

## Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4573	Name	Jamie Braha	Landvest Developments Ltd and Oakland Primecare
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Date	12/12/2016
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### Letter or Email Response:

**Introduction** This representation is prepared in respect of the Roding Village, Chigwell, hereafter referred to as the "Roding New Garden Village". 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 complete with its own new infrastructure comprising a mix of starter homes, market and retirement homes, school, community facilities including Doctor Surgery and Private Hospital and other employment uses within a single allocation, in the control of one landowner and 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. These representations are submitted by ...redacted..., the joint delivery partners promoting this land for development. The representations respond to the District Council's Regulation 18 consultation into its draft Local Plan, specifically we respond to Question 2 which states: Q2. Do you agree with our approach to the distribution of new housing across Epping Forest District? (See Draft Policy SP 2, Chapter 3). Representation Q2. Do you agree with our approach to the distribution of new housing across Epping Forest District? (See Draft Policy SP 2, Chapter 3). We are promoting an alternative option to the current strategy and are seeking to deliver a new garden village between Loughton and Chigwell as illustrated by the enclosed summary promotional brochure. We are concerned that the current allocations within the draft Local Plan are focussed too heavily within the urban areas and will result in intensification of urban land that cannot be matched with infrastructure provision and will in some cases result in lost car parking areas and erode important urban open spaces currently required for recreation which present much needed relief within the urban environment. In addition good quality agricultural land is proposed for development, which is contrary to the National Planning Policy Framework and should be avoided where possible. We also note that housing allocations are proposed in villages, which do not have the infrastructure to match the level of growth that is required by this Local Plan and without a clear Infrastructure Delivery Plan in place will result in pressure on existing services. Our proposals are an alternative to the proposals within the Draft Local Plan and propose to create a new garden village complete with its own new infrastructure. The Roding New Garden Village is a self-sustaining new village proposal which will be built entirely on golf course land currently in use for leisure and commercial uses. The proposal will not result in the loss of high quality agricultural land and will protect important open spaces within the urban area from coming under pressure for development. The Roding New Garden Village proposals which will deliver as follows: New Homes • 200+ starter homes aimed at assisting first

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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. Infrastructure • Schools; • a community hall; • shops alongside existing recreation uses; • Doctors Surgery; • Private Hospital; and • Improved transport links. Employment • 200+ jobs would be provided through the care village as well as the new community facilities and shops. Changes Sought We do not therefore support the current strategy within the Local Plan for the foregoing reasons. It is our submission that the inclusion the Roding Garden Village site as illustrated by the enclosed brochure will make the Local Plan “sound” and address the shortfalls within this Local Plan identified above.