



**BRENTWOOD
BOROUGH COUNCIL**

Draft Local Plan

2013 - 2033

February 2016

COMMENT FORM

From 10 February to 23 March 2016 we are consulting on the Draft Local Plan for Brentwood Borough. You can view and comment on the Draft Local Plan online at www.brentwood.gov.uk/localplan

Alternatively, please use this form to share your views on the contents of the Draft Plan.

All responses should be received by Wednesday 23 March 2016

Please return forms to Planning Policy Team, Brentwood Borough Council, Town Hall, Brentwood, Essex CM15 8AY, or alternatively attach completed forms and email them to planning.policy@brentwood.gov.uk

Data Protection

All personal information that you provide will be used solely for the purpose of the Local Plan consultation. Please note whilst all addresses will be treated as confidential, comments will not be confidential. Each comment and the name of the person who made the comment will be featured on the Council's website.

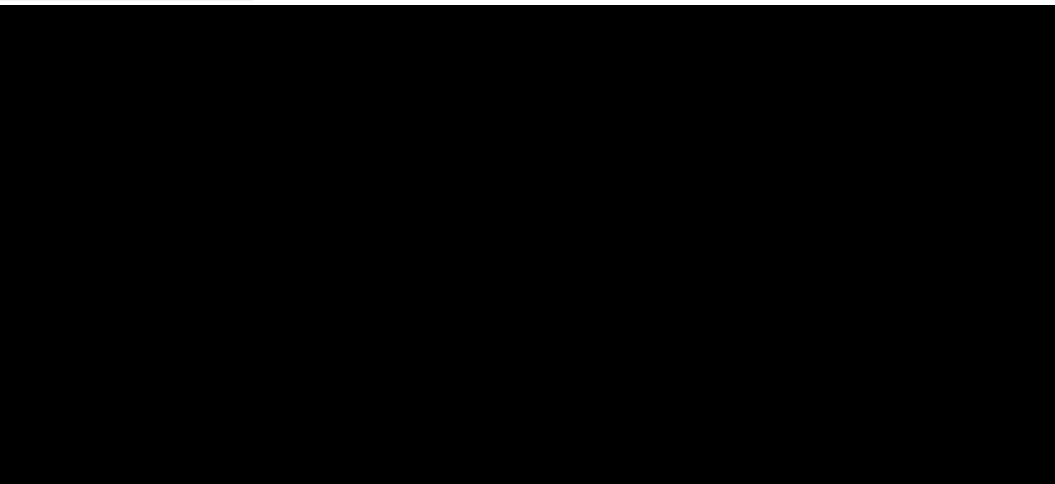
By submitting this form you are agreeing to these conditions.

PERSONAL DETAILS

Title:

First Name:

Last Name:



YOUR COMMENTS

Please indicate which section(s) of the Draft Local Plan you are commenting on (where applicable please clearly state the Policy reference or paragraph number):

Policy 10.6

Please specify if you Support, Object or are providing a General Comment:
(tick as appropriate)

Support

Object

General Comment

Comments (please use additional sheet if required):

CEG supports the high quality design principles of policy 10.6.

The provision of a new self-sustaining garden village presents the unique opportunity to achieve the full range of high quality design principles in an integrated and inclusive manner. CEG's support for policies 10.1, 10.4, 10.5, 10.7, 10.8, 10.10 and 10.14 emphasise the holistic nature of design. The requirement of policy 7.1 to prepare a Master Plan for the new village will enable the achievement and consistent integration of all design principles.

The early evidence base prepared on behalf of the Promoters confirms how Dunton Hills Garden Village will be able to deliver all the principles of high quality design listed in policy 10.6.

- a. Reflect the requirements of Brentwood Borough's Masterplan
- b. Deliver high quality safe, attractive, durable and healthy places to live and work in.
- c. Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions.
- d. Support the efficient use of land and infrastructure, through appropriate land use, mix and density/development intensity.
- e. Contribute positively to an area's character and identity.
- f. Conserve, sustain and enhance designated and non-designated 'heritage assets. At Dunton Hills, the grade II listed Dunton Hills farmhouse located at the high point of the site will be retained within its immediate open setting.
- g. Inform about any archaeological assets. Assessments so far have indicated a low probability of archaeological assets on the Dunton Hills site.
- h. Respect the traditional pattern of routes and enclosures. Although there is little built form existing on the Dunton Hills site it would be appropriate, where possible, to respect the existing form of topography, views and field hedgerow enclosures.
- i. Reflect or, in a contemporary design response, re-interpret local distinctiveness. The scale of the site allocation and the varied character areas that could be created within the development will allow the designers substantial flexibility to interpret this design principle.
- j. Deliver permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features.
- k. Deliver a holistic approach to the design of the public realm (see representations on policy

10.5)

- l. Consider the amenity of both existing and future development. The scale of the site and its natural topography and existing vegetation will assist in this.
- m. Limit the impact of light pollution. As with l above, the scale of the site and its natural topography and existing vegetation will assist in this.
- n. Be designed to be compatible with up to date urban design principles, including Building for Life and achieve Secured by Design accreditation. All relevant urban design principles can be incorporated into the Master Plan and subsequent applications for planning permission.
- o. Incorporate sustainable design and layout at the earliest stage of design. As with many other elements of design the allocation of a new village affords the opportunity to include all elements of high quality sustainable design from the beginning of the design process. Importantly, incorporation of these principles will be village and community wide rather than just restricted to the development of a housing site on the edge of an existing settlement.
- p. Incorporate energy efficient design and sustainable construction techniques. Integrate landscape schemes and proposals to support improvements to biodiversity, the micro climate and air pollution.
- q. Use locally sourced sustainable materials where possible.

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