

DUNTON HILLS

BRENTWOOD

Representations to Brentwood Borough Council
Draft Local Plan, January 2016

Community and Well-being

March 2016



ceg:

The vision

Dunton Hills offers a unique opportunity to deliver over 2,500 homes on a self-contained site, designed in line with Garden Village principles, providing extensive new community, education and health facilities as well as significant investment into existing infrastructure.



The benefits of development at Dunton Hills

5,000 New Jobs

New high quality commercial space alongside the A127 and employment within the local centre, health care and education facilities



Community Facilities

Several new community hubs, including health, food & drink, retail and leisure facilities



Housing for All

A truly extensive range of housing for people new and local to the area



Heath Facility

Appropriate new health facilities



New School Facilities

New school facilities catering for nursery, primary and secondary requirements



✓ A cohesive, new community

By delivering a strategic site of this scale it has the viability to fund new facilities, transport infrastructure and jobs as part of a sustainable new community.

✓ Vital infrastructure

An achievable development for Brentwood which can provide:

- **New healthcare facilities**, which can include the fullest possible range of health services to reduce health inequalities
- **New school** facilities to cater for all nursery, primary and secondary requirements
- **Shops, leisure facilities** and community facilities, to create a liveable and walkable new community
- **Business space**, to contribute investment in the local economy and to allow residents to live and work in the same locality.

✓ An integrated place

- **Public transport links**, to ensure that Dunton Hills is well connected
- **New walking and cycle routes**, linking up with existing recreational routes, such as Thorndon Country Park.

✓ High quality design and character

The site is situated in a location where **exemplar design is paramount** in the region. The development will promote outstanding design standards, whilst respecting the heritage and character of Brentwood and the wider area, setting a benchmark for future development across the UK.

A cohesive community



A vibrant community with a strong vision and **community ownership**, enabling residents a meaningful stake in the development of Dunton Hills, protecting key local services and facilities.



Local deli/cafe, supporting local business

Dunton Hills can deliver:

- ✓ Land allocated for a series of local centres to cater for diverse day to day facilities including quality shops, healthcare, community and leisure facilities
- ✓ Places for the community to come together and socialise via a series of public parks and plazas
- ✓ Support for local enterprise, with locally run shops and other community facilities, promoting excellent stewardship of local assets and enabling income streams to be re-invested locally, and
- ✓ The provision of jobs, training apprenticeships and business opportunities through the development of a diverse range of supporting infrastructure



Artist impression of village green and local centre facilities

Vital infrastructure education



Provision of **new school places** with wide choice for all ages.

Dunton Hills can deliver:

- ✓ A development with several educational facilities within walking distance of both existing and new homes
- ✓ The provision of exemplar education facilities
- ✓ Provide local residents with access to dual use recreation facilities



Artists Impression of new all-through school

Vital infrastructure jobs



Huge **investment in the local economy** with approximately 5,000 new jobs on the site in a variety of sectors, as well as within various sectors created, as well as 40 new apprenticeships per year.

Dunton Hills can deliver:

- ✓ Scope for new high quality commercial space alongside the A127 which could offer a range of flexible business units
- ✓ New commercial space on the strategic highway network, which will appeal to businesses
- ✓ Significant amount of new local jobs ranging from construction to retail, education, healthcare and food and drink
- ✓ Employment opportunities for local people within walking distance of homes

Vital infrastructure healthcare



Dunton Hills has the potential to provide **new flagship healthcare facilities** which incorporate the fullest possible range of health services.



Cottage Hospital facility, Cambridge

Dunton Hills can deliver:

- ✓ Meetings have been held with healthcare professionals in the region to determine the type of health facility which can be provided to cater for the new and existing communities
- ✓ This is a strategic central location for provision of frontline GP services and a range of other services
- ✓ It could form part of the community hub on site with access to parking, public transport, retail and community facilities on the site



Artists Impression of new local centre



Nelson Health Centre, Merton

An integrated place



Safe, pleasant and well connected recreational routes, such as walk and cycle paths, and high quality public transport.

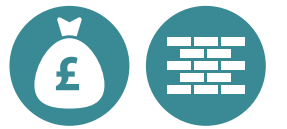


Dedicated bicycle trail, Kielder Forest Park

Dunton Hills can deliver:

- ✓ Capacity within the existing network to accommodate development
- ✓ Improvements to bus service, including express link to local hubs
- ✓ Potential to provide safe walking and cycling routes on-site and link to existing routes in the area – well connected and easily accessible
- ✓ Two vehicular and several pedestrian / cycle access points
- ✓ Potential for increased bus service to Brentwood, Basildon and West Horndon

High quality design and character



A high quality mix of **characterful new homes that respects the heritage** of the south east Essex vernacular, particularly Brentwood, within a generous landscape setting of expansive open space.



Cornsland, Brentwood

Dunton Hills can deliver:

- ✓ A quality mix of characterful new homes to meet the needs of the Borough; helping to support inclusive, balanced and sustainable communities
- ✓ A variety of new types and tenure of homes, diversifying the offer in the Borough and helping to attract new residents
- ✓ Scope for £35 million in new homes bonus and council tax payments generated from the construction of 2,500 new homes
- ✓ An attractive mix including affordable, first time buyer, young professional, family and elderly homes in a range of size and tenure



Existing and proposed bus routes



Semi private lane, Bolnore Village

D U N T O N H I L L S

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