# Thurrock Council Delivering Garden Communities

Julia Foster
March 2019



#### **Brave New World**

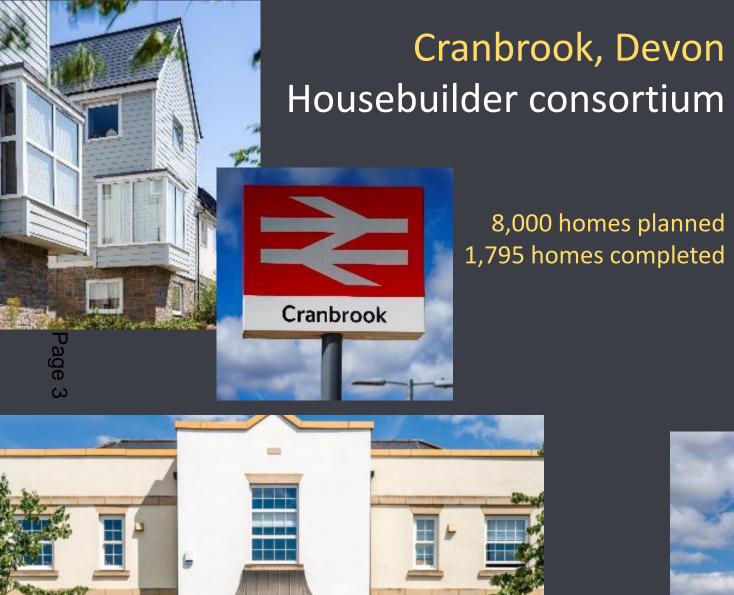
"introduce a power for local planning authorities in places with high housing demand to designate particular areas within their local plans as land which can be developed only as single large sites"

"give local authorities clear statutory powers to control the development of such designated large sites."

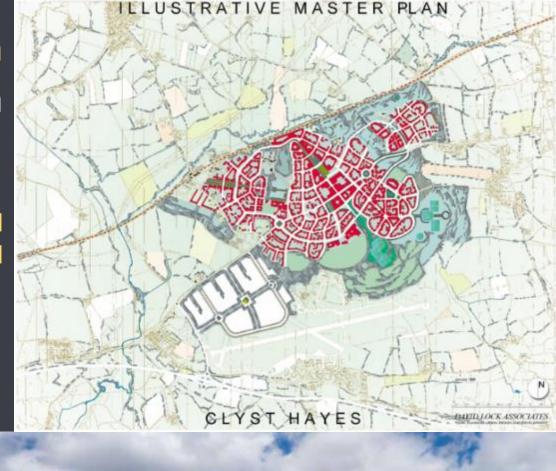
"Ministers should also consider ... allocating a fraction of whatever would otherwise be the total funding made available by government in support of house building to a new large sites viability fund administered by Homes England".

"give local authorities clear statutory powers to purchase the land designated for such large sites compulsorily at prices which reflect the value of those sites once they have planning permission."





8,000 homes planned 1,795 homes completed





# Langley, Birmingham Birmingham City Council

6,000 homes planned Green Belt Release









## Mountfield Park, Canterbury Corinthian

4,000 homes planned





### Redhill Garden Community Thakeham Homes

Redhill Aerodrome Surrey Green Belt 8,000 homes planned





#### Urban & Civic Master Developer Model













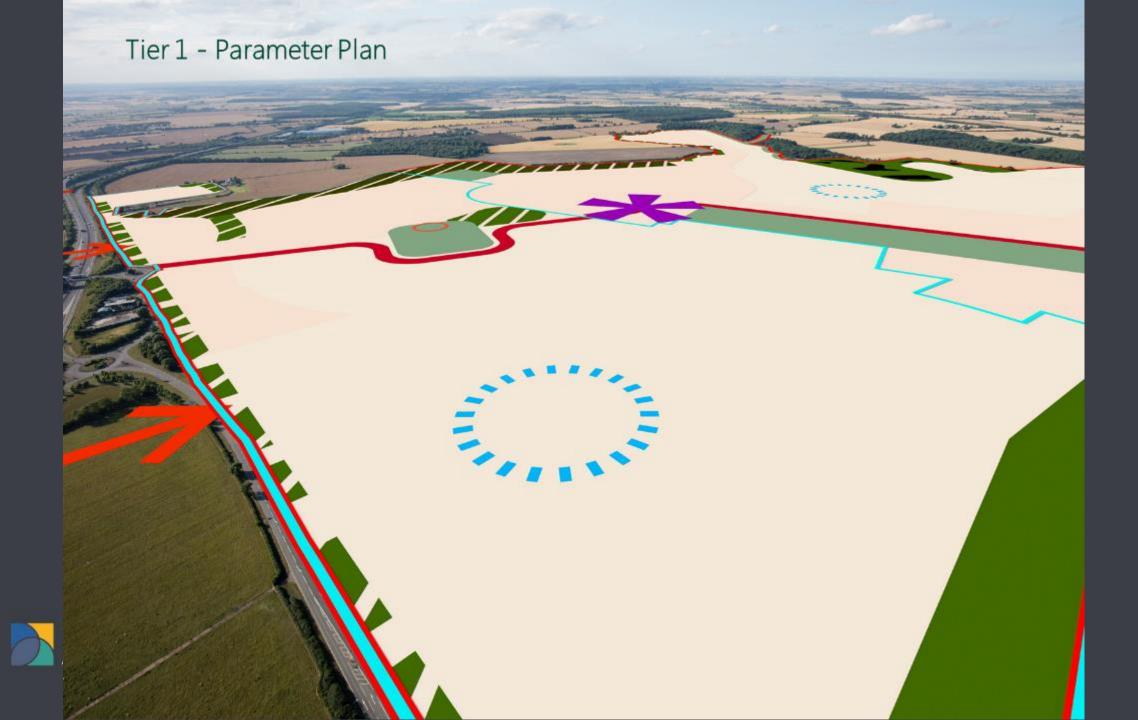


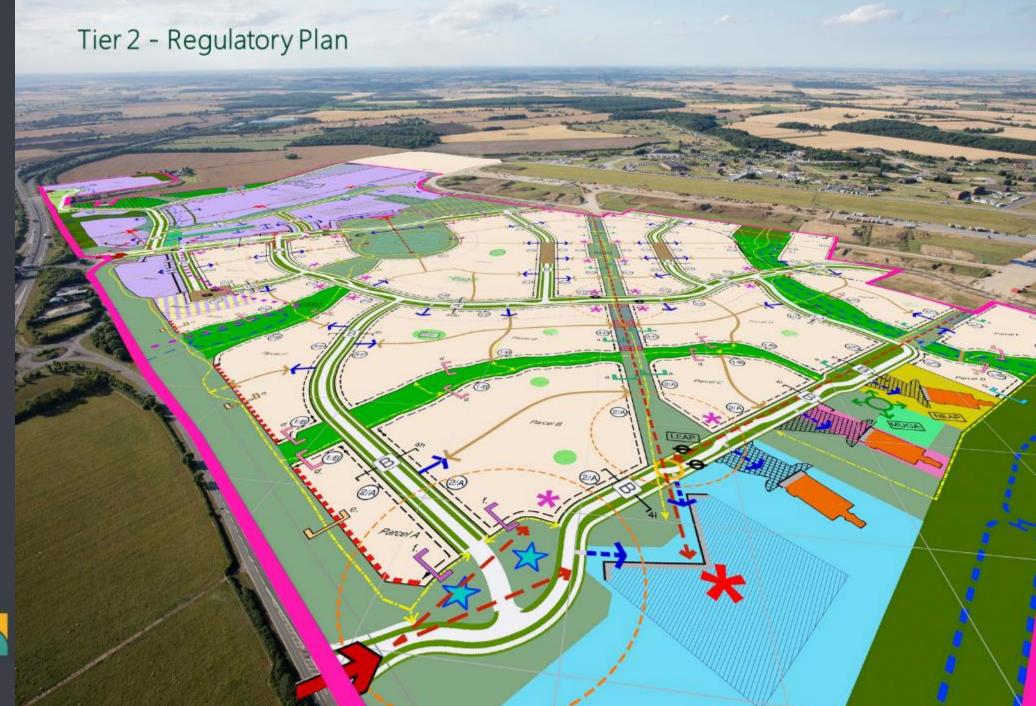
- A Incubator
- B The Club Building
- Ermine Street Church Academy
- EZ: IKO Completed: Q1 2018
- EZ: MMUK Completed: Q2 2017
- EZ: John Adams Toys Completed: Q2 2018
- G EZ: Incubator 2 Completed: Q2 2018
- EZ: iMET Completed: Q2 2018
- Cricket park and green Completed: Q2 2017
- Community Park Completed: Q2 2017
- Watch Tower Completion: Q2 2019
- The Glade Completed: Q4 2020
- Cambridgeshire County Council HQ Completion: Q4 2020

- Parcel 1 Hopkins Homes 128 units 11.9 acres On site: Q1 2016 First completions: Q3 2016
- Parcel 2 Morris Homes
  165 units
  13.3 acres
  On site: Q1 2017
  First completions: Q4 2017
- 200 units 18.3 acres On site: Q1 2017 First completions: Q4 2017
- 4 Parcel 4 Civic Living
  c.138 units
  8.3 acres
  On site: Q4 2017
  First completions: Q1 2019
- Parcel 5 Hopkins Homes
  189 units
  12.9 acres
  On site: Q2 2019
  First completions: Q1 2020
- Parcel 6 Crest Nicholson
  192 units
  11.6 acres
  On site: Q1 2019
  First completions: Q4 2019

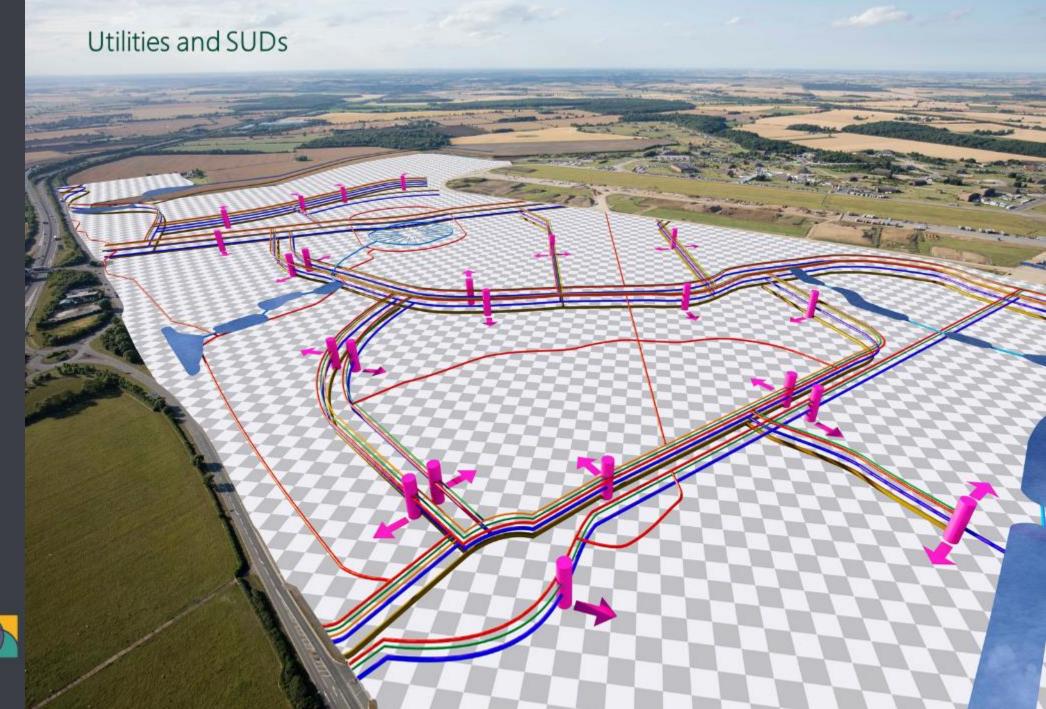






















































#### Alconbury Weald Huntingdonshire

203 homes completed













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