

# DUNTON GARDEN SUBURB CONSULTATION

## STATEMENT OF CONSULTATION



December 2015

**Basildon Council**  
BASILDON • BILLERICAY • WICKFORD



Basildon Borough Council and Brentwood Borough Council working in partnership

**Basildon Council**  
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[www.basildon.gov.uk](http://www.basildon.gov.uk)

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# 1 PROJECT OVERVIEW

## What is Dunton Garden Suburb?

- 1.1 Basildon Borough Council and Brentwood Borough Council are working together to investigate 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 opportunity. The total area is around 420 hectares: approximately 156 hectares of which are in Basildon Borough and approximately 264 hectares are in Brentwood Borough.
- 1.2 An informal planning concept related to this land, hereafter referred to as Dunton Garden Suburb, was developed to test the idea of a cross boundary development that could potentially be home to 4,000 – 6,000 houses, retail and leisure use, Gypsy and Traveller pitches, commercial, open space, access to local facilities and Country Parks and improved infrastructure routes.

## Memorandum of Understanding

- 1.3 This followed both Councils signing a Memorandum of Understanding on 4 November 2014, which set out the initial terms and conditions for the joint project arrangements to explore the concept further in accordance with Section 110 of the Localism Act 2011, also referred to as the Duty to Cooperate. Both Councils agreed to prepare a joint consultation document to explore whether there is any potential to develop the land.
- 1.4 It should be noted that as an informal planning concept being tested through public consultation and debate with local

communities and stakeholders, it did not feature as a joint project in either boroughs' emerging Local Plans. However it should be noted that a proposed development of 2,300 homes and 5.5Ha of employment land to the west of Basildon was contained within the Basildon Core Strategy Revised Preferred Options Report 2013. The site was also set out as a potential option for development in the Brentwood Strategic Growth Options paper.

## Public Consultation

- 1.5 Both Councils subsequently prepared and approved a document for public consultation. This document explored the issues, location merits and constraints of the potential Dunton Garden Suburb. The consultation document and more information was available to view on both Councils websites at [www.basildon.gov.uk/dunton](http://www.basildon.gov.uk/dunton) or [www.brentwood.gov.uk/dunton](http://www.brentwood.gov.uk/dunton)
- 1.6 A public consultation was held for 10 weeks between Tuesday 6 January and Tuesday 17 March 2015. The consultation period was originally agreed and advertised to end on Tuesday 17 February 2015, but it was extended by one month to enable as many people as possible to consider and comment on the proposals.

## 2 STATEMENT OF CONSULTATION

### What is a Statement of Consultation?

2.1 This Statement of Consultation explains how both Councils have consulted the public, as well as other stakeholders and interested parties, and provides a summary of their views of exploring the Dunton Garden Suburb development opportunity. It sets out:

- Which bodies and persons were invited to make representations and through what means they were enabled to make representations.
- A summary of the main issues raised by the representations.

2.2 Despite the joint consultation not being a formal part of either Council's Local Plan preparation, in the spirit of early engagement on possible development proposals, as advocated by national planning policy, the consultation was undertaken to meet statutory requirements set out in the Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 18), Basildon Borough Council's Statement of Community Involvement (2011) and Brentwood Borough Council's Statement of Community Involvement (2012). These latter documents are available to view on both Council's websites.

### What Happens Next?

2.3 This Statement of Consultation will inform both Basildon Borough Council and Brentwood Borough Council's decision about whether there are planning merits to consider a cross-boundary development option at Dunton in their respective Local Plans, through their own separate decision-making processes. Should the decision be taken

to consider the project further, the Memorandum of Understanding will need to be reviewed and new working arrangements put in place to proceed jointly. Should this not be the case, the Memorandum will expire, but both Councils will continue to work together on strategic planning matters and cross boundary issues as they arise, as required by the Localism Act 2011.

## 3 CONSULTATION WITH PUBLIC BODIES

- 3.1 Section 110 of the Localism Act 2011 inserted Section 33A into Part 2 of the Planning and Compulsory Purchase Act 2004 which imposes a duty to co-operate in relation to the planning of sustainable development. The duty relates to local planning authorities as well as other public bodies.
- 3.2 Although this consultation does not form part of either council's Local Plan process, it does demonstrate compliance with the Duty to Co-operate. Both councils have consulted a number of statutory consultees such as the Environment Agency, Historic England (formerly English Heritage), Natural England, Network Rail, Highways England, Essex County Council, and adjoining local planning authorities, amongst others.
- 3.3 Regular liaison was undertaken with Thurrock Borough Council, given the London Fenchurch Street railway line boundary to the South shared with Thurrock, and Essex County Council in light of their role as education, public health and highways authority for the area, amongst other roles.
- 3.4 Other Local Authorities within Essex were notified and advised of the consultation through collaborative working groups such as the Essex Planning Officers Association (EPOA) – Planning Policy Forum etc.
- 3.5 A list of public bodies that were consulted is included in **Appendix 1**.

## 4 PUBLIC ENGAGEMENT

4.1 The following methods of communication and engagement were carried out.

### Consultation Events

4.2 The Councils held a series of consultation events. The first were two stakeholder workshops open to landowners, residents, businesses within the site area boundary only, as well as Parish Councils within or adjacent to it. Following this four drop-in events were held which were open to the wider public, two in Laindon (Basildon Borough) and two in West Horndon (Brentwood Borough) held at different times of the day to provide opportunities for the maximum amount of people to attend. Neither were location specific and both were open to people of either Borough to attend. Both council's Planning Policy teams presented the planning concept at these events and were available to answer questions, gauge people's opinions and encourage formal responses to be made to the consultation. The schedule of these events is set out in Table 1.

TABLE 1: Consultation Events

| DATE               | TIME          | LOCATION                             |
|--------------------|---------------|--------------------------------------|
| <b>Invite Only</b> |               |                                      |
| 7 January 2015     | 10:00 - 12:00 | Dunton Mobile Home Park              |
|                    | 14:00 - 16:00 | Dunton Mobile Home Park              |
| <b>Drop-in</b>     |               |                                      |
| 14 January 2015    | 11:00 - 17:00 | St Francis Church, West Horndon      |
|                    | 16:00 - 21:00 | Presidents Community Centre, Laindon |
| 4 February 2015    | 16:00 - 21:00 | Presidents Community Centre, Laindon |
| 9 February 2015    | 16:00 - 21:00 | St Francis Church, West Horndon      |



FIGURE 1: Stakeholder Workshop Image, Dunton



FIGURE 2: Drop-in Event Images, West Horndon



## Council Websites

4.3 Participation in the consultation was facilitated via both Councils' websites. All documents were available to view online and comments could be made online via Basildon Borough Council's consultation portal. Direct links to the portal and more information were provided on both Council's websites at [www.basildon.gov.uk/dunton](http://www.basildon.gov.uk/dunton) and [www.brentwood.gov.uk/dunton](http://www.brentwood.gov.uk/dunton). In addition, comments were accepted by email to either Council at [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk) or [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk), or by in writing by post.

## Notification Letters

- 4.4 A joint letter and email was sent to all residents and businesses within the potential site area prior to the consultation start date (see Figure 3). This set out details of the consultation, invited recipients to attend the specific stakeholder consultation event, and informed them of the public drop-in events that would also be taking place.
- 4.5 Basildon Borough Council wrote to all people and organisations registered on its Local Plan consultation database. In addition the Council publicised the consultation in its Borough Diary publication (Spring Edition 2015), which was circulated to 78,000 Borough households. Twitter and Facebook were also used to advertise.

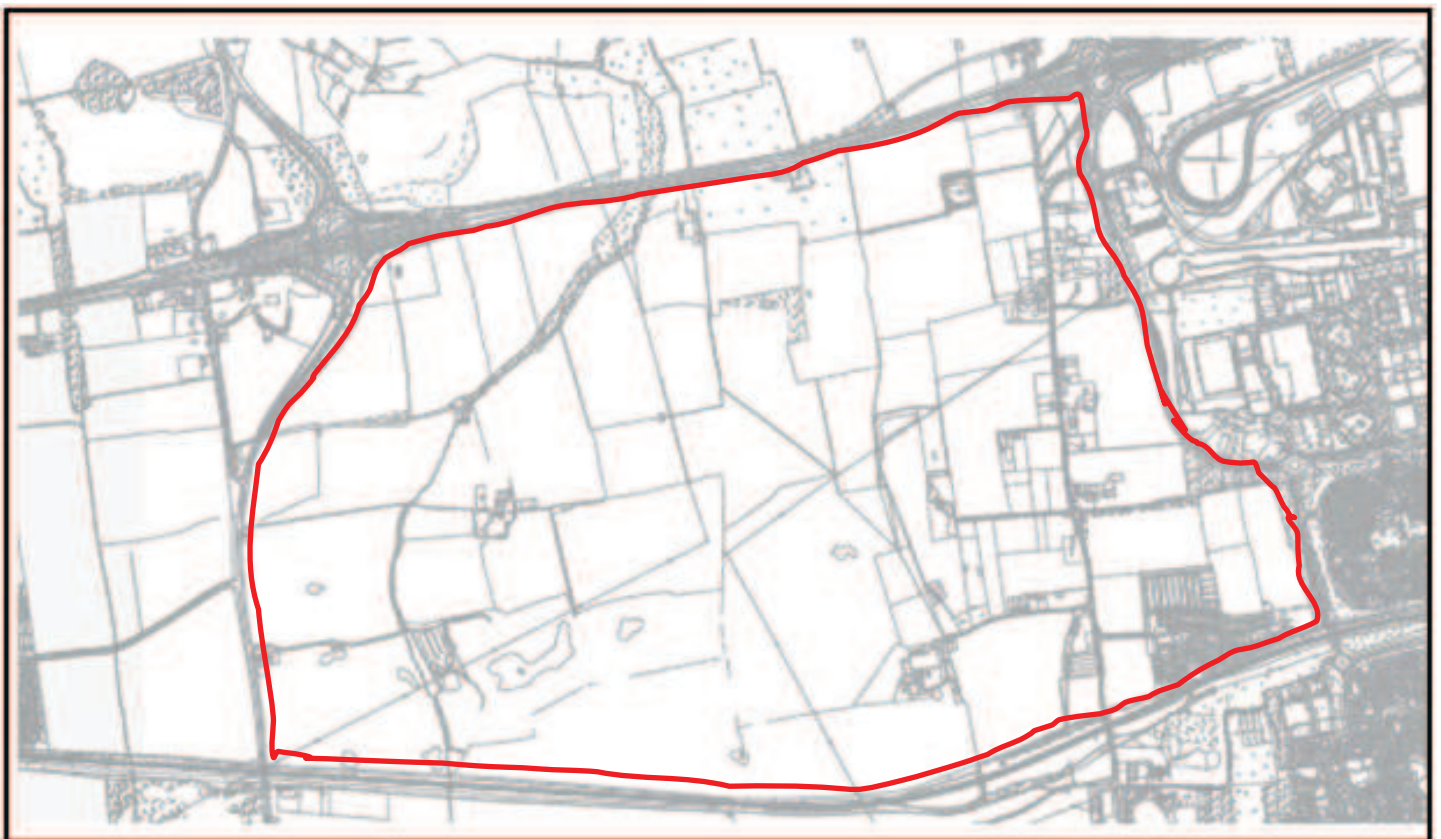


FIGURE 3: Dunton Garden Suburb Site Boundary

4.6 In addition, Brentwood Borough Council also undertook a stage of its Local Plan consultation at the same time, called Strategic Growth Options. This allowed for all notification letters and emails sent to those on Brentwood Council’s consultation database to also be informed about the Dunton Garden Suburb consultation. This included information about Dunton Garden Suburb a Borough Bulletin newsletter, distributed to Brentwood residents with a free weekly newspaper on Thursday 5 February. This Local Development Plan edition newsletter was distributed to over 29,000 residents and businesses in Brentwood Borough and advertised through Twitter, Facebook and the Council’s website. It included answers to frequently asked questions regarding the Local Plan and Dunton Garden Suburb consultations, which are set out in **Appendix 2**.

## Posters

4.7 Posters were used to advertise locally and raise awareness of the consultation and public events. These were sent to local Parish Councils to post on community notice boards, village halls and community centres. They were also posted in libraries across Basildon and Brentwood Boroughs. Separately designed “reminder posters” were used to re-advertise once the consultation period was extended and seek further involvement.

4.8 Posters were put up to advertise the consultation at Basildon Rail Station from the week commencing 2 February and Laindon Rail Station from the week commencing 16 February. This covered the last four weeks of the extended consultation. This helped raise awareness with a large number of commuters regularly using the closest existing station to the site area each day. West Horndon Rail Station does not have any platform advertising.

## DUNTON GARDEN SUBURB CONSULTATION

**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](mailto:planningpolicy@basildon.gov.uk) and [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk) or write to us at:

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All comments must be received by 5pm, 17th February 2015



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FIGURE 4: Consultation Leaflet

# DUNTON GARDEN SUBURB CONSULTATION

A potential development opportunity to the west of Laindon, Basildon and east of West Horndon, Brentwood for 4,000-6,000 homes, retail and leisure use, Gypsy and Traveller pitches, commercial, open space, access to local facilities and Country parks and improved infrastructure routes.

**6 January – 17 February 2015** (until 5pm)

Come to the drop in event on **14 January 2015** to find out more:

- **12pm - 4.30pm**  
Christabella Wing, St Francis Church, Thorndon Avenue, West Horndon, CM13 3TR
- **4.30pm - 9pm**  
Presidents' Community Centre, Hoover Drive, Laindon, Basildon, SS15 6LF

Or find out more by visiting our websites:

[www.basildon.gov.uk/dunton](http://www.basildon.gov.uk/dunton)  
[www.brentwood.gov.uk/dunton](http://www.brentwood.gov.uk/dunton)



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A potential development opportunity to the west of Laindon, Basildon and east of West Horndon, Brentwood for 4,000-6,000 homes, retail and leisure use, Gypsy and Traveller pitches, commercial, open space, access to local facilities and Country parks and improved infrastructure routes.

**The deadline for comments has  
now been extended:**

**Consultation ends 16 March 2015 (until 5pm)**

Or find out more by visiting our websites:

[www.basildon.gov.uk/dunton](http://www.basildon.gov.uk/dunton)  
[www.brentwood.gov.uk/dunton](http://www.brentwood.gov.uk/dunton)



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FIGURE 5: Examples of Consultation Posters / Adverts

## Media Release

4.9 Versions of the poster were placed as half page adverts in local newspapers with coverage in both Boroughs.

TABLE 2: Newspaper Advert Coverage

| Publication Name   | Publication Date                          |
|--------------------|---|
| Basildon Echo      | Tue 6th Jan, 13th Jan, 27th Jan, 10th Feb |
| Brentwood Gazette  | Wed 7th Jan, 14th Jan, 28th Jan, 11th Feb |
| Brentwood Recorder | Fri 9th Jan, 16th Jan, 30th Jan, 13th Feb |
| Yellow Advertiser  | Thu 8th Jan, 15th Jan, 29th Jan, 12th Feb |

4.10 Several joint press releases were made by both Councils which were sent to all press distribution lists, made available on both websites and shared on the Councils' Twitter and Facebook.

4.11 Every Friday, the Leader of Brentwood Council holds a press briefing at the Town Hall which is attended by Brentwood Gazette, Brentwood Weekly News, Made in Essex and Phoenix FM. Following the briefing, Phoenix FM does an on-air roundup of the briefing and what has been discussed. Phoenix FM is a community radio station for Brentwood Borough and Billericay which broadcasts on 98fm and is also available to listen to via the internet. They have 28,000 listeners a month. The Leader spoke about the Dunton Garden Suburb consultation at his briefings held on Friday 9th, 16th, 25th January 2015.

4.12 The Leader Column on Brentwood Gazette, as well as a number of other articles in local newspapers such as Brentwood Weekly News/Basildon Echo, Brentwood Recorder, and Essex Enquirer, also mentioned the Dunton Garden Suburb Consultation and gave details on how to get involved.

TABLE 3: Newspaper Article Coverage

| Publication Name               | No. Of Articles During Consultation |
|--------------------------------|-------------------------------------|
| Basildon Echo                  | 18                                  |
| Basildon Recorder              | 4                                   |
| Basildon/Brentwood Weekly News | 20                                  |
| Brentwood Gazette              | 14                                  |
| Brentwood Recorder             | 1                                   |
| Essex Enquirer                 | 3                                   |
| Yellow Advertiser              | 4                                   |
| Daily Telegraph                | 1                                   |

4.13 Interviews with Cllr Phil Baker (Chair of Planning at Brentwood Borough Council), Cllr Colin Foan (West Horndon Parish Council) and residents at a drop in event in West Horndon for the Dunton Garden Suburb consultation were broadcast on 17 January on BBC Essex, clips were in news bulletins throughout the day. It had 213,000 listeners in a week.

4.14 The media is a key publicity tool and local media sources were used to broadcast the consultation on the Dunton Garden Suburb. The first joint press release was issued on the 16th December 2014 prior to the release of the Dunton Garden Suburb consultation. Follow up press releases were then issued by the Council on the 6th January (when the consultation started), 15th, 26th and 30th January. These releases were all picked up by newspapers and a number of stories relating to the consultation were published. The final release in March alerted the public to the extended consultation period.

4.15 Local newspapers, namely the Basildon Echo, the Billericay & Brentwood Gazette, the Basildon Yellow Advertiser, and the Essex Enquirer ran several news stories relating to the Dunton Garden Suburb. The information contained in these news stories originated both from the Council press releases and from other sources, highlighting the reach of the consultation. The stories were mixed in terms of opinions, which helped to raise the profile of the potential joint project and of the consultation. News stories ran continuously throughout the consultation period with the first being released in the Basildon Echo prior to the start of the consultation.

## **Social Media**

4.16 Tweets/facebook posts were scheduled between 6th January 2015 and 17th March 2015 to encourage residents to take part in the consultation. There were daily tweets either promoting drop-in events, press releases or the consultation itself. Messages were sent out throughout the consultation period linking back to the Basildon & Brentwood Council websites.

## **Internal Communications**

4.17 Internal communication from both Councils was undertaken throughout the consultation period. All staff emails, staff bulletins, Leader's messages, and blogs were sent out during the consultation period to engage with Council staff, and to help them pass on information through word of mouth to residents and businesses. Drop-in sessions were also held for members of staff at both Councils.

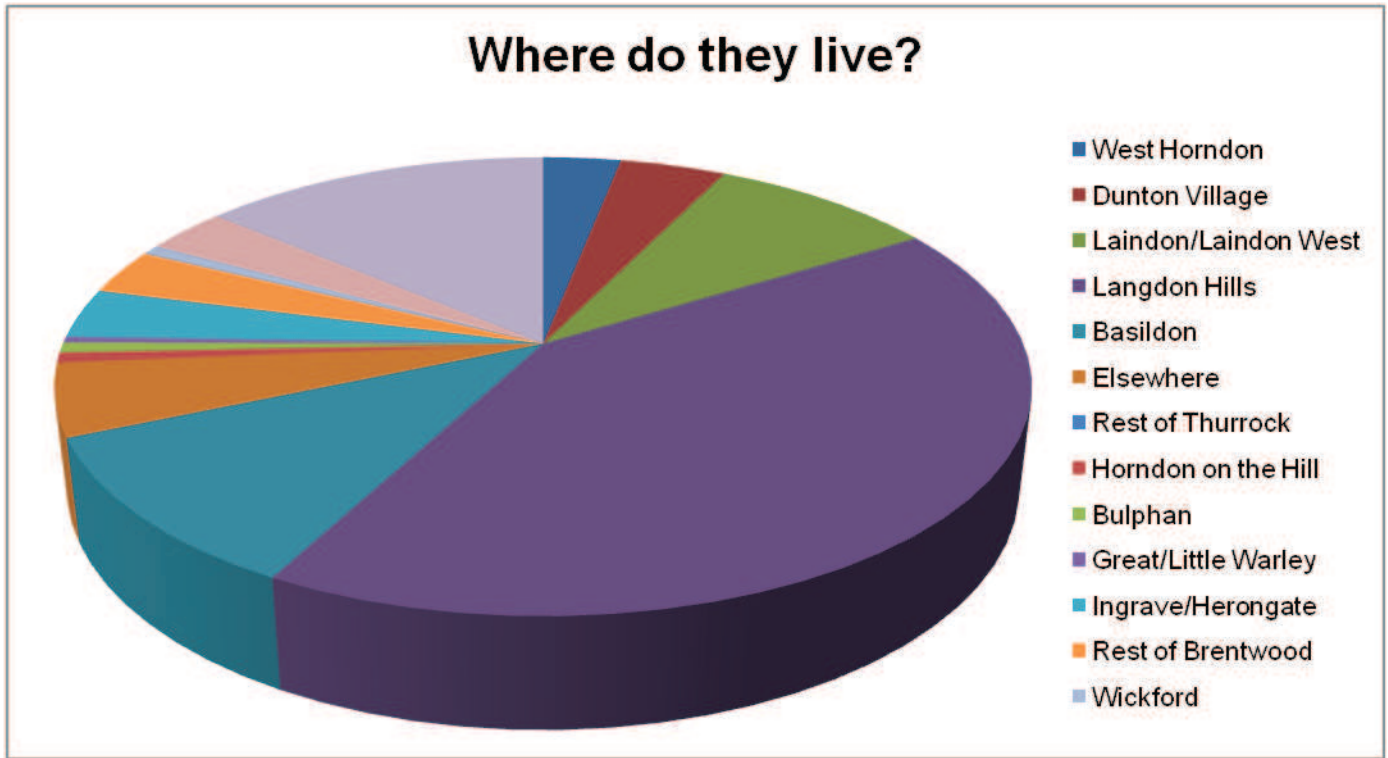


FIGURE 6: Consultation Adverts Posted at Basildon and Laindon Stations

## 5 RESPONSE TO CONSULTATION

- 5.1 1,397 respondents submitted 1,528 representations regarding issues related to the Dunton Garden Suburb. Details and summaries of all comments are set out in Appendix 3.
- 5.2 Of the 1,528 responses 42% were from people living in Langdon Hills, 11% from Basildon, 9% from Laindon, 4% from Dunton Village and 3% from West Horndon. 14% of respondents were from unspecified locations and approximately 12% from other settlements within the Basildon & Brentwood Borough's, with the remaining 5% coming from elsewhere.
- 5.3 Of the total responses, 84% objected to the proposal, with 6% supporting the idea, but 3% of these were conditional in their support. 6% of respondents had concerns or mixed feelings about the proposal without showing clear support or objection, with 3% just stating observations relating to the scheme. The remaining 1% made either no comment or their comments related specifically to the Brentwood Strategic Growth Options consultation (carried out at the same time). A more detailed breakdown of where people live who responded to the consultation and the types of comments raised are shown in Figures 7 and 8.
- 5.4 Following the consultation, it is clear that there are three main issues that respondents are most concerned with:
- Potential environmental damage and erosion of Green Belt protection.
  - Infrastructure provision not being able to cope with additional development.
  - Delivery feasibility of the project.
- 5.5 Many comments suggest both Councils consider spreading the growth needed in other areas rather than concentrating the majority of development in one area. Others add that the scale of Dunton Garden Suburb would make it unlikely to make a contribution to either council's five year housing supply and so support the view that additional land should be allocated elsewhere.
- 5.6 Other respondents suggest that more work and evidence is needed before a garden suburb might become an option.
- 5.7 Some local residents are very much concerned with issues mentioned above and therefore express sceptical views towards Dunton Garden Suburb. Apart from the main concerns, many worry that development would bring a transient population and weaken the feel of local community; that development does not include enough jobs to support the increase in population; and that flood risk is not fully assessed.
- 5.8 Concern was expressed that the impacts of development would disproportionately affect existing Basildon Borough residents more than Brentwood Borough residents. There was also the feeling amongst some Basildon residents that this proposal was dumping Brentwood's housing growth in the Basildon area.

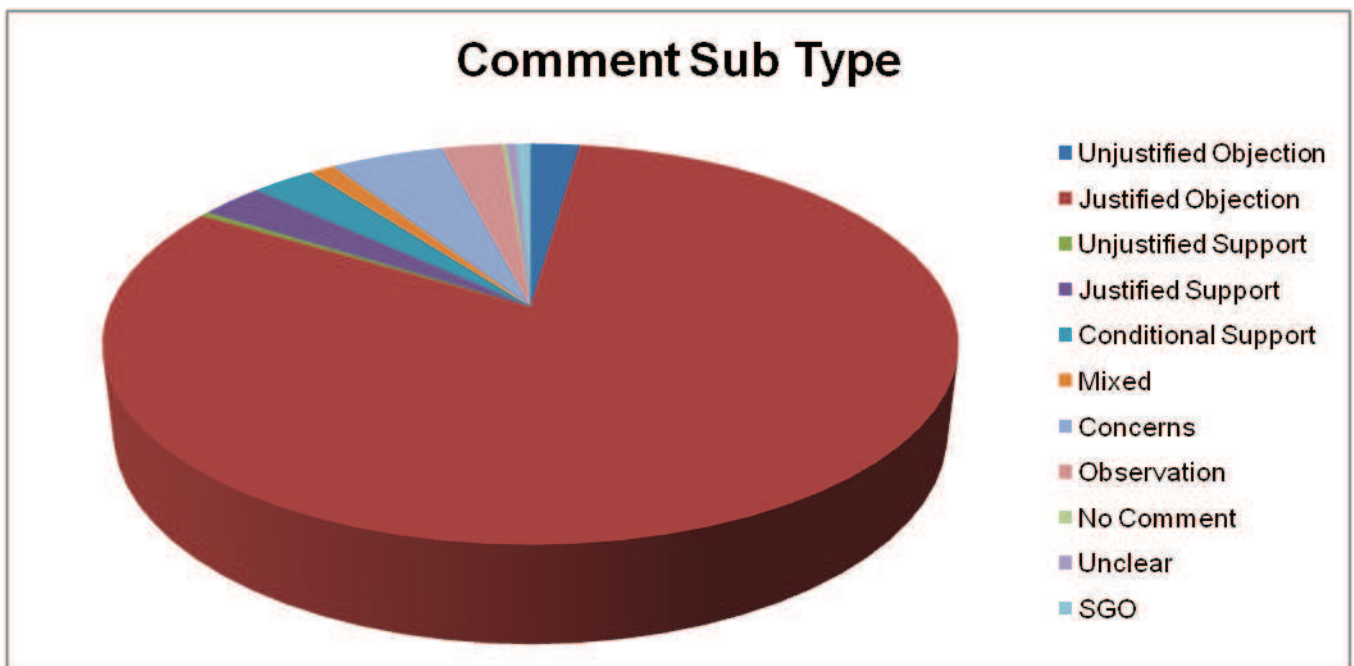
FIGURE 7: Where do Respondents Live Information



|                            | % Total | Count |
|----------------------------|---------|-------|
| <b>Number of Responses</b> |         |       |
| West Horndon               | 3.08%   | 47    |
| Dunton Village             | 4.19%   | 64    |
| Laindon/Laindon West       | 8.97%   | 137   |
| Langdon Hills              | 41.49%  | 634   |
| Basildon                   | 10.73%  | 164   |
| Elsewhere                  | 5.10%   | 78    |
| Rest of Thurrock           | 0.00%   | 0     |
| Horndon on the Hill        | 0.72%   | 11    |
| Bulphan                    | 0.72%   | 11    |
| Great/Little Warley        | 0.39%   | 6     |
| Ingrave/Herongate          | 3.53%   | 54    |
| Rest of Brentwood          | 3.21%   | 49    |
| Wickford                   | 0.72%   | 11    |
| Billericay/Bursteads       | 3.21%   | 49    |
| Pitsea                     | 0.00%   | 0     |
| Unspecified                | 13.81%  | 211   |
| Thurrock                   | 0.07%   | 1     |
| No Response                | 0.07%   | 1     |
| Total                      | -       | 1,528 |



FIGURE 8: Comment Sub Type Information



|                                       | % Total        | Count        |
|---------------------------------------|----------------|--------------|
| <b>Number of Responses</b>            | 100.00%        | 1,528        |
| <b>Unjustified Objection</b>          | 2.22%          | 35           |
| <b>Justified Objection</b>            | 81.39%         | 1,281        |
| <b>Unjustified Support</b>            | 0.38%          | 6            |
| <b>Justified Support</b>              | 2.86%          | 45           |
| <b>Conditional Support</b>            | 2.86%          | 45           |
| <b>Mixed</b>                          | 1.14%          | 18           |
| <b>Concerns</b>                       | 5.15%          | 81           |
| <b>Observation</b>                    | 2.73%          | 43           |
| <b>No Comment</b>                     | 0.19%          | 3            |
| <b>Unclear</b>                        | 0.44%          | 7            |
| <b>Strategic Growth Options (SGO)</b> | 0.64%          | 10           |
| <b>No Response</b>                    | 0.00%          | 0            |
| <b>Total</b>                          | <b>100.00%</b> | <b>1,574</b> |

## APPENDIX 1: LIST OF PUBLIC BODIES AND SPECIAL INTEREST GROUPS CONSULTED

- Age Concern Essex
- Basildon & Thurrock Friends of the Earth
- Basildon Natural History Society
- Basildon Renaissance Partnership
- Basildon Wildlife & Countryside Forum
- c2c Rail
- Campaign to Protect Rural England
- Civil Aviation Authority
- Defence Infrastructure Organisation
- East of England Local Government Association
- English Heritage (became Historic England on 1 April 2015)
- Essex Bridleways Association
- Essex County Council
- Essex Wildlife Trust
- Forestry Commission
- Greater London Authority
- Highways England
- Home Builders Federation
- Homes and Communities Agency
- Irish Travellers Movement in Britain
- National Farmers Union
- Natural England
- Network Rail Infrastructure Limited
- Norsey Wood Society
- Renewables East
- Royal Society for the Preservation of Birds (RSPB)
- Showmen's Guild of Great Britain
- Sport England (East Region)
- The Environment Agency
- The Highways Agency
- The National Trust East of England Regional Office
- The Theatres Trust
- The Irish Traveller Movement
- Transport for London

## APPENDIX 2: FREQUENTLY ASKED QUESTIONS

The following frequently asked questions and responses were set out in Brentwood Council's Borough Bulletin, sent to Brentwood Borough residents in early February. These also appear on Brentwood Council's website.

### **What is a Garden Suburb?**

A development built on the outskirts of an existing settlement, following principles to create neighbourhoods with housing for all tenures (social, rent and private) with enhanced natural environments, local facilities and infrastructure. The concept does not just relate to the design, but is also about ensuring engagement with local communities from early stages, and aiming for long term local stewardship.

### **Why is Dunton being considered for such a large scale development?**

At this stage of the plan-making process the Council must consider all options, including exploring opportunities with neighbouring authorities. This includes Dunton Garden Suburb, which is the name given to a potential option between West Horndon and Laindon (in Basildon Borough). This particular location has come about after we became aware of Basildon's draft Local Plan proposals as part of "Duty to Cooperate" discussions. This legally requires local planning authorities to cooperate on strategic cross boundary issues, such as housing and transport. Their Plan proposed a development of 2,300 homes and employment land up to the Brentwood-Basildon Borough boundary.

### **Why is another station proposed here when there is already a station at West Horndon?**

The diagrams in the document are indicative, and show the principle of development in this location which is being consulted on. A station in this location is not guaranteed. If the proposal goes forward it will depend on public responses and viability amongst other considerations.

### **Will a Dunton Garden Suburb development just contribute to urban sprawl?**

The Council values the Borough's high quality urban environment that residents enjoy. The proposals at Dunton would be in line with "Garden Suburb or City" principles, which place greater importance on maintaining green space around new communities to create a more pleasant environment.

### **How long would the proposed development at Dunton take to materialise?**

It could be up to eight years or more until building work starts on site. It could be up to 15 years or more in total until all proposed development is completed if it goes ahead.

## APPENDIX 3: STAKEHOLDER WORKSHOP NOTES

The following notes were taken at the stakeholder workshop held on 7 January 2015 at Dunton Mobile Home Park.

### Workshop 1 – Constraints and Considerations

- Should not be building on Green Belt
- Should not be building on farmland
- Impact on existing residents
  - Dunton village
- Impact on existing businesses
  - Ford and Golf course
- Traffic already congested and roads cannot cope
  - Less congestion issues on Halfway House roundabout
  - More congestion on Dunton roundabout
- Lower Dunton roads very narrow, large vehicles struggle
- Public transport not meeting residence needs
- Railway is at capacity
- Flooding, surface water and drainage issues
- Landscape – loss of views over meadows
- Concerns over Traveller provision
- No bus stops
- Fear for safety, especially on subways and alleyways
- Not always local people get jobs provided
- Not enough schools
- Not enough health care facilities and there is a growing pressure
- Issue of cut through to Tescos
- Issues for residents if landowners want to develop land
- Consideration for elderly residents who own houses but are unable to get mortgages
- A need for homes for local people and affordable homes
- Local access to countryside, ; local resource and wider health benefits
- Compulsory Purchasing should not occur

- Gypsy and Traveller are on site
- Restrictions on the Lower Dunton bridge for vehicles
- Tunnel network under the village
- Drainage and flooding on Lower Dunton Road, will get worse over the next 20-30 years
- Open space has not been protected for the long term
- Public rights of way
- Safety issues
- County wildlife sites to the north of the river
- Consideration of phasing - when the development could come forward
- No other site that could meet both Borough's needs
- Development already occurring nearby to the site, putting more pressure on everything
- Boot sale site on field opposite Dunton roundabout
- Cycle routes through the site are used

### Workshop 2 – Development Potential

#### ***Against***

- Don't want development
- Like living in the countryside
- Should preserve Dunton village and Dunton park
- There are existing sites that should be used
- Fill existing employment areas and retail units
- Alternative to garden suburb extension would be to create a New Town elsewhere

#### ***Suggestions for development***

##### **Transport**

- Road widening and improvements to road infrastructure
  - should be speed and weight restrictions
- Emergency services, policing and fire services need to be considered
  - Including consideration for

- emergency access (and vehicles) in the design
- Good cycle routes should be provided
- Transport needs to be affordable
- No need for a new station
  - Should improve existing station
  - No guarantee of the station being built
  - But if considered, parking should be included
- Access to A128 as an east / west link
- Bus routes should be introduced in the area
  - should be provided for the elderly
  - should connect to local town centres

#### **Green wedges and green infrastructure**

- Separation between employment and houses
- Should include green wedge to the east
- Public footpath should be re-routed if the development occurs and should be better maintenance of the footpath
- Protection of future green space designations, should be used as routes
- Provide for food growing farmers
- Less houses – away from the Dunton and residential park
- Strong connection between County Park for wildlife
- Protect natural environment

#### **Facilities and services**

Local shops should be included

- Schools should be provided
  - Secondary schools nearby should be accounted for – is a new secondary school needed?
- Retail services should be provided on site
- Healthcare facilities are required
- Regeneration of Laindon should increase the choice of shops

- Open spaces are important
- Clarification on what services, should as bin collection, would be carried out by what local authority.

#### **Housing Mix**

- Low density and low rise
- Buy to let should be restricted through covenants
- Opportunities for self build, but could be problematic
- Housing mix – should include affluent housing
- Development should be for local people
- Homes for the elderly should be provided

#### **Existing Residents**

- Re-location for park residents
- Decent rehousing offer for displaced residents
- Give consideration to existing properties during and after construction
- More accessible to people

#### **Design and Safety**

- Good spatial standards
  - Residential
  - Commercial
  - Green spaces
  - Leisure, etc.
- Create community feel
- Maybe pylons should be put underground
- Security and safety should be improved
  - Alleyways / subways / pavements and pedestrian walkways
- More car parking on plots to reduce on street parking

#### **Flooding**

- High water table should be taken into account

**Delivery**

- One development not piecemeal
- Infrastructure should come forward at the same time as development to avoid over capacity

**Alternatives**

- Development should be on Brentwood side

## APPENDIX 4: SUMMARY OF COMMENTS

- Objects to development on Green Belt land
- Why is this proposal being considered when smaller developments in the same area have been rejected in the past?
- Development goes against legislation regarding the Green Belt
- Proposal will set a precedent of developing on Green Belt
- Concerns regarding environmental damage/ loss of green space (including concerns regarding wildlife species in the area)
- Development will cause Urban Sprawl/ urban areas to merge
- The suburb will not fit with the character of the surrounding area
- West Horndon should be expanded instead
- Opposes a new railway station at Dunton
- Supports a new railway station at Dunton
- Concern that the provision of a new railway station will result in the closure of existing ones (e.g. Laindon and West Horndon)
- Supports new station providing sufficient parking is provided
- Concerns regarding general infrastructure provision (passing comments regarding schools, health facilities, transport etc.)
- Concerns regarding local school provision (that current provision is insufficient/ will not be able to cope with additional influx)
- The presence of the new houses will push existing properties out of school catchment areas
- Concerns regarding GP surgeries and hospitals (that current provision is insufficient/ will not be able to cope with additional influx)
- Concerns regarding transport infrastructure such as roads, rail and buses (that current provision is insufficient/ will not be able to cope with additional influx)
- There is no mention of new schools, hospitals or other amenities being included as part of the development
- The local Tesco supermarket will not be able to cope
- The development will degrade the feel of the nearby community
- The development will increase crime in the local area
- Concerns regarding police, fire and ambulance services
- Local residents will be disrupted during the construction
- Concerns that complaints by new residents regarding noise from Ford Dunton will affect the centre's long term future
- Proposal will increase unemployment
- Concern that development does not include enough jobs to support the increase in population
- Councils should instead focus on developing brownfield sites
- Objects to the provision of a Gypsy and Traveller Site
- Concerns that the provision of a Gypsy and Traveller site will negatively impact the area
- The provision of a Gypsy and Traveller

- site will cause a situation similar to that seen at Dale Farm
- Gypsy and Traveller sites should be limited in size rather than allocating a large site at Dunton
- Wishes to be informed on the infrastructure to be provided with the development
- The proposal contains insufficient information to comment on it in its current state
- Concerns regarding air pollution
- Development should include substantial 1/2 bed bungalow provision
- Development should include substantial affordable housing provision
- A restriction should be placed on house prices so that none rise above the national average
- The infrastructure provision should be put in place before new homes are built
- Development will have a negative impact on Thurrock
- Concerns regarding flooding
- Proposal has been created to profit developers
- Proposal has been created simply as a source of income for the council
- Proposal has been created simply to match central government targets
- Site has been chosen to avoid more 'politically sensitive areas'
- Council should consider sites elsewhere in the Basildon or Brentwood boroughs instead
- More homes should be built elsewhere in the country instead
- Why is this not being developed in Ongar near the new school?
- There is no need for this proposal because there is already development elsewhere in the borough
- There is no need for this proposal while existing homes are empty
- Council resources should instead be used to redevelop Laindon Centre
- The Laindon Centre should be demolished and replaced with housing
- The development shouldn't include shops and retail units when Basildon town centre and the Laindon Centre struggle to attract enough people to be prosperous
- The size of the development is too large/ should be reduced
- Council should consider the development of a separate new town
- Supports the proposal
- Supports the development, providing environmental impact is given due consideration
- Supports the development providing that sufficient infrastructure is provided
- Requests that sufficient social housing be provided
- Objects to the loss of Dunton golf course
- Development will adversely affect historic environment/ listed buildings
- Believes people will not want to live in the new development, the development should aim to attract high-tech industries
- New homes should be provided with superfast broadband
- The Borough is already overcrowded/



overpopulated

gone once it is completed

- The borough is already over-developed
- Concerns that the development will cause existing homes to depreciate in value
- The council did not sufficiently inform residents about the proposal
- The new development should embrace good neighbourhood design/ support green principles
- The housing should be a mix of tenures
- The new homes should be high quality and energy efficient
- Development should effectively incorporate the natural environment into the layout of the suburb
- New development should include a new supermarket
- Development should include churches/ religious spaces
- Development should include provision for local first time buyers
- Basildon/Laindon residents will be significantly affected with little to no impact on Brentwood or its green space
- Believe the site is inappropriate due to pylons and/or wind turbine
- Wants Dunton Park to remain in its current location
- Consultation document is unfit for purpose and should be regarded as invalid
- New residents must be encouraged to work and go to school close to their homes to reduce impact on transport infrastructure
- The jobs the development creates will be

For more information please visit:

[www.basildon.gov.uk](http://www.basildon.gov.uk)

[www.brentwood.gov.uk](http://www.brentwood.gov.uk)

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