



Dunton Park Residents Association

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Dear Cynthia,

I am writing on behalf of the Dunton Park Residents' Association regarding a number of urgent concerns relating to the site licence BAS/5398 and some development proposals recently issued by Regency Living in a formal consultation. Basically they want to base some new homes on the existing site which is governed by the above licence.

Although Regency won't be allowed to comment on commercially sensitive matters, the Residents Association understands that this site is being prepared for sale and is already being marketed to potential buyers. As part of this process, there's a pattern of cost-cutting, operational streamlining, and attempts to identify new plots for additional homes at speed.

Given the pace at which these changes are occurring, and the limited detail provided in the consultation, the Residents' Association is concerned that works may be progressed which could place the site in breach of its licence conditions. We therefore feel it necessary to raise these issues formally with you.

MANSTEAD CLOSE — Loss of Amenity Space (Licence: 1/10th Recreational Space Requirement)

The proposal to site two new homes in Manstead Close would remove one of the few remaining communal green areas used for informal gatherings and community activity.

The site licence requires that:

“Suitable space equivalent to one-tenth of the total area of the site shall be allocated for recreational purposes.”

Regency have suggested that other green areas exist elsewhere, but this does not negate the loss of this specific amenity space.

MANSTEAD CLOSE — Spacing, Boundary Distances & 6-Metre Rule (Licence & Model Standards 2008)

Based on the dimensions provided (42x20 and 45x20), the proposed plots appear too constrained to meet:

- the 6-metre separation rule
- boundary distance requirements
- safe distance from the road
- spacing standards under the Model Standards 2008

Regency have stated that compliance has been “confirmed”, but no technical drawings, measurements, or engineering assessments have been provided.

The Residents’ Association has carried out our own measurements, and based on these we do not believe the plans as presented can comply with the spacing, boundary, or road-distance requirements of the site licence.

MANSTEAD CLOSE — Proximity to Macerator / Pump Station (Environmental & Safety Requirements)

The proposed plots appear to fall within a distance that would normally require:

- noise assessment
- vibration assessment
- odour assessment
- environmental impact evaluation

No such assessments have been provided.

MANSTEAD CLOSE — Parking Provision (Licence: Adequate Parking & Safe Access Requirements)

In both the Manstead Close proposal and the Main Drive proposal, Regency intends to remove essential parking bays to make way for new homes.

Regency have stated that the site has “more than enough parking”, but the Residents’ Association has carried out its own full count and our figures don't match their 'more than enough'.

- Communal bays: 177
- Private driveways: 74
- Total spaces: 251

Under site rules (2 vehicles per home) and Model Standards (1 visitor space per 5 homes), the site requires **400 spaces**.

The site currently has **251**, leaving a deficit of **149 spaces** before any bays are removed.

MANSTEAD CLOSE — Emergency Vehicle Access & Turning Circle (Licence: Emergency Access Requirements)

The turning circle at Manstead Close is essential for:

- emergency vehicles
- delivery vehicles
- gas deliveries
- macerator servicing vehicles

Regency have stated that their internal Health & Safety officer “shadows” the development team and therefore everything is in order.

However, we have seen no evidence that any of these operational requirements have been factored in. The Residents’ Association has carried out our own measurements, and we cannot see how emergency access, turning space, or macerator servicing can be safely maintained alongside two large homes.

MANSTEAD CLOSE — Tree Removal & Wildlife (Licence: Tree Preservation & Site Layout Requirements)

The proposal appears to involve the removal of trees. The site licence requires that trees be preserved unless necessary consents are obtained. This duty is not limited to trees with TPOs.

Removing even a single mature tree alters the material layout of the site, which would require Council consideration.

Wildlife has been observed in the area, including nesting birds, snakes, and hedgehogs. No ecological or wildlife survey has been undertaken.

MANSTEAD CLOSE — Macerator Servicing Access (Licence: Safe Access to Essential Infrastructure)

The proposed development area is currently used for routine servicing of the pump station, requiring access for large gulper lorries.

The consultation provides no evidence of:

- how vehicles will access the macerator
- where they will safely position themselves
- how turning or reversing will be possible
- how emergency call-outs will be handled

Any obstruction could have serious consequences for waste management and hygiene.

MAIN DRIVE — Parking Loss (Licence: Adequate Parking & Safe Access Requirements)

The Main Drive proposal would remove approximately 28% of parking capacity in that section. No parking survey has been provided, and no mitigation is proposed.

Given the existing site-wide deficit of 149 spaces, any further loss is unacceptable and may place the site in breach of licence expectations.

MAIN DRIVE — Bin Store Relocation (Licence: Adequate Waste Storage & Safe Access)

The proposed relocation of the bin store raises several concerns:

- uneven distribution of bin capacity
- unacceptable walking distances for elderly residents
- unresolved issues caused by the closure of the Back Orchard bin store

These matters relate directly to the licence requirement for adequate waste storage and safe access.

MAIN DRIVE – Bin Store Noise, Smells, Pests and Proximity to Homes

The proposal places a whole stack of bins extremely close to people's homes. This includes all recycling including glass - and the noise from dropping bottles into the glass recycling alone is disruptive. Alongside this comes smells, untidiness, and the potential for pests.

We already have a pest issue on site due to unclean bin areas, which has required pest-control contractors to attend regularly. Placing an enlarged bin store right next to residential properties, gardens windows would make this problem significantly worse and is simply not acceptable.

Request for Council Review

Given the above, we respectfully request that Basildon Council:

1. Review the proposals against site licence BAS/5398 and the Model Standards 2008.
2. Confirm whether the proposals, as currently presented, would comply with the site licence.
3. Advise Regency Living that no development should proceed until full technical plans, spacing measurements, parking assessments, environmental reports, and emergency access plans have been submitted and verified.
4. Confirm whether any tree removal, layout alteration, or loss of amenity space requires formal consent.

The Residents' Association is not opposed to improvements on the site, but this is most certainly not an improvement. We cannot support proposals that lack the necessary technical evidence and may place the site in breach of its licence conditions.

Yours sincerely,

James

Secretary, Dunton Park Residents' Association

CC:

- **Cynthia Ndlovu**, Basildon Council
- **Ryan Arnold**, Park Manager
- **Sharon Reach**, Area Manager, Regency Living