



APPENDIX 1

SUPPORTING  
CONTEXT ANALYSIS  
AND TECHNICAL  
WORK

*The information provided within Appendix 1 forms part of the detailed background work relating to the Masterplan Framework. The majority of the work within this appendix was compiled prior to and during early stages of the design process. The information includes an in-depth contextual analysis, as well as the masterplan evolution and design review process.*

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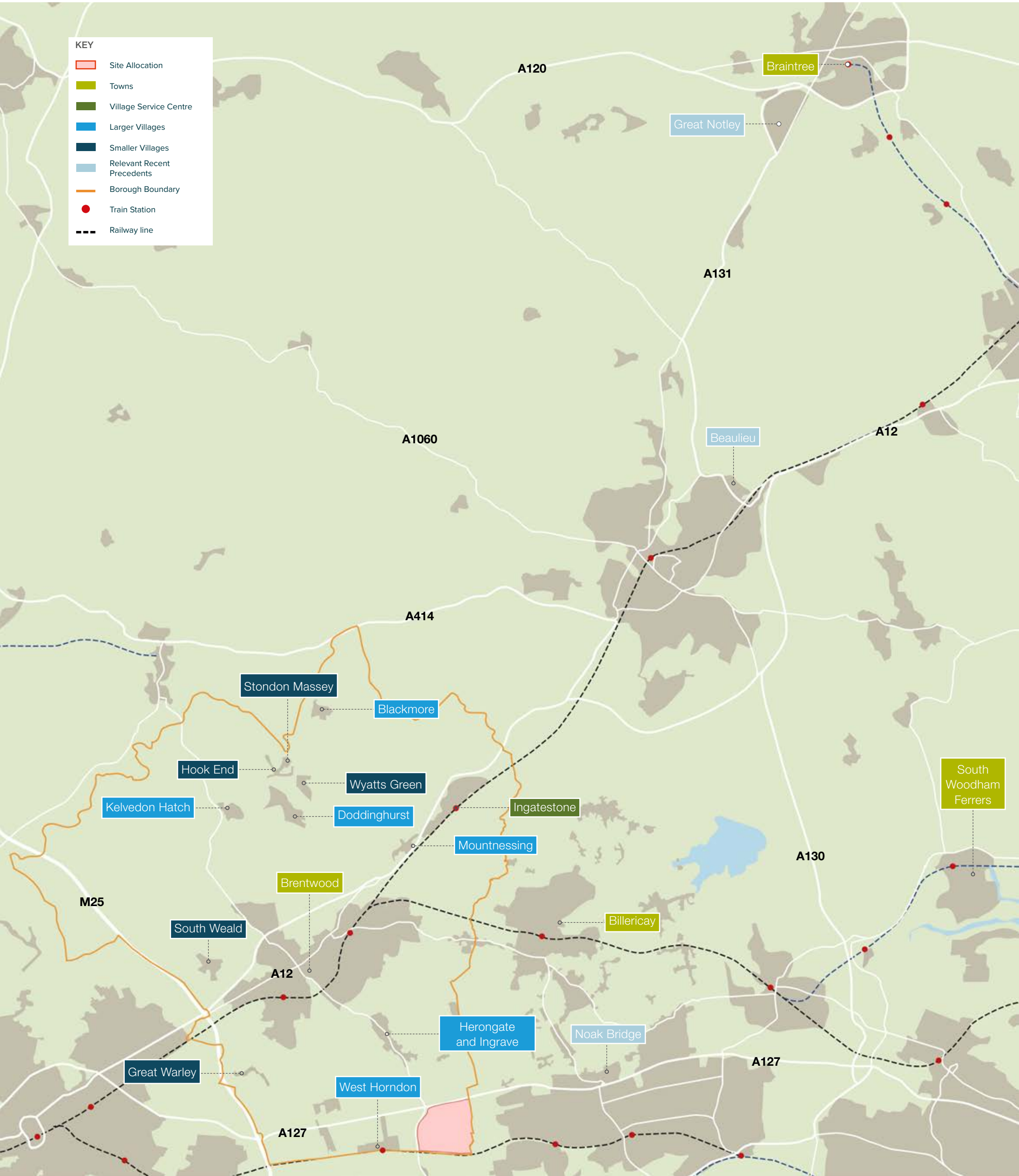
## APPENDIX 1.1

# WIDER CONTEXT ANALYSIS

*Strong character helps enhance local identity and creates a strong and rich sense of place. The following chapter outlines the key lessons learned from the analysis of local settlements in the wider area.*

# A1.1







# UNDERSTANDING THE SURROUNDING SETTLEMENTS

## OVERALL SETTLEMENT PATTERNS IN BRENTWOOD

The Borough defines itself as a ‘Borough of Villages’, with a single predominant settlement, the market town of Brentwood, surrounded by countryside within which are several villages but no other equivalent towns (Brentwood Draft Local Plan Pattern Book page 7, Brentwood Borough Council, January 2016). Previous analysis by the Council has identified a clear settlement hierarchy within Brentwood Borough.

## THE SCOPE FOR UNDERSTANDING SURROUNDING SETTLEMENTS

During our analysis of the surrounding villages and settlements, it was clear that the village typology would likely provide relevant and consistent examples of local character. However, taken as a whole, the proposals for Dunton Hills are likely to comprise a scale of settlement not represented within Brentwood Borough itself. Therefore, we have also looked further afield across the south-west Essex sub-region for contemporary developments of a more equivalent scale e.g Chelmsford (Beaulieu) and Braintree (Great Notley). The settlements chosen for analysis are shown on the adjacent plan.

## METHODOLOGY AND AIMS

Our initial analysis of the local area ranged in scale and concentrated on the following elements:

- **Settlement Wide Scale:** Historic development, focal centres, facilities and relationship of settlement to local topography and landscape features;
- **Neighbourhood Scale:** Focal spaces, block typologies, street typologies, street frontages and building heights;
- **Plot Scale:** Building typologies, architectural treatments, facing materials and boundary treatments.

This analysis provided a number of typical elements and characteristics which could be used to guide future development at Dunton Hills Garden Village.

## KEY POINTERS FOR DESIGN

The key overall characteristics and elements of the places assessed are as follows:

- Focal spaces are often the most important character elements within a settlement and help to create a distinctive and pleasant sense of place.
- Street hierarchy is well defined and characterful and helps to create a legible environment.
- Building line and building scales consistently generate a strong sense of place through patterns of variety and consistency. This is an opportunity to reference the rich and mixed character of the ‘Borough of Villages’.

Individual case studies that could relate well to the Garden Village masterplan are further explored over the following pages of this section. This study does not imply that individual elements and characteristics are to be faithfully repeated and replicated within Dunton Hills, rather that key elements of the local area influence the detailed design process.



# SETTLEMENT STRUCTURE



Facilitites in Doddinghurst, Hook End, Stondon Massey and Wyatts Green

*The settlement structure of the villages of Doddinghurst, Hook End, Stondon Massey and Wyatts Green provide an interesting reference point for Dunton Hills in terms of the multinodal distribution of community facilities and services.*

Key

Education

Playing Fields

Shops

Food and Drink

Walkable Open Space

Religious

Community

Medical

Employment/Industry



ROLE AND FUNCTION

Doddinghurst, Hook End, Stondon Massey and Wyatts Green are a closely linked cluster of villages/neighbourhoods roughly 12km to the north of Dunton Hills.

Despite rapid post war expansion and coalescence the villages remain semi-rural in nature. The villages are set within open countryside with generous areas of recreational space and swathes of woodland and heath running centrally through the villages/neighbourhood.

The interface between rural and urban elements and the range, role and function of open space within this collection of villages helps to ensure that development is respectful of its setting.

URBAN STRUCTURE

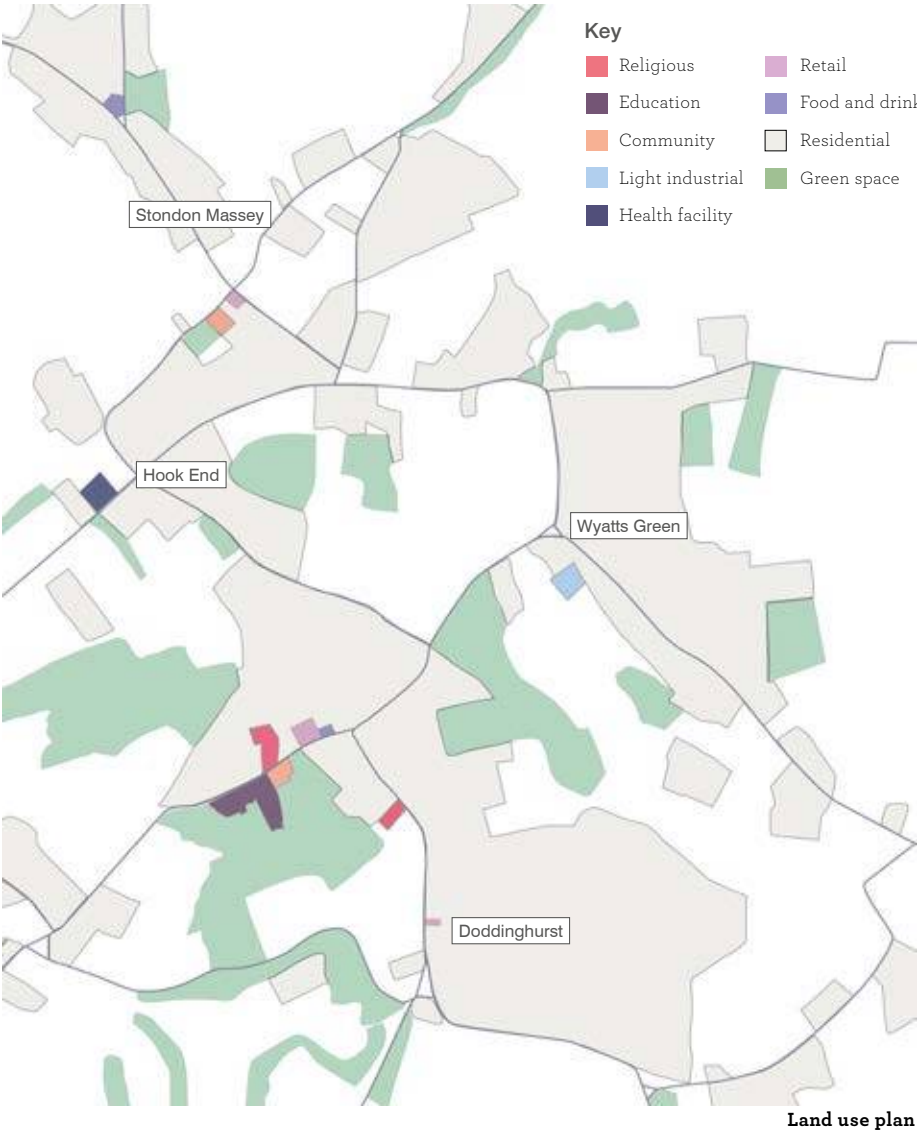
The urban form of the villages is characterised by linear residential development along the main transportation routes surrounded by open countryside.

As is typical of many historic settlements, growth is often concentrated around a key focal point. In Doddinghurst, All Saints Church was the anchor for the historic growth of the village and continues to play a central role in the village with the majority of retail facilities and services consolidated within an 800m walk of this historic feature.

Additional facilities are located throughout the villages with smaller retail cores (2-3 shops/facilities) evident in Stondon Massey and Hook End.

RELEVANCE TO DESIGN

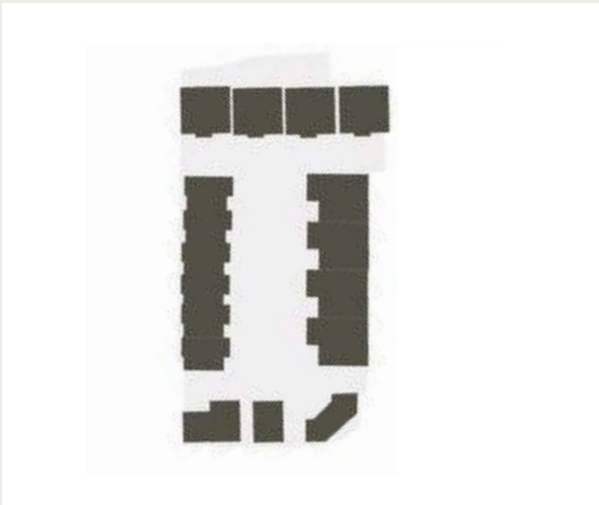
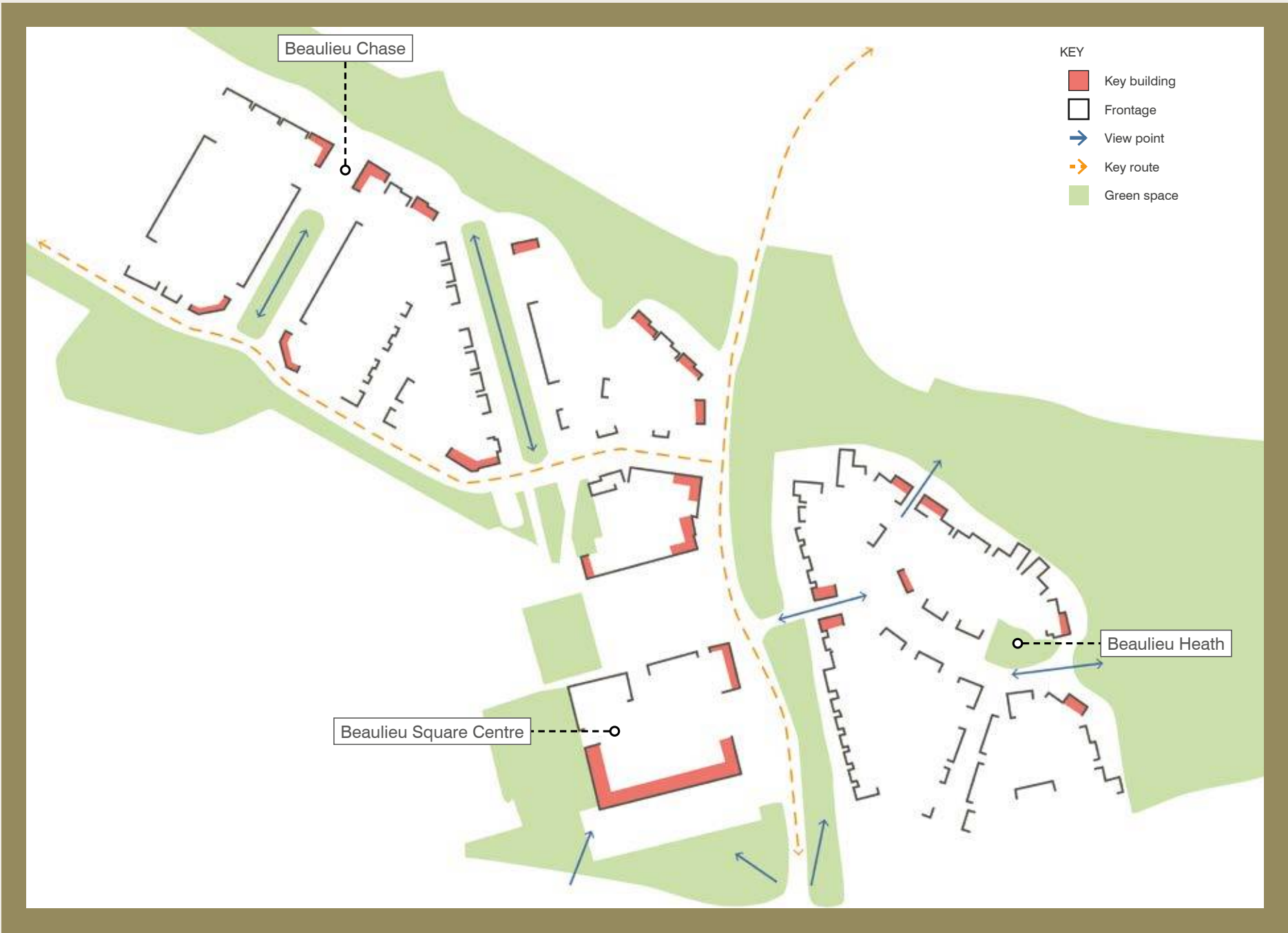
- **Consistent pattern of land use distribution:** focal centre around community and commercial uses.
- **Sustainable distribution of wider services:** to ensure that the settlement is walkable and facilities are easily accessible.
- **Consistent pattern of a poly-nucleated settlement:** whilst each village ‘core’ varies in size and function.
- **Importance of green infrastructure:** each settlement sits naturally within the surrounding landscape, which permeates into the villages and plays a key function in promoting well being and healthy lifestyles.
- **Linear pattern of growth:** particularly along primary routes.





# NEIGHBOURHOOD TYPOLOGIES

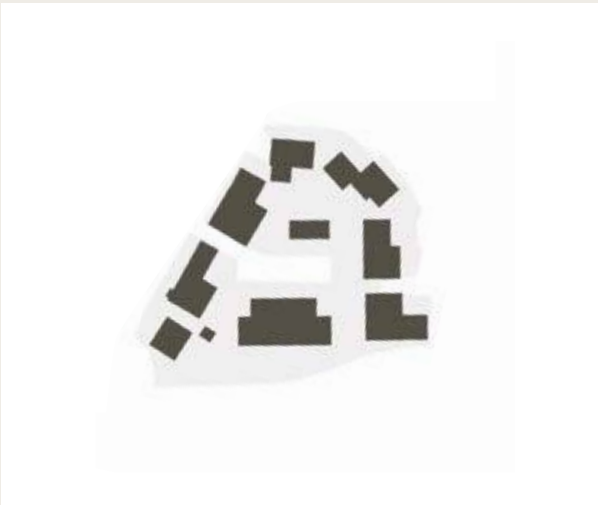
*The mixed use development of Beaulieu contains three neighbourhoods, each of which have a distinctive character reflected in the block structure and layout. The green infrastructure provides a unifying features and snakes through the development as a whole.*



Formal Block



Rural Edge



Residential Courtyard



The Green provides visual contrast to the built environment and enhances the rural character of the development.



The Green Infrastructure is well connected, creating a unified, walkable development.



Continuous frontage and contemporary take on traditional terrace design elements.

BUILDING LINE

Frontages have been carefully designed to create a strong presence, with corner buildings treated especially carefully. Along primary routes and open spaces, frontages are generally continuous.

CONSISTENT GEOMETRY

The approach to legibility within the built form is identifiably consistent throughout the three neighbourhoods, notwithstanding the differences in architectural style between them. This is achieved by consistency in key frontages and corner buildings.

Beaulieu Chase has a formal layout arranged around a clear orthogonal geometry. This is also reflected along the western edge of Beaulieu Heath, which is defined by a geometric arrangement of terraces.

Behind this, a more traditional, informal pattern of houses and streets is laid out. The houses are larger detached or semi-detached and frontages are informal and less regularly geometric on plan. Steps and setbacks in the building line also become more common here.

ROUTES

Primary routes are curvilinear with formal secondary streets running off this.

NODAL POINTS

Gateways and junctions are accentuated by feature buildings creating a legible layout. Beaulieu Square forms a strong landmark feature marking the arrival into the development. It is laid out as two ‘doughnut’ development blocks of linked buildings facing outwards with a formal open space between the built form.

As previously mentioned, the green infrastructure running in between the three neighbourhoods acts as a unifying feature. Within these landscaped nodal points, a number of mature existing trees are retained which enhances the quality of the streetscape and also provides a number of focal elements complementary to the adjoining built form.

RELEVANCE TO DESIGN

- Beaulieu manifests a **contemporary architectural inspiration**, reflecting elements of local tradition but seeking to establish a character and identity beyond the repetition of traditional pattern and form.
- Green Infrastructure should be used to soften and **break up built form**.
- Green Infrastructure that is interwoven and truly integrated helps creates a **unifying element**, within neighbourhoods of varied character.
- Legibility and a varied character can be achieved through **consistent geometry and building types**, whilst building details and materials can vary.



# BLOCK TYPOLOGIES

*The linear High Street is a defining feature of larger settlements within the Borough and help shape their overall character, as described later on in this section. Within Ingatestone High Street, a variety of block characters and typologies are evident as highlighted on this spread.*

## BUILDING LINE

The slight inflection and variation in width of the High Street is a legacy of the medieval street market and burgage plots. The compact building line and slight inflection in the building frontage combine to create interesting vistas and nodal points.

Built form is arranged tightly along the High Street and fronts directly onto the main thoroughfare creating an overall feeling of enclosure.

## CONTRASTING ROUTES

The regular rhythm of the High Street frontage is intersected by a number of connector routes; narrow streets, alleyways and carriage arches. These lead to quiet residential lanes and rear courtyards which primarily function as car parks and gardens.

The close assemblage of tight alleyways and narrow lanes are visually appealing, terminating views and creating a character that contrasts to the linearity of High Street.

## NODAL POINTS

Nodal points along the High Street are both hard landscaped and soft landscaped and are created through incidental widenings in the historic High Street. These nodal points vary from small breakout spaces (The Chequers) with planting and seating to the openness and soft landscaping of the churchyard, and provide relief from the hard surfaces and constrained nature of the High Street and valuable amenity space for relaxation and social interaction.

Built elements to the northern and southern end of the High Street are spaced further apart emphasising the transition from dense core to peripheral residential areas.



A strongly defined, regular building line along the High Street



The High Street opens up at a key point



Residential Courtyard typology to the rear of the High Street

### RELEVANCE TO DESIGN

- **A regular frontage along primary routes** creates a sense of formality and enclosure and is a strong local precedent.
- Small elements of **inflection and openings along the street** creates visual interest and frame views.
- **Taller building heights** at focal points further enhances the sense of enclosure and legibility.
- The strong linearity of the High Street should be **interspersed with nodal points**, providing an opportunity to open up the High Street and accommodate focal spaces for rest and recreation.
- Secondary streets off the High Street provide an opportunity for **informality and less regular arrangements** contrasting to the linear High Street.



Ingatestone High Street



# STREET TYPOLOGIES

*Within the settlements studied, streets typologies generally fall into the four categories summarised below. Of these four, the most common streets are ‘residential streets’ and ‘lanes’, with the distinction based on the width of the street and the character of the frontages.*




- Central focal element in larger settlements in the area (Brentwood, Billericay, Ingatestone);
- Characterised by non residential uses on both sides;
- Built form is often of larger scale than surrounding residential areas;
- Built form closely fronts street on both sides, enclosing space.



- Not a traditional feature of townscape in this part of Essex;
- A key feature in Great Notley, explicitly designed as a ‘Garden Village’, with a Boulevard spine road through the settlement;
- Streetscape within the area is generally defined spatially and in terms of built form character than landscaping.



RESIDENTIAL STREET



- Generally have separate vehicular and pedestrian functions, with pavements on one or both sides;
- Are fronted by a wide range of building types, usually set back behind a shallow front garden;
- Front garden depths and soft landscaping within the streetscape vary, as do the means of enclosure used to define the public and private realms.

LANE



- Narrower streets, lanes often comprise a shared surface with no separation between vehicles and pedestrians;
- Front garden depths are often small, and properties front directly onto the carriageway creating an enhanced sense of enclosure;
- Lanes can be very 'hard' in character, with minimal soft landscaping within the streetscape;





# FOCAL SPACE TYPOLOGIES

1.

1.	<b>MARKET SQUARE</b> <ul style="list-style-type: none"><li>• A feature in larger settlements.</li><li>• A key retail and social hub for the settlement.</li><li>• The central open space is flexible and can support a number of temporary uses.</li><li>• Active frontages at ground level animate the central open space.</li></ul>
2.	<b>RECREATIONAL CIVIC GREENS</b> <ul style="list-style-type: none"><li>• Acts as a `significant open space within the settlement; often civic.</li><li>• Perform key spatial functions, such as recreation, incorporating formal and informal uses.</li><li>• Potentially act as venues for community events.</li></ul>
3.	<b>LOCAL VILLAGE GREENS</b> <ul style="list-style-type: none"><li>• Common throughout most of the settlements studied.</li><li>• Perform important spatial functions and provide a significant focus within immediate surroundings.</li><li>• Recreational function is limited by their size.</li><li>• Key visual amenity and occasional informal recreation.</li></ul>
4.	<b>NODAL POINTS</b> <ul style="list-style-type: none"><li>• Open spaces are often located at key junctions within a settlement, their significance is generally denoted through:<ul style="list-style-type: none"><li>- The built form or character around the junction.</li><li>- The presence of a significant tree or other landscape feature</li></ul></li></ul>

## MARKET SQUARE



Braintree Market Place

### RELEVANCE TO DESIGN

- Built form varies in height and architectural composition with taller elements positioned at corner locations serving as marker buildings aiding legibility.
- Built form has a positive relationship with the street and a similar layout would be well suited to a village core, where surveillance and intimacy are important.
- Parking is sensitively incorporated into the streetscape with additional parking in rear courtyards.

2.

*Within the settlements studied, focal spaces at a range of scales are an extremely important means of establishing settlement structure and providing legibility.*

RECREATIONAL CIVIC GREENS



Ingrave Common



The Green, Great Notley

RELEVANCE TO DESIGN

- These spaces have an open character and provide an attractive green setting for adjacent built form.
- Their size and scale reflects their importance as a structural feature and role as a key community facility.
- The expansive nature of these spaces affords the opportunity for a variety of informal and formal recreational uses.
- Surrounding land uses are a mix of residential, community use and retail.

- Surrounding built form is arranged in a semi-continuous/informal building line (of 2-2.5 storeys) further emphasising the open nature of the space.
- The examples outlined here provide a valuable reference for potential future design, and are of particular relevance for large central greens at the heart of a development.



3.

LOCAL VILLAGE GREENS



Blackmore



Herongate

**RELEVANCE TO DESIGN**

- These compact green spaces serve as a pause in the built environment.
- These spaces have an informal, incidental nature and provide visitors with an opportunity to sit, relax and socialise.
- Trees are used to soften the streetscape and create a break between residential streets and busier vehicular routes, lessening the visual and acoustic impact and enhancing the rural nature of the streetscape.
- Strong frontage and overlooking with varied boundary treatments.

- These spaces are well integrated in to their surroundings and there is a good interplay between built form and green spaces providing natural surveillance.
- The scale and structural arrangement of these spaces could be used to inform the design of focal spaces and intimate small scale Neighbourhood Hubs.



4.

NODAL POINTS



Blackmore



Great Warley

RELEVANCE TO DESIGN

- The primary function of these spaces (irrespective of scale) is to serve as a visual marker at junctions.
- Feature buildings are often situated here, further emphasising their role as a spatial focal point.
- These spaces are defined by the surrounding built form. This is often informally arranged with irregular setbacks and boundary treatments (as seen in both Blackmore and Great Warley) which creates a rich and varied streetscape.
- The examples outlined here could influence the structure of key arrival space for designs at Dunton Hills helping to enhance legibility within the site.
- Where there is no landscaped green present at a junction, its focal significance is still denoted through built form and character.



# BUILDING STYLE TYPOLOGIES

*Dunton Hills is likely to feature a mix of architectural styles, given the scale of the development. A united and legible sense of place can be achieved whilst reflecting elements of local tradition, beyond the repetition of traditional pattern and form.*





FENESTRATION

- Juxtaposition of horizontal and vertical fenestration is common, to add interest.
- Less pronounced/ornate fenestration at second floor level is frequently used.
- Casements generally follow a traditional palette and style.
- Simple brick pediment/timber frame often used.

ROOFLINE

- Tend to be irregular.
- Prominent chimney stacks consistently feature.
- Dormers and skylights are a common feature.
- Roof finishes are light or dark red plain tiles or slate.

MATERIALS

- Materials generally simple and pared back to unify more varied elements of built form, such as building line and roofscape.
- Horizontal weather boarding and banding is frequently used.
- Buff brick and render in a variety of light colours is consistent and creates contrast.
- Materials are varied on secondary elevations.









## APPENDIX 1.2

## SITE ANALYSIS

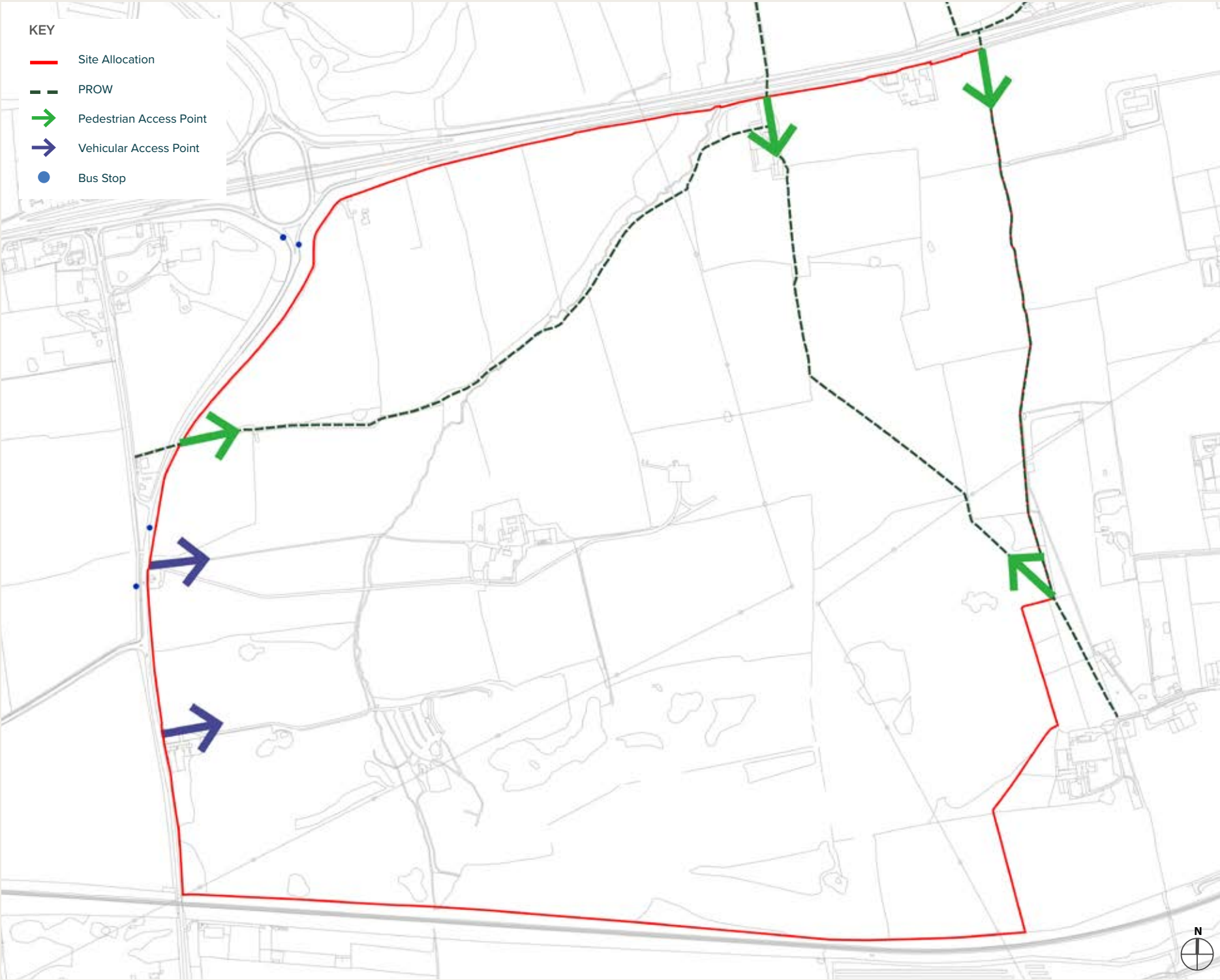
*This section provides further analysis of the site's main features including existing access and movement, utilities, noise and landscape character and ecology.*



A1.2



# ACCESS AND MOVEMENT



ACCESS

The site is currently accessed from the A128 to the west. Existing access points from here comprise: the driveway to Dunton Hills Farm: a track to a dwelling in the north west of the site; and the access road to the golf centre club house in the south west of the site. There is a vehicular access to the nursery from the A127. The C2C railway line restricts any access from the south.

WALKING AND CYCLING

A Byway (Nightingale Lane) runs across the north western part of the site, through the ancient woodland area and out towards the A127 in the north of the site, whilst a further Public Right of Way runs from the Timmermans Nursery site in the north east across the site and down towards the small settlement of Dunton in the south east. There is a further footway paralleling the eastern boundary of the site which links the A127 to Dunton.

There are currently only a limited number of crossing points across the A128 and these only consist of small central islands. A narrow public footpath exists on the western side of the A128, running between Station Road and Tilbury Road.

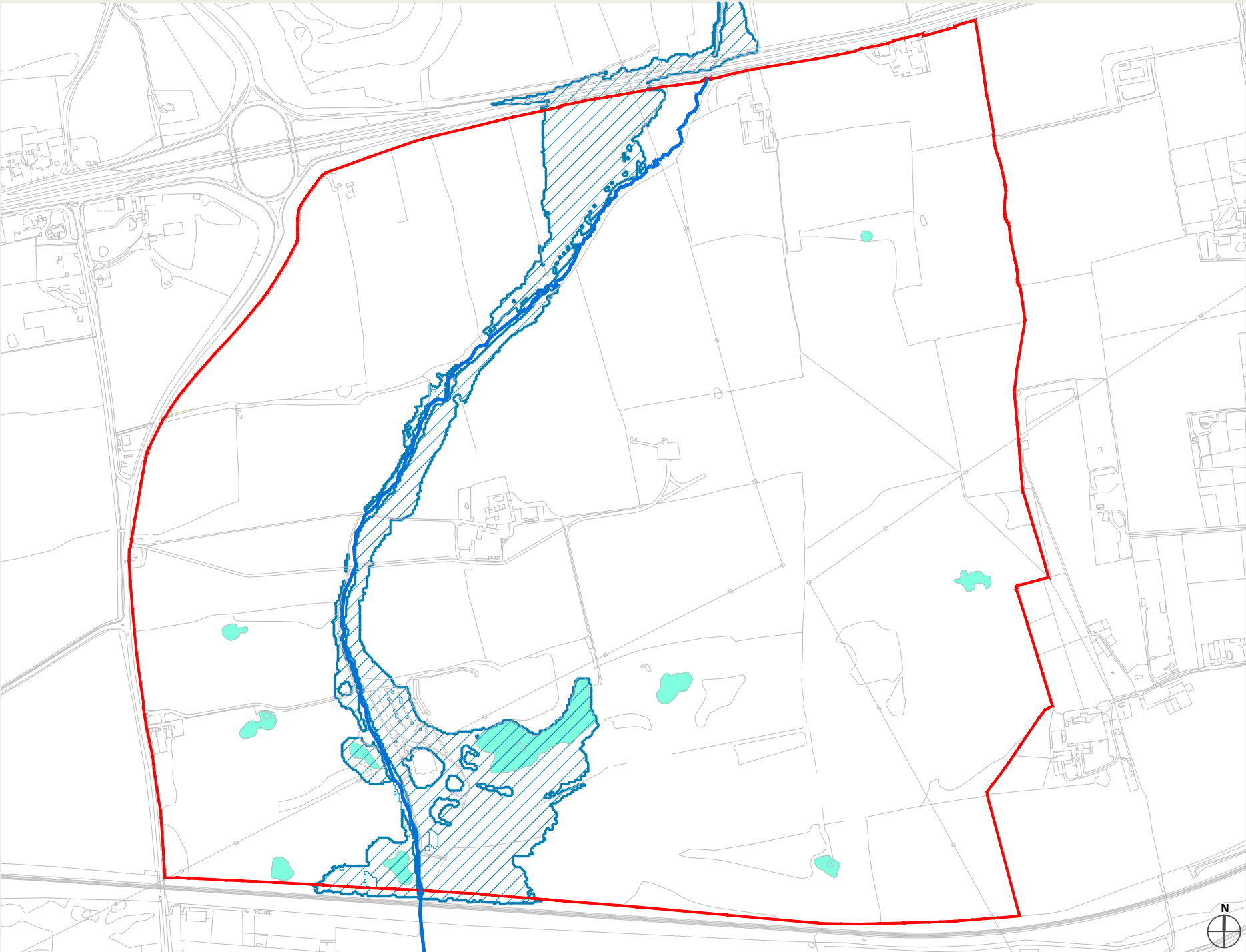
There is a cycleway running along the south side of the A127.

PUBLIC TRANSPORT

A bus stop is located within the A128 public footpath serving the northbound route of the 565 bus. A further bus stop serving the south bound 565 bus route is located near the junction of the A128 and the driveway to Dunton Hills Farm. The 365 service runs 6 times a day with a journey time of around 20 minutes to Brentwood.



# FLOOD AND DRAINAGE



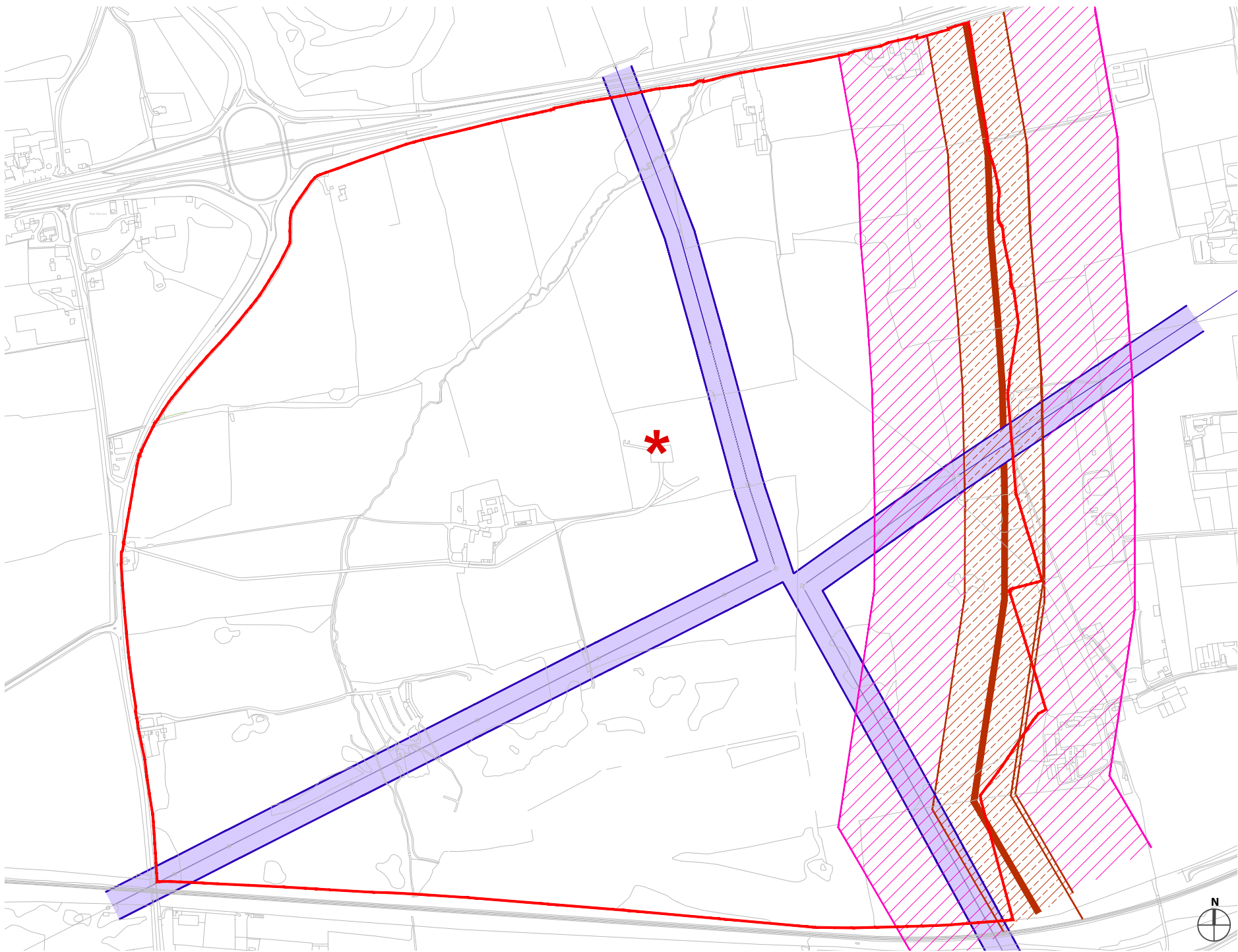
- KEY
- Site Allocation
  - Eastlands Spring Watercourse
  - Waterbody
  - Flood Zone 3

Eastlands Spring runs through the site in a north-south direction. It enters the site under the A127 just to the west of Timmermans Nursery before running through an area of dense ancient woodland. It then heads south running to the west of the grounds of Dunton Hills Farm and the golf centre club house before leaving the site in a culvert under the C2C railway line.

The floodplain (flood zone 3) associated with Eastlands Spring is shown on the map (above) and covers a larger expanse as the topography changes into more open, flatter land around the golf course in the south.

Other water features on the site include a number of lakes and ponds constructed as part of the golf course. A number of these contain great crested newts.

# UTILITIES



- KEY**
- Site Allocation
  - Overhead 132 kW Powerline/easement (30m)
  - 500 kW Wind Turbine
  - High Pressure Gas Main
  - HSE Inner Zone
  - HSE Outer Zone

Two overhead 132 kW power lines criss-cross the site. The first power line enters the site in the south west corner and runs towards the lower reaches of the ridge-line before diverting north and leaving the site across the A127. The second line runs from the south east-corner and diverts (in close proximity to the other power line) towards the north. The two lines do not cross/meet.

These comprise a major site constraint and a no build buffer is shown on the plan (above). Discussions with the utility provider have indicated that these lines could be undergrounded, albeit the site would need to host termination towers.

A high pressure gas main is located in the east of the site, close to the eastern boundary. This main (the Roxwell/Horndon High Pressure Gas Main) enters the site under the C2C railway line before diverting off in a northerly direction.

The gas main has an immediate no build buffer extending 6m either side of the main and a further buffer 10m either side of the main where there are restrictions over planting.

The HSE provide indicative advice with regards to further zones comprising an Inner and Middle Zone (78m) and an Outer Zone (225m). Within the inner zone no built development can take place. However, roads, open space and parking areas are acceptable. Within the Outer Zone any development can take place, with the exception of vulnerable uses e.g. care homes.

A 500kW wind turbine also sits within the site and is located at the top of the plateau to the north east of Dunton Hills Farm buildings. It is proposed that this would be dismantled in the future to allow for development and should not be considered a constraint to development.

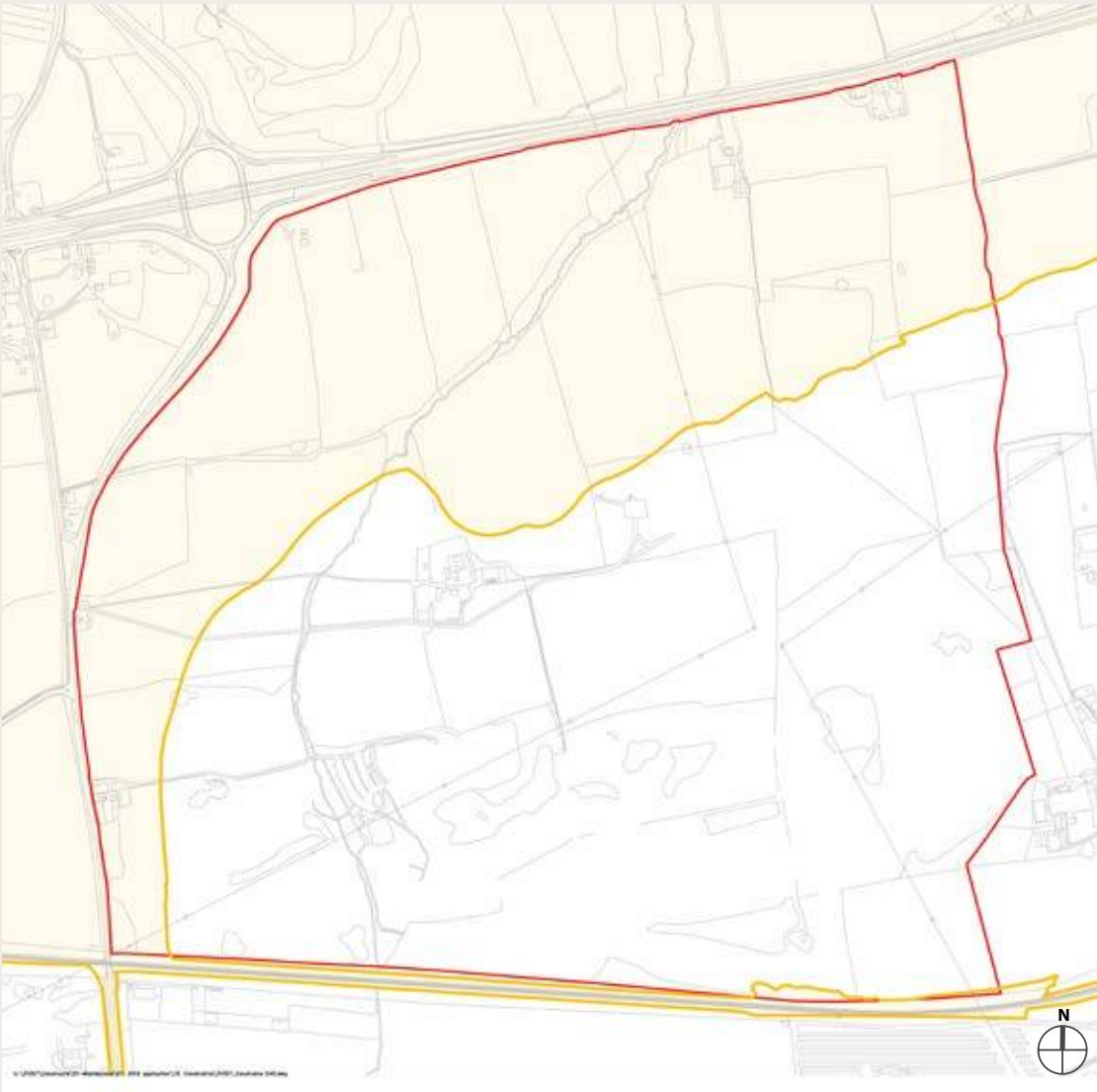


# NOISE

KEY

Site Allocation

> 55 db



Existing noise contours

## NOISE CRITERIA

An assessment of the noise environment over a 24 hour period has been undertaken to create 3D noise mapping.

The result of the noise modelling indicates that the highest noise levels were recorded to the north of the site, adjacent to the A127, and also along the eastern side, abutting the A128. The noise levels have exceed the 55dB external threshold identified by BS8233:2014 (Guidance on sound insulation and noise reduction for buildings). BS8233:2014 also includes recommendations for the control of noise in and around buildings, including internal noise limits for habitable rooms of residential dwellings.

During the evolution of the Masterplan different scenarios to provide noise attenuation for the external areas and internal habitable rooms were considered and assessed through modelling. The modelling confirmed that because of the elevated circulator carriageways of the A127/A128 junction and the approach roads, a noise barrier of up to 9m in height is required albeit lower in height for locations further away from the junction. Under different scenarios modelled the noise barrier was assumed to be a fence, a bund and three-storey building blocks.

A combination of fencing, bunding and buildings are proposed to create an acceptable external noise environment suitable for residential development of Dunton Hills. The height of the noise barrier fronting the A127 would enable residential properties to be built to the south of this road with internal noise levels of habitable rooms not exceeding the limits identified in BS8233:2014. The buildings within the Employment Hub would create a noise barrier and these building blocks can be extended southwards along the A128 if additional employment floorspace was required. If residential development fronted the A128 then, for the elevated section of the road, a fence or bund would be required to provide for external and internal noise attenuation.





Potential noise mitigation strategy

KEY	
<span style="color: red;">---</span>	Potential location of noise barrier
<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Potential built form
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	≤ 55 db
<span style="background-color: green; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	> 55 db



# LANDSCAPE ANALYSIS

## LOCAL LANDSCAPE CONTEXT

There are several landscape character assessments published by various Local Authorities and partnerships that cover the site and surrounding area. These include the following:

- Mid Essex Landscape Character Assessment (September 2006)
- Brentwood Landscape Sensitivity and Capacity Study (November 2018)
- Thurrock Borough Landscape Capacity Study (2005)
- Land of the Fanns Landscape Conservation Action Plan (2016)

The site lies at a transition between the low-lying, open landscape of the fenlands that extends to the south and west, and the wooded Brentwood Hills at Thorndon to the north and Langdon Hills to the east. As illustrated on the adjacent plan, the Land of the Fanns Landscape Conservation Action Plan divides the site and adjacent landscape into two distinct Landscape Character Areas:

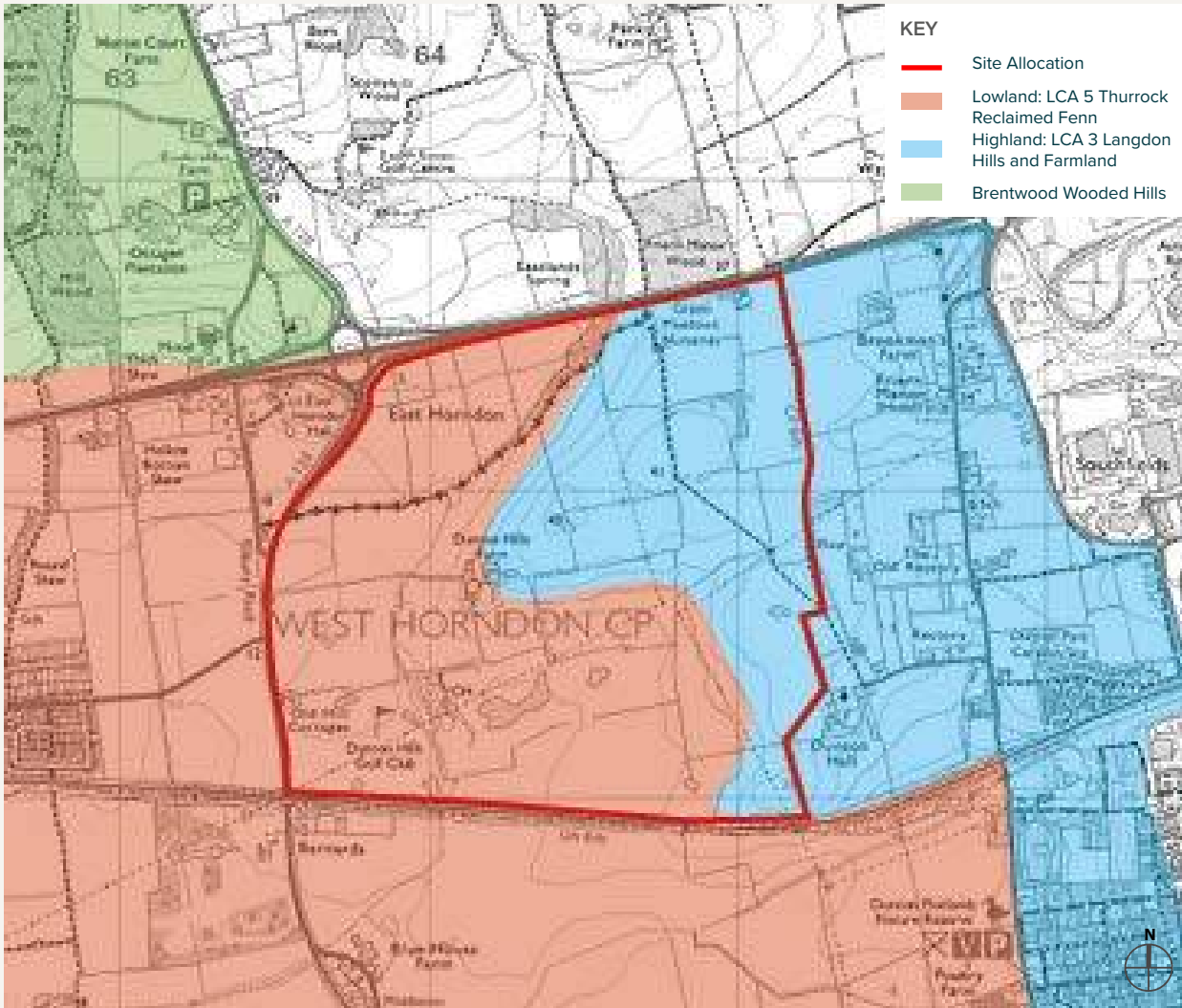
- Highland: LCA3: Langdon Hills and Farmland; and
- Lowland: LCA 5: Thurrock Reclaimed Fenn

These areas are defined by the change in topography within the site and the transition from the low-lying fenlands towards the Langdon Hills that is formed by the low ridge-line that crosses the site.

The sloping, rolling landform of the hills enclose the landscape and provide a wooded backdrop and skyline to views across the fenland, as well as expansive elevated views across the lower-lying open fenland landscape

In contrast, the fenland is open comprising predominantly large arable fields defined by gappy hedgerows, ditches and causeways. Trees are associated with watercourses, with occasional hedgerow trees and limited woodland copses.

The urban fringes at the edges of the character areas form backdrops in views across the landscape and combine with the transport corridors and pylons to place the landscape in an urban influenced landscape around the site. Urbanising influences include the Ford Dunton technical centre, urban edge of Basildon and West Horndon that are visible in views across the area.



The site shares characteristics that are common to both of these landscape areas, including:

- Large, open arable fields defined by gappy hedgerows;
- Churches on high ground as distinctive features/focal points in the landscape;
- Elevated views across the wider landscape towards London to the west and to the south towards the Langdon Hills, Thames Estuary and North Downs;
- Woodland on higher ground;
- Watercourses lined with trees;
- Waterbodies on lower-lying land of Fanns; and
- Influence of the A127, A128 and railway line upon tranquillity.

The landscape character assessments all recognise the strong influence that the transport corridors of the A127, A128 and railway line have upon the tranquillity of the area. This is especially pronounced in the area adjacent to and within the site that is bounded by all three of these corridors.

Guidelines for the area include:

- Conservation of views to landmark churches, long distance views across fenland and views to and from wooded hills;
- Screening of transport corridors and urban edges/Large scale development; and
- Management and enhancement of woodland.

SITE SPECIFIC LANDSCAPE CHARACTER

As illustrated on the adjacent plan, at a site-specific level, the site can be divided into Four Local Landscape Character Areas, the key characteristics of each of these LLCAs are described further below, as well as the distinctive features and visual characteristics within the site.

1) Fenland Edge

- Low-lying topography at base of ridge-line, sloping gently north-south along the line of Eastlands Spring;
- Large, rectilinear arable fields bounding A127 and A128;
- Mature hedgerows and hedgerow trees running north-south from the A127 to Nightingale Lane marking historic field boundaries;
- Historic route of Nightingale Lane and associated tree belts and ancient woodland connecting with A128 to the west and Eastlands Spring to the east;
- Tree-lined watercourse of Eastlands Spring bounding LLCA to the east providing distinctive feature and backdrop to fenland edge;
- Golf course to south includes fairways, greens, bunkers, ponds and trees. Retains largely open character, with trees surrounding ponds.
- Enclosed to the northwest by embanked road rising to A127 junction and lined by trees;
- Open stretch along A128 with open views across large arable fields towards trees lining Eastlands Spring and filtered views of Dunton Hills Farm, the landform of the ridge and wind turbine on the skyline beyond; and
- Traffic using A127 and A128 strongly influence tranquillity across the area, especially to the site boundaries.

2) Wetlands

- Low-lying land at base of ridge-line forming bowl landform draining from the ridge to the east towards Eastlands Spring to the southwest;
- Golf course comprising fairways, greens, bunkers giving a manicured amenity landscape character;
- Fragmented remnant field boundary hedgerows crossing golf course;
- Lakes and ponds with marginal vegetation and trees;



Local Landscape Character Areas

- Eastlands Spring and trees dividing main course from practice and pitch and put area and forming distinct feature and backdrop;
- Club house, car park and driving range introduce built form, areas of hard standing and vehicular activity within the LLCA;
- Ridge-line encloses the area to the north and east, with Dunton Hills Farmhouse, barns and sheds, wind turbine and pylons prominent on skyline; and
- Railway embankment encloses area to the south. Trains introduce noise and movement, affecting tranquillity.

3) Dunton Ridge

- The Dunton Ridge LLCA is defined by the slopes and ridge that rise from approximately 20m AOD at the base toward the ridge at 35m AOD, rising to the hilltop and plateau at 40m AOD to the east.
- Dunton Hills Farm forms a distinct feature on the western slopes of the ridge;
- Open slopes to north and south with large rectilinear arable fields divided by managed hedgerows running down the slopes;
- Wind turbine and pylons forming prominent features on the skyline on top of the ridge;
- Golf course on western slopes, to the east of the site;
- Ridge forming backdrop to views from the A128;
- Hillock to the southwestern corner of the site marking the southern edge of the ridge above lower-lying fenland to the south.

(4) Plateau Farmland

- Largely flat landform on plateau at height of 40m AOD;
- Large, open arable fields defined by managed hedgerows with few hedgerow trees;
- Eastern extent of golf course adjacent to Dunton Hall and west of The Old Rectory;
- Wind turbine and pylons on plateau form distinctive features on the skyline that are visible from the surrounding landscape;
- Varied boundary to east of the site, comprising hedgerows, copse and fencing dividing smaller fields predominantly managed for grazing. Degraded landscape structure to site boundaries, with gappy hedgerows and post and wire fences in places;
- Copses on higher ground providing wooded context, tying-in with adjacent woodland and that on hills to the north and southwest to provide a treed backdrop; and
- Views from edge of plateau across the wider landscape. Intervisibility with All Saints Church to the northwest, St Marys Church to the east and Dunton Hill Farm.

The degraded hedgerows and lack of woodland planting offer opportunities for the enhancement of field boundaries and new woodland planting to strengthen the landscape structure in this area. This reflects the management guidelines for the area as recommended by the published landscape character assessments.



TOPOGRAPHY AND VIEWS

The site lies within a transitional area between the low-lying flat fenland landscape to the east and south, and the rolling, landform of the Basildon Hills to the north and Langdon Hills to the east and southeast. The topography across the site is illustrated by the contours on the adjacent plan and summarised below:

- To the east of the A128, the land is generally flat at the interface with the fenland landscape, before falling away slightly towards Eastlands Spring that runs north – south across the site south of the woodland along Nightingale Lane.
- To the north of Nightingale Lane and Eastlands Spring, , the land rises gently to the boundary with the A127 at the base of the slopes rising towards Thornbury Park and the Brentwood Hills beyond.
- The low ridge-line that crosses the site is a distinctive feature in the local landscape, rising from approximately 20m AOD to 35-40m AOD at the top of the ridge and onto the plateau that extends to the east of the site.
- To the south of the low ridge-line, the landform forms a gentle bowl at the base of a shallow valley that falls towards Eastlands Spring.
- To the southeast of the site, the landform slopes down towards the fenland to the south of Dunton Hall. As recognised within the Brentwood Landscape Character Assessment for the Dunton Settled Claylands LCA, this results in a low hillock that forms a localised feature.



Topography and Views

Key Views

To the north and east of the site where the landform is higher, there are expansive views across the wider landscape to the west and south, placing the landscape within its wider context. In contrast, the lower-lying land on the edge of the Fanns is more contained.

As recognised within the various published Landscape Character Assessments, there are characteristic views across the wider landscape of the Fanns and beyond from higher ground as well as views across the fenland towards the wooded hillsides as a backdrop. Churches and woodland form distinctive features on the skyline on higher ground.

Key views from within the site and from the surrounding countryside that illustrate the key characteristics and features are illustrated on the photographs within this section. The photographs have been annotated to show key features on the site and within the local landscape.



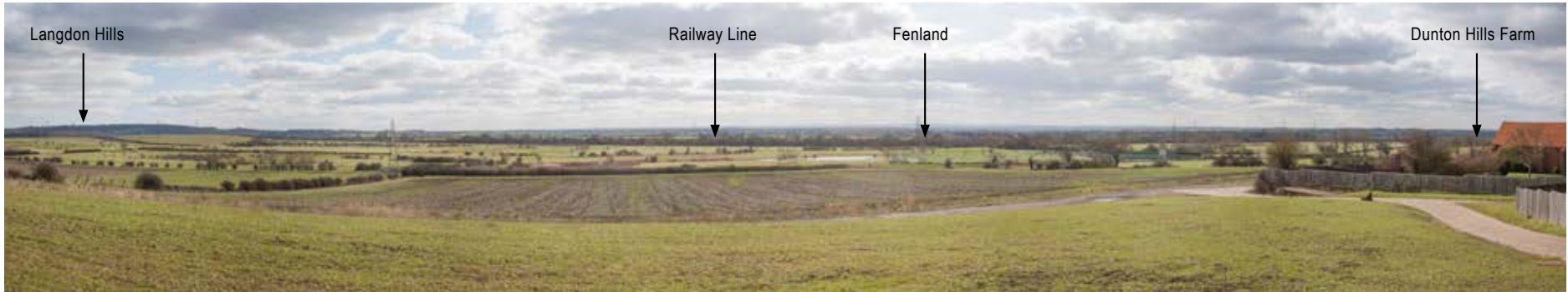
**Views from within the site**

Within the site, these include views from the ridge looking west towards London and south towards the Langdon Hills, Thames Estuary and North Downs to the south.



**View 1 – Looking West**

In views (view 1) looking west from within the Golf Course on the higher ground to the east of the site, there are long distance views towards the London Skyline. Local features in the landscape include views towards Dunton Hills Farm and All Saint’s Church situated on the high ground on the edge of Thorndon Park beyond the A128/ A127 junction.



**View 2– Looking South**

In views (view 2) looking south from the ridge there are expansive views across the fenland towards the Langdon Hills.



Views towards the site



View 3 - Thurrock Country Park to the northwest

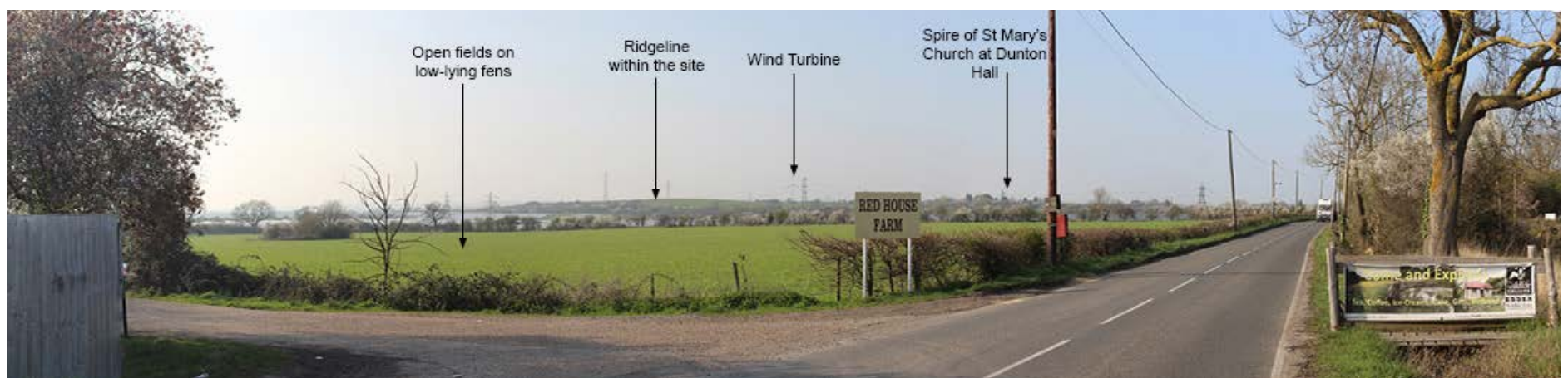


View 4 - A128 to the west



View 5 - Plateau Farmlands to the east





View 6 – Fenland to the south



View 7 – Langdon Hills to the southeast



# ECOLOGY AND ARBORICULTURE

*The site has been the subject of a number of surveys for ecology and arboriculture.*

## ECOLOGY

An initial Phase 1 Habitat Survey (SES, 2017) was undertaken which, along with consultation with statutory and non-statutory stakeholders, have informed the suite of ecological surveys (2016-2019) for the CEG land at Dunton Hills. Other land within the allocation has not been the subject of the same detailed suite of surveys, but results are not expected to be materially different. The following assessments have informed the ecological constraints plan:

### Habitats

- Non statutory sites assessment
- Hedgerows; and
- Botany surveys of priority habitats including ancient woodland and stream and ponds.

### Protected and Notable Species

- Badger;
- Bats – roosting (including emergence) and activity;
- Birds – breeding and wintering;
- Great crested newt;
- Hazel Dormouse;
- Invertebrate;
- Otter and water vole;
- Reptiles; and
- Small and medium-sized mammals.

For ease of reference each notable or protected species/habitat recorded has been mapped at the location recorded. Providing a spatial reference and context to the ecological data collected thus ensuring that the masterplan can be evolved to respect these constraints

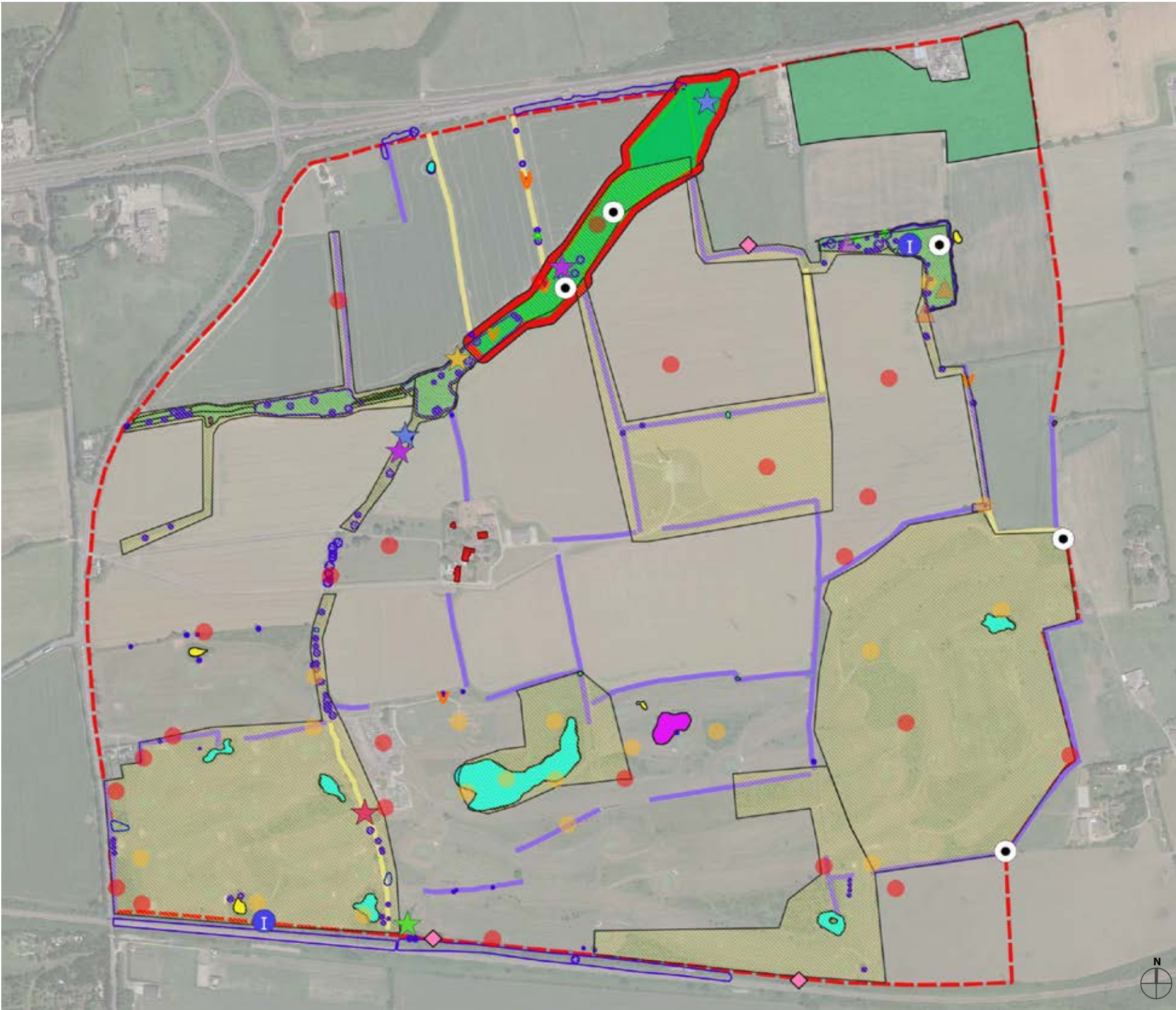
## ARBORICULTURE

An initial site arboricultural appraisal in 2016 identified primary constraints in relation to trees and woodlands including hedgerows, groups of trees, single trees and ancient semi natural woodland. The report also identified historic management and future management potential for trees which have merit for retention. In addition, within the hedgerows were individual trees that have been identified as either being veteran (trees of significant age with exceptional cultural, landscape or nature conservation value) or trees with the potential to be veteran.

In 2017 a series of plans were produced to show the trees, their root protection areas and category rating within BS5837 2012. A further survey of all the trees was undertaken in June 2019 with a view of producing an up to date plan to help inform the master planning. The following have been included within the combined ecological and arboricultural constraints plan

- Category A trees
- Category B trees
- Veteran trees
- Ancient semi natural woodland

The combined ecological and arboricultural constraints plan illustrates the findings of the 2019 surveys, but the master planning process and ecological mitigation strategy incorporates the complete ecological data set.



Key Ecological and Arboricultural Features plan

- KEY

  - Site Allocation
  - Trees Cat A
  - Trees Cat B
  - Ancient Semi Natural Woodland
  - Ancient woodland 15m Buffer
  - Woodland
  - V and Nearly Veteran Trees
  - Important Hedgerow
  - Other Hedgerow - Priority Habitat
  - Badger Sett
  - Red Listed Breeding Bird Species
  - Amber Listed Breeding Bird Species
  - Green Listed Breeding Bird Species
- Barn Owl Nesting Site
  - Barn Owl Roosting Site
  - Building with Confirmed Roosts
  - Ponds with GCN Potential
  - GCN Breeding Pond
  - Other Priority Habitat - Pond
  - Reptiles Recorded
  - Invertebrate species of conservation concern
  - Dormouse identified on site



# GREEN AND BLUE FRAMEWORK - HOW THE MASTERPLAN HAS RESPONDED

## GREEN AND BLUE FRAMEWORK

The core vision for Dunton Hills Garden Village is to have three neighbourhoods all with community facilities at their heart, within a short walking/cycling distance of their residents.

These neighbourhoods will be brought together through the multi-functional green and blue infrastructure which weaves its way through the site and maximises the site’s wonderful assets including the Ridge-line and the woodland watercourse corridor. The site has a varied and dynamic existing green and blue infrastructure network, and the landscape vision seeks to enhance and celebrate these assets.

*The green and blue infrastructure creates a robust platform for the creation of habitats, social interaction, exercise and recreation, and biodiversity gain.*

The site contains a variety of distinct character areas and features, including the ancient woodland along Nightingale Lane, the Eastlands Spring and associated trees and riparian vegetation, and the natural topography of the existing ridge. These and the historic field pattern and associated hedgerows provide habitats and provide a naturalistic and agricultural character as well as a variety of habitats. In contrast, the golf course is a more manicured, managed landscape incorporating ponds that are of wildlife value.

The masterplan could respond to these features and the character across the site to provide enhancements and new habitats, including wetlands within the lower lying land to the south, the creation of habitats and landscapes that are in decline, including grassland meadows, and woodland edges on the slopes and ridge-line. The planting of orchards near the farmstead and reinstatement of historic field boundaries around areas for food production also add to the character and biodiversity of the site.

The landscape helps to provide a movement network for both destination trips e.g. to and from the Village Centre as well as recreational routes e.g. a circular walk. The landscape structure should take advantage of the topography to incorporate viewing points and view-lines through and across the site to allow for connections with the surrounding landscape. This provides legibility and sense of place as well as views to key landmarks, including the farmstead and churches and expansive views towards London to the west and the fenland, estuary and North Downs to the south.

Areas for communal open spaces associated with the Village Centre and Neighbourhood Hubs including a village green, orchard and food growing areas tie-in with the existing landscape green and blue infrastructure and various character areas, linked by routes through enhanced green spaces.

### Ancient woodland

The ancient woodland in the central northern part of the site is a broadleaved woodland which follows the path of the Eastlands Spring watercourse. Oak, Hornbeam, Hazel and Hawthorn trees mainly comprise the woodland here.

To protect the ancient woodland boundaries an eco-tone woodland buffer should to run either side of the woodland edge. This buffer should be formed of broadleaved tree species at a variety of stock sizes to provide a range in canopy heights. This protection measure will ensure the continued longevity of the ancient woodland for residents and visitors of Dunton Hills Garden Village to enjoy.

### Ridge-line

The Ridge-line is a striking feature of the natural topography of the site, and should be celebrated and enhanced within the masterplan. Expansive open views are afforded from the top of the ridge-line, and the proposals should seek to retain these vistas. New open spaces could be created at the higher contours and create a tangible link between development edges and the views.

Ecological enhancements to the ridge-line slopes could include managing the western slopes as hay meadows, and the southern slopes as scrubby grassland for invertebrates.

### Wetlands and Eastlands Spring

The Eastlands Spring corridor runs north to south through the western side of the site, and could be celebrated as a feature through the new Village Green.

Enhancements to the riparian edge could include thinning back existing vegetation, the removal of dead trees and opening up the edges to the spring. These enhancements will allow residents and visitors to explore the banks of the spring and for the establishment of new aquatic vegetation.

The existing floodplain in the central southern part of the site is an area of low-lying land which could be enhanced with new wetland planting. The new Fen Meadow in this area will benefit flora and fauna such as wet grasslands and migrating wetland birds. Ephemeral ditches can fill and drain with the seasons and new ponds should be created to provide additional water capture capacity.

The wetlands could also be an area for recreation, picnics, bird watching, exercise and socialising; linking the two neighbourhoods of Dunton Fanns and Dunton Waters with an aquatic landscape.

### Ponds and SuDS

A network of sustainable drainage features including both wet and dry ponds, swales, ditches, and rain gardens should celebrate water management at the surface. Dunton Hills Garden Village should seek to be an exemplar project where SuDS are implemented in a naturalistic and sensitive way, complementing the natural topography, hydrology and bringing biodiversity benefits.

These SuDS features should provide their primary drainage function as well as educational, recreational and biodiversity enhancement.

### Accessible Green Space

A huge amount of accessible green open space could be provided within the masterplan framework for Dunton Hills Garden Village. Within each neighbourhood a variety of pocket parks, plazas and tree lined streets can provide green infrastructure connections through the built form to the wider landscape beyond.

All of the new green open spaces should provide a platform for play, recreation, sports, education and exercise.



Eco-tone tree planting to protect the Ancient woodland edge



Rain gardens in the streetscape



Recreation routes through wetlands



Pocket parks within neighbourhoods





# HERITAGE STATEMENT EXTRACT



# HISTORIC DEVELOPMENT

## HISTORIC DEVELOPMENT

This section of the report describes the historic development of the site and the surrounding area.

The analysis is based on the following sources:

- Archival research at the Essex Record Office
- N. Pevsner and J. Hettley, Buildings of England - Essex (Yale: Yale University Press, 2007)
- D. Walker, Basildon Plotlands: The Londoners' Rural Retreat (Chichester: Phillimore, 2001)
- D. Walker and p. Jackson, A Portrait of Basildon Plotland: The Enduring Spirit (Hampshire: Phillimore, 2010)
- British History Online, Dunton (Wayletts)
- <<https://www.british-history.ac.uk/rchme/essex/vol4/p35>> [accessed 20 June 2019].
- National Library of Scotland. Maps. Online. <https://www.nls.uk/> [accessed 20 June 2019].
- Historic England National Heritage List for England <<https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>> [accessed 20 June 2019].
- Heritage Statement for Dunton Hills, Corrie Newell HBC, Brentwood Borough Council.
- Map of Essex 1777 <<https://map-of-essex.uk/>> [accessed 21 June 2019].
- Laindon & District Community Archive <<https://www.laindonhistory.org.uk/>> [accessed 22 June 2019]
- West Horndon Parish Council <http://westhorndonparishcouncil.org.uk/li/index.php?id=village-history> [accessed 22 June 2019]
- Friends of All Saints East Horndon <http://www.all-saints-east-horndon.co.uk/History.asp> [accessed 22 June 2019]

### Early History

Referred to in the Domesday Book as 'Torninduna', the land at Dunton Hills was controlled by manorial lords of East Horndon in the C12. Later gifted to the Waltham Abbey, this area was seized by the crown after the Dissolution of the Monasteries, along with the land at Dunton Wayletts previously owned by Bec Abbey.

Subsequently sold to the Sir William Petre, father of the 1st Baron Petre and Secretary of State to Henry VIII, this land became part of the large Petre estate, which included the settlements of Ingatestone, Writtle, Herongate, West Horndon and Childerditch. The land at Dunton Wayletts, including Dunton Hall, was given to King's College Cambridge in the 1540s.

The area comprising the Site was first shown on Walker's

Map of Lands in East Horndon and West Horndon in 1598. This map depicts large open fields in agricultural use along with the route of Nightingale Lane and Eastlands Spring shown in their present location. Woodland areas are also shown to the south of the farmstead buildings. The access route to the farmstead at this point is not clear from the map, however it seems likely it was accessed from Nightingale Lane to the north, which is the closest thoroughfare.



Map of Lands in East Horndon and West Horndon, Walker, 1598

### Late-C18 to Early-C19

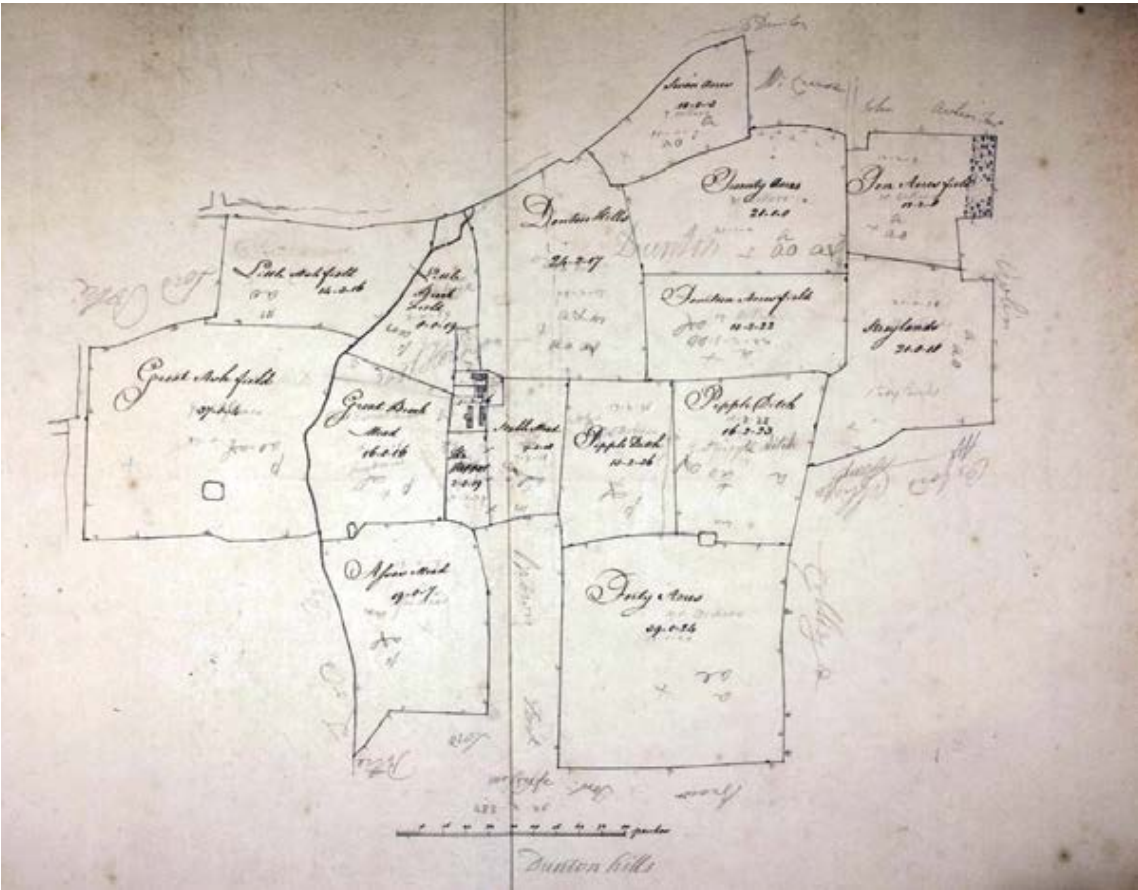
The Dunton Hills farmstead is first labelled as such on Chapman and Andre's 1777 Map of the County of Essex. Here, the farm is shown to the north-west of Dunton Hall and St Mary's Church, and to the west of the associated parsonage. Other farmsteads are shown in the surrounding area, including Barnards, Amess and Field house to the south-west.

Several of these farms were occupied and worked by members of the Squier family in the late-C18 and early-C19. Indeed, the c.1817 survey of the Petre Estate lands documents Joseph Squier as the tenant of Dunton Hills. The farmstead was well established by this time, with the L-shaped farmhouse shown centrally within this cluster. Large structures, likely threshing barns, are also depicted; one to the north and two to the south.

This survey also shows the presence of field boundaries, some of which still exist, and other landscape enduring features such as Nightingale Lane and woodland on the former Nightingale Hall site.



Map of the County of Essex, Chapman and Andre, 1777.



Dunton Hills, Lord Petre Estate Survey, c.1817

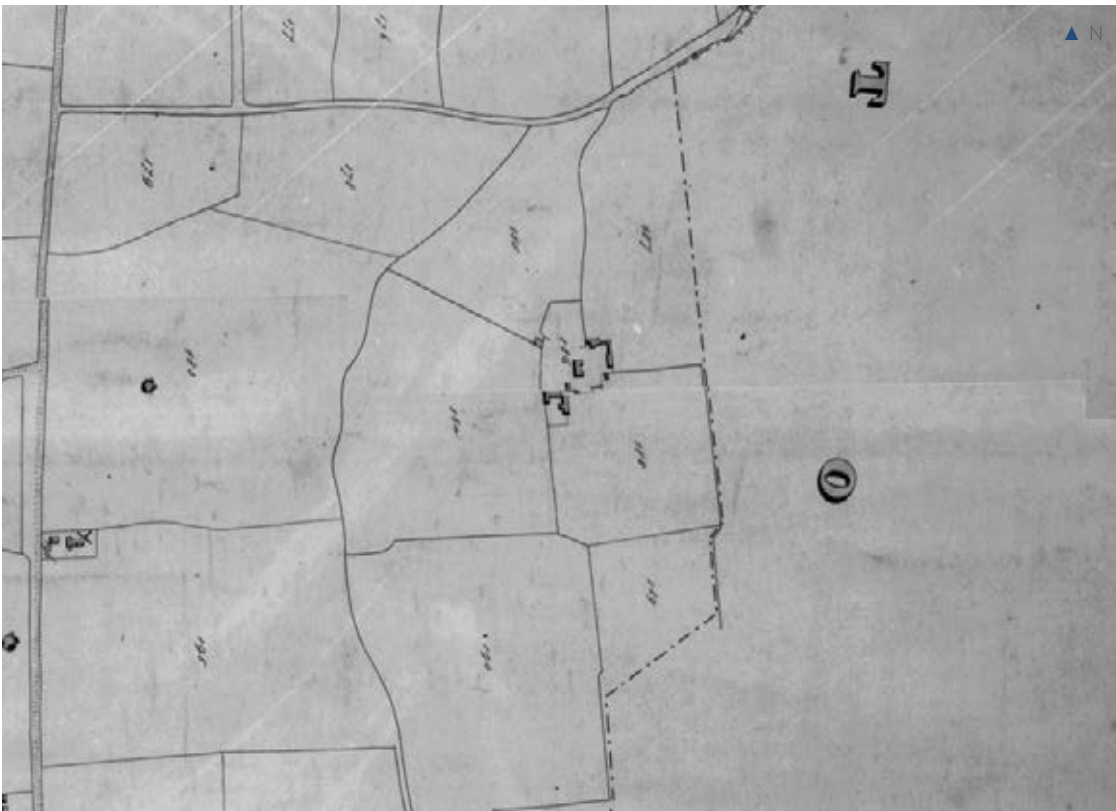
Early-C19 to Late-C19

The 1836 and 1845 tithe maps show that, whilst there was little change to the land within the Site, the East Horndon Mills – comprising a millhouse and windmill – were built along its western boundary c.1800.

Similarly the farmstead was developed in the early-C19. Here, a symmetrical property is shown at the centre of the site, correlating with the Georgian reordering of the farmhouse, and the extant North and South Barns are shown with adjoining structures to form L-shaped ranges around courtyards. The corresponding tithe apportionments show that Joseph Squier was still the tenant farmer.



1838 Dunton Parish Tithe Map)



1846 East Horndon Tithe Map

As detailed in the 1895 OS map, a major development in the area was the construction of the London, Tilbury and Southend Railway (1852-54). This was extended to Horndon in late-1854 with the embankment and tracks laid out along the Site's southern boundary. Later phases of development saw the line extended to Leigh-on-Sea and then Southend by 1856. As such the landscape character of the Site changed considerably in mid-C19 as physical and visual connections to southern areas were separated.

Between the mid- and late-C19 the farmstead was further developed with the main house extended to the rear and a cottage built to the north. Additionally new structures were added to the north and south farmyard ranges, with two new ponds, one small and one large, created nearby. Various other ponds are also shown throughout the Site at field boundaries, created to water livestock.

Although the rural landscape and field boundaries remained largely unchanged in this period, other important developments included the laying out of the farmstead's extant formal driveway to the west, and the construction of cottages at its junction with the Tilbury Road. Taken together, these C19 developments demonstrate the growing prosperity of the farm and its shift away from arable to pastoral farming.



1895 OS Map (Dunton Hills Farm)



1895 OS Map



Early-C20 to Mid-C20

Between the late-C19 and mid-C20, rural land within the Site remained substantially undeveloped, although some historic footpath routes were altered in this period. This was likely a result of infrastructure developments within the wider area, including the construction of the Southend Arterial Route (A127) along the northern boundary of the site in 1924.

Like the construction of the railway to the south, this considerably altered the landscape character of the Site by separating it from the Dunton Wayletts settlement to the north. Additionally this route severed the connection between Nightingale Lane and Friern Manor Wood, and between East Horndon Hall and its parish church – All Saints, East Horndon.

The Dunton Hills farmstead was further developed in the early-C20 with the addition of several small outbuildings to the north of the farmhouse and the removal of barns to make way for threshing machinery and a cowshed. Similarly, the South Barn was extended to the rear, and tracks laid out between the north and south farmyard ranges, in this period. By this time the East Horndon Mills had been demolished and replaced with two pairs of semi-detached cottages.

By 1945 parts of the northern farmyard range had been demolished and a sewage disposal works built to the south-west of the farmstead for the Brentwood Urban District Council. This is shown by the presence of tanks two circular filter beds and rectangular sludge beds, which were accessed from a new track off the main Tilbury Road.

In the 1950s, a small number of fields within the vicinity of the farmstead were enclosed. Additionally, new agricultural sheds were built to the east of the northern farmyard range, with the southern farmyard range extended to the west.

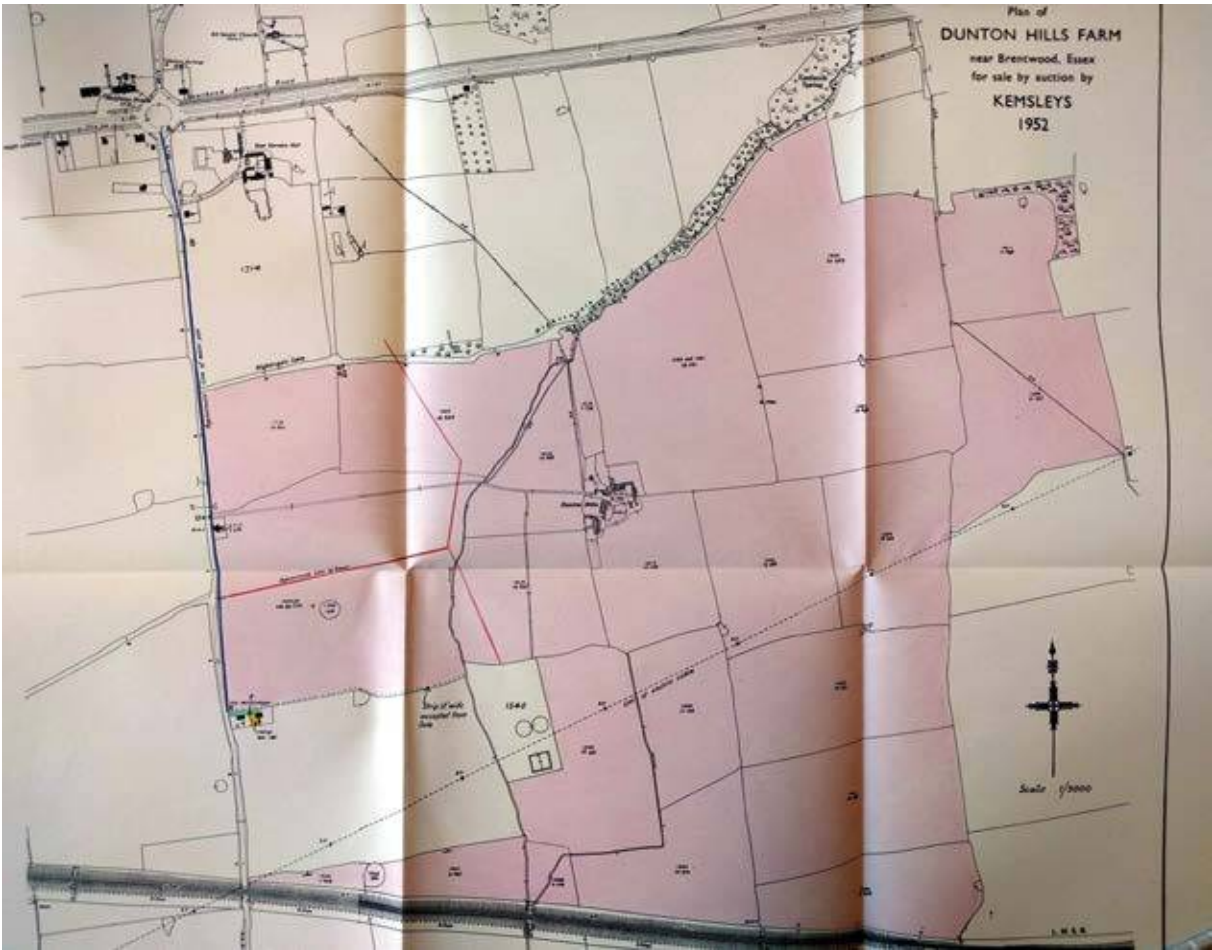
1952 Sales Particulars describe the farmstead buildings including the farmhouse, South Barn, lean-to granary, lean-to Implement Shelter, cowhouse and separate grain store.



56 OS Map



1956 OS Map (Dunton Hills Farm)

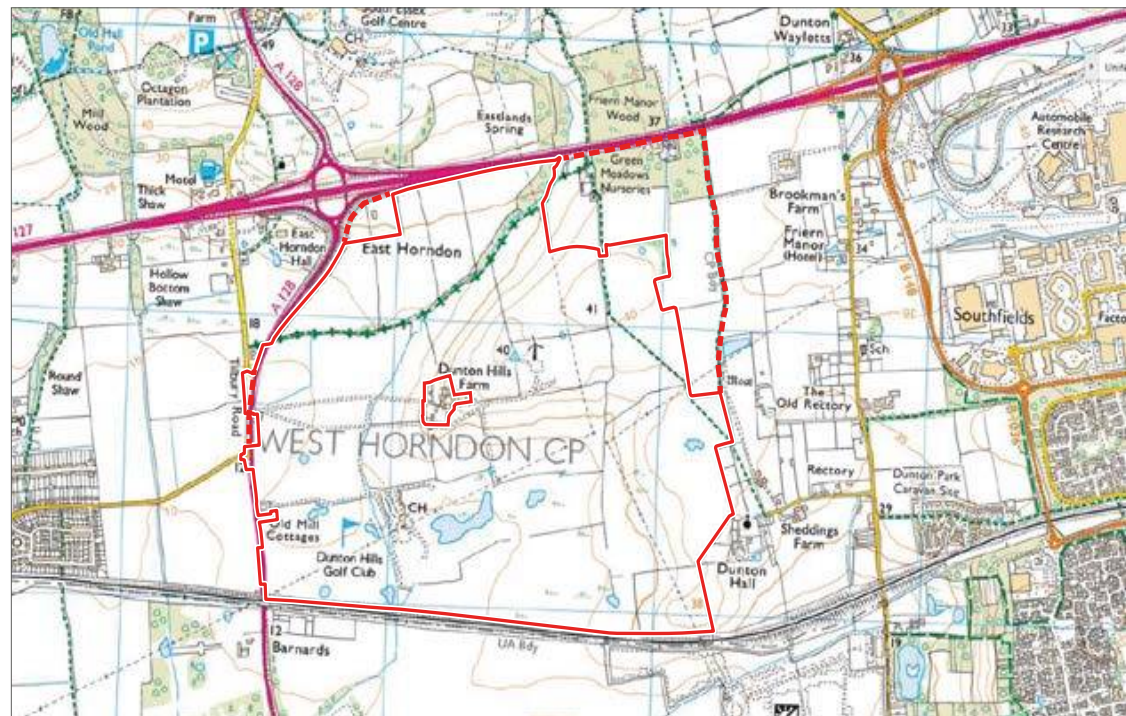


1952 Sales Particulars Dunton Hills Farm

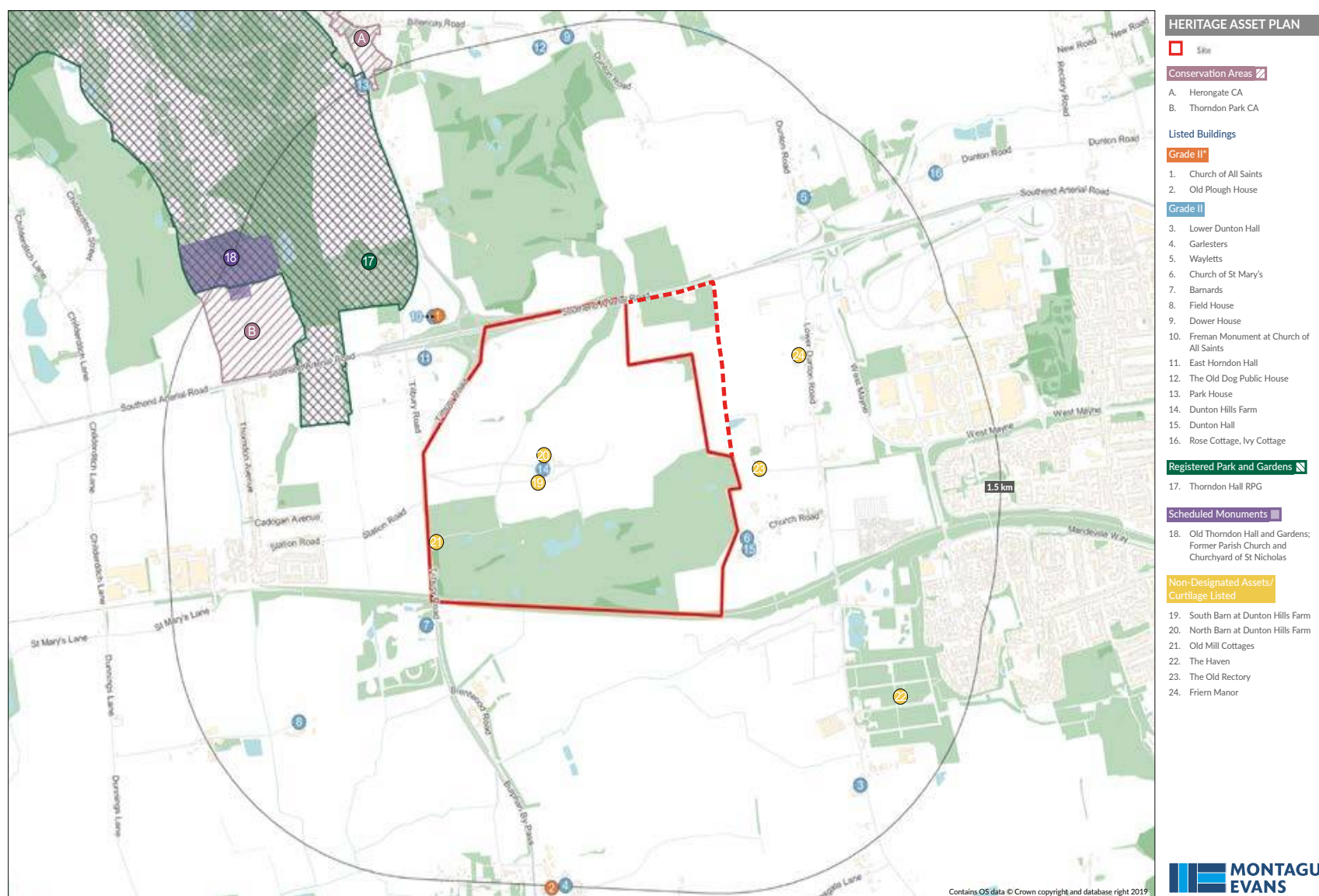


Further change occurred within the Site and surrounding areas from the mid-C20, mostly from infrastructure development. This included the construction of electricity pylons and overhead powerlines across the Site in the late 1950s, and the construction of the A128 and its junction with the A127 along the Site's western boundary in the 1970s. Further development occurred to the east with the suburban expansion of Basildon.

In the late-1980s the sewerage works buildings were removed and replaced by the present golf club, with the golf course and clubhouse buildings constructed in the early-1990s. The existing wind turbine, which is 78m in height, was constructed in 2015 under the consent granted in February 2014 (13/01295/FUL).



2019 VML Map







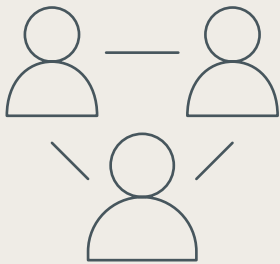
## APPENDIX 1.4

# DESIGN REVIEW PROCESS IN DETAIL

*This chapter provides an in-depth chronology of the masterplan evolution through public engagement, stakeholder workshops, design charrettes and design review panels; each of which have had an influence on the vision and designs for the Garden Village.*

# A1.4





# DESIGN EVOLUTION

*This section explains the stakeholder engagement process and how it has helped to inform the masterplan design and evolution.*

*Whilst it should be noted that the masterplanning of the site has been on-going for a number of years, the current work on the masterplan really began in early 2019 with a series of stakeholder workshops and it is this process that this section largely focusses on.*

Prior to this process, masterplanning work had been undertaken and the following provides a brief timeline of events from late 2014 to late 2018.

## ENGAGEMENT (2014-2018)

### 2014

- **November/December** – Initial site capacity work/testing carried out by CEG

### 2015

- **February** – Submission of representations to the Strategic Growth Options consultation setting out:
  - Garden City/Garden Suburb principles;
  - Constraints and opportunities; and
  - Initial spatial ideas for the site
- **March** – Discussions with West Horndon Parish Council about the site and further early masterplanning/capacity work

### 2016

- **April** – Production of the Dunton Hills Country Park Document (submitted to the Borough Council) and covering:
  - Vision;
  - Landscape connectivity;
  - Landscape enhancement; and
  - Improving ecology, increasing recreation, preserving heritage
- **June** – West Horndon Briefing Document setting out the key benefits of the scheme
- **July** – Garden Village submission to the Government, setting out:
  - Proposals;
  - Economic benefits;
  - Leadership; and deliverability
- **September** – Production of the Responding to the Landscape Document, covering:
  - Landscape context;
  - Features;
  - Green Belt; and
  - Proposals
- **December** – Production of a Pattern Book Study, covering an assessment of surrounding villages and settlements across South Essex

### 2017

- **January** – Garden Village status confirmed
- **May-July** – Various masterplan design sessions with Borough Council
- **July** – First Design Council CABE workshop
- **October** – Second Design Council CABE workshop

### 2018

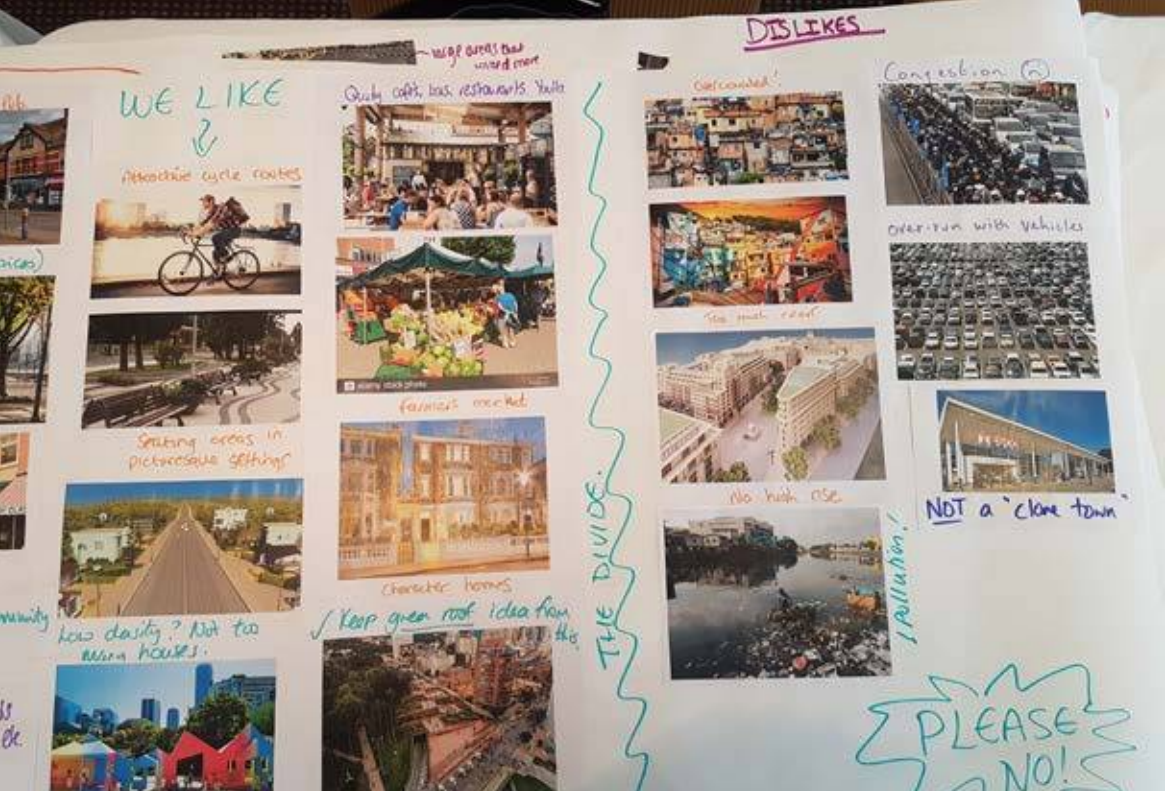
- **March/April** – Site visit and design session with the Borough Council



Education Workshops (September 2019)



Stakeholder Consultation Workshop (February 2019)



Poster created by students during the Education Workshops (September 2019)



## ENGAGEMENT ( 2019)

In 2019 the landowners and the Borough Council agreed to start collaborative design review process and go back to first principles in order to develop a fresh masterplan that met the needs of everyone. Furthermore, an expert Design Review Panel (Design South East) was brought into the project to facilitate workshops (held in the golf clubhouse on site) and review the masterplan as it evolved through a series of formal Design Reviews.

This process comprised the following:

- **February 2019**
  - Technical Stakeholder Briefing and Masterplan Workshop (27th February)
- **April 2019:**
  - Vision, Concept and Narrative Workshop (12th April)
  - Green and Blue Infrastructure Workshop (17th April)
  - Heritage and Design Workshop (17th April)
  - Socio-economic Workshop (24th April)
- **May 2019**
  - Smart and Sustainable Infrastructure Workshop (1st May)
  - Sustainable Transport Workshop (3rd May)
  - Design South East Checkpoint Meeting (15th May)
- **June 2019**
  - 1st Formal Design Review Panel (5th June)
  - Public Exhibition in West Horndon (5th June)
  - Pre-app meeting with Historic England and Borough Council Heritage
- **July 2019**
  - 2nd Formal Design Review Panel (17th July)
- **September 2019**
  - Innovation and Design Guidelines Workshop (6th September)
- **October 2019**
  - 3rd Formal Design Review Panel (9th October)
- **February 2020**
  - Design Review Panel Chair Review (7th February)

### Technical Stakeholder Briefing and Masterplan Workshop (27th February)

This workshop involved a series of presentations from the Borough Council and CEG on the process to date and information about the site. The session then broke out into a series of discussion groups focussing on the topics of:

- Landscape, Green Infrastructure and Biodiversity
- Heritage Assets
- Social infrastructure (education, community, health and Village Centre)
- Sustainable infrastructure (energy, travel and other)

At the end of the session the groups fed back on the issues that they had discussed.

### Vision, concept and narrative workshop (12th April, 2019)

This workshop session was chaired by Design South East and used as an introductory session for the CEG team to present the masterplan to date. This included an overview of the site and a presentation of the design concept and capacity plans.

### The Workshops

A series of workshops, led by Design South East ran between 17th April and 3rd May. These involved a wide group of stakeholders including the landowners, land promoters, the Borough Council, Essex County Council and professionals relating to the particular discipline being addressed. The workshops covered: Green and Blue Infrastructure; Heritage and Design, Socio-economics; Smart and Sustainable Infrastructure; and Sustainable Transport. Each session began with a presentation from the CEG team on the work that had been undertaken to date, before a wider Q+A session. The sessions then broke out into a series of topic based discussions which were then fed back to the chair. Design South East then produced a note of each event (which are available, separate to this report).

### Design South East Checkpoint Meeting (15th May, 2019)

Having digested the comments from the workshops, CEG explored the site capacities and densities to provide the Borough Council and Design South East with realistic development capacities for the site – at the request of Design South East. This was used as a sense check to ensure that 3,500 – 4,000 homes could be accommodated on the site and, hence, there was still a need for the level of social and community infrastructure envisaged.

### 1st Formal Design Review Panel (5th June , 2019)

The first design review panel involved a formal presentation of the evolution of the masterplan to Design South East, the Borough Council, Homes England and several key stakeholders including the other landowners. In this presentation, CEG set out their vision for the Garden Village, the masterplan drivers, the evolution of three neighbourhoods, initial plans on access and movement and a more detailed exploration of the different characters and function. The density plans were also presented. The session then moved into a discussion and a Q+ A session before Design South East provided a summary. Following this workshop, a note of the meeting was produced.

### Public Exhibition (5th June, 2019)

A public exhibition was held at St Francis Church Hall in West Horndon between 2:00pm and 8:00pm. A number of boards were displayed providing the local community with information about the scheme (with the main focus on the area of the site controlled by CEG). Members of the CEG team were on hand to discuss the proposals and listen to concerns. Comments forms were available for people to fill in or take away and send back.

### 2nd Formal Design Review Panel (17th July, 2019)

The second formal design review again involved a presentation by the CEG team to a similar audience as the previous session. This time a series of key spatial design drivers were presented as well as changes made to the masterplan since the last session. The

presentation also included the masterplan approach, showing how the key site influences were helping to shape the masterplan design, building up from a landscape led approach to the completion of the whole Garden Village. The presentation also showed how the masterplan has been embedded into the landscape and where the green infrastructure has been enhanced. Further detail was provided for each of the three neighbourhoods. As with before, the session then moved into a Q+A session before Design South East provided a summary and then a follow up workshop note.

### Innovation and Design Guidelines Workshop (6th September, 2019)

A follow up workshop session was organised for early September where the matters for discussion were innovation and design guidelines. These were again chaired by Design South East with representatives from other key stakeholders including the Borough Council and Homes England. Presentations were made by the CEG team, focussing particularly on transport and community building which were then discussed in two groups. The second session explored the level of detail that this Framework Masterplan and Document should go down to and the role of the SPD (which will be produced by BBC).

### Education Workshops (24th-26 September , 2019)

The purpose of these workshops were to inform the SPD document and allowed local students to engage with the masterplanning process. Activities focused on community building and placemaking culminating in students proposing strategies for key public spaces (with lego) and outlining community uses they would value in a new Garden Village.

### 3rd Formal Design Review Panel (9th October, 2019)

The final design review panel involved a presentation to Design South East, Brentwood Borough Council and other stakeholders. The presentation followed on from the submission of the draft Masterplan Framework Document to the panel and covered an update on the framework masterplan, the content of the document and our approach to setting out masterplan guidelines.

### Design South East Chair Review (7th February, 2020)

A final review of the Masterplan Framework Document was discussed at a session with the D:SE chair and officers from Brentwood Borough Council. Final comments on the document were provided prior to the completion of the document.

### Design development and evolution

Each stakeholder workshop session held in April and May lasted approximately 3 hours and covered a whole range of issues ranging from strategic down to detail. Summary notes were prepared for each workshop by Design South East. The key discussion points were then documented and responded to by the CEG team. This report does not seek to cover all the points raised (this will be covered in a separate document). Instead, the remainder of this section seeks to distil the key spatial points raised in the workshops and Design Review Panels and how the masterplan has responded to them.



THE WORKSHOPS  
(APRIL - MAY 2019)

Further to the spatial and physical drivers of the site, a key component of the masterplan, and one that was the subject of discussion at the socio-economic workshop in particular, was the establishment of the Village Centre and supporting Neighbourhood Hubs. Key influences informing this included:

- The size of the site and the need to provide facilities within walking distance of the residents of the Garden Village
- The topography of the site, particularly the fact that the north eastern part of the site sits on a plateau at the top of the ridge-line
- The requirements of the site. This is set out in the emerging local plan policy and includes:
  - Schools - x3 primary schools and x1 secondary school
  - Local retail and community facilities
  - Employment

The topography and scale of the site is of key importance and, due to this, it was considered that in addition to a main Village Centre, further, walkable local facilities would need to be provided in order to encourage/allow residents within the Garden Village the ability to walk a short distance (5 minutes) to local facilities and local primary schools, rather than use the private car. It was considered, by the CEG team, that due to this, a Village Centre and two Neighbourhood Hubs would be needed within the site to fulfil this objective.

A further major consideration was the location of the secondary school with key factors here being the need to locate such a facility on relatively flat land and away from major noise and pollution generators (A127, A128 and the railway line) around the edges of the site. The high pressure gas main was a further influence on the location. A further objective of the schools, discussed at the workshop, was that they should be located close to/within the Village Centre/Neighbourhood Hubs.

With the above in mind, the CEG team presented a number of options at the workshop, setting out various configurations. These are illustrated below.

The CEG team considered that Option 1 was the best option as it provided a Neighbourhood Hub in the west (likely to be part of the first phase), a main Village Centre around the lake and adjacent to the historic farmstead and the new secondary school (located within the heart of the site and on flat land) and a third Neighbourhood Hub in the north east (serving the community on the upper plateau). The other options sought to locate the secondary school in the south west corner of the site (so as to be easily accessible from the wider area) as well as alternatives that sought to split the Village Centre from the secondary schools.

A key additional objective came out of this workshop relating to the locations of the schools. It was considered that they should also have access to green open space (ideally be located adjacent to areas of open green space).

OPTION 1.



OPTION 2A.



OPTION 2B.



OPTION 3.





*Following the socio-economic workshop a preferred spatial option was drawn up (below) following the principles of option 1.*



Whilst this was emerging as the preferred option further capacity testing of the site, focussing on a number of options, was drawn up and discussed at a meeting with Design South East and Brentwood Borough Council in mid May. This work started to look in more detail at density options within the site to ensure that the site still had the capacity to meet the local plan requirements and to support the range of social infrastructure set out in the emerging local plan.

The discussion also covered the site's heritage and the need for the historic farmstead to be very much at the heart of the Garden Village and for a stronger east-west street connection across the south eastern part of the site, as opposed to the longer loop shown.



Evolution of the capacity plan exploring a variety of initial design options



# DESIGN EVOLUTION



## JUNE 2019 DESIGN REVIEW PANEL 1

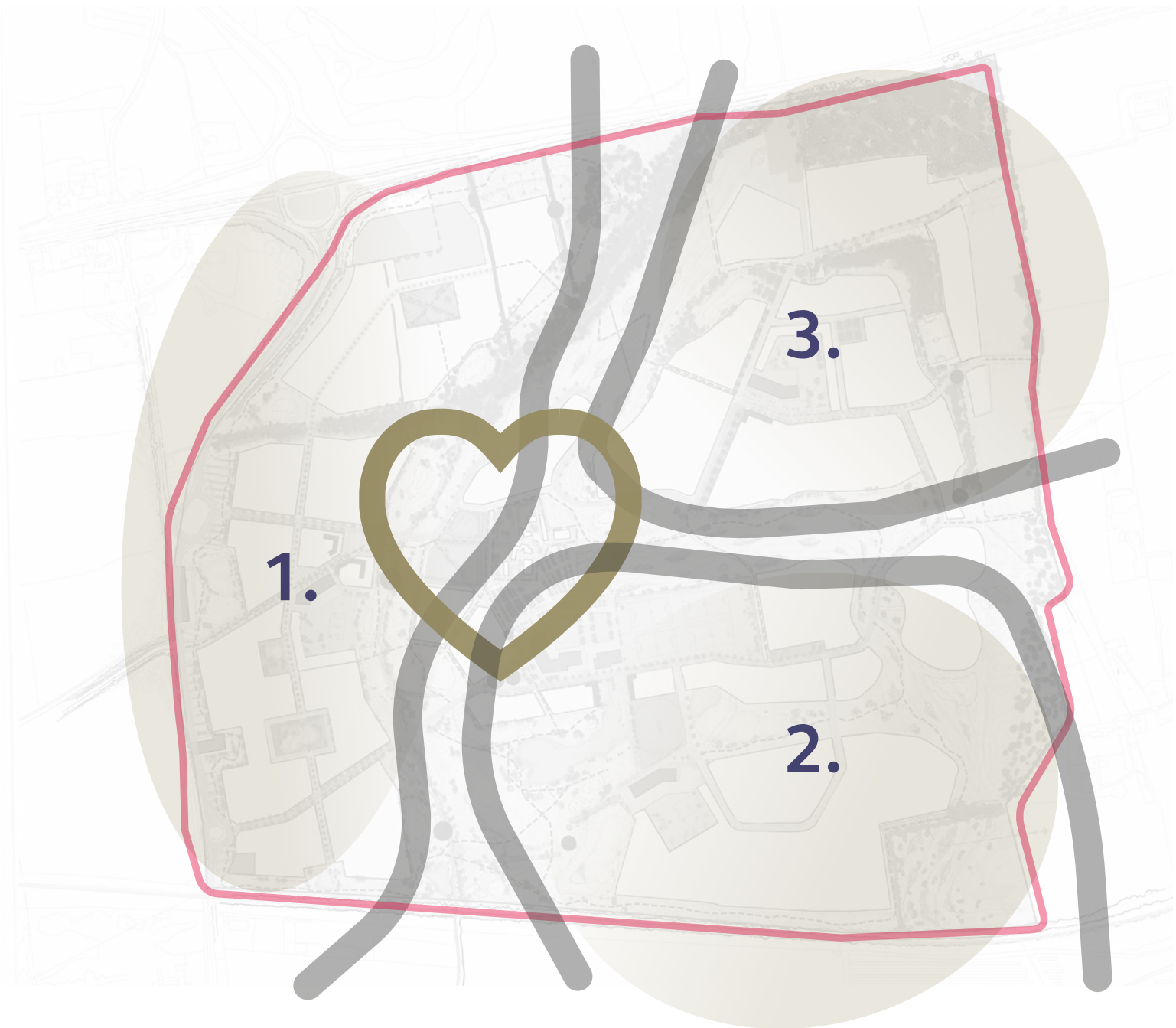
Following the meeting with Design South East in May 2019, the masterplan was refined and further consideration was given to the key spatial principles within the scheme including:

- The heart of the village (with the historic farmstead becoming a central feature of this)
- The neighbourhoods within the village (based on the spatial distribution of facilities/hubs and the influence of the landscape)

The diagram, shown below, clearly shows these spatial principles with the heart of the site located close to the farmstead and the three neighbourhoods identified as:

- 1. Western Neighbourhood** – located between the A128 and the Eastlands Spring and comprising an area of flat open land
- 2. South Eastern Neighbourhood** – comprising an areas east of Eastlands Spring and on gently undulating land at the bottom of the ridge line
- 3. North Eastern Neighbourhood** – comprising the area on the plateau at the top of the ridge-line

The emerging masterplan was presented to Design South East at the first formal Design Review Panel in June 2019. The masterplan was presented as shown on the plan (right).







**Key changes that the June 2019 masterplan showed comprised:**

- |   |   |  |
|---|---|--|
| <p><b>1.</b> A revised western neighbourhood, now focussed around an existing pond feature</p> <p><b>2.</b> More prominent village green in front of the farmstead</p> <p><b>3.</b> New sports pitches in the north west of the site, providing a focal point for this part of the site</p> <p><b>4.</b> North Eastern Neighbourhood Hub</p> <p><b>5.</b> A green boulevard from the north east Neighbourhood Hub to the ridge-line aligned so as to allow longer distance views across the wider landscape as well as shorter distance views through to the lake and lake side plaza</p> | <p><b>6.</b> A re-designed secondary school allowing for a new, more direct east - west street link immediately to the south</p> <p><b>7.</b> A strong east-west street link, connecting the southern extents of the site together</p> <p><b>8.</b> A re-located primary school, now split from the secondary school, framing the lake side and plaza setting to the south and helping to activate this space</p> <p><b>9.</b> A lakeside plaza at the heart of the neighbourhood, framed on the east and west by development and to the north by the secondary school building. The southern aspect overlooks the lake, to create a wonderful setting and sense of place</p> | <p><b>10.</b> A more informal wetlands area within the floodplain</p> <p><b>11.</b> A local food production area located close to the farmstead, potentially comprising allotments, community orchard or alternative community growing spaces</p> <p><b>12.</b> A new access route in the south west of the site, helping to disperse traffic movement and increase permeability</p> |
|---|---|--|

**The feedback on the masterplan at the Design Review Panel was positive. However, key masterplanning principle feedback included:**

- The need to develop a stronger landscape strategy and narrative
- The need to establish a stronger connection between the site and West Horndon Station
- The need to further embed the historic farmstead at the heart of the Garden Village
- The need to explore movement across the site, particularly for pedestrians and cyclists

A pubic exhibition was carried out the same evening, with boards setting out the background and context for the scheme. There was generally a strong level of support for the masterplan and most of the comments related to the principle of development and traffic, rather than the masterplan design.



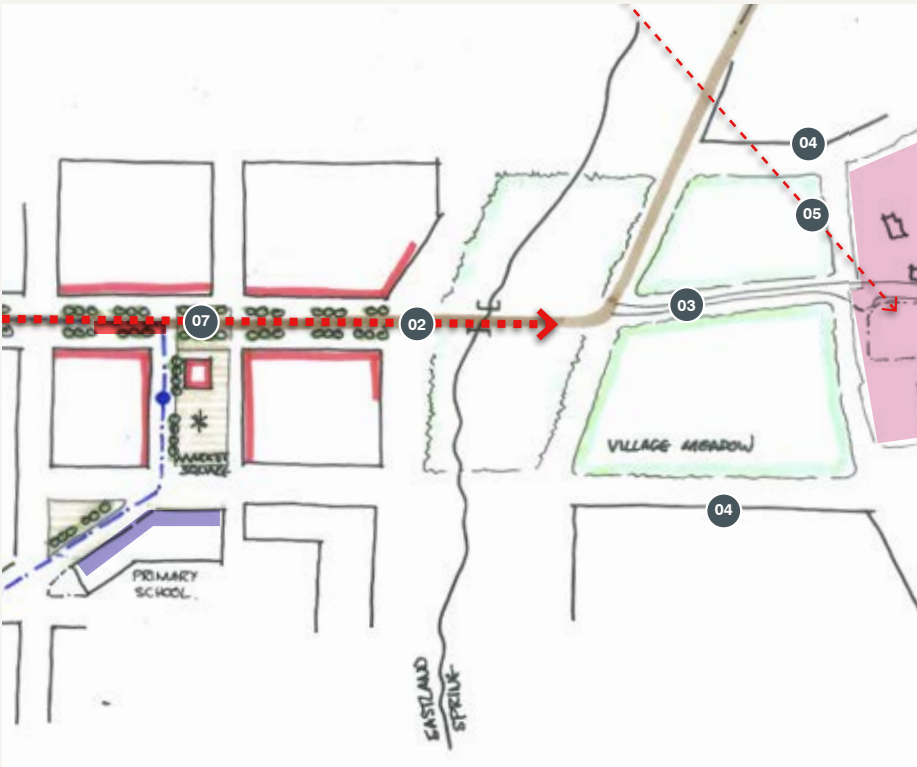
## RE-CONSIDERATION OF THE VILLAGE CENTRE/HEART

One of the key design matters that the CEG team considered needed to be addressed was the Village Centre/heart. It was felt that the masterplan presented to Design South East in June highlighted conflicting tensions between the historic farmstead (the historic heart of the place) and the Village Centre (then located around the secondary school/lake plaza) in the south of the site.

A design decision was made to move the Village Centre to the west of the farmstead so as to really root the Garden Village into its historic core. Various options were explored, as set out in the diagrams (right).



## WESTERN VILLAGE GREEN



### HERITAGE GREEN

This option retains the green in front of the farm house. The Village Centre is laid out around a smaller plaza with a direct link through to the village green and farmstead. Housing frames the village green to the north and south. However, this option took away the clear visual relationship between the Village Centre and the Village Green.

### EASTERN MARKET SQUARE

The preferred option was to retain the open setting to the west of the farmstead, which will in turn become the Village Green. The Village Green is enclosed on the north and south sides by housing. A new Market Square sits to the west of the green, with the eastern end opened out to allow views across the village green to the farmstead. The Market Square would comprise a mix of active uses to create a vibrant Village Centre and sense of place.



JULY 2019  
DESIGN REVIEW PANEL 2

The revised masterplan was presented to Design South East, Brentwood Borough Council and other stakeholders in July 2019. This presentation set out 10 diagrams showing how the Framework Masterplan could be built up. These are presented below.



KEY LANDSCAPE FEATURES

- Key features which will be respected included:
- Ancient woodland, key trees and historic hedgerows
  - The ridge-line
  - The historic farmstead
  - Eastlands spring
  - Existing water feature

THE ENTRANCES

- 3 western points of access from the A128
- Central access point forms key pedestrian and cycle connection to West Horndon and its station. Responds to Station Road alignment
- Northern access also utilises proposed junction for East Horndon employment site
- North and south access points establish a calm environment for the Station Road link junction



FRAMING VISTAS

- Northern access point frames the view towards the Grade II listed farmstead
- Vistas converge on a new Market Square with a clear view over the Village Green and towards the farmstead

ESTABLISHING THE VILLAGE CENTRE

- Market Square and Village Green becomes the Village Centre
- Natural point of destination, easily accessible from the west as well as other neighbourhoods within the village
- Will be home to the highest densities within the village
- Will accommodate non-residential uses including retail, employment, cafés and community uses
- Approach respects the setting of the farmstead

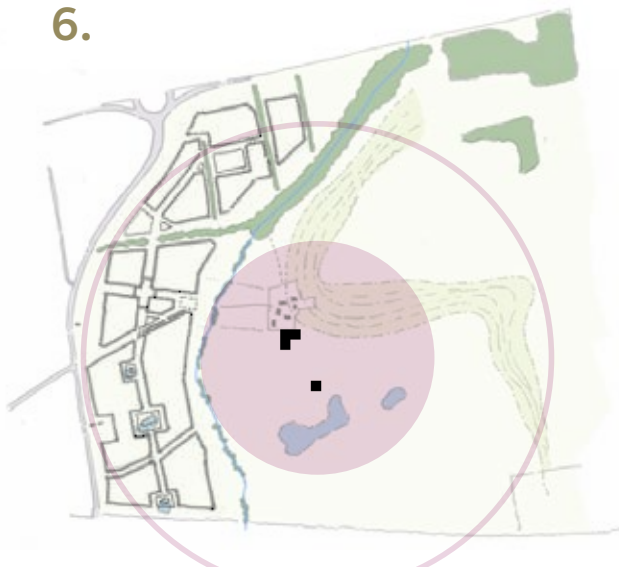
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### DUNTON FANNS

- Series of key spaces radiate from the Village Centre and along a north-south connection
- Incorporates existing key landscape features and uses these as key nodal points along the route

6.



### EDUCATION AT THE HEART OF THE VILLAGE

- Expansion to the east
- Secondary School location places education (and pitches) at the heart of the site
- Located on flat land with a clear vista from the western approach
- Centrally located for maximum catchment within the wider village
- Well connected to the Village Centre and historic farmstead

7.



### SOUTHERN NEIGHBOURHOOD HUB

- Hub for the southern neighbourhood
- New square/plaza framed by schools to the north and south
- Focussed around a south facing square fronting the lake with cafés and some small scale retail
- Community building (linked to school sports pitches) frames square to the north

8.



### DEFINING THE SOUTHERN NEIGHBOURHOOD

- Strong east-west route continued
- Neighbourhood maximises views over the wetland setting
- Central east-west landscape corridor preserves views to the spire of St. Marys church

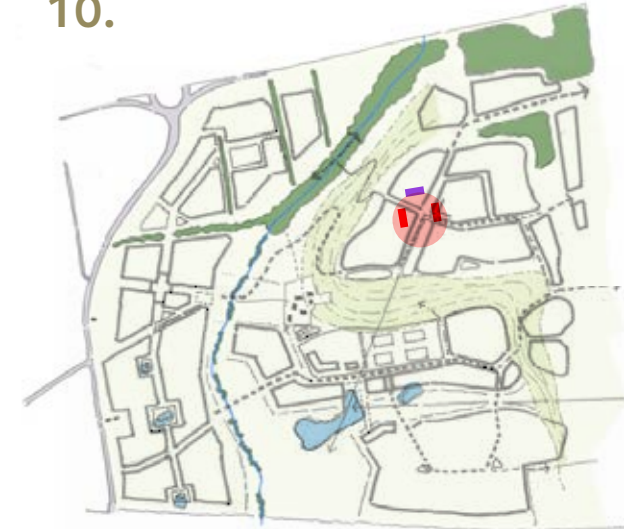
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### NORTH EASTERN NEIGHBOURHOOD - VIEWS FOR ALL

- Maximises the views from the top of the ridge-line
- Integrates, embraces and enhances the woodland backdrop

10.



### NORTH EAST NEIGHBOURHOOD HUB

- Neighbourhood Hub established at the intersection of routes
- Series of pocket parks ensure public views are retained with a key linear corridor framing the southern neighbourhood



The diagrams culminated in a Framework Masterplan for the Garden Village which was also presented at the Design Review.

The plan (below) shows some of the key design moves that were made since the last review, namely:

1. **Extension of Station Road** – a direct (traffic free) pedestrian, cycling and public transport route has been established linking Station Road to the centre of the Garden Village/Market Square. This has the potential to provide seamless sustainable travel routes from the Mobility Hub in the centre of the village to West Horndon Railway Station.

2. **New Village Centre/Market Square** – a new Market Square within the relocated Village Centre has been established. This sits at the end of the Station Road extension and to the immediate west of the Village Green, creating a multi-functional square, framed by active uses with wonderful views east across the Village Green to the historic farmstead.

3. **New employment area** – further to discussions between the landowners a new Employment Hub has been established at the north western edge of the site. This will provide grow-on space for the smaller businesses within the village, as well as other commercial organisations.

4. **New local park** – the formal pitches have been removed and a smaller pocket park has been provided to act as the centre point for this community and to provide an area to sit out in for the business unit occupiers. This park has a direct link down to the ancient woodland block to the south. The potential for the pitches to be moved to (5) was also discussed.

5. **Noise barrier** – whilst the buildings along the edges of the A127/A128 can provide adequate noise mitigation from the surrounding strategic roads, further technical studies have indicated that there will be a need to provide a barrier (bund/fence) along the north eastern area of this part of the site. This area could also accommodate sports pitches.

6. **New cricket pitch** – the area around the plaza, lake and Neighbourhood Hub has now been enhanced with a cricket pitch, to create a focal, sociable and active area at the heart of the neighbourhood.

7. **New alignment of the southern access** – the alignment of this street now creates a strong boulevard into the site, aligning with a vista that terminates with the important secondary school building.

8. **Retained Village Green** – further to a number of design options, set out earlier, the green space in front of the historic farmstead has been retained and now acts as the central Village Green, framed on all sides by development.



The approach to landscape, in particular the influence that it has on the character of the three neighbourhoods, was also presented. The overall landscape influences/character areas presented were:

- **Dunton Fanns** (previously known as the Western Neighbourhood) – is influenced by the strong open, flat fans landscape. This setting lends itself to being a very outward looking part of the site with the opportunity for a more formal, gridded structure

- **Dunton Waters** (previously known as the South Eastern Neighbourhood) – is influenced by the gently sloping land that falls in a westerly direction from the ridge-line slopes to the Eastlands Spring and the lake. This setting lends itself to a more semi-formal layout with opportunities for swales, rain gardens and SuDS to feature very strongly in its design.

- **Dunton Woods** (previously know as North Eastern Neighbourhood) – is influenced by the views out across the site and wider area and by its woodland backdrop. This setting offers the possibility of bringing the woodland (clusters) further into the area and enables a more organic, informal block structure to be laid out.



OCTOBER 2019  
DESIGN REVIEW PANEL 3

*The final design review panel was held in October 2019. Again, this involved a presentation to Design South East, Brentwood Borough Council and other stakeholders.*

The presentation followed on from the submission of the draft Masterplan Framework Document to the panel and covered an update on the framework masterplan, the content of the document and our approach to setting out masterplan guidelines.

Updates to the framework masterplan included:

- 1. A more direct pedestrian and cycle link between Dunton Fanns and Dunton Waters
- 2. Street alignment alterations to work better with the topography
- 3. Additional sports pitches now incorporated to the north of the development, serving the northern community
- 4. Further updates on the sports provision at the secondary school
- 5. Further updates on the gypsy and travellers site and education provision

These changes are shown on the plan below.



Further, more detailed plans were also presented and included a breakdown of the character areas/ sub character areas to explain the design thinking and rationale behind each.



The presentation then went into further detail to explain the more detailed design principles covering urban form, landscape and focal spaces within each character area.

- 1. Mobility corridor;
- 2. Tilbury Road route and vista to Grade II listed farmhouse;
- 3. Central Market Square and Village Green;
- 4. Employment area;
- 5. Opportunity for key arrival space;
- 6. Key north-south route;
- 7. Potential for key direct pedestrian and cycle lane;
- 8. 'Living on The green' focussed around existing landscape;
- 9. Potential for farmstead clusters.



The feedback was generally positive. However, D:SE specifically requested that the design team set out a clearer set of mandatory principles that will ensure that the masterplan and the overall vision is delivered. Following the session, the design team worked closely with Brentwood Borough Council to develop a series of principles, falling under three categories:

- **Mandatory Spatial Principles** (covering land use/ spatial organisation, vistas/ access/ movement, landscape, play, heritage, density and building heights) - which aim to ensure that the key structural elements of the masterplan remain in place and are adhered to in further design guidance and planning applications. These are now covered in chapter 5 of this document.

- **Mandatory Overarching Principles** (covering mobility, sustainability, community/ stewardship/ legacy and phasing/ delivery) - which are more general principles, not specifically related to the spatial masterplan layout but which should also be adhered to in future design and planning applications. These are now covered in chapter 6-9 of this document.
- **Advisory Spatial Guidelines** (covering neighbourhood sub-character areas, urban form, landscape and focal spaces) - which are more illustrative and provide indicative guidance for further design work (e.g. the SPD) to consider. These are now covered in the appendix to this document

February 2020 Design Review Panel - Chair Review.

A further draft of the Masterplan Framework Document was discussed with Design South East. This discussion focussed on the Mandatory Principles and the overall content of the revised document. It was agreed that the structure of the document had been improved and the Mandatory Principles were clear and formed a sound basis for further design work / planning applications.







APPENDIX 2

ADVISORY  
SPATIAL  
GUIDELINES

*Appendix 2 sets out a further level of design information as Advisory Spatial Guidelines for the Neighbourhoods. The information was developed during the design review process to illustrate how future development could come forward, as well as justifying the approach within the Framework Masterplan.*

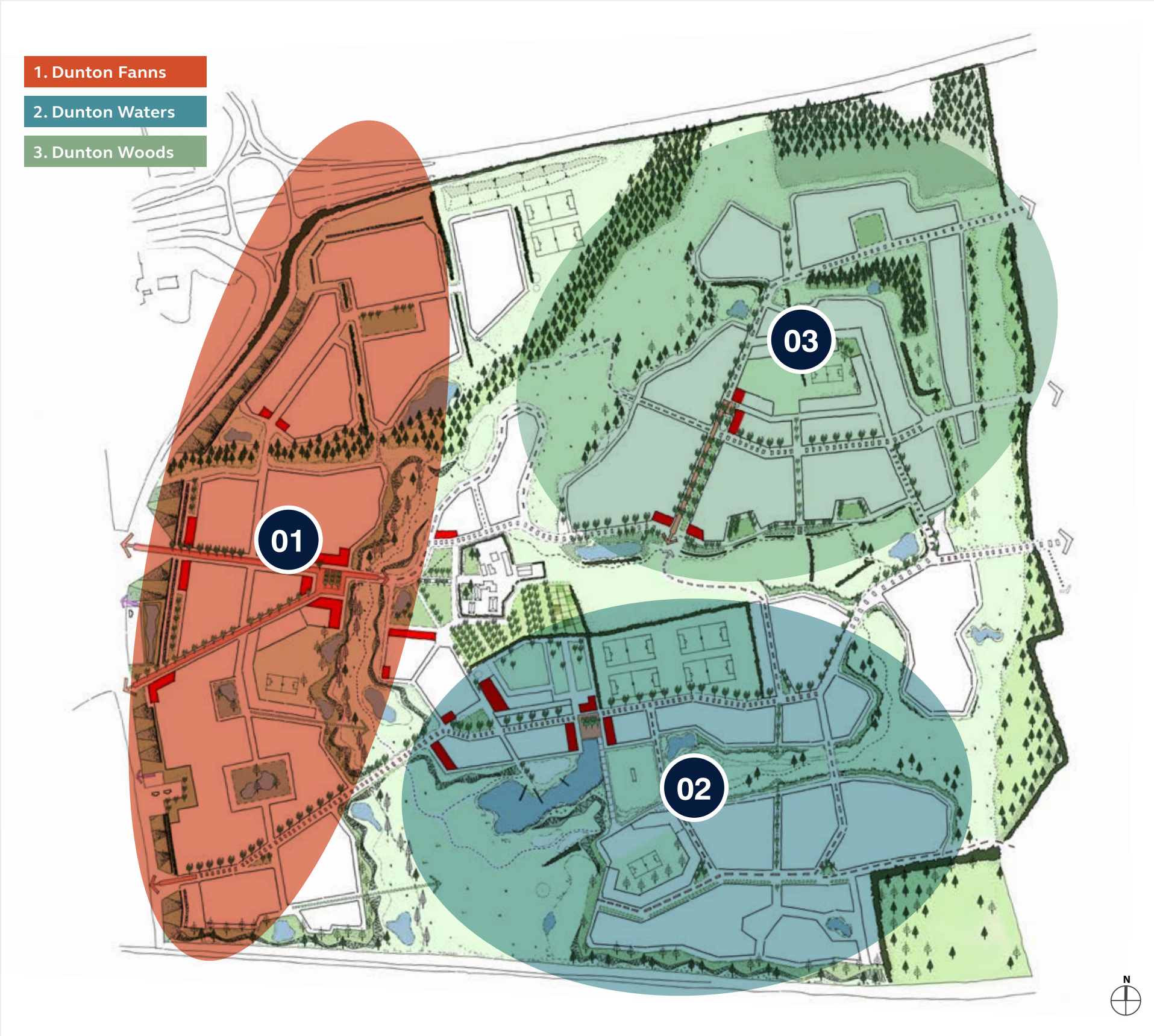
ADVISORY SPATIAL GUIDELINES INTRODUCTION	P.188
NEIGHBOURHOOD SUB-CHARACTER AREAS	P.190
URBAN FORM - ILLUSTRATIVE MASTERPLAN	P.192
DUNTON FANNS	P.194
DUNTON WATERS	P.208
DUNTON WOODS	P.218



# ADVISORY SPATIAL GUIDELINES

## INTRODUCTION

*Dunton Hills Garden Village will feature three interconnected neighbourhoods, as illustrated on the plan below. Whilst strong physical and visual connections link these neighbourhoods, the overall character of each will be unique and distinct, relating strongly to their existing setting and landscape.*



Neighbourhoods character areas

PURPOSE OF THE ADVISORY SPATIAL GUIDELINES

The guidelines set out in this appendix give further understanding and validity to the Mandatory Spatial Principles established in Chapter 5. They are advisory, and consider Urban Form, Landscape, and Focal Spaces. Illustrative Test Fits area also set out for the Dunton Fanns Neighbourhood. It is hoped that the Advisory Spatial Guidelines will assist in stimulating a well considered and appropriate design response, ensuring that a series of unique and high quality new neighbourhoods are developed, reflective of their setting within the overall Garden Village.

The intention of the guidelines is to provide a basis for the evolution of Brentwood Borough Council’s Supplementary Planning Document for the Garden Village as well as detailed design as proposals emerge. The guidelines ensure that a coherent masterplan comes forward which is firmly grounded in the wide range of matters which have been explored in this document.

STRUCTURE OF THE NEIGHBOURHOOD GUIDELINES

SUPPORTING DESIGN INFORMATION APPENDIX A2	ADVISORY SPATIAL GUIDELINES	ADVISORY
	The Advisory Spatial Guidelines focus on each of the three character areas within the Garden Village (Dunton Fanns, Dunton Waters and Dunton Hills). They establish advisory spatial guidelines that deal with the themes outlined below.	
	NEIGHBOURHOODS SUB-CHARACTER AREAS	
	Guidance on the emergence of potential sub-character areas within each of the three neighbourhoods and how they might be set out and influenced by their role and unique context.	
	URBAN FORM	
	Diagrams and narrative setting out the urban form as well as key spatial principles relating to urban grain and built form.	
	LANDSCAPE	
	Diagrams and narrative setting out the landscape vision for the neighbourhood along with key annotations and precedents for reference.	
	FOCAL SPACES	
	Diagrams and narrative setting out an approach for focal spaces that may be considered and explored in the development of the neighbourhood.	
	ILLUSTRATIVE TEST FITS (DUNTON FANNS ONLY)	
	Test fit plans showing how a number of parcels within the Dunton Fanns Neighbourhood may be delivered, following the principles and guidelines.	



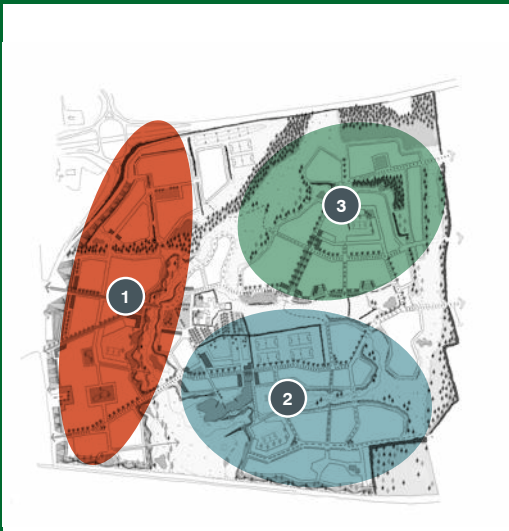
# NEIGHBOURHOOD SUB CHARACTER AREAS

*Within each of the neighbourhoods there are a number of sub character areas. These areas are distinct from each other but unified by a number of factors, in particular their location within the context and setting of the new Garden Village.*



Neighbourhood Sub Character Areas

THE THREE NEIGHBOURHOODS



DUNTON FANNS

- 1. Village Centre
- 2. Tilbury Road
- 3. Eastlands Spring Setting
- 4. Nightingale Lane, Woodland and Hedgerows
- 5. Employment

- 1. Dunton Fanns
- 2. Dunton Waters
- 3. Dunton Woods

DUNTON WATERS

- 1. Neighbourhood Hub
- 2. Wetland Setting
- 3. Village Green Setting
- 4. Secondary School Hub

DUNTON WOODS

- 1. Neighbourhood Hub
- 2. Ridge-line Setting
- 3. Woodland Setting

DUNTON FANNS

1. VILLAGE CENTRE

The Village Centre establishes key gateways from the A128 and is envisaged as the most urban area in terms of character within the Garden Village. It could comprise a mixture of townhouses and apartments. The Village Centre also fronts the Eastlands Spring corridor and farmstead and is based around a Market Square, activated by non-residential uses.

These are highly visible areas, fronting the A128 and like the Village Centre, will announce the presence of the Garden Village. The area could be more urban in character and could feature taller buildings along its length, creating a strong, layered frontage along the Tilbury Road.

2. TILBURY ROAD

3. WETLAND SETTING

The Wetlands setting will contrast with the surrounding areas, being lower in density and more irregular in layout, as well as having an interface with the natural setting of the Eastlands Spring and the existing lake.

This area could be lower in density and more informal in character, enclosed and defined by the woodland and hedgerows.

The northern part of the Neighbourhood will comprise the Employment Hub, home to businesses within the Garden Village.

4. NIGHTINGALE LANE, WOODLAND AND HEDGEROWS

5. EMPLOYMENT

DUNTON WATERS

1. DUNTON WATERS NEIGHBOURHOOD HUB

The hub could comprise the highest densities within Dunton Waters as well as the secondary school, primary school, and waterfront plaza - which will be activated by additional non-residential uses at the ground floor. The hub straddles the east-west movement spine as well as the lake, providing contrasting edge conditions and interfaces.

These areas front onto the wetland area and could be informal and intimate in character. They will be outward looking whilst also drawing in the landscape within their built setting and celebrating the movement of water within rain gardens. Housing could generally be lower density with some taller marker buildings for emphasis and enclosure.

2. WETLAND SETTING

3. VILLAGE GREEN SETTING

This area is critical in creating a well overlooked and defined Village Green, as well as creating a positive outlook over the Eastlands Spring. Its character could reflect the sensitive heritage setting of the historic farmstead and the transition from the Village Green to the Neighbourhood Hub.

This long, narrow area predominantly comprises the school building and grounds. This area borders the base of the ridge and development could be formal in character, emphasising the linearity of the perimeter block morphology.

4. SECONDARY SCHOOL HUB

DUNTON WOODS

1. DUNTON WOODS NEIGHBOURHOOD HUB

The hub will sit at the key movement intersection and comprise a primary school as well as any supporting neighbourhood non-residential uses. The hub should define the northern end of the linear park leading south to the ridge-line and looking towards the wetlands in the south west of the site.

This area could be formal in nature, reflecting its linear arrangement as a key vista to the wetlands. Building lines should be consistent, however taller buildings could create interest and variety, particularly at the southern boundary on the ridge-line itself.

2. LINEAR PARK

3. RIDGE-LINE SETTING

A strong and outward looking frontage shall be created along the ridge-line, maximising the expansive views to the south from the elevated position. Building lines could follow the edge of the plateau and streets should be orientated to ensure views and ease of movement from the centre of the neighbourhood.

This area will be largely defined by its contained and intimate woodland setting, enclosed by pockets of ancient woodland and woodland belts. Housing could generally be lower density with a more informal layout than along the ridge-line. Frontages should feel contained and private given their woodland enclosure.

4. WOODLAND SETTING



# URBAN FORM-ILLUSTRATIVE MASTERPLAN

The illustrative masterplan (right) sets out the next level of detail from the Framework Masterplan presented earlier and shows one way in which the site could be laid out. The illustrative masterplan has been drawn diagrammatically and shows built form at a finer grain of detail in terms of streets as well as landscape interfaces and key frontages.

## URBAN FORM

The plan helps to illustrate the approach to the urban form across the site, with a more orthogonal and gridded structure in the west, where there are fewer site features to work with and a flatter Fanns landscape context. This area also accommodates longer distance views to the farmstead.

The urban form in the south east of the site becomes more informal and sinuous towards the southern and eastern edges whilst the urban form in the north east, and at the top of the ridge, takes on a more organic form, influenced by the woodland. The streets at the top of the ridge-line seek to maximize views across the landscape.

## LANDSCAPE

The plan also helps to illustrate how the landscape connects into and through the built form and development parcels. In particular, it shows how the woodland in the north east of the site infiltrates into the development, creating a distinct character in this part of the site.



Framework Masterplan (for reference)

KEY

Routes - mandatory alignment

Routes - flexible alignment

Routes - flexible landscape connections

Residential

Indicative marker building

Indicative key frontage

01 Secondary School

02 Primary School

03 Employment Hub

04 Gypsy and Traveller Site

05 Market Square

Formal Open Space

Informal Open Space

Sports pitches

Allotments

Indicative SUDs basins









# URBAN FORM

## DUNTON FANNS NEIGHBOURHOOD

*Dunton Fanns is the gateway neighbourhood, announcing the Garden Village from the A128. It comprises the western most neighbourhood within the village, bounded to the west by the A128 and to the east by Eastlands Spring. It accommodates the Village Centre, which is structured around a new Market Square, which in turn fronts the Village Green and provides a setting for the historic farmstead. It also contains a primary school and potential employment area.*



### GUIDING PRINCIPLES - URBAN FORM

**Gateway Frontage:**

Shall be designed to announce the Garden Village from Tilbury Road. Frontage here should be formal, outward looking and positive, embracing views over the surrounding landscape whilst providing a sufficient noise barrier for the Tilbury Road (A128). Care shall be taken not to create a wall of development through varying heights, breaks and building setbacks.

**Wetlands Frontage:**

Shall be permeable with strong eastern connections allowing the wetlands landscape to filter through and inform the character of the neighbourhood.

**Grain:**

Shall be varied throughout whilst adhering to an overall structure. The grain of the Village Centre is envisaged to be more orthogonal and formal around the farmstead avenue and Market Square, becoming more informal away from the centre, particularly around the wetlands edge. There is an opportunity for farmstead clusters of housing within the neighbourhood - reflecting the historic farmstead buildings.

**Building Heights:**

Shall be varied throughout the neighbourhood in accordance with the desired character. Taller buildings shall be considered around the Market Square, along the Mobility Corridor and along the A128 frontage.

**Marker Buildings**

Shall be located to define key entrance points and spaces within the neighbourhood.







# DUNTON FANNS LANDSCAPE

*Dunton Fanns neighbourhood presents an opportunity to provide a transitional and dynamic landscape which connects the Fanns character in the west to the Woods and Wetlands in the east. This fluid change in landscape creates a perceptive rhythm and flow to the spaces within the neighbourhood.*



## GUIDING PRINCIPLES

### Variety of landscapes

Variety of landscaped spaces to include civic spaces, pocket parks, open amenity space, biodiversity enhancement and play opportunities. Natural play opportunities are to be explored throughout the landscape in addition to the creation of LEAPS and NEAPs.

### Structural Tree Planting

Trees planted along the western edge of the Dunton Fanns should be of large stock size to create instant impact. These trees should embody the characteristic landscape features of the Fanns - open spaces with large individual tree specimens visible from a distance. Feature trees should be planted at key gateways to frame views and provide wayfinding markers. Main access route for vehicles, pedestrians and cyclists should be along tree lined avenues. A minimum 15m eco-tone buffer will be required around the ancient woodland to ensure it is sufficiently protected. This buffer will be planted with native tree species in a mixture of stock sizes to provide varied canopy heights.

### Eastlands Spring

Existing vegetation along Eastlands Spring will require some clearing and planting enhancement to open up access to the stream edge and improve the edge treatment. Important Category A or Veteran trees along the stream will be protected.

### Frontage to the A128

The landscape along the western boundary of the Garden Village will provide some buffer vegetation to the A128 as well as create opportunities for recreation, socialising and informal play.

### Arrival Plaza and Park

The arrival plaza and park will celebrate the Fanns Character in planting and tree selection, and create an open space for recreation, socialising and interaction within a formal landscape.

### Community cohesion

Landscaped areas are to be designed to promote community ownership and long-stem stewardship.

### Dunton Fanns: a landscaped entry

The western approach to Dunton Fanns is characterised by a wide green landscaped buffer, providing a green integration between the A128 and the built form. This green corridor provides biodiversity links to the wider landscape setting, room for outdoor activities and embodies the Fanns landscape character such as wide open spaces and feature trees.

### Neighbourhood Open Spaces

Throughout the Dunton Fanns neighbourhood a number of landscaped neighbourhood open spaces should be provided, creating opportunities for rest or play, as well as breathing spaces within the built form. Where possible the open spaces should be located around existing water bodies or feature trees.

### Village Green: an active landscape

The Village Green will provide the key community and social space at the centre of existing and proposed features: the new Market Square, the existing enhanced Eastlands Spring and the heritage setting of the farmstead. The existing drive will be retained, providing a main access route east towards the Secondary School and Dunton Waters.



The Village Green should engender a sense of place and identity within the Garden Village by celebrating the aspect of the historic farmhouse, the new Market Square, and provides a space for feature artwork or sculpture.

The Eastlands Spring will be regenerated through selective clearing of vegetation and new marginal planting, allowing visitors to enjoy the water's edge.

### Wetland Links

New amenity spaces and wetlands will be created alongside the length of the Eastlands Spring, providing opportunities for play, recreation, social interaction and biodiversity improvements.

The Wetland landscape to the south-eastern edge of Dunton Fanns will incorporate new SuDS elements, habitat creation and meadows for wildlife promotion and connections to nature for the residents and visitors.







# FOCAL SPACE MARKET SQUARE

*The Market Square should be a lively focal point, anchoring retail and community uses as well as comprising a Mobility Hub and providing a welcoming and attractive space for residents and visitors to relax and spend time.*



## GUIDING PRINCIPLES

### Structure

- The layout of the square should respond positively to the farmhouse and maintain views out across the Village Green, complimenting the setting.
- Flexible shared surface across the highway should be used to slow traffic and emphasise pedestrian priority.

### Built form response

- The character should be urban, reflecting its strategic location with an appropriate sense of enclosure achieved through the orientation of frontages and the use of taller and marker buildings.
- Marker buildings should be positioned at strategic locations to promote urban legibility and wayfinding.

### Landscape

- The use of planting should be used to further demarcate the square and emphasise views.
- Soft and hard elements should be used which are flexible and designed to accommodate events.



Market square/transport hub (la Tour-de-Peilz, Switzerland).



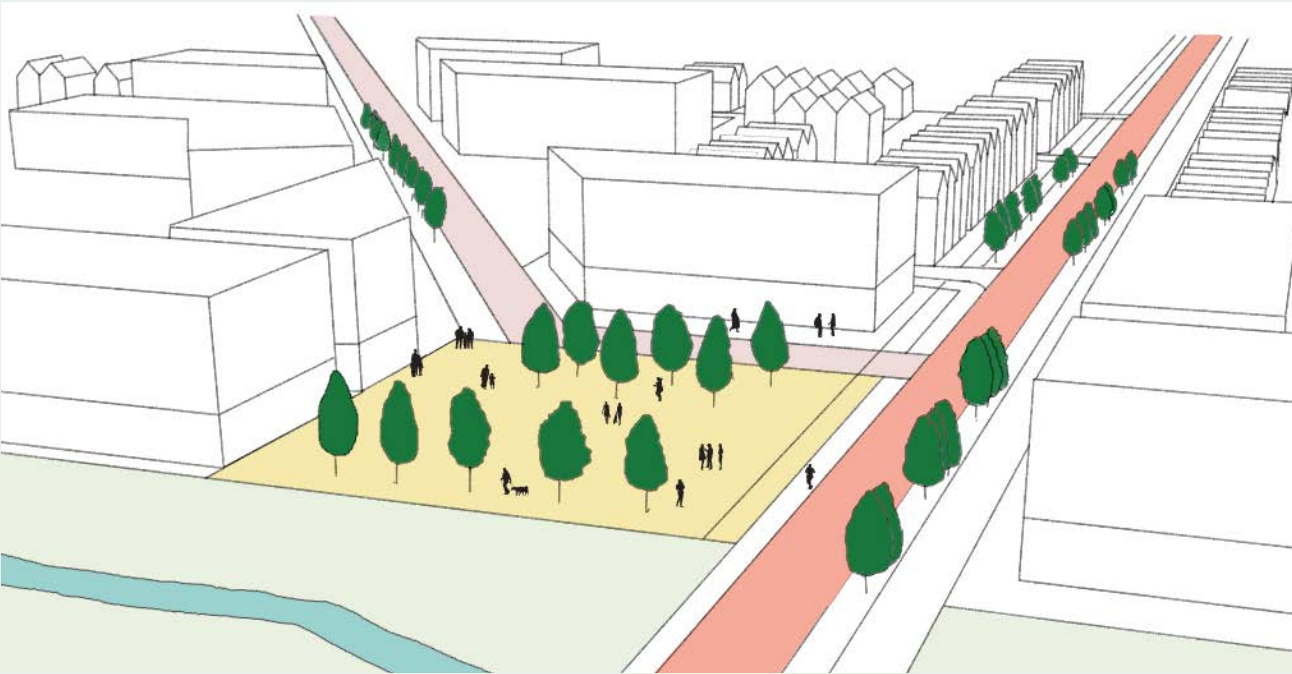
Multi-functional square (Hradec Kralove, Czech Republic).



Attractive mix of hard and soft landscaping



Flexible Market Square (Brotorget, Bollnas, Sweden)

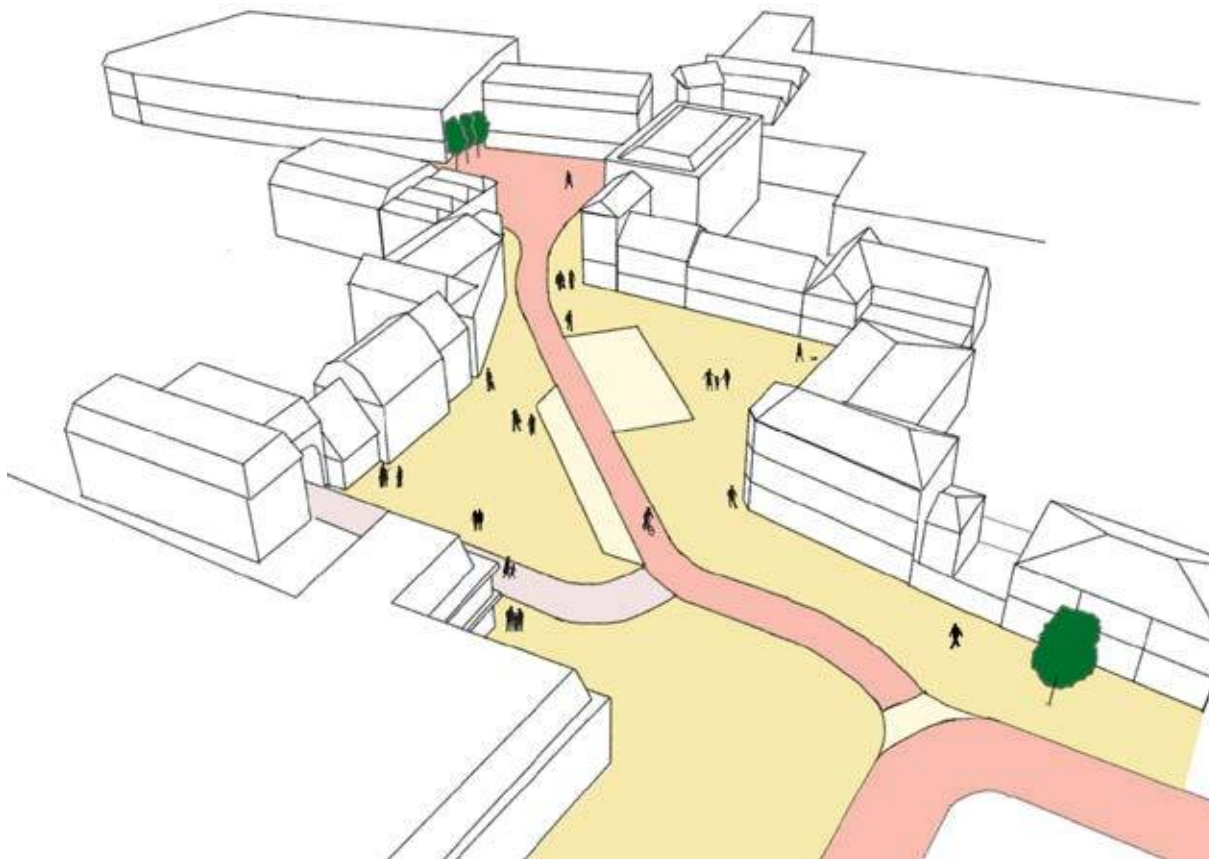


Potential spatial approach to the Market Square focal space.



## PRECEDENTS

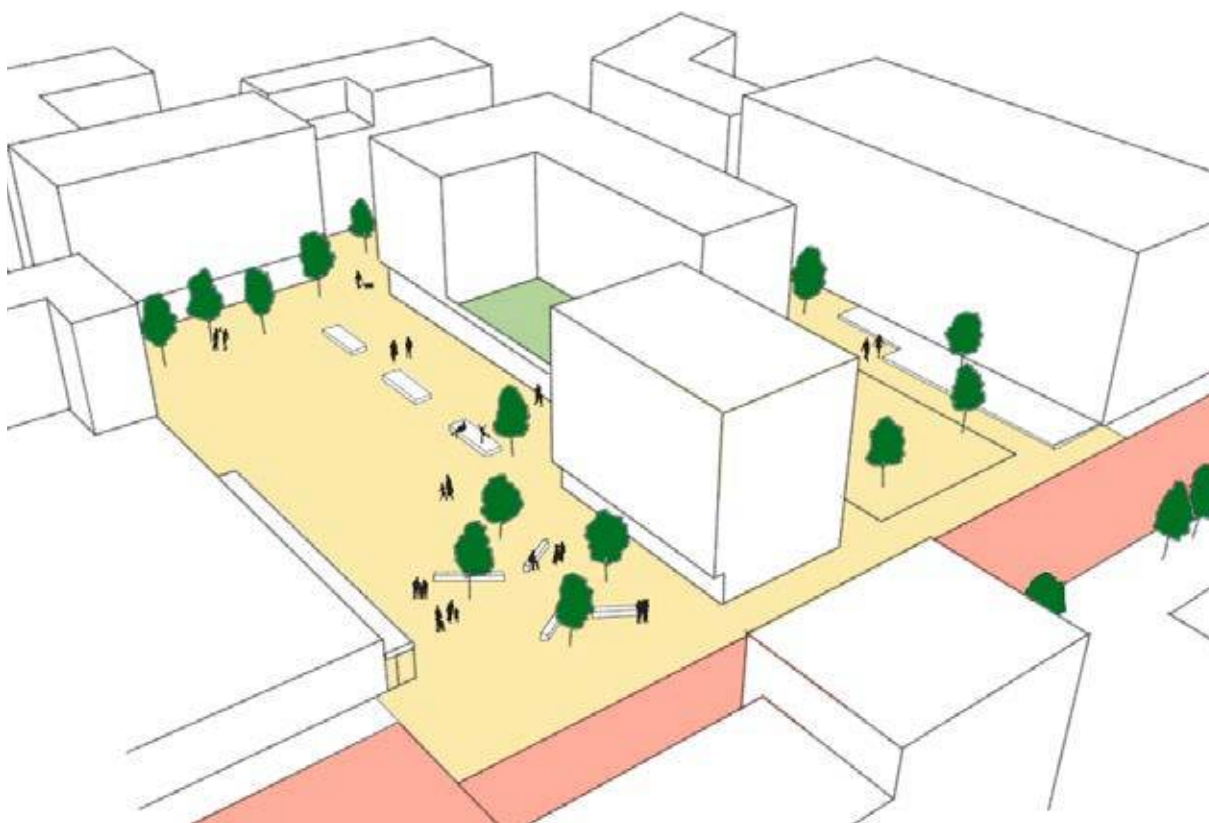
In designing the Market Square, we have studied other squares at a similar scale and with similar attributes from Essex and the wider East of England region. We have also looked to Europe for examples.



### GREAT SQUARE, BRAINTREE, ESSEX

This is a local precedent of a traditional Market Square which retains its function as a key retail and social hub for the wider settlement and provides some key points for consideration:

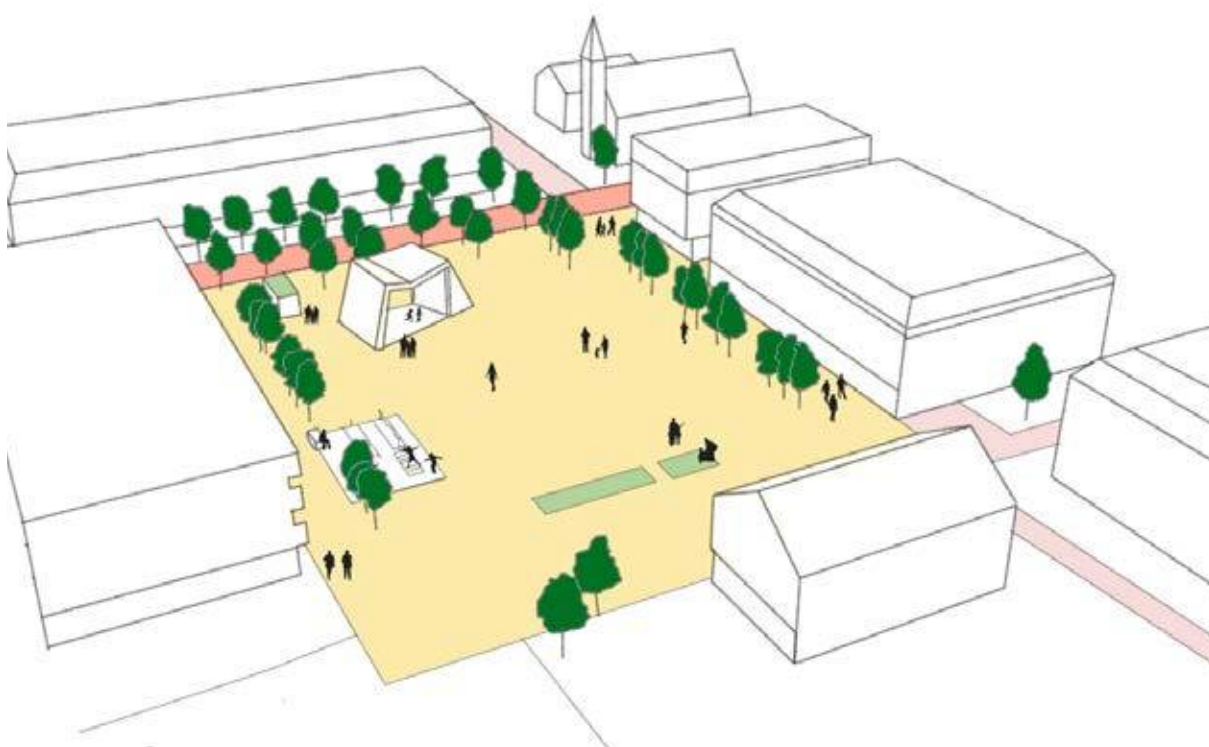
- Key vehicular route runs centrally through the square and narrow lanes extend perpendicularly from the square;
- The space is flexible enough to facilitate a range of temporary uses/market stalls;
- Built form is arranged to enclose the central open space on three sides;
- Built form is varied in height and architectural composition with taller elements positioned at corner locations;
- Parking is sensitively incorporated into the streetscape with additional parking in rear courtyards reducing the car dominance;
- The square terminates a key street corridor connecting to the railway station.



### MARKET SQUARE, EDDINGTON, CAMBRIDGE

This sits at the heart of a 150 ha mixed use development and provides a central focus for adjacent commercial and residential uses. The square was completed in 2018 and is an excellent example of placemaking in a new build scheme. The key points to note are:

- The scale of built form reflects the importance of the space and enhances legibility within the development;
- The square is a flexible space playing host to festivals, community events, pop-up shops, food stores and farmer's markets;
- Ground floor retail and bleed out space successfully activates the central square;
- Platform benches provide flexible seating;
- Semi-mature trees soften the space, giving it a human scale and segregating the square from the vehicular route.



### BROTORGET, BOLLNÄS, SWEDEN

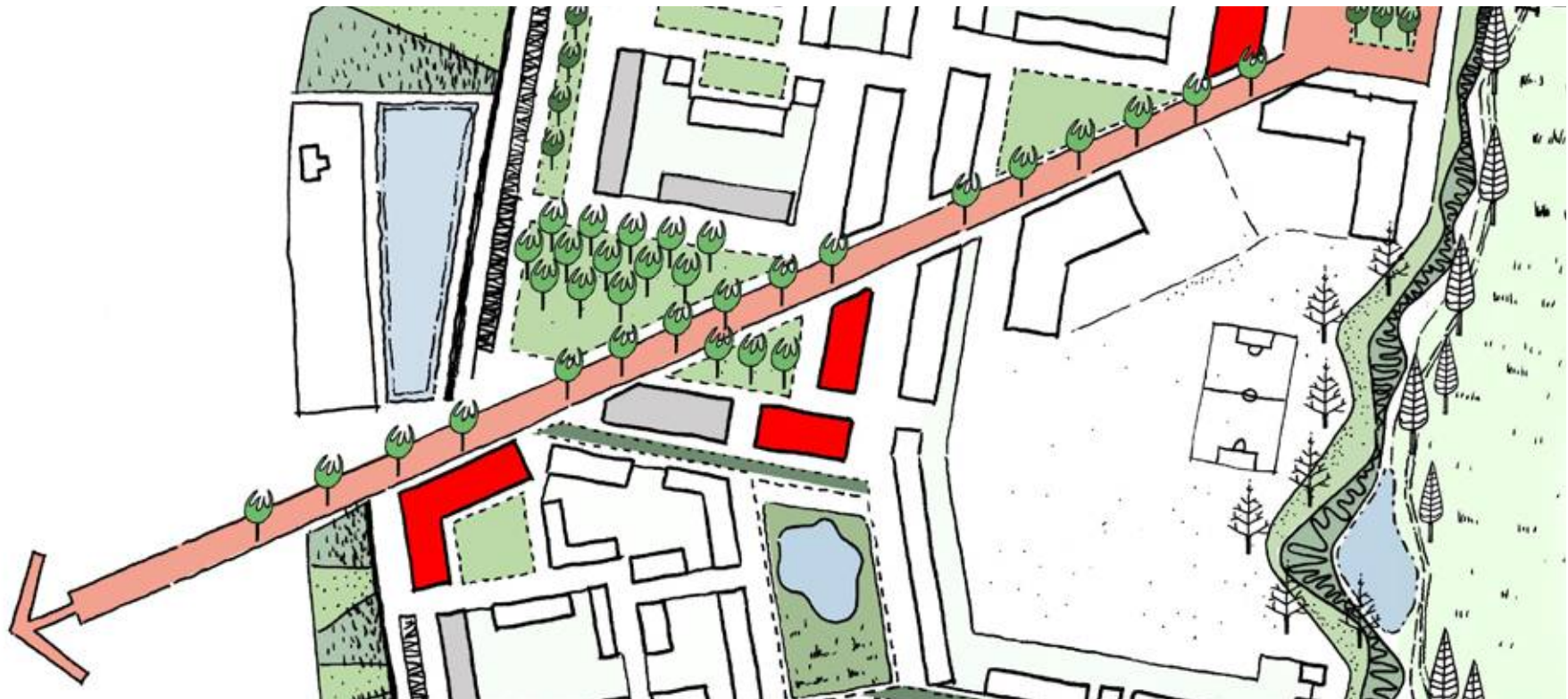
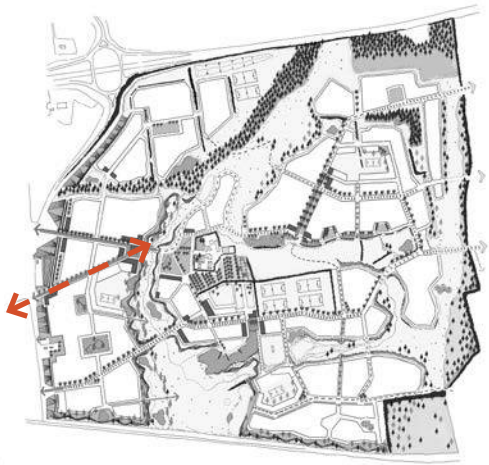
This is an example (from further afield) of what an attractive meeting place in a settlement could look like. The design concept for the square was based on:

- The need to facilitate a range of activities all year round and a space which meets the holistic needs of all - including flexible seating and a playground;
- The stage providing a focal point, also reflecting the rural traditions of the surrounding area;
- Integrating a mix of urban and rural elements through hard landscaping and softer features such as trees and planting beds;
- Rows of planting used to buffer the square from passing traffic and create an intimate sense of enclosure.



# FOCAL SPACE

# MOBILITY CORRIDOR



## GUIDING PRINCIPLES

### Structure

- The alignment of the corridor should be a continuation of Station Road to create a direct connection towards West Horndon Station, encouraging pedestrian and cyclists to use it.

### Built form response:

- The corridor could be fronted by taller buildings with the largest elements focused at the entrance to the site to emphasise a sense of arrival;
- Built form fronting onto A128 could be formal in character to create a strong frontage;

- The rhythm of the building line along the Mobility Corridor could be varied in places to create small pockets of open space and echo structural elements seen in Brentwood and Ingatestone.

### Landscape:

- The character could reflect the formal nature of the adjacent built form and be of a structured appearance;
- Potential SuDS structures could be designed as landmark features to celebrate the sense of arrival;

- The use of linear planting could be used to further emphasise the linearity of the corridor;
- Landscape surface material and street furniture to be robust and to reflect the character of the Fanns Neighbourhood;
- Formal mature tree planting along the Mobility Corridor creates an avenue to reinforce the linear nature and provides a tree canopy.



Precedent image of interactive street furniture



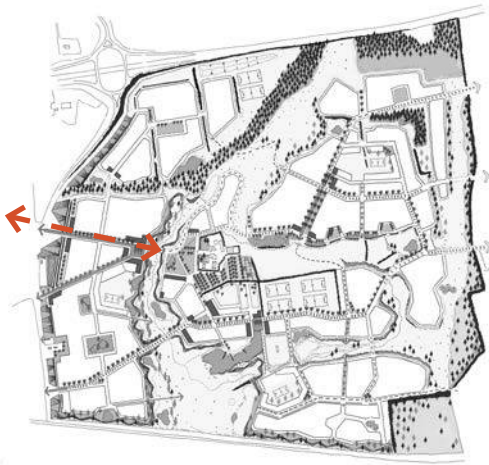
Seating should be well integrated and provide opportunities for rest and shelter



Pedestrian and cycle route with well integrated planting and seating (Burridge Gardens, St John's Hill, London).



# FOCAL SPACE FARMHOUSE VISTA



### GUIDING PRINCIPLES

#### Structure

- The farmhouse vista entrance shall frame an uninterrupted east-west view between the Grade II listed farmhouse and the A128. It forms the main vehicular gateway into the site.

#### Built form response:

- The gateway around the new roundabout junction could comprise taller buildings and be and formal in character for emphasis;
- The rhythm of the building line could be continuous to frame the vista of the farmhouse and Village Green.

#### Landscape:

- Landscape surface materials and furniture could be sympathetic and complementary to both the heritage asset of the farmhouse and the new urban form within the Village Centre;
- Street trees could feature to emphasise formality, enclose the street and create a boulevard character.



Precedent image of attractive, hard landscape treatment (Eddington, Cambridge).



Precedent image for potential approach to architectural treatment (Abode, Cambridge).



Simplistic interpretation of vernacular architecture (Kidbrooke Village, London).



# FOCAL SPACE POCKET PARK



## GUIDING PRINCIPLES

### Structure

- Where possible the pocket parks should be of an orthogonal nature to help create a formal character.

### Built form response:

- An appropriate sense of enclosure could be achieved through the scale and alignment of built form;
- Built form to address and front the open space;
- Taller buildings could be used where appropriate such as at key junctions and corners.

### Landscape:

- Pocket parks within Dunton Fanns should be planted in line with the Fanns character area;
- Both formal and informal landscape design layouts should be included within the pocket parks to provide diversity;
- Larger scale pocket parks might be considered where taller buildings create an enclosure in order to achieve a sense of breathing space for the parks.



Precedent image of green courtyard enclosed by homes (St Andrews, Bromley-by-Bow, London)





Precedent image of seating set in an attractive landscape setting



Play space for a range of age groups with naturalistic materials (St Andrews, Bromley-by-Bow, London).



# VISION FOR DUNTON FANNS



Potential for farmstead cluster housing

Village Green

Market Square

Avenue establishing view corridor to listed farmhouse from A128

Taller buildings creating a strong frontage and a noise barrier along the A128

Potential for gateway open space







# ILLUSTRATIVE TEST FITS FOR DUNTON FANNS



Dwelling type	No of units	Percentage within site
1 bed 2 person apartment	0	0
2 bed 3 person apartment	0	0
2 bed 4 person house	5	35.7%
3 bed 5 person house	3	21.4%
4 bed 6 person house	6	42.9%
Total	14	100%
Average density	29 dph	

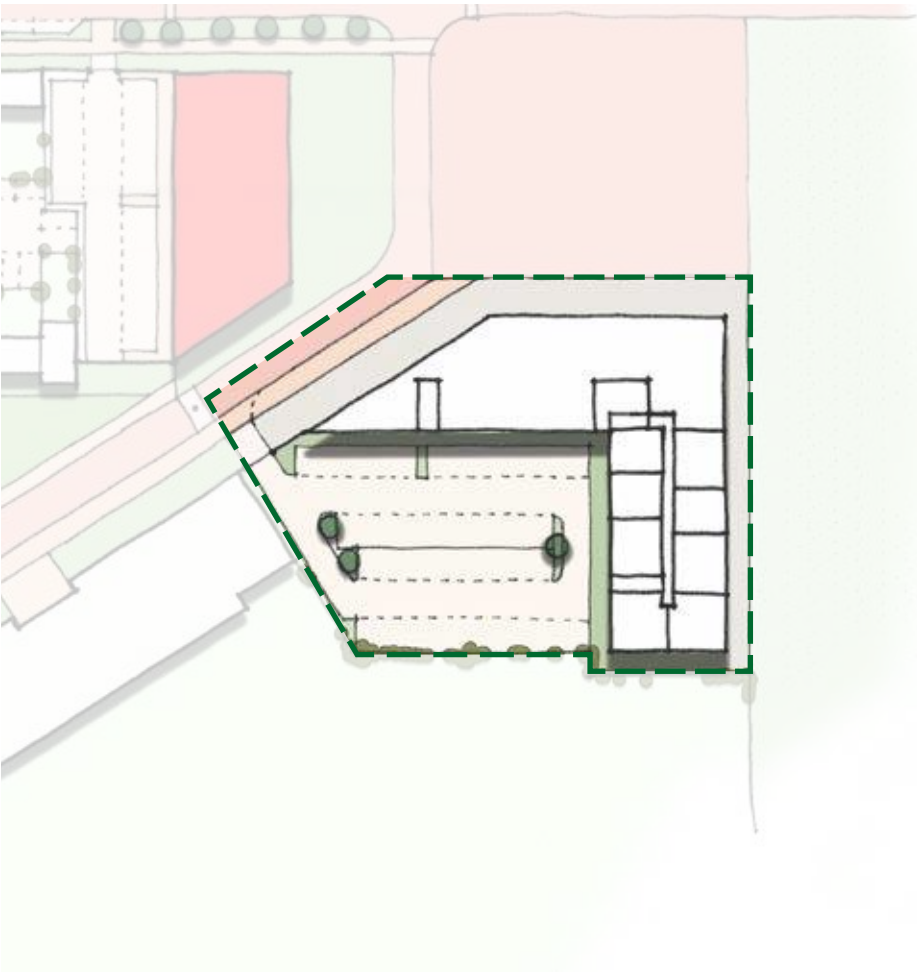
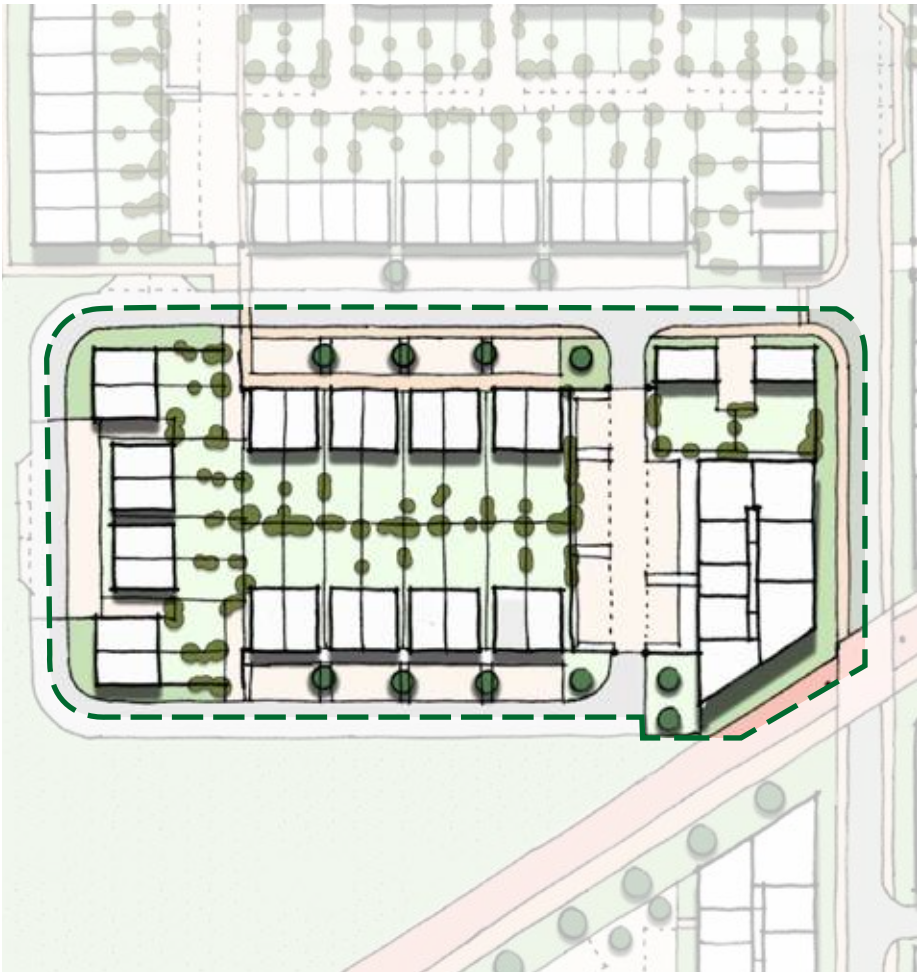


Dwelling type	No of units	Percentage within site
1 bed 2 person apartment	0	0
2 bed 3 person apartment	0	0
2 bed 4 person house	11	52.4%
3 bed 5 person house	6	28.6%
4 bed 6 person house	4	19.0%
Total	21	100%
Average density	37 dph	





*A number of proving layouts and detailed studies have been prepared for different parcels within the Dunton Fanns Neighbourhood. This portion of the site, containing the Village Centre, will accommodate the majority of flats and apartments due to its strategic location.*



Dwelling type	No of units	Percentage within site
1 bed 2 person apartment	13	24.5%
2 bed 3 person apartment	14	26.4%
2 bed 4 person house	10	18.9%
3 bed 5 person house	8	15.1%
4 bed 6 person house	8	15.1%
Total	53	100%
Average density	62 dph	

Dwelling type	No of units	Percentage within site
1 bed 2 person apartment	39	49.4%
2 bed 3 person apartment	40	50.6%
2 bed 4 person house	0	0
3 bed 5 person house	0	0
4 bed 6 person house	0	0
Total	79	100%
Average density	168 dph	





# DUNTON WATERS

## URBAN FORM

*Dunton Waters is located in the south east corner of the Garden Village, framed by the ridge line to the north and east and the wetlands area to the west. It has a key role within the development and accommodates a wide range of uses within its centrally located Neighbourhood Hub, including a primary and secondary school.*



GUIDING PRINCIPLES	
<p><b>East West Avenue and Lake Plaza:</b></p> <p>These key areas should be designed to create a sense of place and arrival. The gateway frontage (to the west of the secondary school) is particularly unique, enabling the transition from Dunton Fanns and the Eastlands Spring corridor through to Dunton Waters. Building frontages within all of these areas should be formal, with a continuous building line wherever possible. Set backs could occur at the corner of blocks for emphasis and enclosure.</p>	<p><b>Grain:</b></p> <p>Dunton Waters, in its overall composition, is essentially two built areas, anchored by a swathe of greens pace snaking from east to west, connecting Eastlands Spring to the ridge line. As such, the character is a tale of two halves; a more formal, public facing setting to the north - which has an important interface with the historic farmstead - and an informal, more localised setting to the south. The urban grain could reflect this general difference in character, with large, rectilinear perimeter blocks to the north of the green space, generally placed on a north-south axis, and more sinuous perimeter blocks to the south.</p>
<p><b>Wetlands Frontage:</b></p> <p>Buildings here should reflect those found on the opposite side of the Wetlands Area (in Dunton Fanns) enabling the wetlands landscape to filter into the development. Buildings here should be semi-formal in nature.</p>	<p><b>Building Heights</b></p> <p>Shall be varied throughout the neighbourhood. Taller buildings are appropriate enclosing key spaces such as the Lake Plaza and Schoolyard Square. Building heights will recede to the south and east.</p>
<p><b>Green Corridor Frontage:</b></p> <p>Buildings fronting onto the green corridor to the east of the primary school should be informal and varied, with an undulating building line and good permeability.</p>	<p><b>Marker Buildings:</b></p> <p>Taller buildings for emphasis should be positioned to overlook key spaces, junctions and vistas. For example, the Lake Plaza.</p>







# DUNTON WATERS LANDSCAPE

*The landscape vision for Dunton Waters is to celebrate the intrinsic hydrology and aquatic elements of the site through imaginative sustainable drainage, planting and ecological enhancements. Dunton Waters provides a tangible link to nature throughout the neighbourhood bringing riparian features to the forefront of the scheme.*



GUIDING PRINCIPLES	
<p><b>Doorstep character</b></p> <p>All aspects of the landscape design should embody the aquatic character of Dunton Waters. Pocket parks, public realm, streetscapes and development edges should reflect the dynamic and fluid character of water, and shall be planted sensitively with trees and vegetation to reflect this.</p> <p>Public realm spaces and streetscapes should still embody the Dunton Waters character whilst being predominantly hard-landscaped. Landscape furniture and features should be selected to echo the concept and character of Dunton Waters to create a unique genius loci for the neighbourhood spaces.</p> <p><b>Celebrating SuDS</b></p> <p>As a 21st century Garden Village, Dunton Waters shall celebrate sustainable water management through sensitive integration of these features into the landscape and public realm. ‘Surface’ elements such as swales, basins, ponds and rain gardens should be favoured over traditional attenuation tanks and culverts.</p> <p>SuDS shall also be used to provide educational and learning benefits. Young people at Dunton Hills Garden Village can be encouraged to learn about local hydrology and water management systems as part of their curriculum and education on combating climate change.</p>	<p><b>Development Fringes</b></p> <p>The confluence of the urban form and the open landscape around Dunton Waters shall be carefully considered and designed to create a soft transition between the built fabric and nature. SuDS and vegetated swathes around development parcels will create a dynamic and ever-changing transitional space that fluctuates with the seasons.</p> <p><b>Trees and Vegetation</b></p> <p>Trees, shrubs, meadows and landscape buffers should be planted with species to promote both the Dunton Waters character and biodiversity gain. Aquatic and riparian plants, wetland meadows and water tolerant tree species should be primarily used.</p> <p><b>Biodiversity Gain</b></p> <p>Dunton Waters represents a unique opportunity to enhance aquatic flora and fauna through both green and blue infrastructure links. A mosaic of habitat types shall be implemented within the neighbourhood including fenland meadows, open water, running water, lowland meadows, re-wilding woodland glades and great crested newt ponds.</p>



**Dunton Waters: A Vital Blue Heart**

Dunton Waters provides a vital blue heart within the proposed masterplan. A space for ecological enhancements on the doorstep of development creates a blurred line between the urban and natural landscape.

A variety of spaces for recreation, learning and play should be created within the wetlands landscape, allowing visitors to interact with natural processes such as rainfall, flooding and hydrology.

Pocket parks will reflect the character of Dunton Waters, with water features, ponds and riparian planting creating a unique sense of place within the public realm.



**Ecology**

The new wetlands provide a plethora of ecological enhancements. Existing ponds are enhanced with new marginal planting, creating a haven for aquatic bird species.

New ponds are provided to the southern boundary to create a translocation habitat for great crested newts. A creative SuDS system is celebrated through swales, ephemeral ditches and rain gardens, and the banks of the Eastlands Spring are rejuvenated with felling and coppicing of existing vegetation to open views.



**Dunton Waters Play**

Play space, both formal and informal, should echo the character area of Dunton Waters, with water celebrated within the play spaces. Tangible connections to water should be explored by the use of aquatic play and recreation.

The wetlands are also a space for recreation. The ponds can be enjoyed from the shore, or through pond-dipping platforms and boardwalks through the reed beds. A new LEAP sits adjacent between the school and the wetlands, celebrating water and natural play. A variety of walking, jogging and cycling paths meander through the wetlands, providing glimpses and access into each pocket of green space for residents and visitors to enjoy.







# FOCAL SPACE

## SCHOOLYARD SQUARE



### GUIDING PRINCIPLES

**Structure:**

- Schoolyard Square is key arrival space into the neighbourhood from the west. It should be formal in character, as well as pedestrian and cycle friendly;
- It is a unique space as it sits at the a key nodal point, connecting into a number of key desire lines towards the Village Centre, Village Green and Lake Plaza.

**Built form response:**

- Building frontages within this square should be formal, with a continuous building line;
- The square should have an appropriate sense of enclosure which could be achieved through the use of taller buildings, with corners emphasised by a lift in storey height or a steeper roof pitch.

**Landscape:**

- The space should include hard and soft landscape and should include provision for rest, such as benches;
- The use of trees and planting should be used to define and enclose the soft landscaped area and to soften the appearance of the streets;
- Calming measures should be designed to keep vehicular speed down through this area;
- Informal play on the way elements can be introduced into this space to celebrate the journey to and from school.



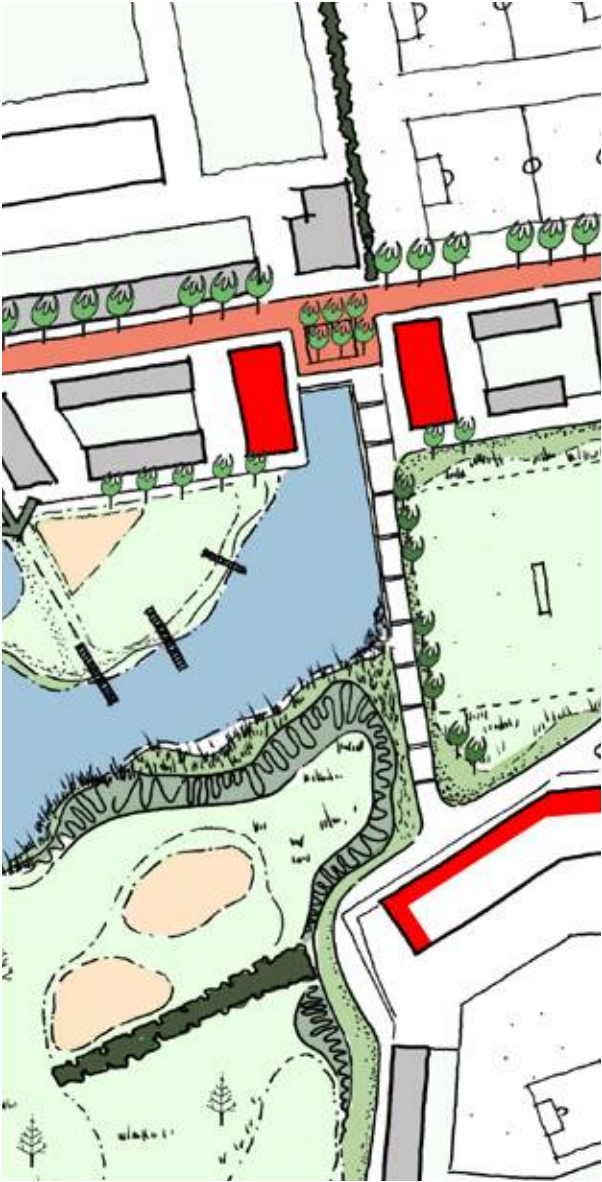
An example open space overlooked/enclosed by taller built elements (Accordia, Cambridge).



Vibrant, multi-purpose market square (Eddington, Cambridge).



# FOCAL SPACE LAKE PLAZA



Focal square and green space enclosed by regular arrangement of built form, emphasising formal character (Aura, Cambridge).



Formal arrangement of homes with views over pond (Ninewells, Cambridge).

### GUIDING PRINCIPLES

**Structure**

- The plaza is a focal space to the south of the secondary school. It overlooks the lake and cricket pitch further to the south. Together, these form the Neighbourhood Hub;

**Built form response:**

- The character of the square could be urban (i.e. predominately hard landscaping) to reflect its location at the heart of the Neighbourhood Hub;
- The square should be well enclosed from the north, east and west and should be kept open to the south to capture views towards the lake;
- Building scales should be taller to enclose and emphasise the space.

**Landscape:**

- The plaza has fantastic views south towards the lake, so landscaping should be minimal within the plaza, to frame and celebrate views south;
- Low level planting would work well in the plaza itself, along with seating areas arranged to maximise views across the lake towards the wetlands.



Well integrated Swales (Ninewells, Cambridge)



# FOCAL SPACE POCKET PARK



### GUIDING PRINCIPLES

#### Structure

- Where possible the pocket parks should be of an orthogonal nature to help create a formal character.

#### Built form response:

- An appropriate sense of enclosure could be achieved through the scale and alignment of built form;
- Built form should address open space;
- Taller buildings could be used where appropriate such as at key junctions and corners.

#### Landscape:

- Pocket parks within Dunton Waters will reflect the ephemeral character of water through layout, planting and trees. Aquatic features such as existing ponds, new water elements, rain gardens and swales can be incorporated into pocket parks;
- Playing with water and creating a tangible connection to water will be promoted in the pocket parks;
- Pocket parks can be located along street edges to combine with a network of rain gardens. These green 'breakout spaces' can be smaller in scale to provide a greater number of green spaces within the neighbourhood.



Sensitively integrating water features into design provides new opportunities for residents to interact with nature.





Blue/green infrastructure and rain gardens could contain more formal elements (Birmingham Botanical Gardens) or naturalistic treatments (Boardwalk Park, Brooklyn).



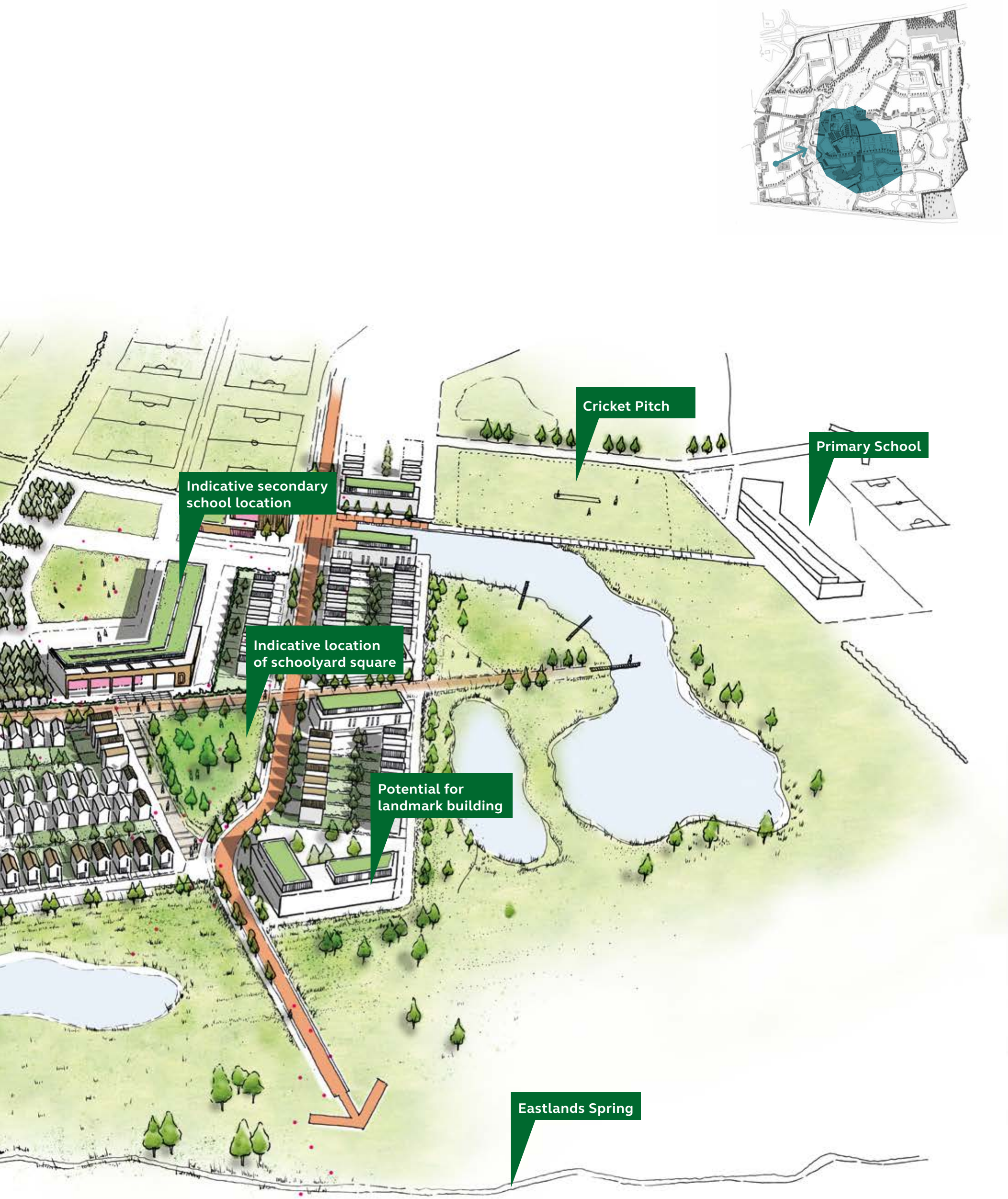
Green 'breakout spaces' should integrate a mix of soft and hard features.



# VISION FOR DUNTON WATERS









# DUNTON WOODS

## URBAN FORM



*Dunton Woods sits proudly on an elevated position within the Garden Village, benefiting from fantastic views to the south and west, anchoring it in its wider setting. This neighbourhood has a wooded character and overlooks the ridge-line park. It embraces its unique topography and integrates and enhances its woodland setting.*

### GUIDING PRINCIPLES

**Ridge-line Frontage:**

A strong frontage along the ridge-line shall be created to maximise the expansive views from its elevated position. As such, frontages should be high quality and sit proudly in the landscape.

The perimeter blocks are orientated north-south along the main streets and block frontages are narrow along the ridge edge. Therefore, building lines along the ridge edge should be consistent to create a sense of arrival and continuity. These buildings should have a formal frontage.

**Ridge-line Boulevard Frontage:**

The buildings along the Ridge-line Boulevard shall be formal in nature to reflect the linear arrangement of this key link/axis. Building lines should be consistent, but given the wide perimeter block frontage, there could be some variation in the roofline to create interest and variety in the streetscape.

**Woodland Frontage:**

The frontages along the north and east are in contrast to the Ridge-line and Ridge-line Boulevard frontages. These frontages are contained by a generous cluster of woodland to the north and woodland belt to the east. As such, this frontage will be enclosed and feel contained and private. The building line should, therefore, respond to this with variety in the roofline and set backs, creating an informal and undulating appearance.

**Grain:**

Shall be varied throughout, comprising two contrasting areas. The urban grain along the main street, southern edge and core of the neighbourhood is rectilinear and formal, whilst the grain along the western, northern and eastern edges should be meandering and informal.

**Building Heights:**

Building heights across the neighbourhood will generally be lower than in Dunton Fanns and Dunton Waters. The exception to this is along the Ridge-line Boulevard where taller buildings may be appropriate and indeed necessary in order to help frame the space and create a sense of formality, importance and enclosure. Taller buildings shall also be suitable in the Neighbourhood Hub, to accommodate non-residential uses at ground floor.

**Marker Buildings:**

Marker buildings within this neighbourhood should be positioned around the Neighbourhood Hub as this is an important node within the area and on a key intersection between north-south and east-west routes.







# DUNTON WOODS LANDSCAPE

*Dunton Woods takes its inspiration from the existing woodland pockets to the north, and draws upon them for the landscape vision. Trees are a vital part of the urban fabric for all of Dunton Hills Garden Village, and here they are highlighted, celebrated and fully integrated in the public realm.*



GUIDING PRINCIPLES	
<p><b>Interface with Ridge-line</b></p> <p>The interface between the development edge and the Ridge-line should be designed to maximise views out to the west and south. Landscaped pockets at the end of each access route into the development should highlight the vistas and create an informal destination at the end of each street where it meets the Ridge. Trees planted between buildings and alongside landscape pockets will frame outward views, soften the built edge and reflect the wooded character of the hills.</p> <p>The top of the Ridge shall be designed to include a Ridge-line walk; a long path that runs along the top of the ridge within the landscape. This walk should follow the higher contours of the Ridge and meet the landscaped pockets along the way for spaces to rest and enjoy the views.</p> <p><b>Arboricultural Emphasis</b></p> <p>Within Dunton Woods trees and woodland planting help to reinforce the character of the area. Trees should be planted in a variety of layouts, such as copses, groups, individual specimens, rows and avenues, to provide a rich green canopy to the development. These trees form green infrastructure links from the ancient woodland and existing broadleaved plantation south through the development and into the wider landscape.</p> <p>Trees should be primarily native to strengthen the connection with species of local provenance, with exotic species providing focal points and features.</p>	<p><b>Green Streets</b></p> <p>A network of wider green streets permeates the Dunton Woods neighbourhood, providing linear green spaces that connect pocket parks and the wider landscape area around the urban form. These green streets create destination places as well as providing transitional access, with opportunities for socialisation and recreation along the way.</p> <p><b>Pocket Parks</b></p> <p>A series of pocket parks at a variety of scales should be distributed throughout Dunton Woods to provide the residents and visitors with a network of open green space that is accessible to all. These pocket parks will echo the character of Dunton Woods and also provide space for play, recreation, exercise, social interaction and leisure.</p> <p>A pocket park shall be created around the existing historic OS Trig Point in the west of the neighbourhood.</p> <p><b>Trees for Education</b></p> <p>Mass tree planting is fast becoming a simple way to combat climate change and air quality through carbon capture and reduction of the urban heat island effect. Tree nurseries and tree labs could be explored within Dunton Woods, and provide educational and learning benefits for the local schools.</p>



**Dunton Woods: A Green Canopy**

Tree planting will be implemented throughout Dunton Hills Garden Village but it is within the neighbourhood of Dunton Woods where the humble tree will be celebrated for all of its strengths.

Feature trees on key road interfaces will provide wayfinding capabilities, whilst streets can be defined and characterised by the tree species along them. Trees planted within the pocket parks will provide opportunities for biodiversity, informal play and education and can be used to define views, provide shade or structure within the public realm.



**Living at the Top**

Dunton Woods sits at the top of the Ridge in Dunton Hills and affords wide vistas and ranging views over the rest of the Garden Village and to the landscape beyond.

Landscape features and interventions should celebrate these views in a number of ways. Both landscape and urban form can be used to shield views or narrow the field of vision until the Ridge-line, where impressive views open up at the end of streets. Restful spaces to sit and contemplate the vistas should be implemented along the way where the sights can be most enjoyed. Artwork and sculpture can emphasise and complement views and interact with weather and seasons, creating focal points within the neighbourhood. A viewing platform could be created to provide visitors with a destination along the Ridge. This should be located at the end of the Ridge-line Boulevard.



**Ecological Enhancement**

Dunton Woods creates vital green infrastructure links from broadleaved woodlands and Sites of Special Scientific Interest to the north, east and west through into the development. Opportunities exist within the woodland management and creation of new arboricultural areas to promote and enhance local flora and fauna.

In particular, the opportunity exists for translocation of the rare *Dianthus armeria* (Deptford Pink) flower from the Langdon Ridge SSSI into existing managed woodlands near Dunton Woods and for new tree copses around the neighbourhood to support a variety of bats, birds and invertebrates.







# FOCAL SPACE

## RIDGE-LINE BOULEVARD



### GUIDING PRINCIPLES

**Structure**

- The axis and alignment of the Ridge-line Boulevard is important and shall align with a key view corridor from the ridge-line, down to Lake Plaza in Dunton Waters and to the lake beyond.

**Built form response:**

- Building frontage along this linear axis should be formal in nature;
- Building lines should be consistent, but given the wide perimeter blocks, there could be some variation in the roofline to create interest and variety in the streetscape;
- The corridor could rise in scale towards the south and north to emphasise a sense of arrival around the Ridge-line Plaza and the Neighbourhood Hub.

**Landscape:**

- There should be a corridor of central open green space in between the roads;
- The entire boulevard should be tree lined for enclosure and formality;
- Tree planting to be grouped into dense copses within the central green space to reflect the wooded character of the neighbourhood;
- Informal natural play to be explored within the central green corridor with plenty of seating opportunities.



Dunton Woods should positively integrate green elements with built form.



# FOCAL SPACE RIDGE-LINE PLAZA



## GUIDING PRINCIPLES

### Structure

- The plaza is a viewing area. It should be modest in size and could include a look-out tower platform to capture the wonderful views out across the development.

### Built form response:

- The building line around the plaza doesn't need to be continuous, however, frontages should be orientated to frame views. Double fronted buildings on corners would be appropriate.

### Landscape:

- The plaza shall provide seating to encourage people to stay in this area and enjoy the wonderful surroundings;
- Landscape surface materials and street furniture should aesthetically complement the surrounding Ridge-line in colour and form so as to blend in within the context.



Precedent image of viewing tower



The ridge line park should have a naturalistic and open character and celebrate key views.



Built form along the ridgeline should be oriented to frame key views out towards the surrounding landscape (Horsted Park, Chatham)



# FOCAL SPACE POCKET PARK



## GUIDING PRINCIPLES

### Structure

- Where possible the pocket parks should be of an orthogonal nature to help create a formal character.

### Built form response:

- An appropriate sense of enclosure could be achieved through the scale and alignment of built form;
- Built form should address open space;
- Taller elements could be used where appropriate such as at key junctions and corners.

### Landscape:

- The pocket parks within Dunton Woods shall embody the arboricultural character of the neighbourhood, using trees to create gateways, wayfinding routes, provide focal features, create shade and to create structure;
- Pocket parks will include spaces for informal play, including LAPs, doorstep and natural play space to encourage interaction with nature and the natural world;
- Pocket parks should be provided both within the neighbourhood and at the fringes to provide a step change in scale from urban to landscape spaces.



Trees could be used as focal features within pocket parks.



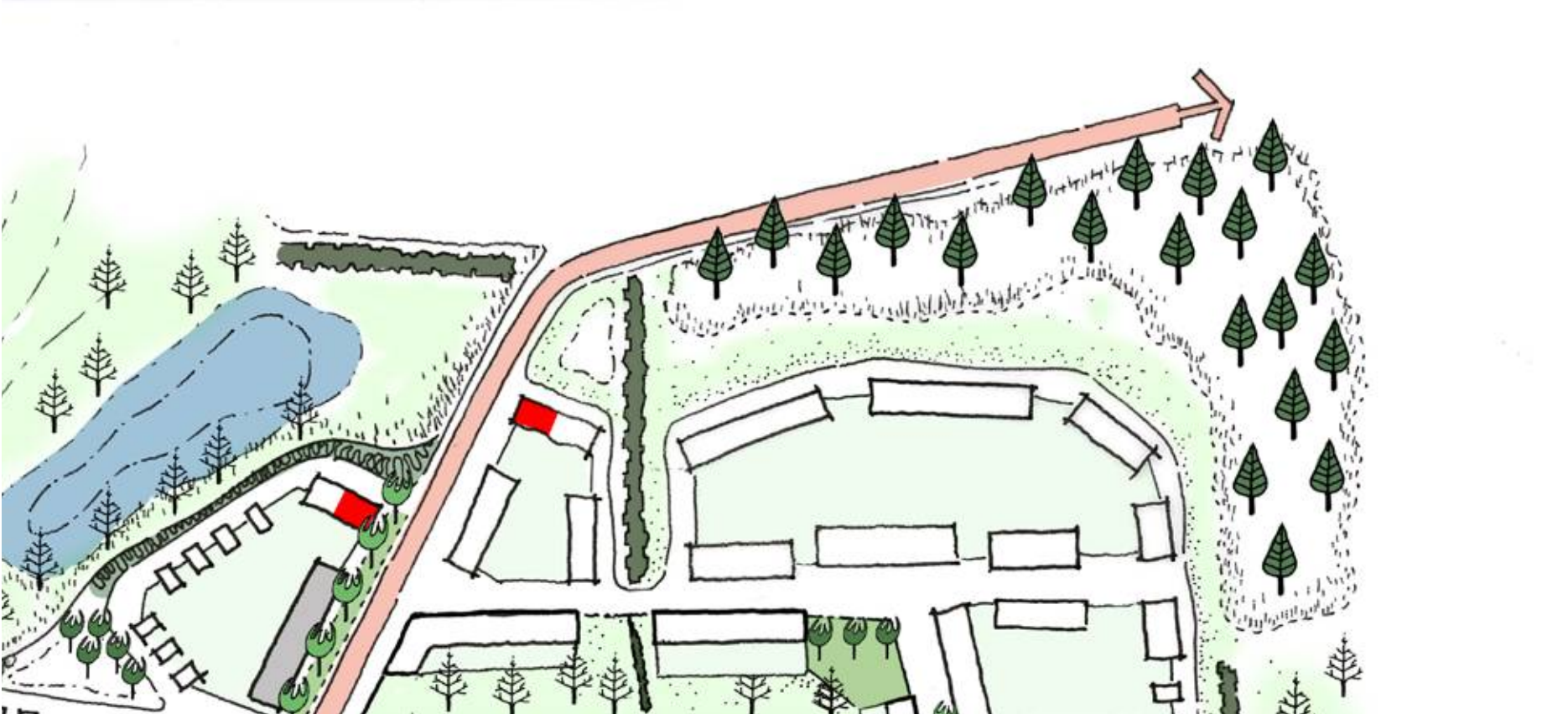


Pocket parks within Dunton Woods could have a more formal nature which sensitively integrates softer element along with small shelters and seating to ensure the comfort and safety of all users.



# FOCAL SPACE

## WOODLAND FRONTAGE



### GUIDING PRINCIPLES

#### Structure

- The structure of this area is informal and undulating, to respond to the vegetated edge of the woodland.

#### Built form response:

- The frontages along the north and east are in contrast to the Ridge-line and Boulevard frontages. They will be contained and private;
- Built form fronting onto the woodland should be informal in character to create a rural setting;
- The rhythm of the building line should be undulating and varied.

#### Landscape:

- These frontages are contained by a generous cluster of woodland to the north and woodland belt to the east;
- Any new tree or shrub planting should be randomly placed to emphasise the character of this key space.



Layouts here could be of a more informal, rural nature to echo their woodland setting (Abode, Cambridge).







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