

# LIST OF LARGE NEW HOUSING AREAS IN CHELMSFORD DIOCESE (1,000 DWELLINGS OR MORE)

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## INTRODUCTION

I regularly monitor proposals for large new housing areas in Chelmsford Diocese and the following list contains all the large new housing areas that, as far as I'm aware, will almost certainly go ahead. There are many other possible sites in the pipeline, but until there are definite decisions I will not include them in this list.

I have highlighted developments with 1,000 new homes or more, as this is becoming a standard comparison tool in diocesan conversations. The 1,000+ new homes could be on one large site, or on several sites that are geographically very close to each other. The latter is now more common, as developers tend to parcel up their sites (partly because they don't want to build too many homes at a time, as this would flood the market). Also, in urban areas, it's often the case that there are several brownfield sites in close proximity to each other, rather than one large open area. In making a judgement about when several sites taken together make a large development, I've tried to think what the area will look like when the homes are built, and whether it will feel like one large development.

The occupancy of dwellings across a large development usually averages 2.5 people per dwelling, as there are often small flats (eg retirement homes) alongside the family housing. This means that 1,000 new homes will be about 2,500 extra people.

'Parish', unless otherwise stated, refers to the ecclesiastical parish.

Developments in this list are in descending order of size.

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## DEVELOPMENTS THAT ARE ALMOST CERTAIN TO GO AHEAD

(usually because planning approval has been given, or they're listed in an agreed Local Plan and there are no major constraints. Some are already on site.)

### Barking Riverside

**Potential Size:** 10,800 + 3,000 = 13,800 new homes

**Status:** Planning consent has been granted for the main Barking Riverside development. 2,800 new homes were listed in the Barking & Dagenham Council 2012/13 Annual Monitoring Report as potential sites at Thames Road and River Road, adjacent to the main Barking Riverside development with the aim of improving the link between the housing areas. This has been increased to 3,000 new homes in the latest announcement in April 2016 that Thames Road and River Road will form the Barking Riverside Gateways Housing Zone.

**Timescale:** Barking Riverside is currently on site and the first homes have been occupied. Completion date unknown due to the need for transport infrastructure improvements before 3<sup>rd</sup> & 4<sup>th</sup> phases can go ahead – the Chancellor mentioned this in the March 2014 budget.

**Diocesan Info:** Barking Episcopal Area / Barking Archdeaconry

**Deanery:** Barking & Dagenham

**Parish(es):** Barking Team Ministry (Christchurch, Thames View) (01.01b)

**Local Authority:** London Borough of Barking & Dagenham

#### **Brief Details:**

- The phase 1 community hub includes the George Carey VA Primary School (Church of England) and the Rivergate Church (Salvation Army).
- Janine Scothern was appointed Pioneer Minister in 2012 on a 3-year Contract, with money coming from a special grant from the Church Commissioners (New Housing Areas Research & Development). Her appointment came to an end in April 2015.

- 01/03/16 Announcement by NHS England that Barking Riverside will be a Healthy New Town – this means the council and its partners will apply the latest health and social care research and practice in the planning and development of the built environment to create a healthy and resilient community.

### **Stratford South**

**Potential Size:** 11,226 new homes + 2,120 student beds

**Status:** Most developments have planning permission or are included in the Newham Local Plan or the LLDC (Olympic Park and surrounding area) Local Plan

**Timescale:** Developments apart from QEOP South will be completed by 2020.

QEOP South developments are planned to be up to 2030

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Newham

**Parish:** St. John's Stratford (05.15)

**Local Authority:** London Borough of Newham

**Brief Details:** Mainly high-rise developments on a number of different, but closely connected, sites:

Westfield Stratford City (residential element) + The International Quarter (residential):

1,332 homes + 930 student beds

Stratford Town Centre:

1,374 homes + 759 student beds

Stratford High Street:

3,520 homes (1,739 of this total have been completed in the past 5 years) + 431 student beds.

Included in this total is the Strand East development of 1,200 new homes. Consultation on the 1<sup>st</sup> phase of the Strand East development took place in April 2015.

QEOP South:

Pudding Mill – up to 1,500

Stratford Waterfront – up to 3,500 (Due to the Olympicopolis cultural & educational hub now planned to go in the Stratford Waterfront area, some of the housing allocation will almost certainly move to Stratford High Street to a site that was previously allocated for a secondary school (Rick Roberts Way). The secondary school is likely to move closer to the main stadium). A consultation event in January 2016 mentioned 700 new homes at Stratford Waterfront. There is no further information, to date, about Rick Roberts Way.

### **Royal Docks Community Forum Area**

**Potential Size:** 9,160 new homes on several different sites

**Status:** This is the potential number of new homes listed for this area in the Newham Core Strategy.

Royal Wharf has planning permission.

Silvertown Quays received outline planning permission from the London Borough of Newham but the final go-ahead for the development is subject to conditions and a section 106 planning gain agreement, as well as approval from the mayor of London and the transport and communities secretaries.

**Timescale:** Developments in this area stalled during the recession but are now moving again. The first 811 new homes at Royal Wharf are expected to be ready in 2016. Silvertown Quays is a 10-year scheme and the business developments will be prioritised ahead of the residential.

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Newham

**Parish(es):** North Woolwich, St John (05.13)

**Local Authority:** London Borough of Newham

**Brief Details:**

- Royal Wharf (formerly known as Minoco Wharf) is a residential led mixed use development with extensive River Thames frontage. The site has planning consent already in place for a 363,000 sqm development, with 3,385 homes, a new school, shops, offices and riverside restaurants, catering for a population that is estimated to reach 10,000 by completion. This is a joint development by Singapore-based developer Oxley Holdings Limited, and UK-based Ballymore. Phase 1 (811 homes) sold out in days in 2014 and they will be completed in 2016. Phase 2 (760 homes) has recently gone on sale and they are expected to be finished in 2019.

- Silvertown Quays up to 3,000 new homes. The developer is The Silvertown Partnership, which comprises Chelsfield Properties, First Base and Macquarie Capital and is led by Sir Stuart Lipton. The first phase of the scheme will see the historic Millennium Mills redeveloped to house technology, media and telecoms businesses. In addition there are plans for “Brand Units”, enabling overseas companies to have a base in the UK. The planning report to LBN said that the applicant is not seeking permission for a set number of residential units, but said that the application could deliver between 2,300 and 3,000 residential units. The proposal also includes the creation of a new bridge connecting the development with the new Crossrail station at Custom House.
- Further developments are planned for this LBN Community Forum area.

### **Canning Town & Custom House Community Forum Area**

**Potential Size:** LBN Planning documents list 7,100 new additional homes in this Community Forum area. Since there are significant numbers of demolitions, the actual number of planned new homes that will be built in this area is much higher.

**Status:** Newham Core Strategy and the Canning Town & Custom House Supplementary Planning Document give the overall framework.

**Timescale:** This is a very long-term project.

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Newham

**Parish(es):** Plaistow Divine Compassion St. Matthias (05.01d), Victoria Docks, St Luke (05.18), Victoria Docks, Ascension (05.17), a very small part of North Woolwich St John (05.13) that goes north of the dock at the western end.

**Local Authority:** London Borough of Newham

**Brief Details:** This is a huge regeneration area. A large number of properties are due to be demolished and replaced with increased density.

- Hallsville Quarter – The vision is for a lively town centre with a mix of shops, attractive public spaces, a lively evening economy, quality homes and successful businesses. The first stage of Hallsville Quarter, including the new supermarket (Morrisons) and 179 new homes, has been completed. The second stage is underway, which will include new shops, a hotel, and over 300 new homes, including Discovery Tower. There will be three more stages up to 2024 with a total of 1130 new homes (Bouygues Development and One Housing Group). Some properties have been demolished in this area.
- Rathbone Market (Vermilion 271 new homes, Aurelia 165 and Luminaire 216) - The first stage of building was completed in August 2012 with 271 new homes and new shop units. Work on phase 2 started in 2013 and phase 3 is about to begin. By the end of the project there will be 650 new homes in total.
- Fife Road Area (East City Point) – 649 new homes total (Countryside Properties and Affinity Sutton). Phase 2 has just been unveiled (the Atrium building).
- Parcelforce site – 3,500 new homes. This was one of 6 sites released by the LDA, and seeking development partners, in 2010. In March 2015 the Mayor of London announced that there would be 2,000 new homes on the site – a recent announcement states that there will be 3,500 new homes.
- Royal Gateway – 336 exclusive apartments and penthouses (Galliard) with concierge, podium landscaped gardens and secure parking.
- Hoola (26-34 Tidal Basin Road) – 360 new homes in 2 towers (Hub)
- Silvertown Way – 1,100 new homes. The Greater London Authority (GLA) has selected Opal Land - a 50/50 joint venture between Thames Valley Housing Association and Galliford Try's residential arm, Linden Homes - to develop the 2.1 hectare scheme. Previously vacant land in Silvertown Way, Newham, will become 347 private rented, 232 for affordable rent and 154 for affordable home ownership. A nearby 200 home scheme has been awarded to Bouygues Development.

### **Stratford North**

**Potential Size:** 7,021 new homes

**Status:** Planning consent has been granted

**Timescale:** Most by 2020, but East Village (phase 2) could be later depending on market conditions

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Newham

**Parish(es):** Stratford, St Paul and St. James (05.16)

**Local Authority:** London Borough of Newham

**Brief Details:** All sites are connected.

East Village (phase 1): 2,818 homes are now occupied (1,379 are social/affordable homes owned by Triathlon Homes and 1,439 are homes for private rent owned by Get Living London)

East Village (phase 2): Get Living London has bought the right to develop 6 remaining plots of land for up to 2,000 new homes.

Chobham Manor: 850. Work has started on site

Chobham Farm: 1,100. Work has started on site.

Manhattan Loft Gardens: 253. Upmarket development near the International Station

- July 2014 – Rev Annie McTighe appointed as Pioneer Minister, with the aim that she works across “blurred boundaries” in the Queen Elizabeth Olympic Park.

## **Beaulieu**

**Overall Potential Size:** 6,515 new homes

**Status:** New homes at Beaulieu Park have been completed. Planning consent has been granted for Greater Beaulieu Park and for Channels. The allocation of land south of Park Farm cottages and the development at Bean Field are included in the North Chelmsford Area Action Plan (2011).

**Timescale:** A large development in several phases over the next 10 – 15 years or more.

**Diocesan Info:** Bradwell Episcopal Area / Chelmsford Archdeaconry

**Deaneries:** Chelmsford North

**Parish(es):** Boreham, St Andrew (11a01), North Spingfield St Augustine LEP (11a26), Great & Little Leighs and Little Waltham (11a14), Broomfield (11a02)

**Local Authority:** Chelmsford City Council

**Brief Details:**

- 615 homes already completed at Beaulieu Park – this can be viewed as phase 1 of the total development in this area.
- Up to 3,600 new homes planned at Beaulieu. Work is on site.
- Up to 750 at Channels. Work is on site.
- 1,500 dwellings allocated on land south of Park Farm Cottages There is no planning application on this site at the present time.
- 50 dwellings at The Bean Field, White Hart Lane. No current application.
- Rev Lee Batson is working on a joint project with the local Parish Council, to run a combined church and community centre in a building provided by the developer as part of the s106. Legal agreements are being drawn up.

## **Colchester North Growth Area Urban Extension**

**Potential Size:** 6,200 new homes

**Status:** The Colchester Core Strategy 2008 lists potential for 4,000 new homes from 2001-2021 and 2,200 additional new homes on greenfield land from 2016-2023

**Timescale:** The Colchester Core Strategy is up to 2023

**Diocesan Info:** Colchester Episcopal Area / Colchester Archdeaconry

**Deanery:** Colchester

**Parish(es):** Myland (20.17)

**Local Authority:** Colchester Borough Council

**Brief Details:**

- New Braiswick Park was an early phase and is now almost complete with 700 new homes. Rev Rosie Tallowin was employed as a pioneer minister with money coming from a special grant from the Church Commissioners (New Housing Areas Research & Development).
- Crest Nicholson is building 248 new homes (Rosewood) away from the main hospital building as phase 1 of the building on the Severalls hospital site. There is outline planning permission for 1500 new homes.
- Outline planning permission was given at the end of 2014 for 1,600 new homes on farmland off Bergholt Road and Nayland Road (Chesterwell development by Mersea Homes). Detailed planning permission will be sought for 100 homes at a time and the whole development is expected to be completed in 2035.

- There are a large number of smaller sites

### **Barking Town Centre**

**Potential Size:** Latest estimates are for about 4,000 new homes

**Status:** Barking Town Centre Area Action Plan

**Timescale:** Up to 2025

**Diocesan Info:** Barking Episcopal Area / Barking Archdeaconry

**Deanery:** Barking & Dagenham

**Parish(es):** Barking Team Ministry, St Margaret's (01.01)

**Local Authority:** London Borough of Barking & Dagenham

**Brief Details:** There are 11 different named sites in the AAP, all close to each other, plus development is expected on smaller windfall sites.

The 2012/13 Annual Monitoring Report states that 1,000 new homes are now expected in the Barking Station Masterplan Area (this has increased from 600 in previous documents).

1,512 new homes are being built in the Abbey Road area – Fresh Wharf Estate (950),  
Abbey Retail Park (200), Abbey Road Cultural Industries Quarter (362)

1,575 new homes are being built as part of the Gascoigne Estate Renewal Programme  
(1650 homes are being demolished so there's a net loss of 75 homes)

20/02/15 Announcement from London Mayor that Barking Town Centre is a Housing Action Zone and has been awarded £42.3m. The announcement said that the award is the central part of the ambition to realise Barking's full cultural and economic potential and the Housing Zone would include 2,000 new homes and improved local public spaces and new culture and leisure facilities. These homes will almost certainly be included within the overall total of the new homes already listed in the BTCAAP.

### **Havering Riverside**

**Potential Size:** 3,600 new homes

**Status:** Broad details are given in the Havering Core Strategy.

**Timescale:** The timetable is over 10 years

**Diocesan Info:** Barking Episcopal Area / Barking Archdeaconry

**Deanery:** Havering

**Parish(es):** Rainham (04.13)

**Local Authority:** London Borough of Havering

**Brief Details:** 3,600 new homes along the A1306 in Havering (Rainham + Beam Park 2 + 3).  
A new station on the c2c line at Beam Park will unlock the site.

Havering Council is working closely with Barking & Dagenham Council because Beam Park 1 and the Ford Stamping Plant are adjacent sites across the Local Authority boundary, though details of these sites are still vague.

Developments at Beam Park will link to Orchard Village (formerly the Mardyke Estate) on the other side of the A1306. Orchard Village is in South Hornchurch Parish (04.14).

26/06/15 Havering Council has been successful in the London Mayor's Housing Zone bid to help deliver the project. There will be a new Beam Park rail station and a "garden suburb" of 3,457 new homes - These are almost certainly included in the overall total for the site.

### **Great Dunmow**

**Potential Size:** 3476 new dwellings are likely, some have already been built and most have permission.

**Status:** Existing permissions, various Council documents including the Housing Trajectory.

**Timescale:** To 2031

**Diocesan Info:** Colchester Episcopal Area / Stansted Archdeaconry

**Deanery:** Dunmow & Stansted

**Parish(es):**

Developments are mainly in Great Dunmow (23.15).

The extension to Woodlands Park (sector 4) is in Broxted w Chickney & Titly & Little Easton & Great Easton (23.09).

**District:** Uttlesford

**Brief Details:** There is a Neighbourhood Plan in preparation, so details could change, unless planning permission has already been agreed.

Sites in progress: Total dwellings with planning permission in Woodlands Park (sectors 1-4) = 1,689.

Recent Planning Approvals: 1,257 new homes on 4 sites in and around Great Dunmow. A further 530 new homes are listed as allocations in Council documents.

### **Iford Town Centre (Station Area)**

**Potential Size:** about 3,000 new homes

**Status:** Development sites are included in the Redbridge Core Strategy and the Iford Town Centre Area Action Plan.

**Timescale:** The Core Strategy is up to 2018. The Iford AAP states “up to 2017 and beyond”.

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Redbridge

**Parish(es):** Great Iford St Margaret & St Clement (07.10), Great Iford St Alban (07.11)

**Local Authority:** London Borough of Redbridge

**Brief Details:** There are a number of sites clustered around the station. (References in the ITCAAP are OS1 – OS16, plus some sites previously mentioned in development plan documents). Pioneer Point with 294 new homes has been completed. There is very high density on these sites.

26/06/15 Announcement that Iford Town Centre has been awarded Housing Zone money by the London Mayor. This is to capitalise on the arrival of Crossrail and will lead to 2,189 new homes – these are almost certainly included in the overall total above.

### **Purfleet-on-Thames**

**Potential Size:** 3,000 new homes

**Status:** Planning approval was granted in December 2012, but see details below.

**Timescale:** Up to 15 years

**Diocesan Info:** Bradwell Episcopal Area / Southend Archdeaconry

**Deanery:** Thurrock

**Parish(es):** Purfleet St Stephen (15.01a) in the Mardyke Team Ministry (15.01)

**Local Authority:** Thurrock Unitary Authority

**Brief Details:**

- Purfleet Centre Regeneration Ltd is the Council’s development partner. The project has received money from the Local Growth Fund so it will start moving ahead soon. Plans include a television and film studios, up to 3,000 new homes, a new town centre, community facilities and a new station for the town. Proposed new homes are on a number of closely related sites around Purfleet station.
- There was a masterplan drawn up several years ago (and planning permission was granted in December 2012), but this has largely been set aside. The developers are working with the community to draw up a new masterplan over the summer and expect to submit a new planning application at the end of 2016.
- A possible phase 2 redevelopment scheme is on the Purfleet Garrison Estate - this is not linked to the current proposals but it could be in future.

### **New Hall**

**Potential Size:** 2,921

**Status:** Planning consent has been granted.

**Timescale:** The 1<sup>st</sup> phase of 621 homes has been completed. The 2<sup>nd</sup> phase of 2,300 dwellings is now underway

**Diocesan Info:** Barking Episcopal Area / Harlow Archdeaconry

**Deanery:** Harlow

**Parish(es):** St. Mary’s, Old Harlow (03.02) and Church Langley (03.14)

**Local Authority:** Harlow

**Brief Details:** Development of the area is still managed by the original owners of the site. Rev Sam Brazier-Gibbs was employed as a pioneer minister from 2010-12 with money coming from a special grant from the Church Commissioners (New Housing Areas Research & Development).

### **The Garrison (Colchester South Growth Area)**

**Potential Size:** 2,600 is listed as the current number of new homes, but the Colchester Core Strategy 2008 lists potential for 3,000 new homes in this location up to 2023.

**Status:** Development has started

**Timescale:** Development started in about 2005 and was expected to take 10-12 years, but the recession has extended this time-frame.

**Diocesan Info:** Colchester Episcopal Area / Colchester Archdeaconry

**Deanery:** Colchester

**Parish(es):** The development area is divided between Colchester St. Botolph (20.11a), Colchester Christ Church (20.08), Colchester St. Stephen (20.09) and the southern part is in Berechurch St Margaret (20.02).

**Local Authority:** Colchester Borough Council

**Brief Details:** Taylor Wimpey is the lead developer, with plans to build over 2,500 new homes. 1,500 of these new homes have already been built. There are also plans for a new health centre, new primary school, public open space, sport and recreational facilities, Colchester Town station improvement and pedestrian/cycle links to the Town Centre. There is some employment space – mainly business and services and a small amount of retail.

### **The Hythe (Colchester East Growth Area)**

**Potential Size:** 2,600 new homes

**Status:** The Colchester Core Strategy 2008. Development has started.

**Timescale:** The Colchester Core Strategy is up to 2023

**Diocesan Info:** Colchester Episcopal Area / Colchester Archdeaconry

**Deanery:** Colchester

**Parish(es):** Mainly Colchester St. Stephen's (20.09), but there is a sliver of Colchester St. James' parish on one side of the river and there may be developments in Colchester St. Barnabas (20.04) and possibly also in a small part of Greenstead (20.03).

**Local Authority:** Colchester Borough Council

**Brief Details:** The regeneration of Colchester's former port is already underway with new housing, employment areas, community centre, nursery and student accommodation for the University of Essex at University Quays. There are at least 15 different sites in close proximity, the majority alongside the River Colne. A pioneer minister was employed until March 2015, with money coming from a special grant from the Church Commissioners (New Housing Areas Research & Development). Source is a Christian community based in the Hythe area of Colchester.

### **Blackhorse Lane**

**Potential Size:** 2,165 + 519 student beds

**Status:** Blackhorse Lane Area Action Plan, adopted in January 2015.

**Timescale:** Development is underway on most sites. The Action Plan will guide development up to 2026.

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Waltham Forest

**Parish(es):** Mainly Walthamstow St. Andrew (Higham Hill) (8.18), just coming down into Walthamstow St. Michael (8.23)

**Local Authority:** London Borough of Waltham Forest

**Brief Details:** The total number of new homes proposed in the BHLAAP area is 2,500+, but some sites are distant from the main cluster so I have not included them here. The main cluster of sites will have 2,165 new homes + 519 student beds, centred on Blackhorse Road Station. Some sites are proposed mixed-use developments with residential above another use. BHL1 is the largest site with 1,140 new homes + 519 student rooms (Station Hub & Waterfront), other sites in the cluster (BHL2 – BHL6 + BHL8 + BHL9) have proposals for 1,025 new homes in total. BHL5 (Papermill Place) 323 housing units have been completed. 16/03/15 Announcement from the London Mayor's office that Waltham Forest has been awarded Housing Zone money. The Housing zone will enable the housing led regeneration of the Blackhorse Lane and the Northern Olympic areas, creating 2 new villages connected by the Lea Valley Regional Park. The Zone will receive almost £42m towards 2,477 new homes – the new homes will almost certainly be included in the overall totals for the 2 areas.

### **Southend Town Centre/Central Area**

**Potential Size:** 2,029 new homes

**Status:** Core Strategy (2007) and Annual Monitoring Report 2013

**Timescale:** 2001 – 2021

**Diocesan Info:** Bradwell Episcopal Area / Southend Archdeaconry

**Deanery:** Southend

**Parish(es):** Southend TM (14.10) with a small part just in Prittlewell St. Mary (14.04)

**Local Authority:** Southend-on-Sea Unitary Authority

**Brief Details:** The Town Centre/Central Area is a Regeneration Zone. 584 homes have been completed from 2001-13 with outstanding permission for 1445 homes. The Victoria Avenue redevelopment is a large part of this project. There are a number of sites in this regeneration zone, but geographically they are very close together and also close to the Southend Victoria station.

### **Gallions (Royal Albert Basin), Beckton**

**Potential Size:** 2,014 new homes

**Status:** Existing Planning Applications

**Timescale:** up to 2021

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Newham

**Parish(es):** Beckton (5.20)

**Local Authority:** London Borough of Newham

**Brief Details:** There are several sites adjacent to each other and close to the Gallions Reach DLR station.

Royal Quays (447 homes) was completed in 2011.

Great Eastern Quays (819 homes) is expected to complete in 2016.

Gallions Quarter (748 homes) is expected to start on site soon and complete in 2021.

### **Basildon Town Centre**

**Potential Size:** 2,000 new homes

**Status:** Basildon Town Centre Masterplan 2012 and the Local Plan Core Strategy Revised Preferred Options Report.

**Timescale:** Up to 2032

**Diocesan Info:** Bradwell Episcopal Area / Southend Archdeaconry

**Deanery:** Basildon

**Parish(es):** All the new town centre developments are in the town centre parish of Basildon St. Martin of Tours (10.01)

**Local Authority:** Basildon

**Brief Details:** There are a number of different sites, but most are geographically very close together with the largest numbers around East Square and near the station. The 1<sup>st</sup> homes have been built on Gloucester Park (144) and the 2<sup>nd</sup> phase here (100) is planned. This area is the most distant from the Town Centre and will link with a new boulevard. The aim is to bring the green space into the town centre. The housing at Gloucester Park is supposed to release money for future phases, with most of the new homes planned after 2021.

### **Stanway Growth Area (Colchester)**

**Potential Size:** 1,800 new homes minimum. Documents state 1,000 new homes from 2001-2021 with the possibility of 800 additional new homes on greenfield land from 2016-23

**Status:** The Colchester Core Strategy 2008. Development has started.

**Timescale:** The Colchester Core Strategy is up to 2023

**Diocesan Info:** Colchester Episcopal Area / Colchester Archdeaconry

**Deanery:** Colchester

**Parish(es):** Mainly Stanway St. Albright (20.14), with potential for some new housing in Shrub End All Saints w St. Cedd (20.20, All Saints)

**Local Authority:** Colchester Borough Council

**Brief Details:** There are 4 main areas plus other smaller sites:

Lakelands (600 new homes)

Land at Fiveways Fruit Farm (575 new homes)

Land between Dyers Road and Warren Lane (200 new homes)

Land between the A12 and London Road (north of Wyvern Farm in London Road). Strategic planning documents show this as a site for 300 new homes, but in March 2015 permission was granted for 350 new homes (Persimmon).

### **South Stifford**

**Potential Size:** 1,799 new homes

**Status:** Planning Applications

**Timescale:** Some developments are on site now

**Diocesan Info:** Bradwell Episcopal Area / Southend Archdeaconry

**Deanery:** Thurrock

**Parish(es):** Grays, Thurrock Team Ministry (15.07)

**Local Authority:** Thurrock Unitary Authority

**Brief Details:** 4 sites in close proximity to each other at South Stifford:

Fiddlers Reach, Wouldham Road (1,244), Acorn Trading Estate, Gumley Road (236), Drapers Yard, London Road (165), William Ball, between London Road and Gumley Road (154)

### **Ilford Town Centre (High Road East)**

**Potential Size:** 1,295 new homes

**Status:** Development sites are included in the Redbridge Core Strategy and the Ilford Town Centre Area Action Plan.

**Timescale:** The existing Core Strategy is up to 2018. The Ilford AAP states “up to 2017 and beyond”.

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Redbridge

**Parish(es):** Great Ilford St. Mary (07.16)

**Local Authority:** London Borough of Redbridge

**Brief Details:** 1,295 new homes on several sites in close proximity to each other (References in the ITCAAP are OS19 – OS25). There is very high density.

### **Romford Town Centre**

**Potential Size:** 1,249

**Status:** Romford Town Centre Area Action Plan

**Timescale:** up to 2017

**Diocesan Info:** Barking Episcopal Area / Barking Archdeaconry

**Deanery:** Havering

**Parish(es):** Central Romford is defined in the Romford Town Centre Area Action Plan and 3 parishes meet here – Romford St. Andrew (04.20), Romford St Edward (04.22) and Romford St. Alban (04.19). The new housing is in all these parishes.

**Local Authority:** London Borough of Havering

**Brief Details:** 3 main sites and 3 smaller sites that are all very close geographically – all being on or within the Romford inner ring road. The 3 main sites are Angel Way (350), Bridge Close (333) and Station Gateway and Interchange (336). None of the sites is large, but density for new building in central Romford is accepted as being 240 – 435 units per hectare, with 4 – 6 storeys and above.

### **Chelmsford City Centre (Station Area/West End)**

**Potential Size:** 1,227, and probably more in the new Local Plan beyond 2021

**Status:** Included in Chelmsford Town Centre Area Action Plan (2008), with details in the Chelmsford 5 Year Land Supply document 2014

**Timescale:** Up to 2021 and beyond

**Diocesan Info:** Bradwell Episcopal Area / Chelmsford Archdeaconry

**Deanery:** Chelmsford North

**Parish(es):** Almost all of the specific area, near the station, is in Chelmsford Cathedral 11a.03, with a small part in Ascension 11a.05 (now the Benefice of the Ascension with All Saints, Chelmsford)

**Local Authority:** Chelmsford City Council

**Brief Details:** **NB This is just part of the new housing in Chelmsford.** The CTCAAP 2008 identifies 8 “character areas” in the central part of Chelmsford. There are 38 development sites scattered across these 8 “character areas”. The total potential for new homes, listed in the 5 Year Land Supply 2014 document, is 2,910 (this is an increase on figures previously stated, as densities on sites have increased since 2008). The “character area” near the station (called West End in the CTCAAP) is the only area with more than 1,000 new homes, so I have

listed this separately. The “Issues & Options” consultation document (late in 2015), on the new Local Plan, listed an extra 2,500 new homes in Chelmsford Urban Area whichever option is preferred. This will almost certainly mean increased density on existing sites, and this might increase the number of new homes in the “character area” and take more of the other “character areas” over the 1,000 new home threshold.

The other “character areas” are: Rivermead, Cathedral, Chelmer Waterside, High Street, Park, Victoria Road Riverside, Moulsham

### **Gilden Way, Harlow**

**Potential Size:** 1,200 new homes

**Status:** The Secretary of State granted consent on appeal from the developers in November 2012

**Timescale:** 2015 – 2019

**Diocesan Info:** Barking Episcopal Area / Harlow Archdeaconry

**Deanery:** Harlow

**Parish(es):** St. Mary’s, Old Harlow (3.02)

**Local Authority:** Harlow

**Brief Details:** Barratt Strategic, Persimmon Homes and Taylor Wimpey (the Consortium) has acquired an interest in land to the north of Gilden Way, Harlow, and is proposing to redevelop the site with a residential led mix-used development. On 7<sup>th</sup> January 2015, the Reserved Matters planning application for the phase 1 development area comprising 709 homes, commercial space and community buildings was submitted to Harlow District Council. Harlow Council Annual Monitoring Report 2012/13 and the SHLAA 2014 state 1,100 new homes on this site. All other reports, including the press report following the appeal decision and Taylor Wimpey’s website, state approximately 1,200 new homes.

### **Academy Central**

**Potential Size:** 1,042

**Status:** Planning application approved

**Timescale:** up to 2016

**Diocesan Info:** Barking Episcopal Area / Barking Archdeaconry

**Deanery:** Barking & Dagenham

**Parish(es):** Becontree St Cedd (01.04)

**Local Authority:** London Borough of Barking & Dagenham

**Brief Details:** Former site of the University of East London main building. The site was acquired by Wimpey Homes and London & Quadrant Homes. Retention of the main building and conversion to 106 residential units, demolition of all remaining buildings and construction of 936 houses and flats (between 2 and 10 storeys in height), together with the creation of a new access at Lodge Avenue, associated landscaping and car parking and the erection of a primary school.

### **Gants Hill District Centre (Redbridge)**

**Potential Size:** 1,008 new homes

**Status:** Gants Hill District Centre Area Action Plan

**Timescale:** Up to 2017 and beyond

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Redbridge

**Parish(es):** Barkingside St. George (7.6), Great Ilford St. Margaret & St. Clement (7.10), and just into Great Ilford St. Andrew (7.12)

**Local Authority:** London Borough of Redbridge

**Brief Details:** The Gants Hill Area Action Plan covers a very small geographical area. There are 11 almost adjacent sites clustered around the Gants Hill Roundabout. The aim is to make Gants Hill a District Centre, with the roundabout as a focal point.

### **Walthamstow Central**

**Potential Size:** 1,000 new homes

**Status:** Walthamstow Town Centre Area Action Plan, Adopted October 2014

**Timescale:** 10 – 15 years

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Waltham Forest

**Parish(es):** Walthamstow Team Ministry (8.16)

**Local Authority:** London Borough of Waltham Forest

**Brief Details:** **NB This is just part of the new homes proposed in Walthamstow.** The total number of new homes proposed in the WTCAAP is up to 2,000 (though only 1,715 are actually identified in the document), but some of the sites are at a distance from the main cluster. I have identified 6 central sites that total 1,000 new homes (site numbers 4, 6, 7, 9, 10, 11).

### **Royal Albert Dock (North), Beckton**

**Potential Size:** 1,000

**Status:** Planning Approval

**Timescale:** Phase 1 2015-18, whole site by 2030

**Diocesan Info:** Barking Episcopal Area / West Ham Archdeaconry

**Deanery:** Newham

**Parish(es):** Beckton (5.20)

**Local Authority:** London Borough of Newham

**Brief Details:** ABP-London is developing this large site on the north of the Royal Albert Dock as a gateway for Asian and Chinese businesses wanting to have a base in Europe. There will be 1,000 homes, but it's possible that these may be short-term lets for overseas business people. Press Release 20/04/15 - The Greater London Authority has given the green light to ABP and Stanhope's £1.7bn Royal Albert Docks development.

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