



BroadwayMalyan^{BM}

Appendix - A

Principles of Garden Settlements/Suburbs

**Submission Representation to
Strategic Growth Options Consultation**
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Garden Cities, Suburbs and Settlements

In March 2012, the Government published the National Planning Policy Framework (NPPF, 2012) which states that “The supply of new homes can sometimes be best achieved through the planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities”.

Principles of Garden Cities, Settlements and Suburbs

The Garden Cities and their derivatives, Garden Suburbs, Garden Settlements, are about creating a new neighbourhood which enhances the natural environment, provides a mix of locally accessible services and facilities in a beautiful, healthy and sociable way. It also offers the opportunity for the community to be involved in the management and ownership of community assets.

In 2012, the Town and Country Planning Association (TCPA) published a report ‘Creating Garden Cities and Suburbs today’ on how the Garden City approach can be reinvented for the 21st Century. Key principles, as outlined within this publication include the following:

- High-quality design, combining the very best of town and country living to create healthy homes in vibrant communities
- Generous green space linked to the wider natural environment, including a mix of public and private networks of well-managed, high-quality gardens, tree-lined streets and open spaces
- Integrated and accessible transport systems - with a series of settlements linked by rapid transport providing sustainable access to destinations
- A strong vision, leadership and community engagement
- Capture land value for the benefit of the community
- Community ownership of land and long-term stewardship of assets
- Mixed-tenure homes that are affordable for ordinary people
- A strong local jobs offer in the Garden Suburb itself, with a variety of employment opportunities within easy commuting distance of homes
- Opportunities for residents to grow their own food, including generous allotments
- Access to strong local cultural, recreational and shopping facilities in walkable neighbourhoods



Tree lined streets - Welwyn (Garden City)



Community focussed local centre - Letchworth



Homes set in generously landscaped green areas - Welwyn (Garden City)

New Garden Settlement/ Suburb at Dunton Hills

The aforementioned principles provides a blueprint for developments that follow the Garden City tradition and are applicable to different models of large-scale development, including towns, suburbs, new settlements, urban extensions and villages.

Dunton Hills is strategically well-placed and provides a unique opportunity to deliver a large-scale development that is based on the Garden City principles. These principles could be delivered in the form of a Garden Settlement, Garden Suburb, or as an urban extension at Dunton Hills. It could provide the following opportunities to benefit both immediate and wider community:

Characterful new homes

A characterful mix of quality homes including affordable homes and housing suitable for families, first time buyers and the elderly

Mixed-use local centre(s)

Vibrant and active local centre(s) with shops and community facilities including provision of healthcare

Education provision

Possibility for a new, easily accessible primary and secondary school and early year childcare facilities on site

On-site employment opportunities

Range of new employment opportunities within walking distance from the majority of homes

Multi-functional green infrastructure

A network of connected green spaces, including parkland, sports pitches, play areas and allotments

Enhanced ecology and biodiversity

New areas for enhanced ecology and natural environment with habitat opportunities

Choice of sustainable transport

Excellent access and movement with investment into public transport, public rights of way and new pedestrian / cycle routes. Possibility for a new railway station on London Fenchurch Street and Southend railway line

Abundant open space

New areas of recreation and play facilities at walkable distances, while retaining existing landscape features and encouraging a more healthy lifestyle

Fostering a sense of civic pride

Options for community ownership, long term stewardship of assets and self-build plots



Characterful new homes within a green setting



Vibrant new local centre



High quality employment areas within the walking distance of homes



Multifunctional green space that could include wildlife habitats, allotments, play areas



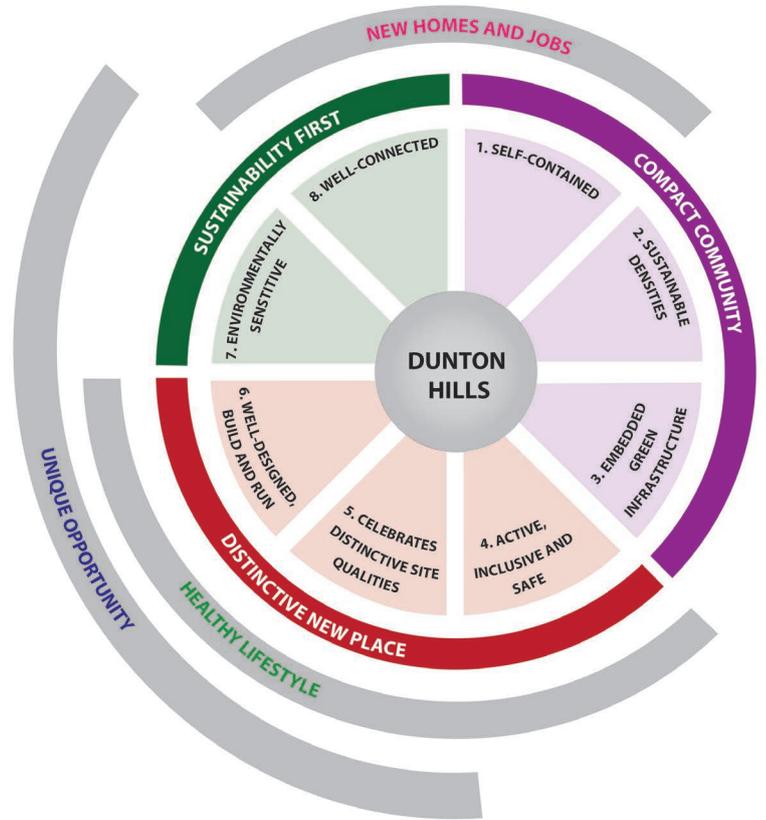
Possible primary and secondary school on-site

Dunton Hills - 8 aspirations to make a great place

The Vision

“Dunton Hills offers a unique opportunity to create a new Garden Settlement / Suburb that is compact, self-contained and encompasses a whole system approach to sustainability where people will aspire to live, work and relax. To accommodate this, the development will put the community first and will provide new homes and jobs, community infrastructure and new green infrastructure that responds to the distinct landscape characteristics. Proposals will celebrate the distinctive qualities of the site and surroundings meeting local needs and aspirations, and encourage the new and existing communities to participate in the governance of a healthy, thriving place that is truly unique.”

The eight tenets of this vision wheel, set out below and opposite, provide a robust framework for the creation of a distinctive, integrated and truly sustainable place that will provide benefits to the existing communities at West Horndon, Laindon and the wider area.



1

Self-contained development

Dunton Garden Settlement/ Suburb will have all the facilities necessary for 21st century lifestyles. Attractive housing will be set within generous green spaces. A compact and sustainable form of layout that will provide new homes within walking distance of facilities such as schools - primary and secondary, new shops, community uses and spaces, a high end business park next to A127, community allotments, country park, sports facilities and a possible new train station



2

Sustainable densities

Dunton Garden Settlement/Suburb will have a range of housing densities spread across the site into distinctive character areas. In line with the Garden Cities principles, it will have an average density range of 30 - 35 dwellings per hectare with generous size gardens and direct access to communal open spaces. Higher density areas will be near the local centre and along key transport facilities, routes and hubs, and lower density areas to the development edges



3

Embedded green infrastructure

A key objective of the development is to retain and enhance the best parts of the existing landscape. The existing Brook corridor and woodland areas will be integrated with the new multi-functional green infrastructure network that will provide areas of recreation and sustainable movement routes



Active, inclusive and safe

The development will create a community that is lively, diverse, and mixed in use and character, with local centre(s) as the focus of civic life which are well linked to Laindon and West Horndon. It will attract a diverse range of local household types and sizes from all social, economic and ethnic backgrounds through a truly accessible and inclusive development



Celebrates distinctive site qualities

The A127 to the north provides a significant opportunity to create an attractive and distinctive gateway to this part of Brentwood and Basildon, that will be defined by high quality architecture, public realm and landscaping. It will also enhance the existing 'blue and green' network made up of vegetation, hedgerow network, trees and Brook, and will create areas for new wildlife habitats. The development will incorporate areas of publically accessible green space that retain distinctive features and allow visual connections with the wider landscape



Well-designed, build and run

The development will have cutting edge building design and technologies to accommodate 21st century lifestyles. The design will understand the character and evolution of adjacent settlements and the wider area in the creation of distinctive, yet contemporary architecture. It will be a place where people will be proud to live in, and will foster a sense of civic pride



Environmentally sensitive

The development will respond sensitively to its location through the provision of a new, robust Green Belt boundary to define the settlement edge. This will prevent coalescence with West Horndon and ensure the retention of open countryside between settlements. The new settlement will be defined by a landscaped edge, with the development incorporating a new country park which will be used by both the existing and new community. The park will incorporate areas of high quality landscape which respect the distinctive landscape character and features within the site



Well-connected

The development will be well-connected to the adjacent settlements and the wider area through a network of safe and direct bus, cycle and pedestrian routes. There is potential for a new train station on site which could provide direct connections to London Fenchurch Street to the west and Essex towns to the east

Key constraints and opportunities

The key constraints and opportunities for the Dunton Hills site (and developed either in partnership with adjacent land to the east or on its own) are set out on the spread below.

Key Constraints

Topography

The western part of the site is relatively level, lying at approximately 15m above Ordnance Datum (AOD). A sinuous low ridge crosses the site north-south, with the slopes forming a distinctive feature in the local landscape. On top of the ridge, the land to the east of the site lies between 35 - 40m AOD, levelling-off to a plateau towards the edge of Basildon. The upper slopes and ridgeline are more highly visible, posing a constraint to development in these areas but can be mitigated through enhancements to the landscape structure and new planting.

Watercourses and flood risk

The site is crossed by a brook which runs from north to south across the lower, western part of the site known as Eastlands Spring. A corridor of land around this brook, between 80m and 200m wide, is classified by the Environment Agency(EA) as an area of flood risk, mostly Flood Zone 3.

Woodland and natural features

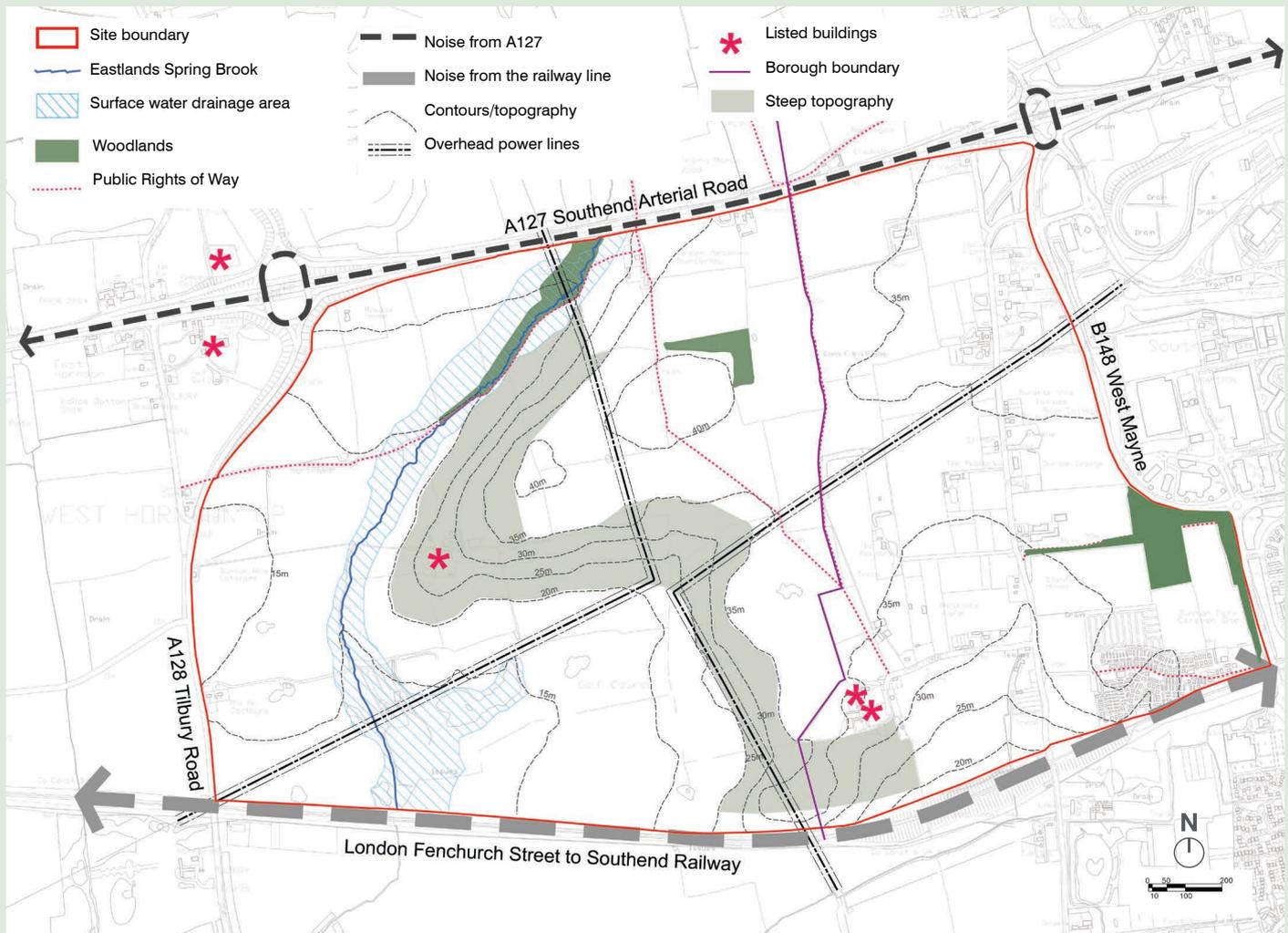
There are a few small areas of woodland within the northern part of the site, one of which (running along the stream and almost entirely within the EA flood zones) is classified as ancient woodland. The sloping landform and skylines formed by the ridge are distinctive features in the landscape and forms a backdrop to views.

Public Rights of Way

The site is crossed from west to east by Nightingale Lane, an old rural lane now a byway open to all forms of traffic. There is also a public footpath from north to south which forms the Borough boundary.

Overhead power lines

The site is crossed by two overhead power lines which are assumed to be 132 Kv.



Key Opportunities

Creation of new hubs/local centres

There is an opportunity to create new distinctive local centres which will be the focus of different neighbourhoods.

Walkable neighbourhoods

There is a scope to create up to 3 distinct walkable neighbourhoods that are connected by a strong green infrastructure network.

New train station

There is potential for a new train station, which could function as a development hub/focus and offer an additional choice of sustainable transport.

Topography

The western part of the site is relatively level and visually contained within the wider landscape area. Opportunities to incorporate development to the east of the site, set within landscape framework provided by enhanced field boundary hedgerows, tree belts and new woodland

New 'blue and green' network

The existing brook and green vegetation on site will create a new 'blue and green' network. The retained brook corridor will provide a new 'Green Lung' that runs through the development.

Multifunctional green infrastructure

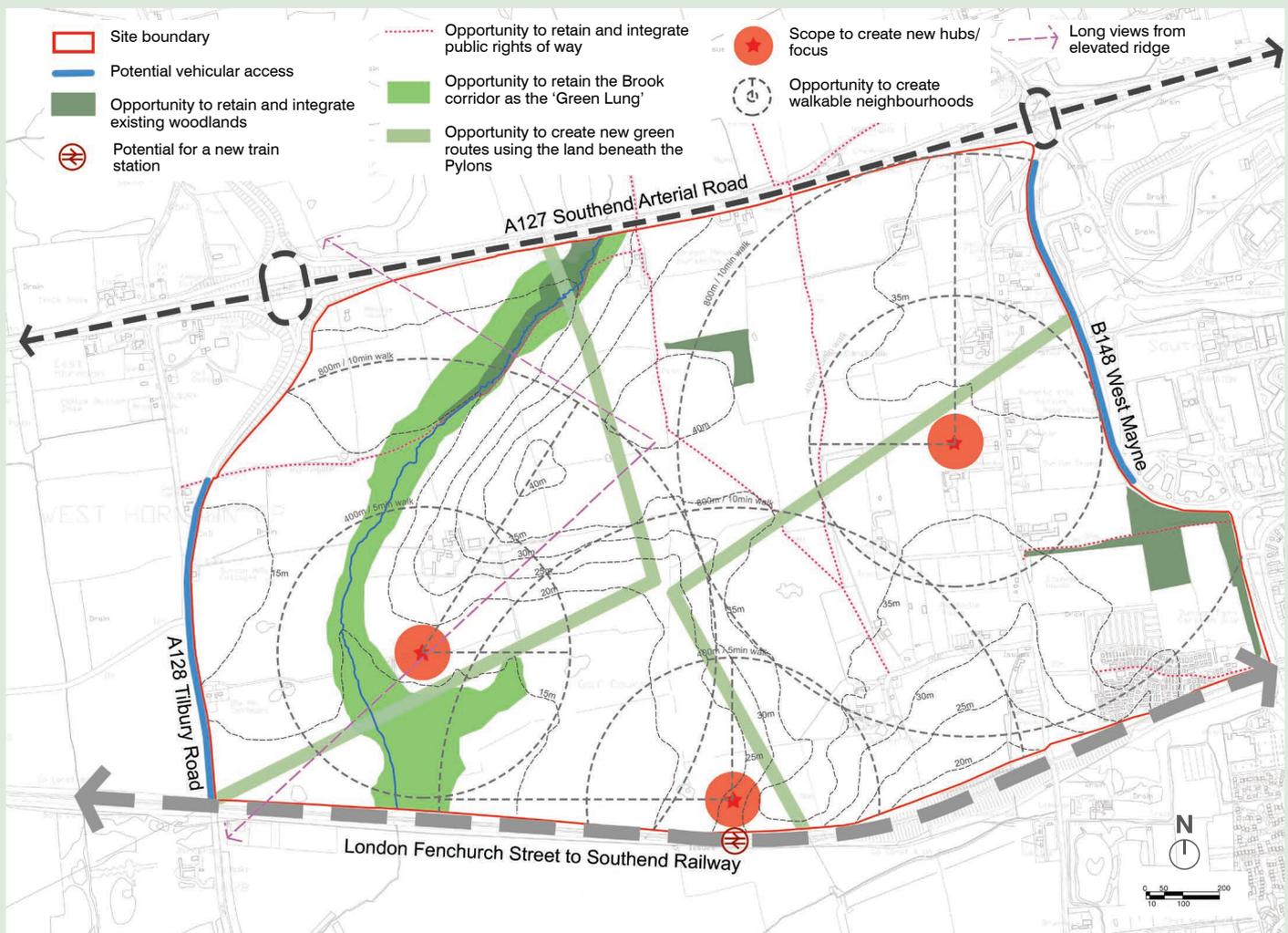
There is an opportunity to retain existing woodland and natural features on site and provide a multifunctional green infrastructure network. This may include the enhancement of boundary features to provide soft edge to development and strengthen the landscape structure.

Public Rights of Way

The public rights of way will be retained and integrated within the access and movement strategy.

Overhead power lines

The land located beneath the overhead power lines could provide new green links that could accommodate new direct pedestrian and cycle routes.





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