote peace and tranquillity
Green-belt - like it is now!
Trees
Cycle park/pump track
Cycle track / pump track
Entwine public art into the structure of the village such as fencing, lighting etc
<b>29. What would you most want to see in public open spaces in Dunton Hills Garden Village?</b>
No village and people ruining it
Trees
Public observatory for looking at the night sky.
Areas suitable for ALL children - ie what can teens do?
Cycle area
<b>30. What kind of plants would you like to see in the residential neighbourhoods?</b>
what ever is most appropriate - let the landscape specialists determine this
Wild flowers
<b>31. What do you think are the best options to protect the local wildlife?</b>
Let nature specialists determine this rather than uninformed suggestions
Don't build a village on it
Don't build Dunton Garden Village
Limit all light, not just harsh light to preserve the night sky.
Involving ewt
Provide new habitats as integrated parts of the development
<b>32. Are there any other suggestions you would like to see regarding the landscape of Dunton Hills Garden Village?</b>
Strong tree lined primary routes through the village with detached cycle/footway. Pocket parks with door step play safely guarded from traffic. Lots of retained and new native hedges bounding roads and properties will enhance the setting. Well lit landscaped routes direct to local facilities should encourage sustainable travel. Ensure co-ordination of street lamps and street trees so the tree dominates.
Keep the landscape scrap the village
Protect as much fenland as possible
Leave it as it is now.
Please minimise the light pollution in all open spaces. It's not enough to just limit 'harsh light.' All light pollution should be minimised. The skies in this area are darker than Brentwood and much darker than towns in Havering. Please aim to make a minimal overall impact on the night sky, not just limiting the brightest and most light polluting. Again, light frequency is important. A smaller broadband White LED can create more light pollution than a bright light with a warmer tone and a less efficient bulb.
<b>VI. Final Thoughts</b>
<b>33. Do you have any other suggestions or comments regarding what should be considered in the Dunton Hills Garden Village design?</b>
Do not model it on Kidbrooke
It needs to preserve the existing habitats and the local environment. Please don't cut down ancient trees.
Early engagement with national and local retail groups to ensure local centres are filled promptly. If monies allow, create some green spaces and play areas prior to occupations. This will be very attractive for prospective residents and developers.
As 4,000 homes are envisaged it is difficult to regard DHGV as a village. Some segregation of the three planned areas needs to be considered.

Doctors' surgeries should be included in the plan. Faith spaces are essential to foster community spirit and to hold the community together, as has been seen in the pandemic this year.
Essential to consider a Church to be included, this would be the cornerstone for the community and a key partner in local events.
Get the specialists to design they know what works. Allow flexibility to accommodate changes in the world. e.g. covid, future generations wanting different things. Don't be too prescriptive at such an early stage
Worship place
Cant believe it was agreed to build this monstrosity in such important countryside
Yes. Stay away. Leave our green-belt alone!
If this is to be a true village please look to the other local villages along the A128.
Please also create a strong green boundary with Basildon borough otherwise this development will become nothing more than urban sprawl linking West Horndon with Basildon.
Local residents Road infrastructure Resource infrastructure
Please see the following links regarding how to minimise light pollution. If it isn't built into the plan at this stage, more of the night sky will be lost to all of us. Please see a couple of links for some examples and information: <a href="http://www.powerhousegrowers.com/reducing-light-pollution-urban-cities/">http://www.powerhousegrowers.com/reducing-light-pollution-urban-cities/</a> <a href="https://www.darksky.org/light-pollution/">https://www.darksky.org/light-pollution/</a> <a href="https://www.darksky.org/light-pollution/light-pollution-solutions/">https://www.darksky.org/light-pollution/light-pollution-solutions/</a>
The road layout for access to the village (i.e. from A128 or A127) concerns me, especially the Station Road junction. I think I am right in thinking that there is no vehicular access from Lower Dunton Road? If there is vehicular access/exit to/from Lower Dunton Road, that is also a great concern.
Fit for all age groups. Child friendly. Accept that cars are here to stay, but encourage bikes, transport too. Infrastructure in place earlier.
There should be housing trust accommodation and a huge range of housing so that people can move locally to suit their needs. No air bnb!
Buildings which do NOT look like the above buildings.
Build the houses a decent size and don't cram them all together. Leave adequate space for parking
No mention has been made at all of provision for faith spaces. The practice of faith is a very important part of who we are as human beings and vital in the development of community. In these days of shared and flexible faith spaces, please make serious consideration of providing room for faith organisations to work in partnership with you and with each other to enrich and integrate members of all faiths and none into the new community
The provision of church / religious / sacred space(s) would enhance the mental health and general wellbeing of residents.
you should look to your neighbour in Basildon. The Dunton Fields neighbourhood integrates much what you seek to achieve
It should go ahead
I live on a new village style estate and the biggest cause of tension is parking. There is sufficient parking off road and out of sight but people insist on parking in the narrow winding roads outside their home. We are now in the process of liaising with Essex CC to put in yellow lines.
<b>34. Is there anything else you would like to tell us about Dunton Hills Garden Village?</b>
I am in full support of this new garden village. So far a fantastic public engagement process, keep it up!
Frequent buses will be needed to link Dunton Hills with Brentwood and Basildon to facilitate access to work, large supermarkets, and hospitals.
Recycling centre
Yes! We don't want it!
Bad bad move, insulting title

I appreciate the opportunity to comment on the design of the new village and welcome your commitment to sustaining nature when developing the land. I hope some consideration will be giving to minimising the light pollution the village will create. Any light pollution created by the village won't just be limited to the village, it will impact the surrounding areas too. I don't want my children to see fewer and fewer stars as the village is built.

The impact on Brentwood will be huge. Population explosion. We must have the health centres in place. Directed traffic away from town centres. Enough schools for all ages.

Please just get it done

The spiritual needs of the residents must be considered.

it should have a train station

Build it

Lots of different ways to reduce the use of the car as the A127 can't take much more. Buses are good but they must be direct to major hubs and not wind around as this will discourage people from using them if it takes to long to get to the station, town centre etc.

Don't let it mess up our lovely villages



## **TELL US WHAT YOU THINK**

Brentwood Borough Council and their partners are committed to creating a landscape-led garden village that is suitable for the 21st century. If you have any suggestions or questions, please do not hesitate to get in touch:

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