

Essex County Council, Housing Growth Unit

Infrastructure First

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24 February 2020



Essex County Council

Our vision for future growth



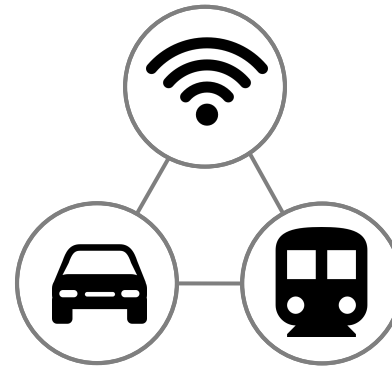
A growing population

c.330,000 additional residents by 2039, but a squeeze on the working-age population



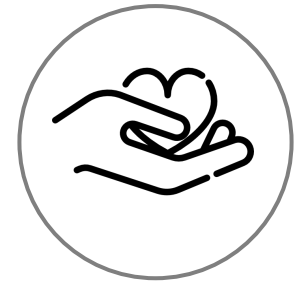
The need for more homes

Over 180,000 over the next twenty years



Connectivity and employment

Better connected communities: part of a strong economy with high quality job opportunities



Building communities

Enhancing quality of life, including through high quality green space and supporting healthy lifestyles

Major growth corridors

LONDON
STANSTED
CAMBRIDGE
CORRIDOR



NORTH
ESSEX

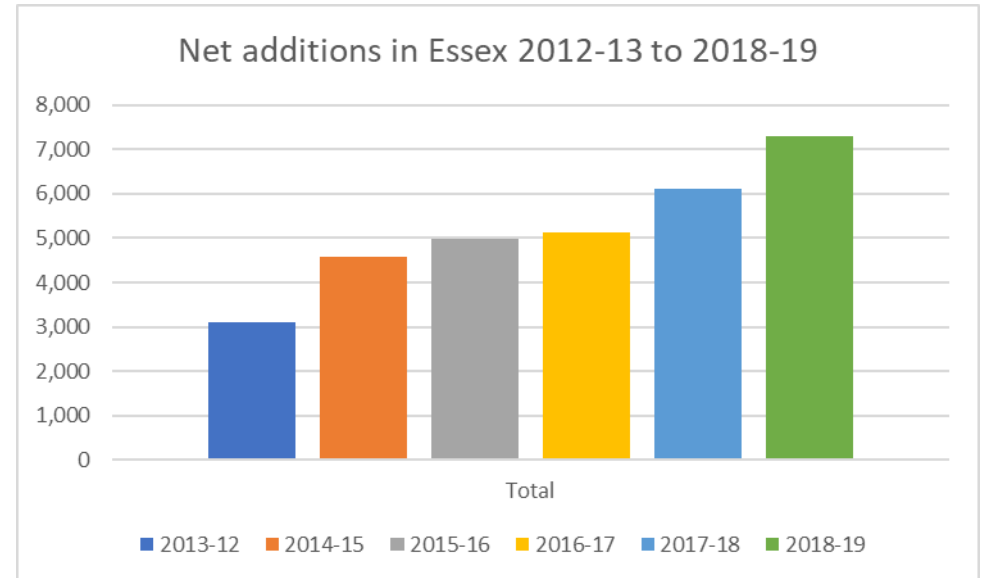
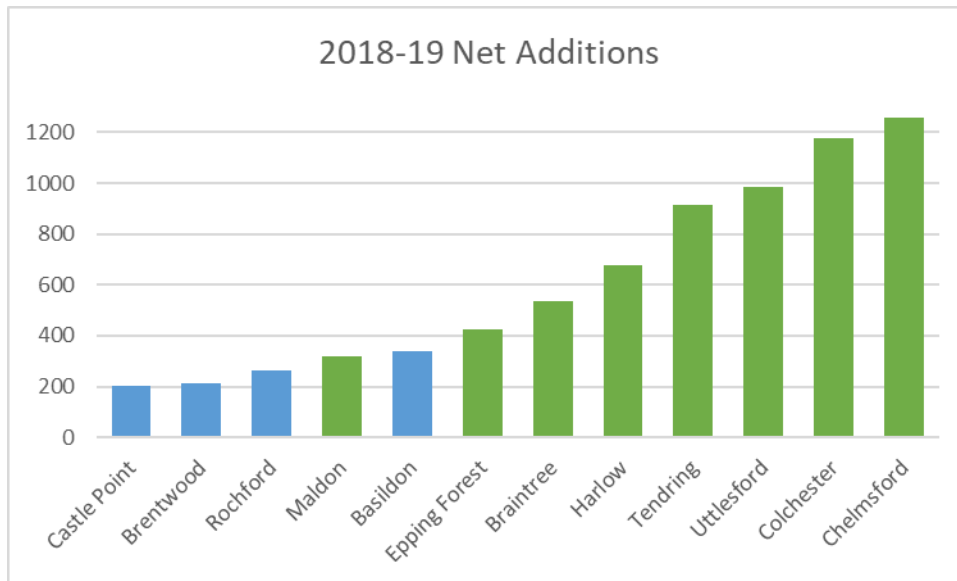
SOUTH
ESSEX

Delivery to date

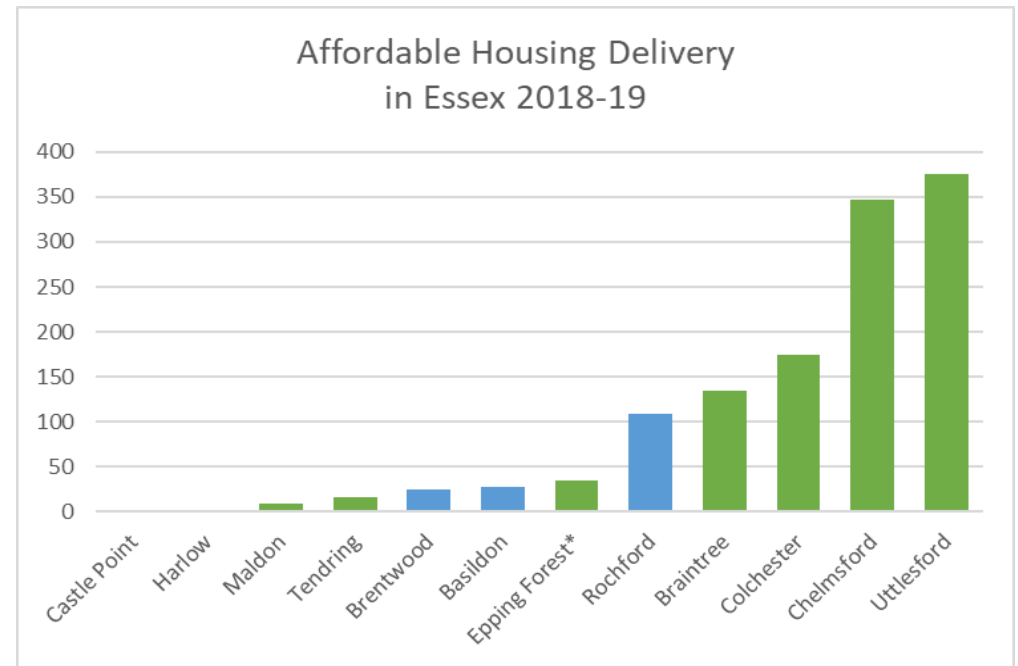
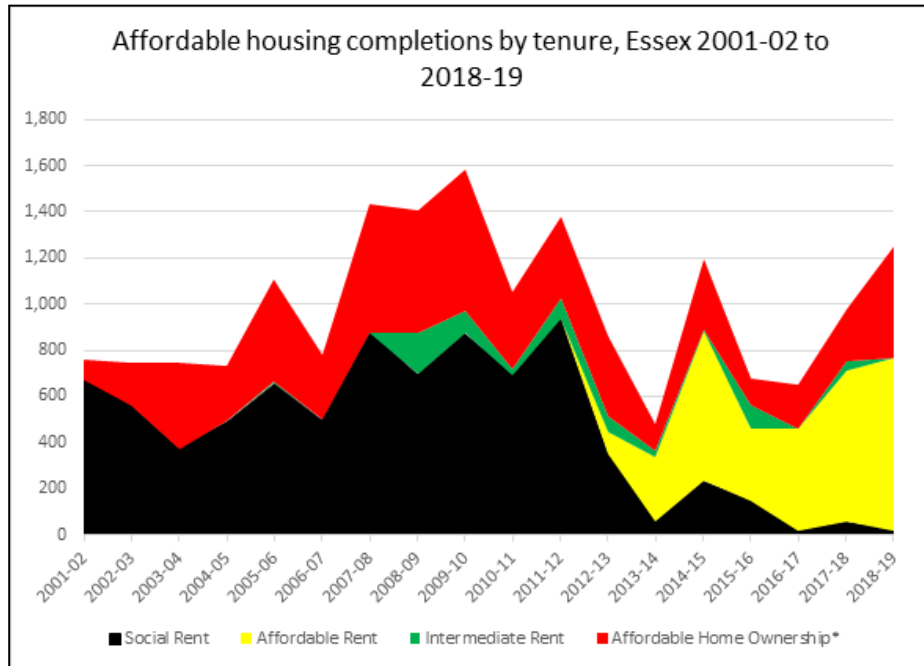


Essex housing delivery has risen sharply, focused in northern districts outside the green belt

- Essex has sharply increased supply since 2013-14
- **7,300** net additions in 2018/19
- **4,330** net additions in Chelmsford, Colchester, Tendring and Uttlesford were 59% of the Essex total in 2018/19
- **1016** net additions in the green belt districts of Castle Point, Brentwood, Rochford and Basildon were 14% of the total



Affordable housing delivery has followed overall delivery



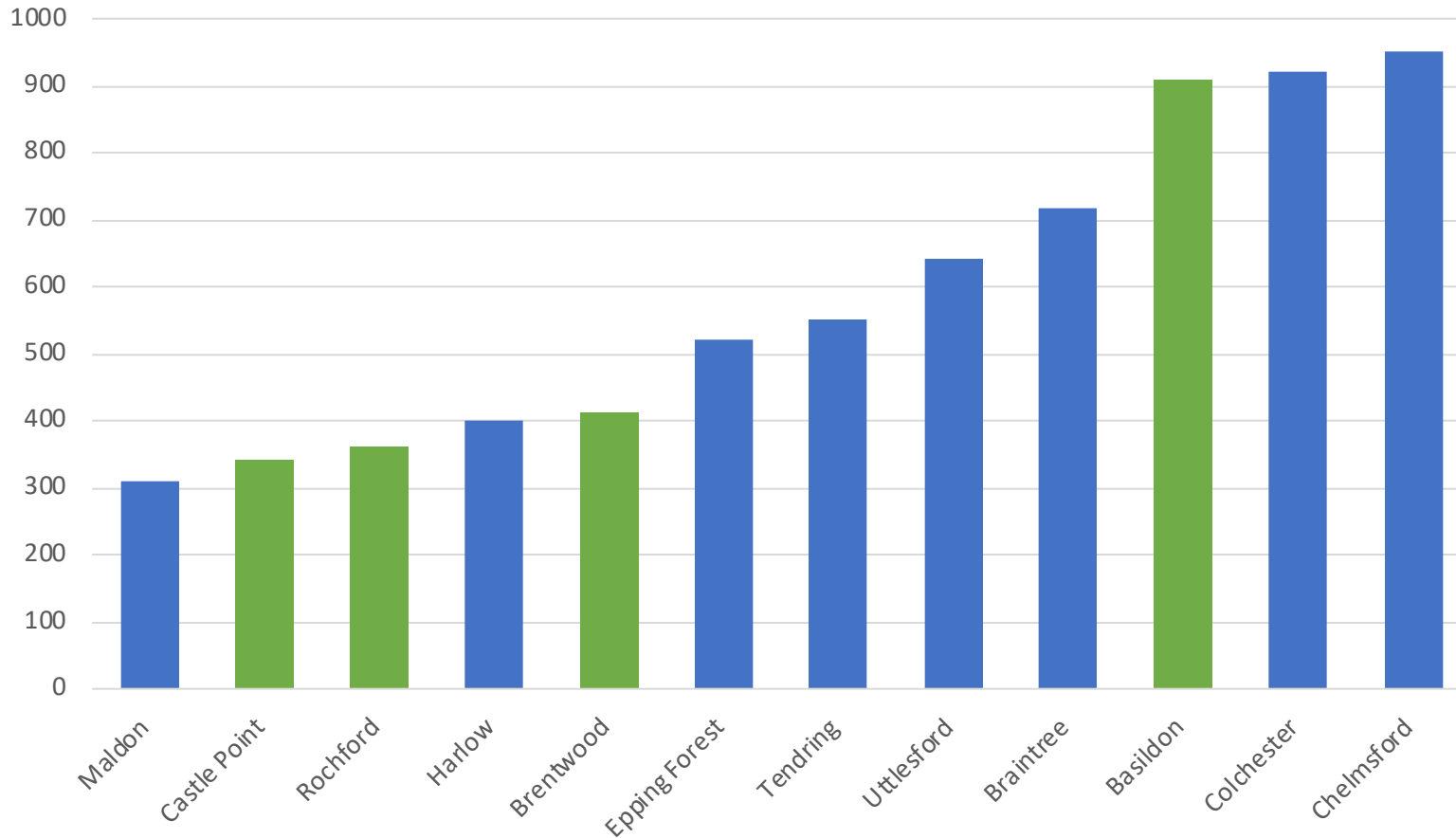
- 2018-19 saw highest number of affordable housing completions in Essex since 2011-12.
- **1,252** representing **17%** of total net additions.
- 744 Affordable rent (59%),
- 488 Shared ownership (39%) and
- 20 Social rent (2%).
- Uttlesford (376) and Chelmsford (347) saw highest numbers of affordable additions
- Highest affordable percentage in Rochford (42%)
- Low no's and % delivery in Basildon, Brentwood, Epping Forest, Harlow, Maldon and Tendring.

Future plans



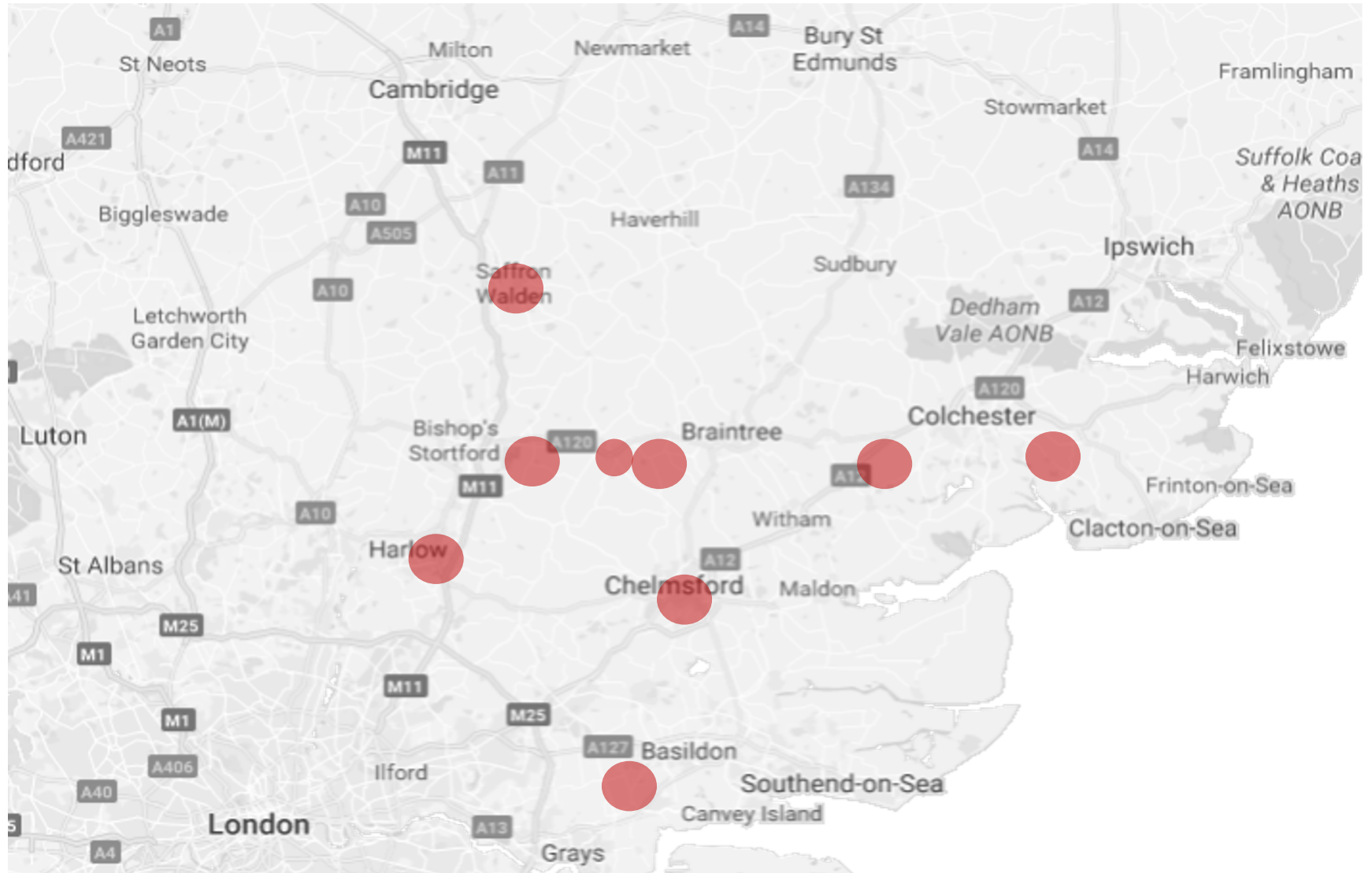
Local plan build rates are just over 7,000 p.a.

Emerging Local Plan Annual Build Rates in Essex

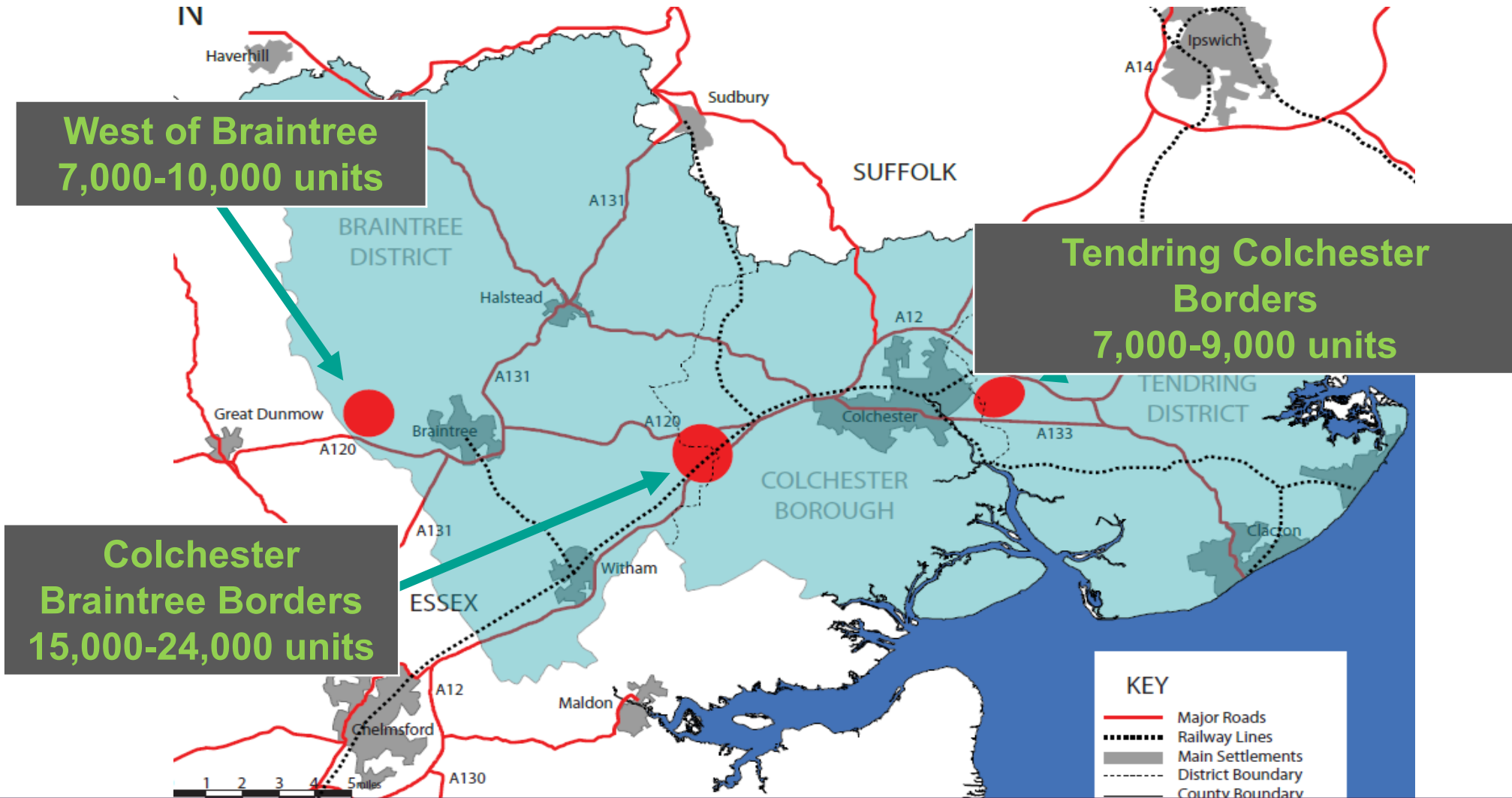


Substantial increases in build rates are planned in South Essex green belt authorities, the highest in Basildon District. Braintree also plans to deliver more homes.

Garden Communities



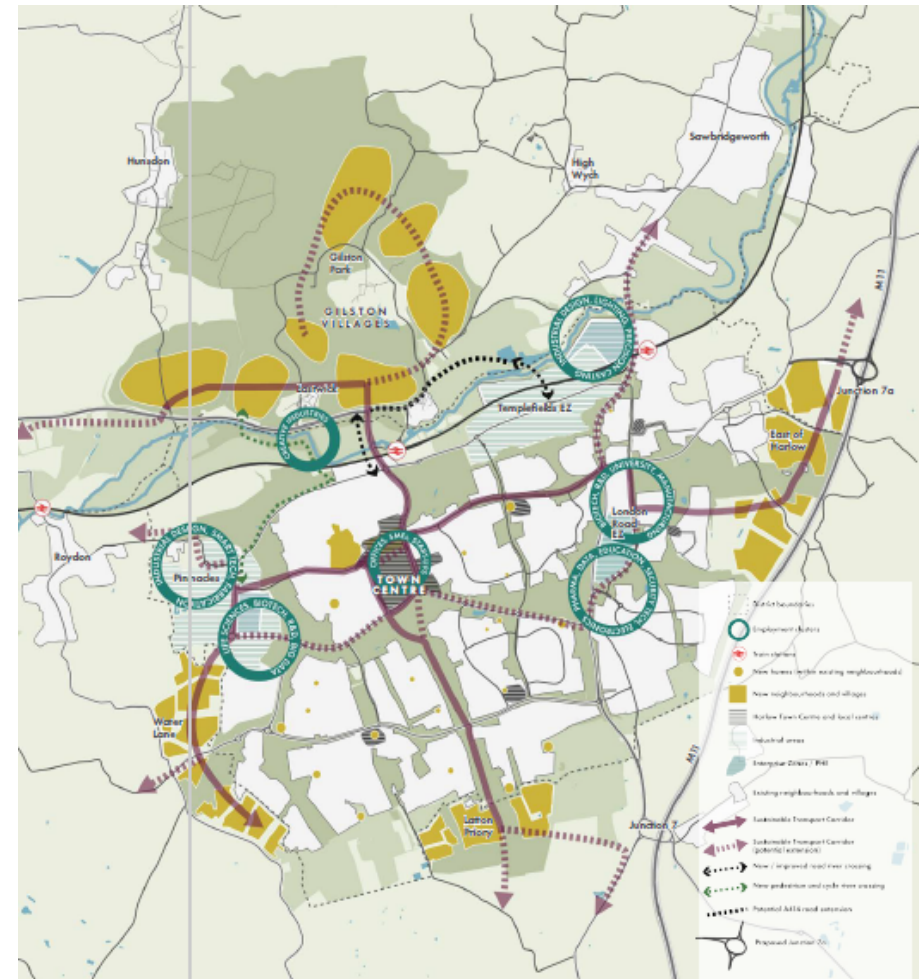
North Essex Garden Communities



Harlow Gilston Garden Town (HGGT)

A successful town centre will support the delivery of HGGT

- Harlow Gilston Garden Town is key part of the Local Plan.
- 16,100 new homes by 2033 – an increase in the local housing stock of 45% from 2011 – with potential for a further 7,000 homes beyond the plan period.
- This growth trajectory will enable over 11,000 new jobs
- By the mid-2030's Harlow will have a population of approximately 120,000, akin to a city-scale.



Chelmsford HIF Bid

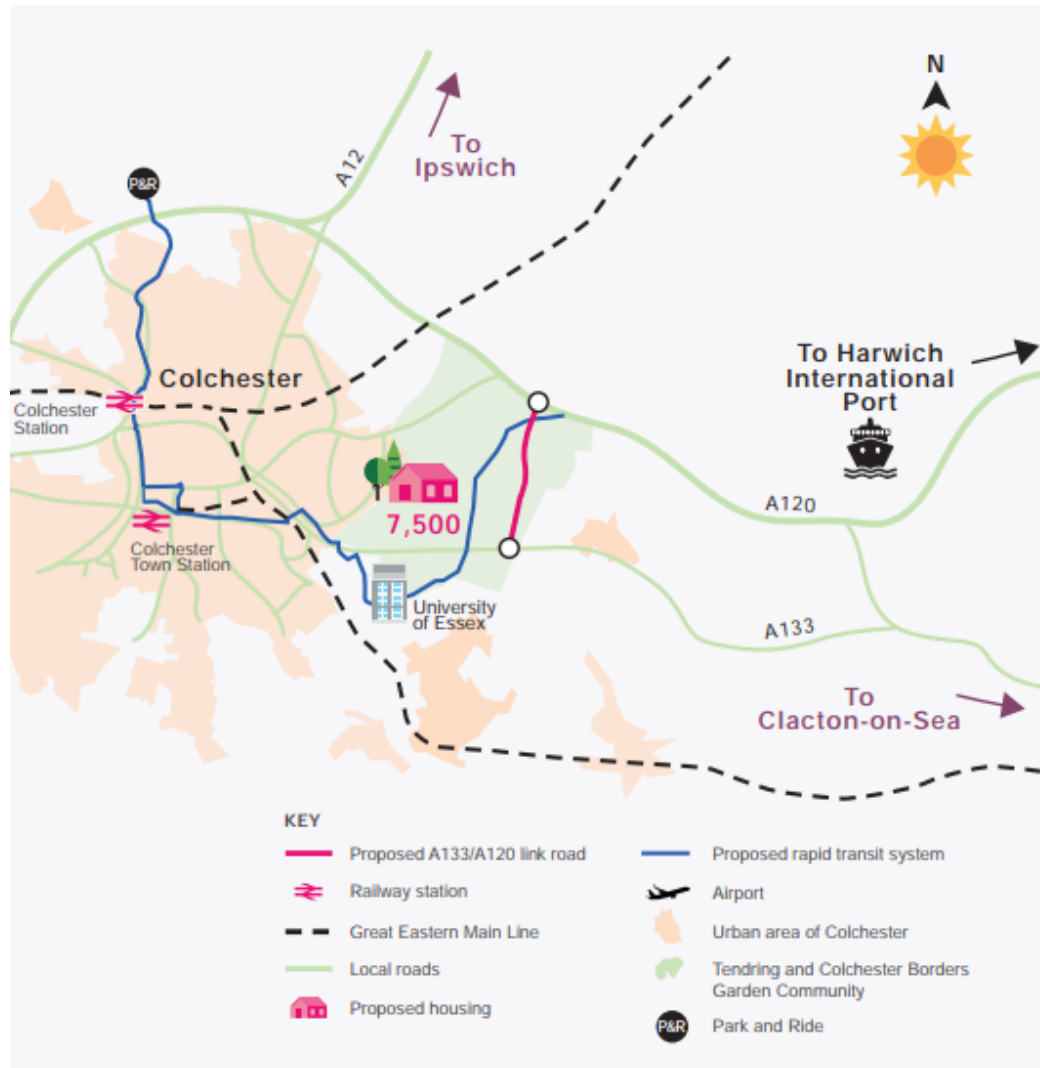


Over 14,000 homes supported of which 10,500 depend on Beaulieu Station and the Chelmsford North East Bypass.

- The station and bypass unlock North East Chelmsford Garden Community (in red and pink)
- Also substantial growth near the bypass in Broomfield (Blue) Great Leighs (Orange / Yellow) Great Notley (Green)
- The Local Plan has been found sound (subject to modifications that don't affect sites)

Colchester Tendingr Borders HIF Bid

- £99m for a Link Road and Rapid Transit System (RTS)
- The infrastructure facilitates 7,500 new homes (6,500 unlocked)



Thank you

Any questions?

