

Welcome

Thrive Living
by Retirement Villages

Welcome to this public exhibition on development proposals for land at Froghall Lane, near Grange Hill in Chigwell. These are being promoted by Retirement Villages (RVG) and will become part of the brand new Thrive Living collection.

What's the purpose of today's event?

Today's event provides a summary of the proposals and an opportunity to meet with members of the project team, who are on-hand to answer any questions you may have about our plans for the site.

We are proposing an integrated retirement community of c. 150 homes comprising 1- and 2- bedroom apartments and cottages alongside café, restaurant and wellness facilities available to both residents and the wider community, with significantly improved landscaping to achieve a 20% Biodiversity Net Gain and Net Zero Carbon through operations and construction.

The site has been the subject of previous planning applications. The site has recently been removed from the Green Belt and is allocated for specialist residential development, in response to an unmet district-wide need for specialist housing for older people.

We would like to hear your views before we submit a planning application. Please read through the rest of our information boards before sharing your views with us, which we will consider ahead of submitting an application later in the Summer.



Land at Froghall Lane, Chigwell



Get online

You can download all of the exhibition boards shown today from our website, chigwell.retirementvillages.co.uk or by scanning the QR code at the right hand side of this exhibition board using your mobile phone camera. If you need any assistance, please so feel free to ask a member of the team for help.



Retirement Villages Group
Developer



Iceni
Planning



RCKa
Architects



Camlins
Landscape



Markides Associates
Transport



Redwood Consulting
Stakeholder Engagement

The Thrive Living collection

The Thrive Living collection is for people who want to stay connected, sociable, and active as they get older.

We call this positive ageing and it's at the heart of our purpose. Our approach focuses on choice, flexibility and wellbeing, offering people the freedom to continue to live life on their terms – without compromise. Unique, and shaped by the amazing people who live there, they are communities that know how to live.

An integrated retirement community allows residents to live in their own space – through their own apartment – and enjoy access to shared outdoor space, as well as a range of restaurants, retailers and wellness centres including leisure facilities designed to support their needs, now and in the future when the need for additional care and support may increase.

Many people choose to rightsize, in later life, but stay in their local area – close to their network of family, friends and support. They also want the opportunity to make new friends and acquaintances. Thrive Living responds to this challenge by creating integrated retirement communities – close to existing facilities but also bringing new facilities that act as a hub for residents and non-residents to live life on their terms.



Did you know?

Typically, across our schemes, we expect **over half** of our residents to come from within a **20-minute drive** of their old home.



Our Vision



Respond to locality

Building places that respond to the local built environment and work within the existing landscape.



Provide a biodiversity net gain

We want to encourage residents and the community to get closer to nature. We therefore provide planting and landscaping to excite the senses and allow biodiversity to flourish and exceed Biodiversity Net Gain (BNG) targets.



Create a thriving community

Designs to encourage positive social interaction and neighbourliness, as well as provide private space where people need it.



Long term investment

We will build and operate the development once it is complete, as we have a long-term interest in the site.



A Net Zero Carbon approach

Methods including prefabrication, off-site manufacturing and standardisation will help reduce our embodied and operational carbon.



A sustainable transport strategy

We will limit car use to servicing the essential needs of the development, make provisions to mitigate traffic impacts beyond our development, as well as promote sustainable transport options and other active travel.



Designed for wellbeing

Designs to promote happiness with well lit, well insulated homes, with spaces to promote active living.



Retirement Living in the 21st Century

What does day-to-day Retirement Living look like?

Our communities offer older people greater choice, flexibility and support them to maintain their independence, and to live their life to the fullest. The benefits to older people, for their happiness, physical health and mental health are significant. They have a new community on their doorstep with a wide range of activities they can get involved in and staff on site to support them – all of which can be accessed from one's own apartment and private space.

What social activities are offered?

There will be many activities and groups within the new community, and we expect them to often be resident-led and can include things like a knit and natter group, gardening club, exercise groups such as Tai Chi or Yoga or even walking. Isolation can be a significant harm for older people, which can affect a person's mental and physical health if unchecked. Access to a wide range of activities is therefore hugely beneficial to our residents' health.

Wellbeing

An onsite wellbeing service is of huge benefit to residents, giving them health information, signposting to services including the gym or other activities to improve health, as well as link in with local GPs and health services.

Care

While our communities include flexible and scalable care provision for older people's needs they are different to a care home, where the focus is on care rather than independent living.



Local benefits

The positive effect on our residents' health has been backed up by research from the ExtraCare Charitable Trust. This research showed that there was a reduction of 38% in costs to local NHS services, as well as a 46% reduction in unplanned GP visits via the wellbeing services provided at our developments. Because of an extensive support network reducing social isolation, residents tend to only then go to the GP when absolutely necessary.

On-site facilities that are shared with the broader community mean that residents and their families can eat together and have a more social aspect to their lives.



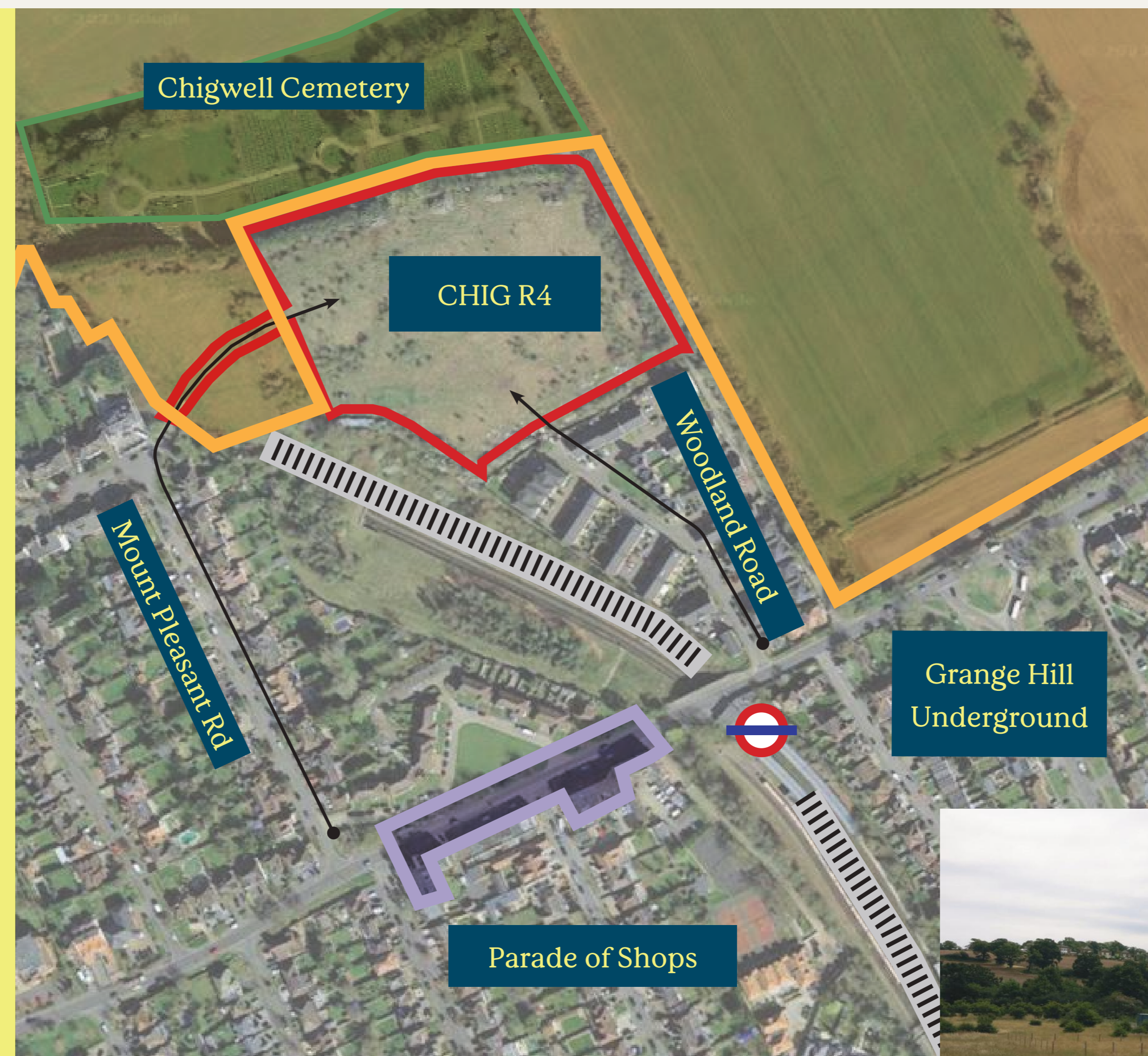
Site Background

The 2.33-hectare site consists of scrubland with a limited ecological value, though it is situated only 400m from Grange Hill Underground Station making it highly accessible and sustainable.

Removal of site from the Green Belt

A previous planning application for the site was submitted in 2018 and was refused in June 2022, principally on the grounds of representing development considered inappropriate for the Green Belt, in spite of the very special circumstances that were argued by the previous applicant.

The site was subsequently removed from the Green Belt and allocated for specialist residential development in the adopted Epping Forest District Local Plan under Policy CHIG.R4. Epping Forest District Council (EFDC) identified a significant need for specialist housing for older people that was not likely to be met without an allocation within the Local Plan, and therefore exceptional circumstances for the site's release from the Green Belt were met.



Supporting un-met need for later living accommodation

The proposals will help manage the impacts of wider demographic changes of an ageing population in Epping Forest and nationwide.

Epping Forest

- 16.6% increase in people aged 65+ between 2011 and 2021.
- The number of households aged 65+ is estimated to grow by at least 7,400 between 2021 – 2037.
- The number of households aged 85+ is estimated to grow by 4,100 over the same period.

Nationwide

- The Mayhew Report, an independent review of the retirement housing sector in the UK, has suggested the Government must build 50,000 new homes for older people each year – 1 in 4 of all new homes.
- The Homes for Later Living Report (2019) estimates that building 30,000 more retirement housing dwellings every year for the next 10 years would generate fiscal savings across the NHS and social services of £2.1bn per year.



Approach to the scheme

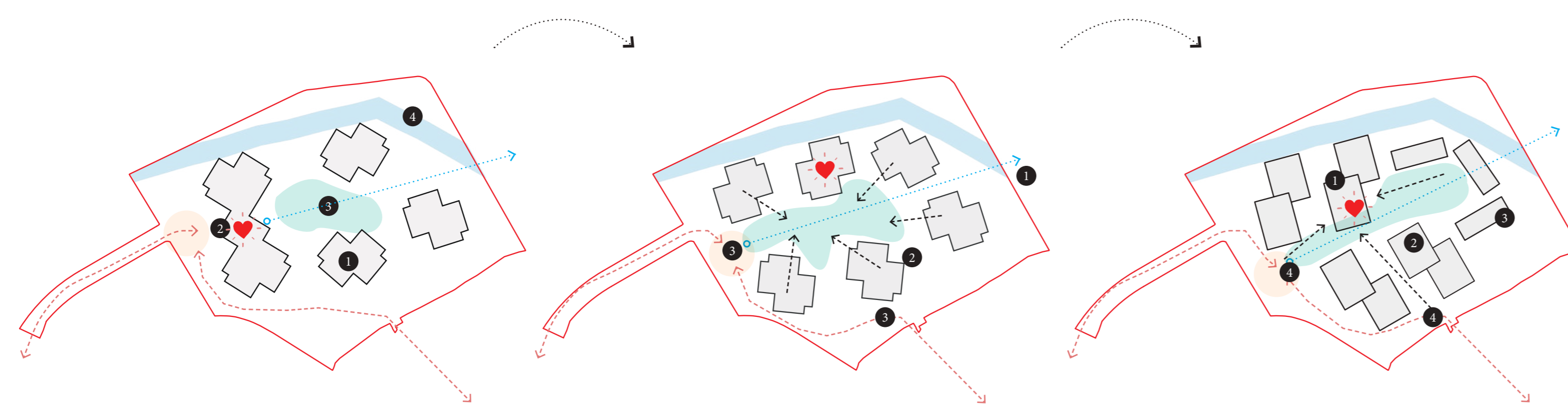
We have taken the opportunity to look at the designs afresh to develop high-quality proposals that respond to the surrounding landscape and with wellbeing and biodiversity at its heart.

A new, landscape-led site layout

In design terms we have evolved the proposals to form an arrangement of eight buildings, contrasted between villa blocks and cottages running from west to east, with a central landscaped pathway forming through the middle of the development.

As you approach the development from the west, the buildings have been designed to frame long views over the Roding Valley building into meadowland at the east of the site between the cottage buildings. Communal spaces are at the heart to ensure they are accessible to all residents, visible from both approach roads of Mount Pleasant Road and Woodland Road, and to draw the local community into the site.

The buildings have been designed to emphasise the existing topography, with villa blocks forming terraces nestled into the landscape and minimising the need to disturb land around the buildings.



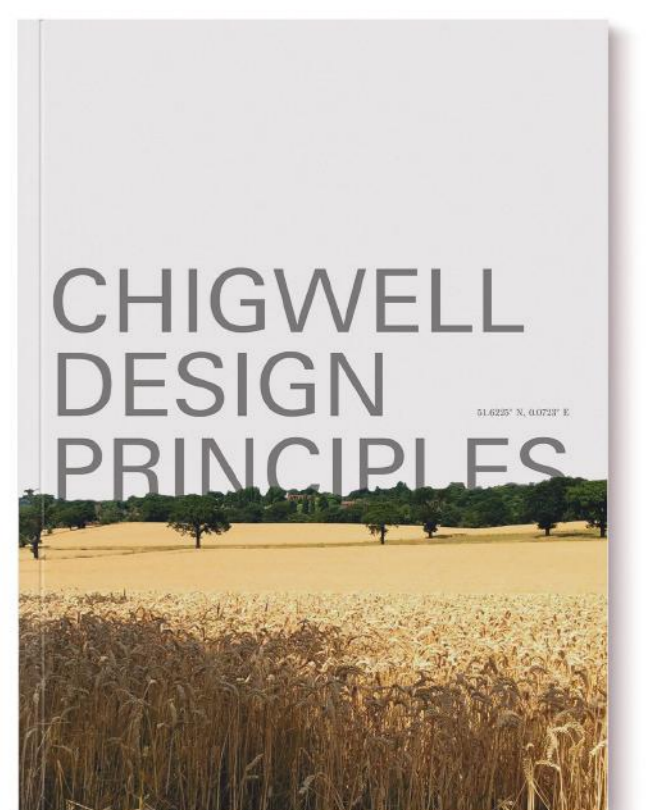
Evolution of scheme from previous proposals

High-quality, sympathetic design

Changes have been made to help better integrate the site within the surrounding area, in respect of the new Essex Design Guide, which stresses the importance of creating powerful streetscapes with a variation of building forms that help generate a sense of enclosure which can be found in more historic parts of the county.

While we recognise this is an altogether modern development, we have sought to emulate some of the historic built characteristics of the Chigwell Conservation Area in terms of creating enclosed spaces that encourage social interaction, as well as variation of building design. Furthermore our architects, RCKa, have undertaken their own work to develop a “Chigwell Design Principles” booklet based on field research on building form, materials and layout of Chigwell Village.

The scheme has been designed carefully from external viewpoints around the Roding Valley to ensure proposals appear layered, with planting between buildings and a variety of roof forms which help add variation to the skyline.



Access and egress

Vehicles will be able to access the site via Mount Pleasant Road to the west and Woodland Road to the south, the latter providing a long view through to the communal facilities area to better aid wayfinding and integration with the existing community.



The proposed scheme explained

Living

Our homes have been designed to help older people stay mentally, physically and emotionally fit.

We are providing the following mix of homes in the development:

20

1-bedroom apartments

120

2-bedroom apartments

14

2-bedroom cottages

In drawing up our proposals, we have carefully researched the local area and demographics to ensure the new homes provided will be affordable and accessible to residents that currently live in the area who are eligible to move in, with the flexibility of purchasing outright or renting.

Our experience is that in older age, some residents choose to move into our accommodation to reduce the burdens of maintaining a larger home, as well as release funds to enjoy in retirement. The homes we provide are designed to suit the needs of older people with easy maintenance and upkeep in mind, while remaining generously proportioned to relax in and entertain. All our homes will include a bedroom with an en-suite bathroom, storage space, an open-plan kitchen-dining-living space and terrace balcony with all 2-bedroom properties benefitting from a second bathroom and utility cupboard.

Communal facilities

Communal facilities will be situated within the central building of the development on the ground and first floor, for both residents and neighbouring residents to enjoy. We are proposing communal facilities including a restaurant and bar, café and wellness facilities.



Artist's impression of restaurant and bar facilities



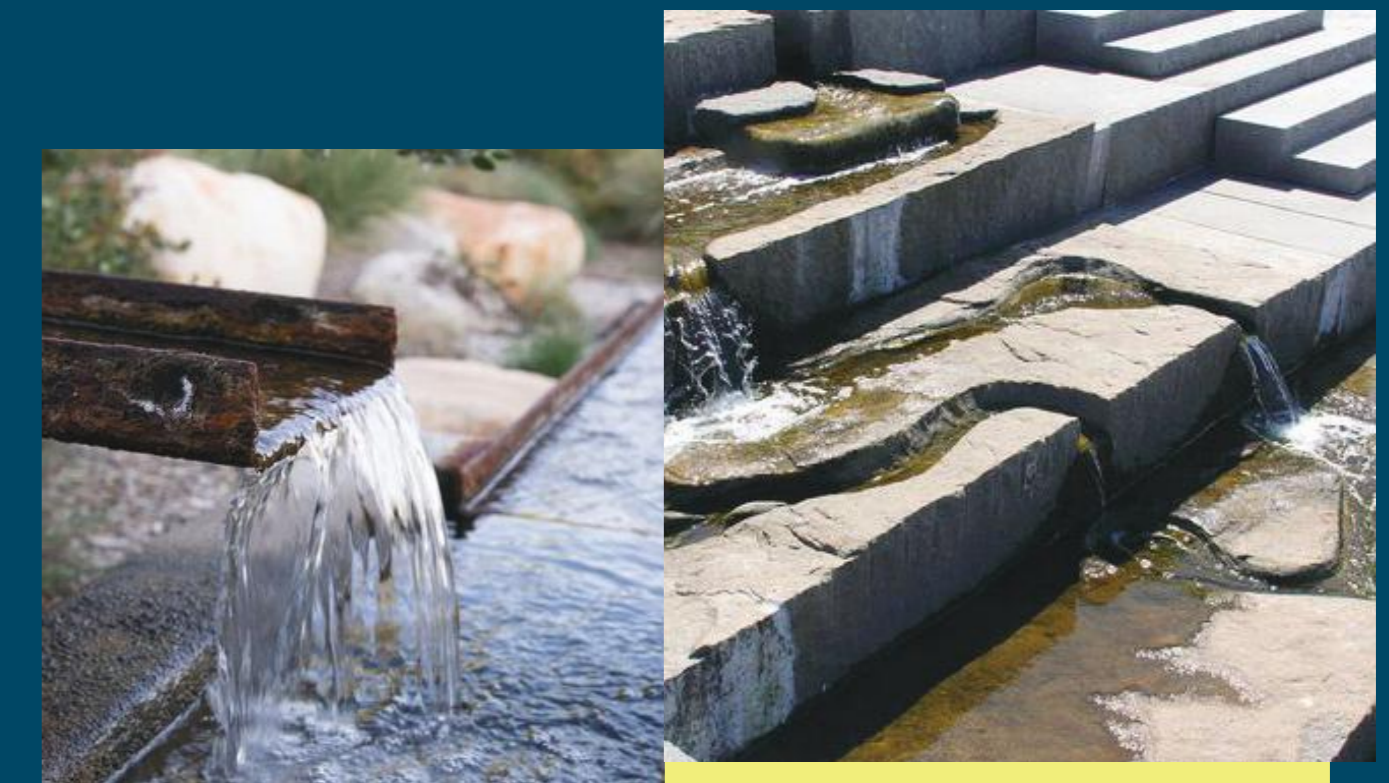
Artist's impression of wellness facility



The proposed scheme explained

Landscape

The landscaping approach will promote the effect of being surrounded by nature, emulating and extending the nearby Roding Valley Meadows Nature Reserve, famous for its array of wildflowers, situated a short walk east of the site. We want to provide a variety of active spaces that encourage outdoor activity and healthy lifestyles to be used by all.



Water channels and pools will be expressed and exposed to celebrate positive water management, sustainable drainage and a visual appeal.

A wetland meadow, attenuating rainfall across the site, will bring rich, colourful and seasonal interest to residents, with the added benefit of providing a biodiverse habitat for insects and birds to thrive.



The landscape approach has also been designed to work with the existing landform, with buildings terraced down the site, and to minimise excavation of material.

Landscaped meadow terraces will be situated between buildings to create connectivity and accessible level spaces around villa blocks. Planting will be selected to be climate-resilient.



Infrastructure

123 parking bays will be provided around the periphery of the site, with parking areas linked to building entrances with accessible, step free paths. All parking spaces will be on no greater than a 1 in 21 gradient, avoiding the steeper areas of the site and will be laid out informally to reflect the surrounding landscape and topography.

Biodiverse roofs, with wildflower planting attracts pollinators and birds, as well as supporting building insulation and water attenuation.

Additional planting will be carried out around the site's tree and hedgerow boundary to contain the development and prevent views into the site from the surrounding area, with planting based on dense evergreen native species such as holly and laurel. Wooded areas will be enhanced to support their role as habitat corridors for wildlife.





Illustrative view taken from Mount Pleasant Road entrance, facing east

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Illustrative view taken from wet meadow towards the communal building, facing west

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Illustrative view taken from Woodland Road entrance, facing north



Our nationwide presence

- 1 Boughton Heath, *Cheshire**
- 2 Park Place, *Lincolnshire*
- 3 Lime Tree Village, *Warwickshire*
- 4 Castle Village, *Hertfordshire*
- 5 Cedars Village, *Hertfordshire*
- 6 Thamesfield Village, *Oxfordshire*
- 7 Debden Grange, *Essex*
- 8 Moat Park, *Essex*
- 9 Avonpark Village, *Wiltshire*
- 10 Elmbridge Village, *Surrey*
- 11 West Byfleet, *Surrey**
- 12 Mayford Grange, *Surrey*
- 13 Charters Village, *West Sussex*
- 14 Gradwell Park, *East Sussex*
- 15 Blagdon Village, *Somerset*
- 16 Gittisham Hill Park, *Devon*
- 17 The Priory, *Devon*
- 18 Roseland Parc, *Cornwall*

**coming soon*

RVG is a long-established operator with 16+ existing communities under management.

Have your say

Thank you for attending today's exhibition.

Now we want to hear from you! We really want to know what you think about our proposals but, above all, how we can improve and tailor our plans to the needs of the local area, its residents and businesses. We want to start a constructive dialogue with you to ensure that our plans and this site can provide a benefit to you.

You can fill out a feedback form here today, or take one with you and send via our Freepost service; find out more by reading our feedback form.

Alternatively, you can visit our website, chigwell.retirementvillages.co.uk and fill out a digital version of the feedback form or email us via info@chigwellretirementvillage.co.uk.