

But importantly it will also provide a new school, retail and leisure facilities as well as an improved transport network. Other projects include Silvertown Quays which is close to City Airport and the Excel Centre which will provide 5,000 residential units and of course Stratford City which will provide 9,000 residential units.

However completions are still lower than targets sets by Central Government and development appears to be hampered not only by planning delays but by remediation and environmental constraints, disparate land ownership requiring time consuming site assembly and access issues all of which are affecting development viability.

Moving back to the 2012 Games, Stratford will provide significant stimulus to London and the Thames Gateway area and to housing development. Already since the games were awarded there has been an increase in values in the local area and the perception is that this will continue as 2012 approaches assisted greatly by the opening of the CTRL station in 2007.

However, whilst the above opportunities are obvious the area still suffers from a number of issues and changes which will need to be resolved if

regeneration is to be judged as a success.

The plans for the Thames Gateway area are ambitious and require the involvement of a number of Local Authorities, Development Agencies, Development Corporations, as well as a number of local organisations who are endeavouring to assist together with all the private sector interests. Consequently there needs to be coordination both centrally and locally to ensure that the planned objectives are delivered especially as the project will evolve over 15 – 20 years so increasing the potential that for political change and issues over funding that could occur.

In addition, other issues include planning and deliverability. Planning consents are taking longer to obtain therefore delaying major developments. The key will be to ensure that important applications are fast tracked so that regeneration can commence quicker and so avoiding being log jammed by planning bureaucracy especially with the advent of two new Urban Development Corporation's and their associated planning powers.

One of the biggest challenges facing the Thames Gateway will

be the environmental issues and in particular the risk from flooding and with so many new houses planned it is imperative that flood risks are mitigated with new residential development nearest to 'significant' flood risk areas are designed with extra measures ie car parking instead of living area at ground floor level or better drainage that can reduce the risk of surface water flooding.

Lastly, the key to any successful large regeneration programme will be the provision of good transport infrastructure. A number of key schemes have been completed or in the process of being constructed. Apart from the Channel Tunnel Rail Link which will have new stations at both Ebbsfleet and Stratford the Docklands Light Railway extension to London City Airport has been completed with further extensions to Woolwich and Stratford proposed. Other schemes that are underway include the East London Transit route which will connect Ilford to Dagenham Dock via Barking Town Centre and should extend and connect with the planned South Essex rapid transit system.

South of the river there will be the Kent Fast-track scheme

which will connect Dartford with Ebbsfleet. In terms of road links there has been major improvements to the A13 and M11 link roads which will be further complimented by the Thames Gateway Bridge which when constructed will connect Beckton in the north to Thamesmead south of the river and should unlock vital areas both north and south of the river for the regeneration.

Glenny LLP is located at the centre of this major regeneration area and has an experienced residential development agency team providing in depth advice in respect of development opportunities in the area. We are currently involved on a wide range of major projects including both disposals and acquisitions totalling over 3,500 residential units within the Thames Gateway area and are advising a number of clients in respect of their land holdings and therefore have unrivalled property knowledge of this growth area.

For a free private confidential chat with regard to any development opportunities please contact either:-

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