

Stage 2 Assessment



Settlement: **Chigwell**Settlement Type: **Large Village****Stage 2 Assessment**

Parcel 035.8

Parcel Size (Ha) - 27.97

Summary of Assessment - Parcel's Contribution to the Purposes of Green Belt

1st Green Belt Purpose	Moderate
2nd Green Belt Purpose	Relatively Weak
3rd Green Belt Purpose	Strong
4th Green Belt Purpose	No Contribution
5th Green Belt Purpose	Not Assessed

Summary of AssessmentResultant harm to the Green Belt purposes if parcel released from the Green Belt: **Very High**

Purpose 1. Check the unrestricted sprawl of large built-up areas	Moderate
(Large built-up areas are: London, Harlow, Cheshunt and Hodddesdon)	
The parcel does not adjoin the large built-up area of London but it forms part of a wider network of parcels around Chigwell (038 and 036) which help to prevent sprawl. The parcel is separated from the Hainault area of London by other parcels which fulfil this function to a greater degree.	
The higher rating given to Stage One parcel DSR-035 reflects that the larger parcel directly adjoins the large built-up area of London.	
Purpose 2. Prevent neighbouring towns from merging	Relatively Weak
(Towns are: London, Harlow, Cheshunt, Hodddesdon, Epping, Waltham Abbey, Loughton / Debden, Chigwell, Buckhurst Hill, Chipping Ongar, North Weald Bassett, Theydon Bois, Roydon and Lower Nazeing)	
The parcel lies to the north east of Chigwell. It does not lie directly within a gap between Chigwell and Buckhurst Hill or Chigwell and Loughton/ Debden. Any new development within the parcel would be only marginally closer to these towns than existing development within Chigwell. Therefore the parcel in itself is not important in maintaining separation between the towns and it is likely that development could be accommodated without causing the perception of merging of Chigwell with either Buckhurst Hill or Loughton/ Debden.	
Purpose 3. Assist in safeguarding the countryside from encroachment	Strong
The only existing development within the parcel consists of two schools and allotments. The parcel predominantly consists of medium sized agricultural fields surrounded by hedgerows and treed field boundaries with some small woodland blocks, and is largely rural and wooded in character with few urbanising influences. The existing Green Belt boundary (to the west) is well defined along Vicarage Lane and by topography which slopes up away from the settlement - this marks a clear distinction between the town and countryside. Furthermore, the outer parcel boundary (eastern boundary) is relatively weakly defined by Green Lane and intermittent hedgerows; therefore, development within the parcel is considered likely to result in the perception of encroachment into the countryside.	
Purpose 4. To preserve the setting and special character of historic towns	No Contribution
(Historic towns are: Chipping Ongar, Waltham Abbey, Epping and Sawbridgeworth)	
There is no relationship between the parcel and any historic town.	
Purpose 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not Assessed
Not assessed at individual parcel level, as explained in Methodology section of report.	
Consideration of alternative parcel boundaries	
No reasonable alternative boundaries which would significantly alter the assessment have been identified.	
Potential anomalies identified for consideration by EFDC	
None identified.	