

Chigwell

<p>Intensification</p> <p>This strategic option lies predominantly within the existing settlement boundary and encompasses a number of small-scale, previously developed Green Belt sites at the edge of the settlement.</p> <p>Constraints:</p> <ul style="list-style-type: none"> • Small areas of the option lie within Flood Zones 2 and 3 which are of medium-high risk of flooding. • The option is located in an area of high overall sensitivity to change (Historic Environment Characterisation Study 2015). • The option contains a number of Grade II listed buildings, and three Grade II* listed buildings. These are focused along High Road. • There is a LWS within the option boundary, to the north. <p>Given existing constraints there is the potential for issues to arise in relation to the following SA topics:</p> <ul style="list-style-type: none"> • Biodiversity • Historic Environment 	<p>More suitable strategic option</p> <p>Justification:</p> <p>This strategic option lies predominantly within the existing settlement boundary and encompasses a number of small-scale, previously developed Green Belt sites at the edge of the settlement. The strategic option would therefore maximise opportunities to focus development in the most sustainable locations within the settlement, which are in close proximity to existing village centre amenities, public transport services and community facilities, and to use previously developed land within the settlement (where this would maintain adequate open space provision within the settlement). The strategic option is predominantly located within Flood Zone 1 and therefore where sites within this strategic option are located within higher flood risk zones, further consideration will need to be given as to whether specific sites meet the sequential and exceptions test in accordance with the National Planning Policy Framework. Additionally, any infill development in the settlement located within an area of high historic importance would need to incorporate sensitive design, reflecting the areas of high overall sensitivity to change set out in the Historic Environment Characterisation Study (2015).</p>
<p>Eastern expansion</p> <p>Constraints:</p> <ul style="list-style-type: none"> • This strategic option straddles parcels 035.5 and 035.6, the loss of which would have a very high 'summary of harm' upon the Green Belt (Green Belt Review: Stage 2 2016). • The landscape on the eastern side of Chigwell is highly sensitive to change (Settlement Edge Landscape Sensitivity Study 2010). • Small areas of the option lie within Flood Zones 2 and 3 which are of medium-high risk of flooding. • This option contains Grade 3 agricultural land; however it is unknown if this is best and most versatile land (Grade 3a). • There is a LWS located within the option, to the southeast. • The strategic option falls within a character area that is of high sensitivity to change (Historic Environment Characterisation Study 2015). <p>Given existing constraints there is the potential for issues to arise in relation to the following SA topics:</p> <ul style="list-style-type: none"> • Biodiversity • Historic Environment • Land and Waste • Landscape 	<p>Less suitable strategic option</p> <p>Justification:</p> <p>This strategic option is harmful in Green Belt terms. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. This strategic option straddles parcels 035.5 and 035.6 which scored strongly against Purpose 1, preventing the outward sprawl of London, and Purpose 2, preventing the erosion of the narrow gap between Chigwell and Hainault and the coalescence of these settlements. Furthermore, the strategic option is sensitive to change in landscape terms, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010) which concluded that the nature of the land in this area (where development would fall outside existing soft urban green edges), combined with the topography (the elevation rising by up to 40m across the option to the south-east), mean it is unlikely that mitigation or reduction of harm could be achieved for this strategic option.</p> <p>Aside from small areas in the north of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. It is in a sustainable location, close to Chigwell Underground station. However, it is judged that the harm identified to the Green Belt and landscape character would, at the settlement level, outweigh the positive factors associated with this strategic option.</p>
<p>North-eastern expansion</p> <p>Constraints:</p> <ul style="list-style-type: none"> • The loss of this area (parcel 035.8) would have a moderate 'summary of harm' 	<p>More suitable strategic option</p> <p>Justification:</p>

<p>upon the Green Belt (Green Belt Review: Stage 2 2016).</p> <ul style="list-style-type: none"> Small areas in the south-east of this option are located within Flood Zones 2 and 3, which is of medium-high risk of flooding. This strategic option is sensitive to change in landscape terms, being located on the eastern side of Chigwell (Settlement Edge Landscape Sensitivity Study 2010). This option contains Grade 3 agricultural land; however it is unknown if this is best and most versatile land (Grade 3a). The strategic option falls within a character area that is of high sensitivity to change (Historic Environment Characterisation Study 2015). The option includes a number of Grade II listed buildings, which are focused around High Street. The option partially overlaps with a Conservation Area, to the south of the option. <p>Given existing constraints there is the potential for issues to arise in relation to the following SA topics:</p> <ul style="list-style-type: none"> Historic Environment Land and Waste Landscape 	<p>This strategic option provides a natural extension to the settlement, promoting settlement rounding, and is the least harmful to the Green Belt relative to the other strategic options located within the Green Belt adjacent to the settlement. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area (parcel 035.8) would have a moderate impact upon the Green Belt. Aside from small areas in the south-east of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. This strategic option is sensitive to change in landscape terms, as are other strategic options on the eastern side of Chigwell, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010). However, for this strategic option it is judged that this harm could be mitigated or avoided through the careful siting of development, and by design, including screening by hedges or small woods and limiting the scale of development. Existing boundary features, including the hedgerows, trees banks and ditches would need to be retained, both as elements of the historic landscape and for their screening potential.</p>
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<p>Northern expansion</p>	<p>Less suitable strategic option</p>
<p>Constraints:</p> <ul style="list-style-type: none"> The loss of this area (parcel 035.7) would have a very high "summary of harm" upon the Green Belt (Green Belt Review: Stage 2 2016). The landscape to the north and west of Chigwell has a moderate sensitivity to change (Settlement Edge Landscape Sensitivity Study 2010). Small areas in the centre of this strategic option are located within Flood Zones 2 and 3, which is of medium-high risk of flooding. This option is located within Grade 2 and 3 agricultural land. Grade 2 (and possibly Grade 3 if determined to be 3a) is described as best and most versatile land. There are two patches of Ancient Woodland located within the boundary of the option. The strategic option falls within a character area that is of high sensitivity to change (Historic Environment Characterisation Study 2015). There are three Grade II listed, and one Grade II* listed buildings located within the option boundary, along High Road and Pudding Lane. <p>Given existing constraints there is the potential for issues to arise in relation to the following SA topics:</p> <ul style="list-style-type: none"> Historic Environment Land and Waste 	<p>Justification:</p> <p>This strategic option is harmful in Green Belt terms. This is evidenced by the Green Belt Review: Stage 2 (2016) which concluded that the loss of this area would have a very high impact upon the Green Belt. This strategic option incorporates parcel 035.7 which scored strongly against Purpose 2, preventing the erosion of the narrow gap between Chigwell and Loughton/Debden and the coalescence of these settlements. This strategic option would also promote an unsustainable pattern of development, remote from existing village centre amenities and public transport services.</p> <p>At the settlement level, the strategic option is less sensitive to change in landscape terms compared to other strategic options, as evidenced by the Settlement Edge Landscape Sensitivity Study (2010) which concluded that the landscape to the north and west of Chigwell has a moderate sensitivity to change. Additionally, aside from small areas in the centre of this strategic option, which are located within Flood Zones 2 and 3, for the most part the strategic option lies within Flood Zone 1. However, it is judged that the particularly high level of harm identified to the Green Belt would, at the settlement level, outweigh any positive factors associated with this strategic option.</p>