

# RODING VILLAGE-CHIGWELL

NEW GARDEN VILLAGE



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# INTRODUCTION

On the 18th October 2016 the Full Council of Epping District Council passed the Draft Epping Forest District Local Plan for consultation during the period 31st October for 6 weeks. The Draft Local Plan contains a number of proposals for Green Belt release across the District to accommodate the requirement for delivery of 11,400 dwellings between the period 2011 and 2033 to meet the Council's housing needs. However there is much unrest among local communities who feel that additions to existing villages will not result in sustainable development. This document is intended to inform the local planning authority, local communities and other key stakeholders that there is a superior alternative proposal to the current strategy that has not been considered within the draft Local Plan.

This document seeks to profile proposals for the Roding Garden Village. The proposals are an alternative to the proposals within the Draft Local Plan and propose to create a new garden village comprising a mix of starter homes, market and retirement homes, school, community facilities and other employment uses within a single allocation in a sustainable location that is within walking distance of Debden tube station. This proposal presents an opportunity to relieve the pressure that is being placed on the villages such as Theydon Bois, Chigwell and Loughton through the current draft Local Plan and will be presented to the Epping Forest District Council in response to its current consultation.

# ZONAL PLAN



## KEY:

	Existing green space		Proposed School
	Existing residential		Proposed Country Park
	Existing commercial		Community Services
	Proposed Village		Existing Leisure
	Proposed Retirement		Debden Station



# ILLUSTRATIVE MASTERPLAN



## **NEW HOMES**

200+ starter homes aimed at assisting first time buyers and key workers.

400+ homes meeting general needs housing within the District.

Retirement village including care home and dementia facilities catering for a under provided group within the District. This would also free up larger family homes within the District.



## **COMMUNITY FACILITIES**

Schools, a community hall and shops alongside existing recreation uses.



## **LEISURE/OPEN SPACES**

A country park; existing golf driving range & high quality gymnasium with indoor & outdoor pools.



## **INFRASTRUCTURE**

Transport and train links to London via the M11 and Debden tube station.



## **EMPLOYMENT**

200+ jobs would be provided through the care village as well as the new community facilities and shops.



## **HEALTH**

Doctors surgery and private hospital.

Please support this proposal and respond to Epping Forest District Council during their 6 week consultation starting on 31st October on the following link:

**<http://eppingforest.consultationonline.co.uk/>**