

## Baddow Development To Continue

Peter Kirk, November 2006

For the moment it may look as if the developers are finishing off their work in Great Baddow. The large developments of Harberd Tye, off Beehive Lane, and Eastwood Park, in West Hanningfield Road, have been completed. Work on Baden Powell Close, off Maldon Road, and Gerard Gardens, in Beehive Lane, is nearing completion. Since 2004 more than 400 new homes have been built in these developments and some smaller ones. But at present new development work seems to be slowing down.

However, this doesn't mean that the developers have lost interest. They can be expected to start large scale work again soon. Approval has already been given for 51 new houses and flats on the council waste disposal site in Chelwater. And planning applications are being considered for two larger developments.

The first of these is for the 5 acre former ESTRIC field between Galleywood Road and Pertwee Drive. In 2004 an outline application was made to build 113 homes for old people on this site. This proposal was approved but has now been replaced by a new application. This is for fewer homes, only 75, but to house more people and of all age groups: 42 four and five bedroom houses, 14 three bedroom houses, and 19 flats. 26 of these properties will be "affordable housing". Part of this development is in an interesting crescent design. A bungalow in Galleywood Road will be demolished to allow for the access road. Great Baddow Parish Council is concerned about the amount of traffic which will be generated by this development. But it is likely that it will be approved soon.

The second major new development proposal is for 209 new homes on the Marconi Club site in Beehive Lane, the largest new development in Baddow for 30 years. The plan is for the club to remain on the site, with a new club house and tennis courts, but its playing fields will be relocated to Green Belt land on the former Marconi site in West Hanningfield Road. This will release nearly 12 acres of land for housing development. The proposal is for a mixed development of 107 houses and 102 flats, including 52 "affordable" homes. There will be two main areas of housing with different designs separated by a green.

If these and some smaller developments go ahead, another nearly 400 new properties will be built over the next few years. In fact the number of new homes built in Baddow within less than a decade will be around 950, bringing the total from about 5700 to about 6600. And all of this is without significant improvements to the infrastructure. There will then remain only one major site in Baddow which is likely to be redeveloped in the near future: the area next to the Vineyards. There has been no word on possible development there for more than two years.

Meanwhile, just outside Baddow, approval has been given for a new complex of a hotel, shops and flats to be built on the site of the Army and Navy pub and the Gards yard. Its sharp point, like the prow of a ship pointing up Baddow Road, will be an interesting landmark on the road into Chelmsford.



*Artist's impression of part of the development proposed for the MASC site*



*Artist's impression of the hotel to be built at the Army and Navy site, as seen from the roundabout*  
(November 2006, published in Baddow Life, Issue 14, Winter 2006)