

Dunton Garden Suburb Consultation:

Exploring the potential opportunities for cross boundary development

Land West of Laindon, Basildon and East of West Horndon, Brentwood
January 2015

We need your views



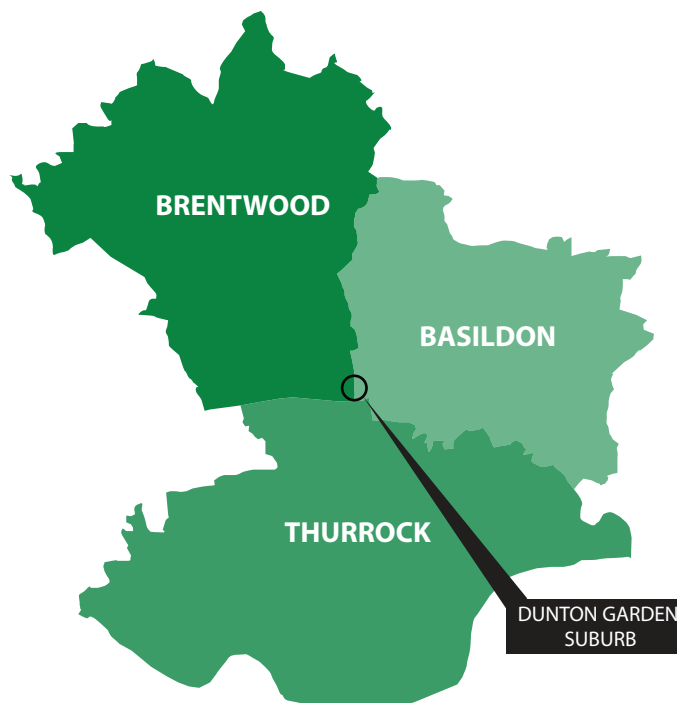
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Basildon Council and Brentwood Borough Council working in partnership

Executive Summary

- This consultation document explains the opportunity for a Dunton garden suburb development, creating a place where people want to live, work and relax;
- It has been jointly produced in light of a need to provide for new housing and employment in Basildon Borough and Brentwood Borough;
- Local Planning Authorities are required by Government to provide for all their development needs. This means that Green Belt must be reviewed to help meet both Basildon and Brentwood Borough development needs;
- Overall the suburb could accommodate 4,000-6,000 well designed, mixed tenure homes;
- Cater for new jobs and apprenticeships through land released for commercial and industrial opportunities;
- Local cultural, social and community facilities in walkable neighbourhoods;
- Integrated transport and highway improvements;
- Generous new green space with bridleways and footpaths connecting Thorndon and Langdon Hills Country Parks.



Please let us know what you think
Provide your comments to Basildon Borough Council, Brentwood Borough Council or at <http://basildon-consult.limehouse.co.uk/portal>

To find out more information visit:
www.basildon.gov.uk/dunton or
www.brentwood.gov.uk/dunton



Document Purpose and Scope

The Localism Act 2011 requires Local Planning Authorities to cooperate on strategic, cross boundary planning matters known, as the Duty to Cooperate.

In November 2014, Basildon Borough Council and Brentwood Borough Council, as Local Planning Authorities, jointly signed a “Memorandum of Understanding” to work together to consider cross boundary strategic planning issues. This document investigates whether land to the west of Laindon (in Basildon Borough) and to the east of West Horndon (in Brentwood Borough) has any potential of meeting some of the development needs of both councils through a cross boundary development.

This consultation document sets out the context, challenges, and constraints which both councils have discussed through the Duty to Cooperate. The council is now seeking public and stakeholder views on whether the initial concept for a “Dunton Garden Suburb” generated from those discussions should be taken any further by both councils as part of Local Development Plan preparation, in accordance with the National Planning Policy Framework, and through the Duty to Cooperate.

Status

This document does not constitute part of the emerging Local Development Plan of either council in its own right, but following the results of the consultation it could lead to the establishment of a joint project between the councils to carry out further testing and assessment against their evidence base as part of their plan-making responsibilities.

Strategic Environmental Assessment/ Habitat Regulation Assessment

The Environmental Assessment of Plans and Programmes Regulations 2004 require certain plans, projects and programmes to be evaluated against their impact on the environment and to take this on board to mitigate the impact as much as possible. Likewise, the Conservation of Habitats and Species Regulations 2010 seeks to ensure that plans do not impact on specific habitats designated at either European or International levels for their biodiversity importance.

Given the potential evolution of this proposal into the emerging Local Plans, the councils have carried out an initial assessment and will consult with Natural England, English Heritage and the Environment Agency as the prescribed statutory bodies.



Strategic Context of the site

Transport Connections

- Good connection to strategic road, rail links, ports and airports
- South of A127; next to Dunton Junction
- 4.5 miles from M25
- 12 miles from Dartford Crossing
- 6 miles from London Gateway
- 30 mins from London Fenchurch Street
- 30 mins from London Southend Airport; 40 mins from London City Airport and London Stansted

Economy and Employment

- Basildon Borough provides 76,000 jobs in A127 corridor predominantly within the light industrial, warehousing and office uses
- Brentwood Borough has 30,000 jobs within the banking, distribution and leisure/restaurant uses.

Do you think this is a good idea?



Local Context of the site

- Located between Laindon and West Horndon
- Large parcels of farm land, nurseries, a golf course, caravan park and Dunton Village
- Water course running north/south to the west of Eastlands Spring
- Scattered ponds.

How do you feel about this?

Public Transport

- Bus routes throughout the neighbouring area of Laindon and West Horndon. Railway Stations on C2C line at Laindon and West Horndon

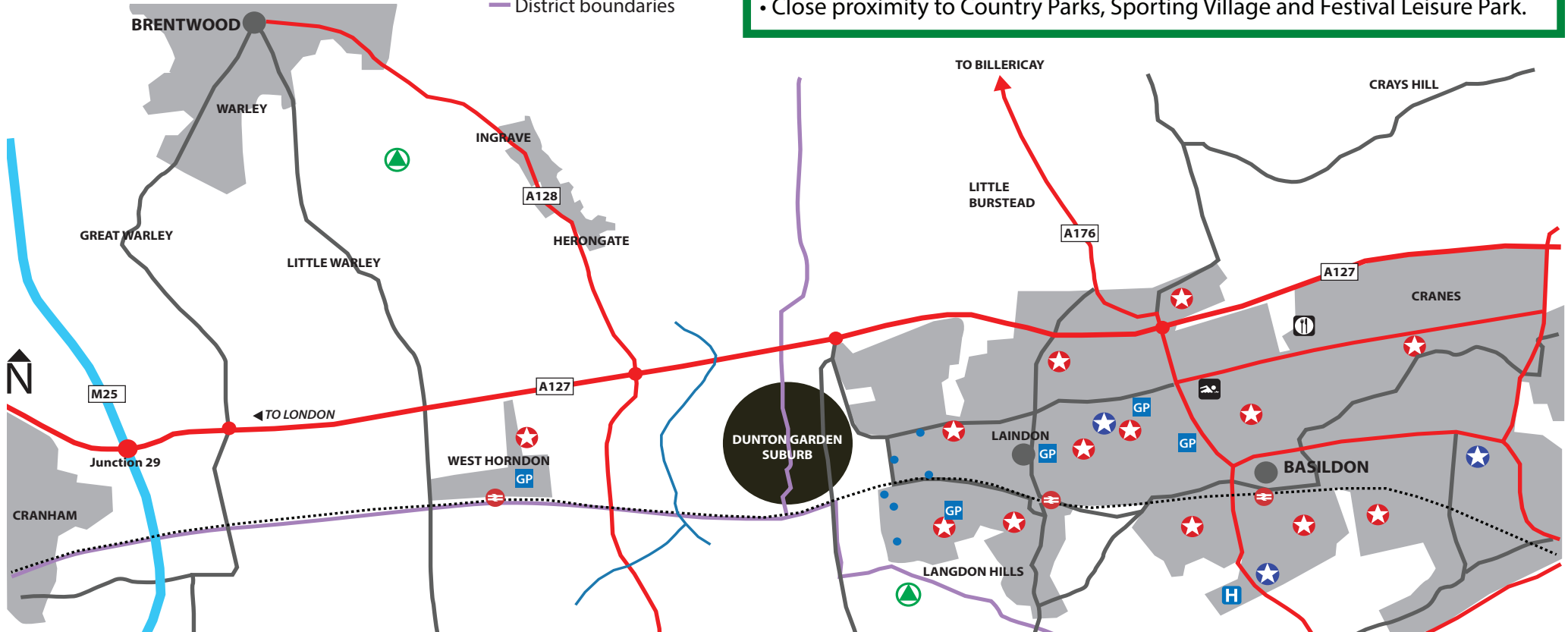
Local Services/Retail

- Close proximity to the local centres of Laindon and West Horndon, both of which have primary schools, retail and healthcare facilities
- Secondary Schools within Laindon and Basildon

Leisure

- Close proximity to Country Parks, Sporting Village and Festival Leisure Park.

- Key
- ★ Primary School
 - ★ Secondary School
 - ▲ Country Park
 - 🏠 Festival Leisure Park
 - 🏟 Basildon Sporting Village
 - 🏥 Basildon Hospital
 - Town centres
 - Nearest Bus stops
 - 🏠 GP Surgeries
 - District boundaries



Images around the existing site

Image 1



Image 2



Image 3

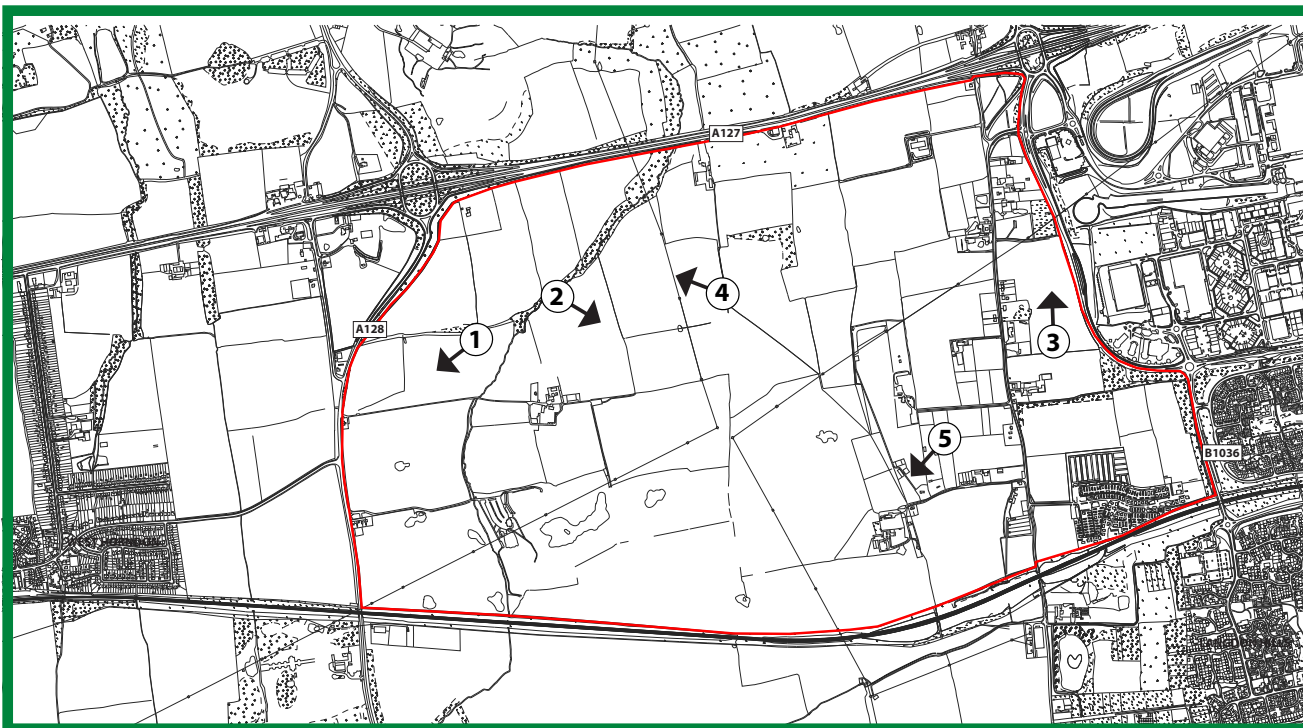


Image 4



Image 5



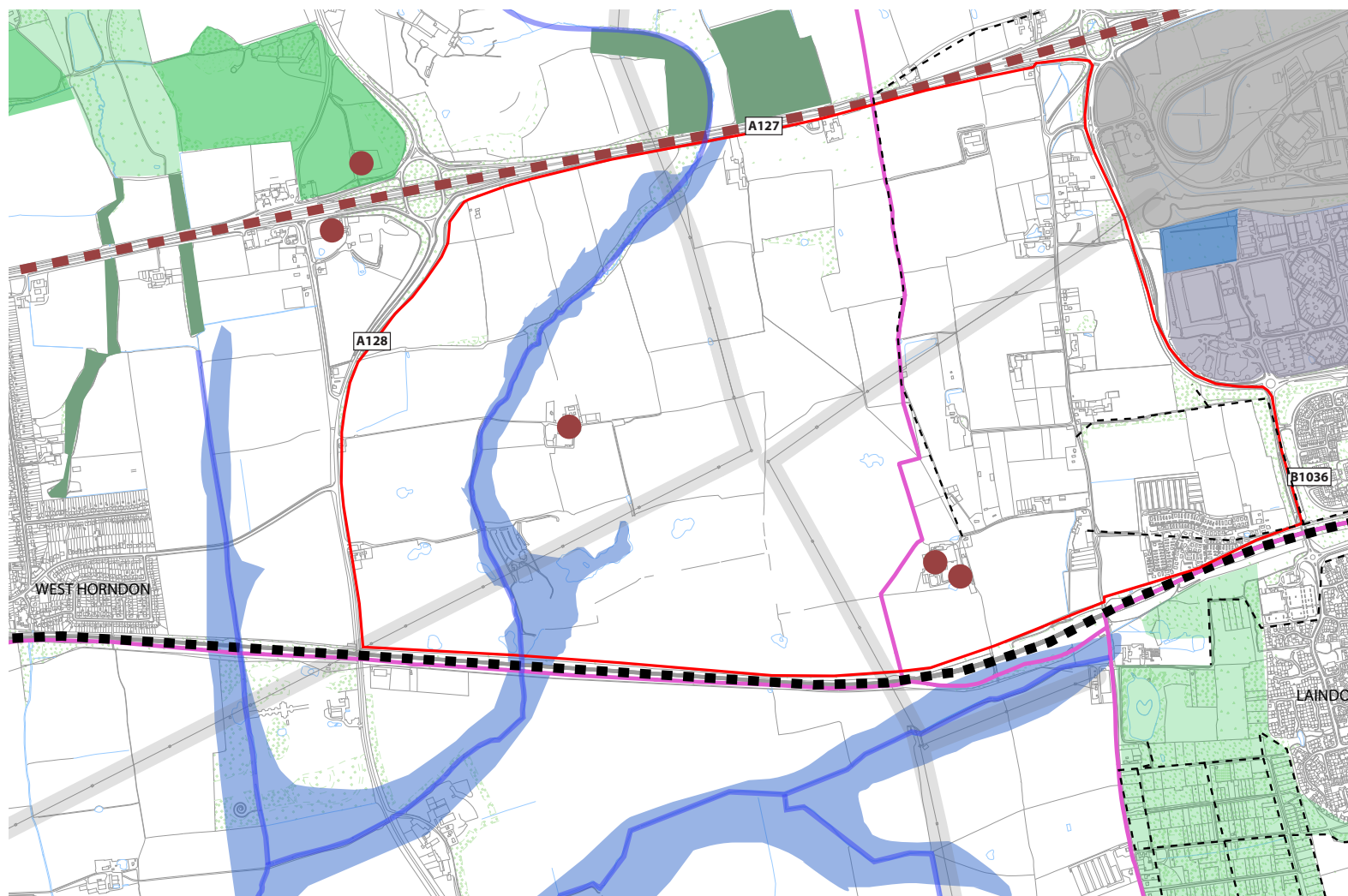
Constraints and Considerations

Can you suggest any other constraints?

-  Flood Zone 2 and 3a /b
-  River
-  Ancient Woodland
-  Local Wildlife Sites
-  Country Parks
-  Industrial Area
-  Pylons
-  Strategic transport network
-  Public Footpaths
-  Listed Buildings
-  Surface Water Drainage Area
-  Railway Line
-  Borough Boundary
-  Public Footpaths
-  Site boundary

Other constraints

- Green Belt Landscape
- Proximity to Country Park and Nature Reserves
- Potential for Protected Species
- Nature Improvement Area
- Open Space
- Ground Water Vulnerability
- Critical Drainage Area BA6
- Topography
- Geology



Concept of Dunton Garden Suburb: Potential Principles

- A garden suburb to the west of Laindon, creating a place where people want to live, work and relax
- 4,000- 6,000 different sizes for sale and rent including affordable homes
- Job opportunities and apprenticeships through new commercial /industrial land
- New Gypsy and Traveller pitches
- Integration with the existing community, including investment towards Laindon Town Centre regeneration
- Possibility for a new railway station and other integrated transport Improvements
- Local cultural, social and community facilities in walkable neighbourhoods
- Generous green space, including a surrounding belt of countryside to west following Eastlands Spring connecting Thorndon Country Park to Langdon Hills Country Park
- Land set aside for biodiversity areas
- Well connected and biodiversity-rich public parks
- Options for community ownership, long term stewardship of assets and self-build plots

Should this be considered further?



Please note, the diagram above is only illustrative. It has been drawn up to help people understand the concept behind the Dunton Garden Suburb idea that is open to consultation and how in broad terms it could relate to the nearby areas. Following the consultation, if the Councils decide to take the idea further through their respective Local Plans, it would need to be subject to more detailed masterplanning to determine how it should be laid out, connected to the transport network and the detailed positioning of on site facilities.

NB: If approved, any development is likely to take a minimum of 8 years before anything would happen on site.

Concept of Dunton Garden Suburb: Potential Principles



Housing integrated into the environment



Cycling networks



Green corridors/wedges



Places for the young and old



Local shops, retail & employment opportunities



Tree lined streets

The consultation will start on 6th January 2015.

Please provide your comments on the proposal of the Dunton Garden Suburb.

You can do this by visiting the joint consultation portal:

<http://basildon-consult.limehouse.co.uk/portal>
or

✉ Email us at planningpolicy@basildon.gov.uk and planning.policy@brentwood.gov.uk or ✍ write to us at:

Planning Policy Team Basildon Borough Council The Basildon Centre St Martins Square Basildon Essex SS14 1DL ☎ 01268 533333	Planning Policy Team Brentwood Borough Council Town Hall Ingrave Road Brentwood Essex CM15 8AY ☎ 01277 312620
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All comments must be received by 5pm, 17th February 2015

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