



Chigwell Parish Council

Chigwell Neighbourhood Plan 2018-2033

Submission Plan



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March 2018

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Foreword

The Chigwell Neighbourhood Plan provides the opportunity for Chigwell Parish Council and its residents to shape the future of our Parish for the better.

It allows the full use of local knowledge to be employed so as to effect sensible solutions to difficult problems. As local people, we know what will work and what will not, which is key to finding the right planning policies to create an environment which will work at a number of different levels: economically, environmentally, socially and in terms of the availability of sufficient infrastructure to meet our future needs.

This Neighbourhood Plan emanates from the publishing of the District Council's Local Plan Issues & Options document back in 2012. Chigwell residents gave a massive response; disapproving of the large Green Belt sites being suggested as possibilities for housing within Chigwell. Our own Draft Plan of autumn 2016 showed there was a much better way of planning for housing development in the Parish.

Thankfully, our fears of a major loss of Green Belt land appear to have been allayed. The final Local Plan has come to many of the same conclusions as our own Plan in terms of finding smaller brownfield and edge of village sites for new housing. And it now proposes a far more sensible way of looking at the potential long term regeneration of Limes Farm for the benefit of local people, rather than just building on its precious public open spaces. Although we continue to oppose the allocation of heritage land at Chigwell Convent, the Local Plan is no longer a threat to maintaining the character of the Parish, and we expect our two plans will work well together.

This final version of our Plan therefore focuses on a smaller number of proposals, most notably in finding a way to resolve a longstanding challenge for the Parish Council: how to replace Victory Hall with a community facility that meets our modern and growing needs and that we can proud of? Our proposal for housing at nearby Rolls Park will pay for the new £6.5m facility and will create a new community park and scout facility. It will also help relieve some of the recreational pressure on the Epping Forest. And our other policies will protect and encourage improvements to our local shops and businesses and lead to higher standards of design throughout the Parish.

This Neighbourhood Plan represents a continuation in the future progress of Chigwell without taking away the very reasons why people choose to live here.

Chigwell Parish Council

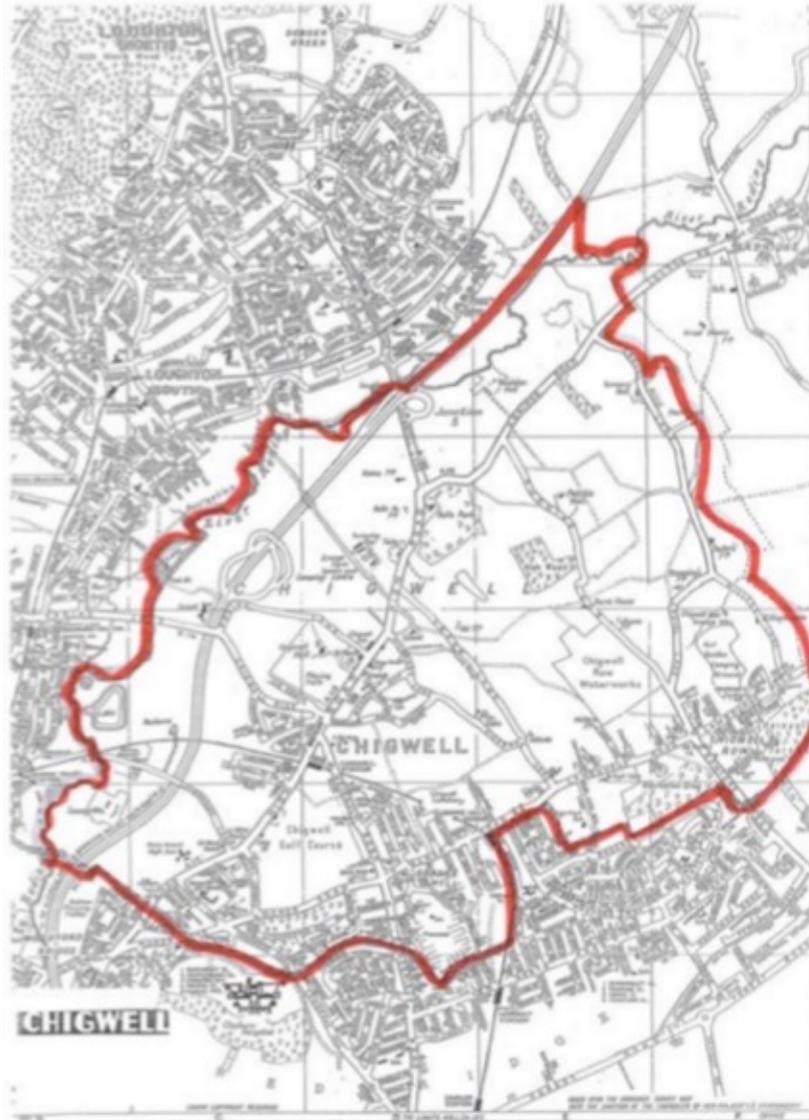
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1. Introduction

Background

1.1 Chigwell Parish Council has prepared a Neighbourhood Plan for the area designated by the local planning authority, Epping Forest District Council, on 3 March 2014 under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Plan A below.



Plan A: The Designated Chigwell Parish Neighbourhood Area

1.2 The primary purpose of the Chigwell Neighbourhood Plan is to guide the future development of the Parish alongside the current and forthcoming Epping Forest Local Plans for the period to March 2033. Given that all of the rural Parish that lies outside its settlements is in the Metropolitan Green Belt, the Plan alone cannot make some of these decisions.

1.3 But in anticipation of the new Local Plan, and in close collaboration with the District Council and using the Local Plan evidence base, the Parish Council is using the Plan to enable the local community to help plan for part of its own destiny. Once made after a referendum, the Plan's planning policies will be used to help determine planning applications in the area along with the Local Plan.

1.4 This approach is entirely consistent with the Government's aspiration that neighbourhood plans should provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided.

1.5 Neighbourhood plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are more important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.

1.6 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood plans must meet some 'basic conditions'. In essence, these are:

- Is the Plan consistent with the national planning policy, especially in respect of the protection afforded to the Green Belt?
- Is the Plan consistent with local planning policy?
- Does the Plan promote the principles of sustainable development?
- Has the process of making of the Plan met the requirements of the European environmental standards?

1.7 In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations. These requirements will be tested by an independent examiner. If satisfied, the examiner will recommend to the District Council that the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the Plan, then it becomes adopted as formal planning policy for the area.

The Neighbourhood Plan Story So Far

1.8 The starting point for our Plan was the publication of the Local Plan Issues & Options document in summer 2012. It indicated that the District Council may have been willing to release large areas of Green Belt in the Parish to meet its housing supply requirements. There was considerable objection to this approach and in 2014 the Parish Council decided to prepare a Neighbourhood Plan to show that, if 400+ new homes had to be built in the Parish over the next couple of decades, there was a more sustainable way of achieving that objective using Green Belt land than through one or more, large land releases. The Parish Council carried out the necessary technical work to test the sustainability of its ideas and informal consultations to test the water on its emerging proposals.

1.9 The resulting Pre-Submission Plan was published for formal consultation by the Parish Council in October 2016. To challenge what it thought would be the preferred housing strategy of the Draft Local Plan, it comprised a spatial strategy that promoted a wide distribution of smaller housing sites in the Green Belt but adjoining the edge of the three built up areas of Chigwell, Chigwell Row and Grange Hill. Supporting this strategy were proposals for an enabling development scheme at Rolls Park to finance the building of a new community hub facility to serve the larger local population.

1.10 The Draft Local Plan was published soon after and contained no proposals for major Green Belt land releases for housing development. Instead it proposed a number of small land releases on the edge of Chigwell and two developments on urban open space at Limes Farm and Chigwell Convent. As the consultation periods of the two plans overlapped, the local community was able to compare the proposals, with significant support for the Neighbourhood Plan and considerable objections to the proposals at Limes Farm and Chigwell Convent.

1.11 As a result, the Parish Council chose to await the publication of the final draft version of the Local Plan to seek to minimise the potential conflict with the Neighbourhood Plan and to focus its own final policies on a smaller range of objectives. Encouragingly, the new Local Plan proposals are, with the exception of Chigwell Convent, broadly acceptable as they avoid major changes in the Green Belt and embrace a proper approach to the longer term regeneration of Limes Farm.

1.12 This final version of the Neighbourhood Plan is now intended to complement the Local Plan. It proposes only one additional housing site allocation (at Rolls Park) for its own merits rather than to meet a housing target. And it makes no counter proposals other than to continue to resist developing the precious and historic Chigwell Convent by designating it as a Local Green Space. The new Local Plan has adopted a more sensible approach to Limes Farm, but the Parish Council requires that any future regeneration proposals are made through a future review of the Neighbourhood Plan.

Sustainability Appraisal & Habitats Regulations Assessment

1.13 The Parish Council has prepared a Sustainability Appraisal report to accompany the Neighbourhood Plan. The report incorporates a Strategic Environment Assessment (together known as SA/SEA) in line with the EU Directive 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. The appraisal has concluded that the policies of the Plan will avoid or successfully mitigate any significant environmental effects. A final SA SEA report is published as part of the submission documentation.

1.14 Earlier in the process of preparing the Neighbourhood Plan, the Parish Council was advised by the District Council and Natural England that a Habitats Regulations Assessment (HRA) may be required of the Plan, given the proximity of the Epping Forest Special Area of Conservation (SAC) to the west of the District.

1.15 At that stage, it was thought likely that the Neighbourhood Plan would come forward for examination prior to the submission of the new Local Plan and would set out a very different set of development proposals for the Parish than the Local Plan but of a similar overall scale. However, the Local Plan has now been published for submission early in 2018 and it is accompanied by a final HRA report. It contains policies to avoid and mitigate the effects of development on the SAC (SP7 and DM2) that have been agreed with Natural England as part of its Memorandum of Understanding with the local authorities in proximity to the SAC. The HRA of the Local Plan concludes, "that provided progress continues on the development of a recreation/urbanisation mitigation strategy for Epping Forest SAC and refined traffic modelling and mitigation development for the same site in a timely manner, no adverse effect on the integrity of the SAC would occur either alone or in combination with other projects and plans." (§6.1, p13)

1.16 As the Local Plan HRA report has not yet been examined, a separate HRA Screening Assessment of the Neighbourhood Plan has now been prepared. It notes that the final version of the Neighbourhood Plan only makes provision for one additional housing site, the total capacity of which may be as low as 30 dwellings but no higher than approx. 45 dwellings, depending on viability. In which case, with the proposed designation of Chigwell Convent as a Local Green Space, the total number of homes will more or less match that set out in Policy P7 of the Local Plan. It also notes that the policies have also been modified to fully reflect the provisions of the Local Plan Policy DM2 in this respect. Its recommendation that a specific cross reference to that policy is made where appropriate in the Plan has been followed.

1.17 The Assessment is published as a separate report in the evidence base. Its conclusion is:

"4.5 With the inclusion of specific reference to Policy DM2 of the Local Plan in the Neighbourhood Plan, the uncertainty over the potential for effects on the SAC is addressed. The mitigating measures in the Neighbourhood Plan are in this way linked to those in the Local Plan, so that as long as the latter remain sound, the former is likewise made sound.

4.6 The reliability of this approach to mitigation is supported by the acceptance of this type of mitigation strategy in other districts where recreational pressures and air quality issues on SAC features are the standard approach e.g. Thames Basin Heaths and Ashdown Forest.

4.7 It is therefore considered that, on the basis of the objective evidence available at the time of writing, the policies in the Neighbourhood Plan would be unlikely to have a significant effect on the SAC. Subject to the recommendations in this report, there is no likely significant effect as a result of the Chigwell Neighbourhood Plan."

2. The Neighbourhood Area

An Introduction to Chigwell Parish

2.1 Chigwell lies to the east of London and represents the strategic divide where London ends and the Green Belt begins. The Parish is divided into three wards: Chigwell Village, Grange Hill and Chigwell Row. As one moves away from the borders with the London Borough of Redbridge one is made aware of the change from suburban to rural development that has taken place during the last one hundred years. The three wards have significant differences in terms of geography, lifestyles and infrastructure but there are a number of common themes which bind them together into a coherent community.

2.2 For the local community, there is a strong desire to maintain the Green Belt land as far as possible, as Chigwell's fields are seen to be the very reason the Green Belt was introduced i.e. to prevent the urban outward sprawl of London. While the Parish Council has not been a slave to this philosophy, it has recognised its importance in defining what kinds of communities we seek to develop on the edges of our capital. The importance of community leisure provision has been recognised with the continuous improvement of our village greens and recreation areas.

2.3 There is a need to provide sufficient housing to meet the relatively small population growth of around 4% per decade and to ensure that there is enough affordable housing to assist first time buyers in particular. This is a particularly challenging target given the high value of land in the Chigwell area.

2.4 The Chigwell community supports the desire to raise standards in our primary schools which are too often in the lower quartile for performance. This may need to be accompanied by the provision of new school buildings.

2.5 We need to maintain the visual amenity which is a feature of Chigwell and which helps to provide the reason why people want to live here. We need to protect our listed buildings and Conservation Area and use Tree Protection Orders to protect what is deemed to be important, none more so than the Dickens Oak, adjacent to the Glebe Land in Vicarage Lane, which has been selected as one of the 50 most important trees in Epping Forest.

2.6 Chigwell is a place where entrepreneurship is encouraged and where the community relies heavily on jobs in London for employment. The City is a powerful draw for young people and the strains placed upon our transport systems are only too obvious at peak travel times.

2.7 It is in the context of the needs and aspirations of the three wards that the Neighbourhood Plan has been developed. It is intended to provide the blueprint for the future which will look to solve local resourcing problems while protecting what is deemed to be of significant importance by the Chigwell community.

Chigwell Village

2.8 In 2011, the population of Chigwell Village was 4,160, occupying 1,484 homes. There are three main thoroughfares which allow entrance to and exit from London, namely Chigwell Road, Roding Lane and Chigwell Lane. Although strictly speaking the latter two roads simply allow transport initially into Buckhurst Hill and Loughton.

2.9 The key point is that the River Roding must be crossed as well as the M11 in order to move into and out of Chigwell along its western borders. This has led to major delays when one or more of these roads has been closed for any length of time for repairs and places a significant infrastructure problem when looking to cope with population and housing increases.

2.10 The western end of Chigwell Village consists of three terraced roads i.e. Brunel Road, Smeaton Road and Turpins Lane together with Love Lane which is a mixture of flats and semi-detached houses. These roads lie in juxtaposition with the Green Belt on the other side of Chigwell Road a part of which was a former landfill site known as Hill Farm which has become an open space much used by residents for walking and wild life. As soon as one enters Chigwell one is struck by the preponderance of trees and green spaces which distinguish it from its London neighbour. No more so, than the open land in front of the former Chigwell Manor House (now Chigwell Convent), which is a Grade II listed building.

2.11 Movement along Chigwell Road reveals a change towards detached houses for the most part facing West Hatch Secondary School, Chigwell Nursery and immediately adjacent to Chigwell Golf Club there are further residential units leading to the Chigwell Park Estate which comprises of semi-detached dwellings built in the 1930s. Other roads of note are Ely Place which lies between Turpins Lane and Manor Road and are relatively new semi and detached dwellings, St Marys' Way which is of similar style and whose entrance is immediately opposite West Hatch School and finally Forest Lane which may be described as an exclusive development of detached houses linking Chigwell Road to Manor Road.

2.12 While Luxborough Lane is a private road containing a public footpath and bridle path which has nurseries, a hockey club of national repute, the former Tottenham Hotspur F.C. training ground, a group of terraced dwellings facing the recycling centre and a few other dwellings leading to the Water Works.

2.13 Chigwell Station is part of the London Transport Underground System and represents the entrance into the retail area of Brook Parade in the heart of Chigwell Village. Brook Parade itself is a typical post war development which can be described as a single row of shops and operates as a secondary retail area. More recently a delicatessen and restaurant have added to the facilities on offer although retailing represents a significant majority of the shopping units. All of the shops have flats situated above them while opposite and adjacent are the much newer and relatively expensive blocks of Dolphin Court and Claremont House, while the other main apartment block of Spanbrook built in the 1950s completes the journey along Brook Parade. Immediately behind the shops is the residential area known as 'The Brook' which provides another development of mainly detached dwellings and has the special feature of the Parish Council owned tree lined brook running through it.

2.14 The Village Green with its fitness equipment and children's playground is situated immediately opposite Brook Parade and plays an important role in defining the Village. The High Road forms a spine to the village, from which spring Hainault Road, and Chigwell Rise, the first providing an avenue of detached dwelling leading towards Barkingside and Ilford while Chigwell Rise provides the link with Buckhurst Hill and together with Lee Grove provides a visually pleasing aspect of mainly detached dwellings partly fronted by another Parish Council-maintained green.

2.15 Hainault Road also provides the Parish Council offices, the County Council Library and Victory Hall which, although now inadequate for modern needs, provides various community uses from theatre and crèche facilities to licensed premises and snooker. Immediately adjacent to the east of Hainault Road a visitor will encounter some listed terraced dwellings and the King William IV Public House.

2.16 The Courtland Estate which incorporates Courtland Drive, Meadow Way, Parklands and Daleside Gardens provides high value detached dwellings which look out onto open farmland sandwiched between it and Hainault Road and which provides what has been recognised as a strategically important green corridor running through Chigwell and reaching into Grange Hill. The rest of the High Road brings us into the 'Dickensian' and Conservation Area of Chigwell Village. Its main features being mainly substantial detached residences with the offshoots of High Mead, Kings Mews and Roding Lane. Important features here are the Metropolitan Sports Ground and the most notable Listed Buildings of Grange Court, The King's Head Public House, which now functions as a very popular Turkish Restaurant, St Mary's Church and Chigwell School.

2.17 There are a significant number of Listed buildings to be found throughout Chigwell Village. They provide a most important part of the Chigwell visual amenity especially when combined with its most important open spaces. The Glebe Land lying between the High Road and Vicarage Lane provides an excellent example of one such amenity. The part of Vicarage Lane which rests in Chigwell Village incorporates the former BSI Sports Ground, 'Gunnell's Farm' and Chigwell Primary School, the main part of which was built in the 1950s, but which includes Victorian conversions and 'temporary' classroom buildings. The school is actually approached via School Lane which runs off a relatively new roundabout which leads down to the partially built The Grange, a new development of some 46 detached houses on what was previously Grange Farm and then a camping, caravanning leisure park before being closed and transferred to the Grange Farm Trust.

2.18 Towards the edge of Chigwell Village are the detached houses leading to Rolls Park Corner. Travelling along Abridge Road there are open fields to the North and the Woolston Manor Golf Course, a Virgin Active Centre and The Top Golf range. This has become a popular leisure area which has developed during the last 20 years and incorporates sports and restaurant facilities. There are also 24 duplex apartments being developed facing the 18th Green following an Appeal decision to allow their conversion from what was expected to be hotel facilities serving the leisure site activities.

2.19 The final parts of Chigwell Village are Pudding Lane which provides a difficult route in winter linking with Chigwell Row and containing significant and sparse detached dwellings and Gravel Lane which provides a better but still accident-prone road to Chigwell Row. These two roads reveal clearly that one is now fully ensconced in a rural, area of SE England.

Chigwell Row

2.20 The ward known as Chigwell Row is primarily a rural village whose boundaries touch those of both Grange Hill in the south where Manor Road becomes Lambourne Road and Chigwell Village in the north at some points along Pudding and Gravel Lane. There are a few sparse houses along Vicarage Lane together with The Bowls, which is a 1960s development of some 90 privately owned flats which fall within Chigwell Row without really being a part of the heart of the local community. The population is much smaller, at 2,270 (in 912 homes).

2.21 One reaches the village centre travelling along Lambourne Road and away from Grange Hill. A few side turnings provide lanes for a variety of houses while Lambourne Road itself has a single line of very mixed houses one side facing open fields and the Recreation Ground on the other. Entering the Village and crossing Gravel Lane one is made aware of the impressive Church of All Saints' Chigwell Row.

2.22 The Village itself has expanded over the last 50 years with private housing added via the Woolhampton Estate and more recently the houses and flats on the former Retreat Public House site. A more modest development involving the refurbishment of single bed sits and their conversion into flats has been undertaken by EFDC. The Village has its own special identity being surrounded by open fields, farms and the historic Hainault Forest. A small number of shops, together with a convenience store some 100 yards away provide basic services such as a bakers and post office together with two take away restaurants. The Brewers Public House and Restaurant provides a focus for social activity in the absence of the closed Maypole Public House on the front corner of the approach into the village.

2.23 Chigwell Row Primary School sits at the edge of the community and caters for local children between 4 and 6 years before they move on to generally either Chigwell Primary School or Lambourne School.

2.24 Chigwell Row is therefore more of a rural ward without having many residents involved in farming. There have been some brownfield sites which have offered opportunities for development but for the most part it is plain open green fields together with a significant adjacent forest.

Grange Hill

2.25 The population of Grange Hill is 6,620 (in approximately 2,500 homes). Strictly speaking the entrance into Chigwell from Manor Road passes initially through some detached buildings included within the Chigwell Village boundary but for the most part the journey from London via this particular route encompasses the Grange Hill ward.

2.26 It is important to understand that immediately prior to entering Chigwell there exists the 700 dwellings known as Repton Park. This development on what was previously the Claybury Mental Institution situated in around 20 acres of Green Belt has had a sizeable impact on the road transport system since those residents leaving for London almost exclusively have to travel down Manor Road forcing considerable traffic delays where it meets with the other exit from Chigwell Road. The County Council is considering ways of alleviating the various rat runs that have been created in order to avoid partially the traffic jams.

2.27 The residential area surrounding Manor Road up to the point where it meets Hainault Road comprises large, detached dwellings set mainly in significant sized grounds. Tomswood Road has changed over the last 20 years as bungalows have been replaced with much larger detached dwellings. Another changing feature has been the development of flats close to the Bald Hind Petrol Station. The process of allowing two public houses and three adjacent detached houses to be developed as apartments to some extent changed the local environment while increasing the number of dwellings significantly.

2.28 Sherrell House provides a newly developed care facility on the very corner of Fencepiece Road while the continuation of apartment developments runs along the other side of Manor Road. Hainault Road runs into Fencepiece and continues the detached houses theme right into Chigwell Village with the listed exception of the terraced railway cottages. On one side of Fencepiece Road lies semi-detached and detached dwellings whereas on the opposite side is the entrance to The Limes Farm Estate. This 60's development has created a mixture of private dwellings on the edge and social /affordable dwellings at its heart. Another small set of secondary retailing is featured here and what green space that exists provides welcome relief for sports and leisure activities. The Estate has a refurbished Community Centre and close by is Limes Farm Primary School. The nearest secondary school is West Hatch Academy.

2.29 Clearly there is significant social diversity existing within the Grange Hill ward but if one returns to travelling along Manor Road east of the petrol Station then the more usual pattern of detached, semi-detached and apartments is encountered both along the main road and side roads such as Lechmere, Broadhurst and Mount Pleasant. St Winifred's Church is now the only non-residential building in this location. On reaching the shopping area adjacent to Grange Hill station there is now a considerable change due to the recent development of 92 dwellings on the former Jennikins Nursery site. This was a brown field site within the Green Belt which received planning approval based upon the provision of 80% affordable housing. One should also note the existence of the tennis club situated behind the shops.

2.30 Immediately opposite the site sits Grange Hill Station which like Chigwell Station is part of the Central Line. The final section of Grange Hill is green fields which includes the cemetery run by the Parish Council. Some of these fields form a buffer between London and Chigwell and have important or strategic Green Belt status.

3. Planning Policy Context

3.1 The Parish lies within Epping Forest District Council (EFDC) in the County of Essex.

3.2 The National Planning Policy framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. A revised version of the NPPF was published for consultation in March 2018. The Neighbourhood must demonstrate that it is consistent with the provisions of the NPPF and the following paragraphs are especially relevant:

- Supporting a Prosperous Rural Economy (§28)
- Sustainable transport policies and travel plans (§35 etc)
- Delivery of a wide choice of high quality homes (§50)
- The quality of development (§58 etc)
- Promoting healthy and inclusive communities (§68 etc)
- Designation of local green spaces (§76 etc)
- Protecting Green Belt land (§79 etc)
- Conserving and enhancing historic environment (§126 etc)
- Neighbourhood Plans (§183 etc)

3.3 At the local level, the relevant development plan for the area currently comprises the Epping Forest Combined Local Plan (1998) and Local Plan Alterations (2006). The Neighbourhood Plan policies must be in general conformity with the strategic policies of the Combined Local Plan.

3.4 The most relevant policies of the Combined Local Plan for the Neighbourhood Plan are:

- CP1: Achieving Sustainable Development Objectives
- CP2: Protecting the Quality of the Rural and Built Environment
- CP3: New Development
- CP6: Achieving Sustainable Urban Development Patterns
- CP7: Urban Form and Quality
- CP9: Sustainable Transport
- GB2A: Development in the Green Belt
- GB7A: Conspicuous Development
- HC6: Character, Appearance and Setting of Conservation Areas
- NC1: SPAs, SACs and SSSIs
- H3A: Housing Density
- H4A: Dwelling Mix
- H5A – H8A: Affordable Housing
- TC1: Town Centre Hierarchy (identifying Local Centres at Brook Parade, Limes Farm and Manor Road in the Parish)
- TC6: Local Centres
- CF12: Retention of Community Facilities
- DBE1 – DBE9: Design
- LL1 – LL3: Landscape
- ST1: Location of Development
- ST2: Accessibility of Development

3.5 These policies are shown on an extract of the 2006 Local Plan Policies Map. This list is not exhaustive and is not confined only to strategic policies, but it does reflect the comprehensive, if somewhat dated in some cases, policy coverage of the Local Plan. The weight that the Neighbourhood Plan attaches to each policy may vary depending on the extent to which the policy is consistent with the NPPF.

3.6 But, the Parish Council is very mindful that the new District Local Plan to cover the period to 2033 will replace the saved policies of the current Local Plan very early in the lifetime of the Neighbourhood Plan. The Pre-Submission Local Plan was published in December 2017 for examination in 2018 and likely adoption in 2019. Although the Neighbourhood Plan will be examined and made prior to that date, it has taken full account of the reasoning and evidence of the new Local Plan, as explained above.

3.7 The new Local Plan makes a series of policy proposals that are relevant to the Neighbourhood Plan, including:

- SP2 Spatial Development Strategy 2011-2033 – most notably, allocating land in Chigwell for approx. 376 new homes and making provision for additional housing site allocations by neighbourhood plans
- SP3 Place Shaping – setting out a series of development principles
- SP6 Green Belt and District Open Land – defining proposed Green Belt boundary changes, restating the purpose of the Green Belt and proposing new District Open Land designations (as an equivalent to Local Green Spaces)
- SP7 The Natural Environment, Landscape Character and Green Infrastructure - setting out a series of development principles
- H1 Housing Mix and Accommodation Types - setting out a series of principles for the mix of housing types and tenures
- H2 Affordable Housing – requiring a minimum of 40% of homes on sites of more than 10 homes to be delivered as affordable homes
- E2 Centre Hierarchy/Retail Policy - resisting the change of use to any non-retail use of corner shops, shops in small local parades or village shops
- T1 Sustainable Transport Choices – a series of principles guiding the location and transport arrangements of new development
- DM2 Epping Forest SAC and the Lee Valley SPA - expecting all relevant development proposals to assist in the conservation and enhancement of the biodiversity, character, appearance and landscape setting of the Epping Forest Special Area of Conservation (SAC)
- DM3 Landscape Character - requiring proposals not to cause significant harm to landscape character, the nature and physical appearance of ancient landscapes, or geological sites of importance
- DM4 Green Belt – restating the national policy provisions for development in the Green Belt defined by SP6
- DM5 Green & Blue Infrastructure – setting out the principles for protecting, enhancing and creating new assets
- DM7 Heritage Assets – setting out the principles of development affecting Listed Buildings and Conservation Areas like Chigwell
- P7 Chigwell- proposing 11 housing site allocations to deliver the target homes of Policy SP2 in accordance with a vision for the Parish
- Policy D1 Delivery of Infrastructure – setting out the principles by which new infrastructure is provided alongside new development

- D2 Essential Facilities and Services and D4 Community, Leisure and Cultural Facilities – resisting the unnecessary loss of essential facilities and services that meet community needs and support well-being
- D6 Neighbourhood Planning – setting out the relationship between neighbourhood plans and the Local Plan

3.8 The Local Plan vision for the Parish is:

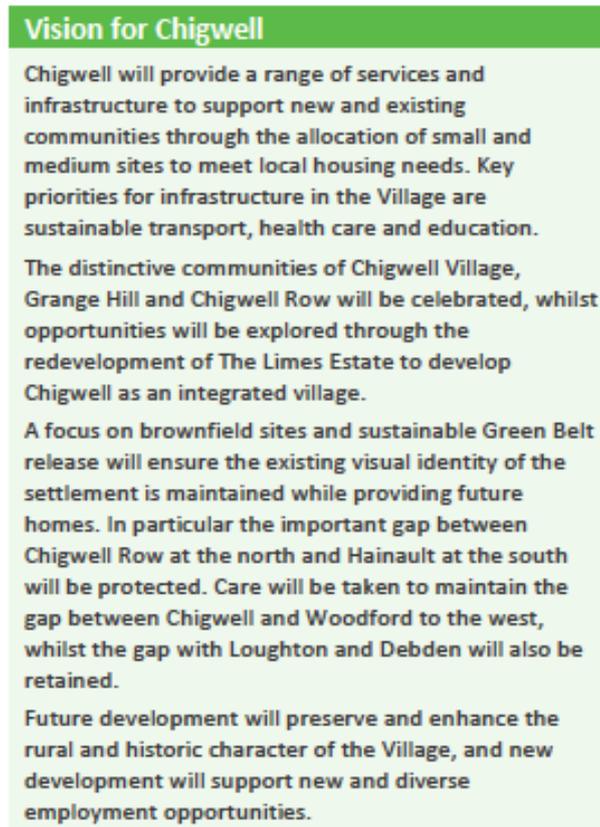


Figure A: New Local Plan Vision for Chigwell (2017)

3.9 In addition to its site allocations to deliver 367 homes in total, Policy P7 sets out the principles for infrastructure provision, air quality assessments and flood risk management. The policy makes no new employment land allocations.

3.10 In general, the proposed vision and policy for the Parish match the goals and preferences of the local community as consistently expressed through the preparation of the Neighbourhood Plan. There is therefore no need for the Neighbourhood Plan to identify any additional land for housing within the built-up areas and no scope for the Plan to remove land from the Green Belt.

3.11 However, there remain two issues on which there continues to be a disagreement between the two Plans. Firstly, the proposed housing allocation at Chigwell Convent is inconsistent with the desire of the community to protect this precious and historic open space from development. And secondly, the District Council's Infrastructure Delivery Plan has failed to acknowledge the longstanding ambitions and plans of the Parish Council to create a new Community Hub for the Parish. This means the allocated sites will not be required to help meet the cost of the project, requiring the Neighbourhood Plan to resolve the matter.

4. Vision, Objectives & Land Use Policies

Vision

4.1 The vision for Chigwell Parish in 2033 is:

“By 2033, the visual character of Chigwell will be largely unchanged and will remain distinctive so that the enjoyment gained by residents from living there has been protected. The essential character of the Green Belt has been preserved, with new homes having been successfully absorbed within and on the edge of the villages. The new Community Hub, Community Park and Parish bus service are all very popular with local people. The comprehensive regeneration of Limes Farm has begun, delivering new homes, as part of its economic, social and environmental transformation. And the historic character of the urban area and its open spaces have been protected from harmful infill development.”

Objectives

4.2 To achieve this vision a number of key objectives have been identified as follows:

- Retain the essential open rural character of the Parish to prevent it becoming part of an incursion of London into the Green Belt
- Preserve the special heritage of the Parish as a key reminder of its rural past
- Manage traffic by not making existing congestion problems significantly worse
- Improve community facilities and services to be able to properly serve existing and new residents

Land Use Planning Policies

4.3 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.

4.4 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

4.5 The plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area that complement the proposals of the emerging Local Plan.

4.6 For all other planning matters, the national and local policies of other planning documents - the National Planning Policy Framework and the policies of the Epping Forest Local Plan - will continue to be used.

4.7 Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. Given the imminence of the new Local Plan, the references are made to the Pre-Submission version of December 2017, rather than the current document (though the separate Basic Conditions Statement covers both in terms of setting out the general conformity of these policies to the strategic policies of the Local Plan). At the end of this document are the Policies Maps - where a policy refers to a specific site or area then it is shown on the Maps.

Policy CHG1: A Spatial Plan for the Parish

The Parish will continue to be defined by the Metropolitan Green Belt. Development will therefore only be appropriate within the urban area of the Parish within the Green Belt inset settlements of Chigwell Village and Chigwell Row and within the urban area of Grange Hill, unless it is suited to a countryside location.

Proposals for the redevelopment of previously-used land, for infill development and for plot subdivision in these three locations will be supported, provided their standards of design accord with other relevant policies of the Neighbourhood Plan and the Epping Forest Local Plan. Proposals for development of existing public open land or private open land that acts as an effective visual break in the urban form in these three locations will be resisted.

Mitigation for the potential adverse effects of any development proposal on the Epping Forest Special Area for Conservation will be applied in accordance with the provisions of the Epping Forest District Local Plan including the creation of alternative natural green space and the financial contributions in the emerging SAC mitigation strategy.

4.8 This policy sets the overall spatial plan for the Parish and is consistent with the new Local Plan vision for the Parish and proposals set out in Policy P7. The policy continues to emphasise the importance of the Green Belt to defining the very important edge to London that is provided by the Parish. Other than those sites proposed to be supported for housing development in Policies CHG2 and CHG3, and the proposals to regenerate Limes Farm, it is not expected that there will be any further development required than that already proposed for minor Green Belt releases in the Local Plan.

4.9 However, maintaining the Green Belt increases the pressure on the inset settlements and urban areas of the Parish. There will continue to be opportunities for redeveloping brownfield land, for sub-dividing large residential plots and for infilling building frontages. However, this must not lead to 'town cramming' where amenity land and other open spaces that provide visual breaks in what is otherwise a dense street scene for the most part, are lost to development. And plot sub-division needs to be handled carefully, following the design guidance of policies in this Plan and of the Essex Design Guide (2005).

4.10 The policy also establishes the importance of all development proposals in the Parish to have regard to their potential for adverse effects on the Epping Forest Special Area for Conservation (SAC). The nearest component of the SAC to the Parish boundary is Buckhurst Hill, approximately 400m from the Parish boundary. The main component of the SAC is approximately 1 km from the Parish boundary. It is generally agreed that the primary issues to be considered 3.4 at a Plan level are air pollution and public access / recreation. These matters have been analysed thoroughly at Local Plan level, as detailed in the latest published version of the 'Habitats Regulations Assessment Screening of Epping Forest District Council Regulation 19 Local Plan' prepared by AECOM and published in December 2017. This is supported by a Memorandum of Understanding between EFDC and NE (City of London Corporation [Conservators of Epping Forest] (February 2017).

4.11 The Habitats Regulations Assessment (HRA) of the Local Plan concludes that site allocations on their own are not likely to result in significant effects on the SAC. It also concludes that the application of Policy DM2 of the Local Plan is sufficient to avoid in-combination effects in two ways. Smaller sites may be able to demonstrate that adequate mitigation is provided, by contribution to a tariff or by providing their own on-site mitigation. Larger sites of more than 400 units within the core catchment area (nominally 4km) should consider potential to deliver their own on site accessible natural green space. Subject to the application of these recommendations, the HRA therefore concludes that in-combination effects on Epping Forest SAC are unlikely to occur. In restating this requirement, the policy ensures that the provisions of this Neighbourhood Plan are also unlikely to result in significant effects.

Policy CHG2: Enabling Development at Rolls Park, Chigwell

Proposals for a mixed development scheme at Rolls Park, as shown on the Policies Map, will be supported, provided:

- i. The scheme comprises a housing scheme, a community park scheme and the delivery of an off-site community facility scheme;**
- ii. The housing scheme comprises the minimum number of homes to enable the financing in full of the off-site community facility scheme of Policy CHG5, subject to an agreement with the planning authority on the approach to delivering affordable housing and to the provision of a viability appraisal at the planning application stage;**
- iii. The housing scheme accords with the following principles:**
 - a. The layout is confined to no more than 2Ha on that part of the site adjoining the existing Rolls Park complex of buildings and divides the scheme into three small development zones within that part of the site;**
 - b. the landscape scheme retains the existing mature trees on the edge of the developable area as part of an effective landscape buffer; and**
 - c. the layout, the landscape scheme and the public park are arranged in a way to prevent any future extension of the scheme into the Green Belt;**
- iv. The community park scheme will comprise:**
 - a. a new public park and footpaths laid out in the form of a Natural Green Space to complement the adjoining Grange Farm Country Park to contribute to the Epping Forest SAC mitigation strategy; and**
 - b. a new Scout Hut with ancillary outdoor recreational uses;**
- v. The delivery of the off-site community facility scheme proposed in Policy CHG5, which will be completed and available for occupation at a time during the delivery of the housing scheme that is agreed with the local planning authority; and**
- vi. A satisfactory highways access is achieved.**

4.12 The purpose of this policy is to support a site-specific development proposal on land that will remain in the Green Belt, but which will enable the delivery of the nearby Parish Community Hub proposal (see Policy CHG5). The policy establishes the key development principles to ensure a successful scheme is delivered and by which the very special circumstances test of national Green Belt policy on the will be met. The separate Rolls Park Site Assessment Report in the evidence base provides greater supporting detail.



Plan B: Concept Plan for Rolls Park Housing & Community Park Scheme

4.13 This 4.91 Ha site lies just to the north of the former Grange Farm site and behind an established group of buildings at Rolls Farm. The proposed developable area of 2Ha is enclosed on all sides by significant mature trees and hedgerows. In this respect, the Report concludes that the development of this specific parcel of land (as distinct from the larger area) will have a less than moderate impact on the essential purposes of the Green Belt. As the site does not adjoin the proposed redrawing of the Green Belt boundary, it will remain in the Green Belt. In which case, it is necessary to show that there are 'very special circumstances', the benefits of which outweigh the harm to the Green Belt to comply with national policy.

4.14 The policy proposes that there is an enabling housing scheme, a community park scheme and an off-site community facilities scheme, the combined and essential delivery of which provide the 'very special circumstances' justification for development in the Green Belt. These circumstances are considered to deliver a scale of public benefit that outweighs the less than moderate harm to the Green Belt.

4.15 Although the wider countryside beyond this site does play an important role in defining the essential open character of the Green Belt and the gap between Chigwell and Loughton, the developable area (as opposed to the larger site area) is hidden from all views by the buildings at Rolls Farm and Grange Farm and by its mature boundaries. The developable area therefore makes only a less than moderate contribution to the essential purposes of the Green Belt, as was the case when the adjoining developments at Grange Farm and at nearby Chigwell Primary Academy were approved in the recent past. To minimise any effects on the openness of the Green Belt, the policy proposes that the housing scheme is confined to the most enclosed part of the site, with the community facilities scheme occupying the remainder of the site. A concept scheme has been designed (as shown below and in the Report) that shows how dividing the developable area into three 'zones' will contribute to minimising the effects of the scheme in views across the M11 valley from Loughton and along the valley from Chigwell Lane to the north.

4.16 The policy allows for only the minimum number of homes to deliver the other policy requirements, i.e. the Parish Community Hub and the Community Park scheme. The land owner has confirmed that he will make the land available on these terms. The Hub, which lies only a short distance from the site to the south, is estimated to cost £6.5M. A report has been prepared for the Parish Council on this longstanding, ambitious project by the Essex Rural Community Council. It explains that the present facilities in the village are not fit for modern purposes and the Parish Council has secured the land to redevelop and extend the current site (as proposed in Policy CHG5). The Rolls Park land is the only land that has been made available for this purpose that is close enough to the main village to be a credible housing site and to deliver a new community park.

4.17 A detailed proposal for the Community Park scheme has yet to be estimated, but it will cost only a fraction of the Hub. An initial viability assessment by the owner indicates that a scheme of approx. 40 homes may be sufficient to enable these requirements to be met in full, assuming the scheme meets the normal affordable housing provision. Without the affordable housing element, the total number of homes may be lower than 30. A more detailed scheme and a full viability appraisal will be prepared at the planning application stage. The District Council can then assess the viability effect of addressing affordable housing in the proposals and agree the timing of the provision of the Hub funding.

4.18 The community park scheme comprises the larger, non-developable area of the site and will be laid out as an informal recreational area with a network of approx. 2km of footpaths (including a loop around the housing scheme as part of its landscape scheme). The owner also hopes to make an access agreement with the adjoining Grange Farm Trust to make a footpath connection to its new Country Park, in order to double the length of the network. In making this provision, which will include a small car parking area for visitors and to serve the new Scout Hut on its edge, the scheme will meet the specification of a Natural Green Space (as set out in Policy DM2 of the new Local Plan). This provision will form the primary Neighbourhood Plan contribution to the mitigation strategy to manage the cumulative effects of new housing development in the Parish on the Epping Forest SAC as set out in Policy CHG1.

4.19 The policy requires that satisfactory access is achieved, and the Site Assessment Report indicates that there are options for achieving this objective. The housing and community park schemes will both benefit from the new Chigwell Parish Bus Service that will have a bus stop on Chigwell Lane near the site access.

Policy CHG3: Chigwell Row – A Sustainable Community

Development proposals to improve the sustainability of Chigwell Row as a distinct village settlement will be supported. Where such proposals are located in the Green Belt adjoining the inset settlement boundary, they will be supported, provided they can demonstrate they will not compromise the essential open character of the Green Belt and their public benefits are such to provide very special circumstances.

4.20 Chigwell Row is a distinct community in the Parish. It benefits from some local services that would be expected in a medium-size village, including a small primary school and shops. It will soon also benefit from being served by the Chigwell Parish Bus Service connecting the village to higher-order services in Chigwell and Grange Hill, including the tube stations.

4.21 The village has the potential to become more self-sustaining through the careful redevelopment of previously-used land like The Maypole public house and other land where its established use is now redundant, e.g. the Camping Grounds on Lambourne Road. It is known that the County Council has expressed an interest in the past to improve the provision of primary school facilities in the village and the land owner of the Camping Grounds (a housing charitable trust) has expressed an interest in delivering low cost homes for local people and new community facilities. The land is, however, in the Green Belt, and any such proposals must be able to demonstrate that the very special circumstances exist to justify them and that the scale of public benefit outweighs the harm to the essential open character of the Green Belt.

4.22 The Pre-Submission version of the Neighbourhood Plan proposed a number of site-specific policies supporting the focused release of small parcels of land from the Green Belt on the northern edge of the village to facilitate these positive changes. However, the District Council has now made its own provision of development sites within and on the edge of village in the new Local Plan and so it is no longer necessary for the Neighbourhood Plan to do so.

Policy CHG4: Regenerating Limes Farm

Proposals for the comprehensive regeneration of Limes Farm, as shown on the Policies Map, will come forward through a review of the Neighbourhood Plan in the plan period. The review will adopt the strategic masterplanning principles established by the Epping Forest Local Plan and will provide an effective means of engaging the local community throughout the process.

Proposals for housing or other development on the existing open spaces of the area will not be approved until such a time that the comprehensive regeneration proposals have been made as part of the Neighbourhood Plan.

4.23 The Limes Farm housing area of approximately 750 homes is was built in the 1970s using a contemporary approach to estate development of large open spaces and terraces of houses and block of flats and a segregated road and footpath system. Recent refurbishment works have improved many of the homes in the area, but like many areas of a similar age and demographic profile, the area has a strong community identity but a number of social and economic problems.

4.24 The freehold of the area is owned by the District Council and the new Local Plan Policy SP3 identifies the area as one of nine it has proposed for strategic development. Policy P7 then proposes that the development will comprise a net additional 100 homes to be delivered towards the end of the plan period. Both policies propose that the development comes forward as part of a comprehensive regeneration programme and is planned, using a 'strategic masterplan'.

4.25 These proposals have not yet been well-grounded in active community engagement at Limes Farm and the Draft Local Plan policy of 2016 proposed that more than 200 homes would be built on its public open spaces. Limes Farm is unique among the nine strategic masterplan areas in being an existing residential area and the local community therefore fears these proposals.

4.26 The Parish Council is sceptical that a viable and comprehensive regeneration programme is possible but is willing to support the Local Plan proposals in principle as a strategic policy framework for Limes Farm. However, its support is contingent on the local community being properly engaged in the regeneration masterplanning process and being given the final say on the proposals. In which case, this Neighbourhood Plan policy requires the implementation of new Local Plan policies SP3 and P7 for Limes Farm through a review of the Neighbourhood Plan. The Parish Council commits to commencing that review in a timely fashion to ensure the reviewed Plan is made in time for the area to contribute to meeting local housing needs. But, in the meantime, the policy makes it clear that any proposals to deliver new homes in the interim through piecemeal development of the public open spaces will not be approved.

Policy CHG5: Supporting Community Assets

Proposals to develop a new Community Hub facility for Chigwell on the Victory Hall site on Hainault Road, as shown on the Policies Map, on land to be made available for this purpose by the Parish Council will be supported, provided:

- i. they include multi-purpose facilities, a Parish Office, a Library and some provision for a doctor's surgery; and**
- ii. the need to extend the scheme on to that part of the site in the Green Belt is kept to the minimum necessary to deliver a viable facility and the design of the scheme does not cause harm to the essential openness of the Green Belt.**

Proposals that will lead to the unnecessary loss of the following community facilities, as shown on the Policies Map, will be resisted:

- i. land and premises making up the Chigwell Riding School and Jubilee Lodge**
- ii. the grounds and facilities of the Metropolitan Sports Ground**
- iii. the churches of St. Mary's, St. Winifred's and All Saints**
- iv. the community facilities at Limes Farm**
- v. the Chigwell & Hainault Synagogue.**

Proposals to establish a new dentist facility in the Parish will be supported, provided it is located outside the Green Belt and has sufficient off-street car parking spaces.

4.27 This policy serves three purposes. Firstly, it encourages proposals to create a new facility – the Community Hub - to serve the whole Parish on land that is already established for, and is well suited to, that use at Victory Hall. The Parish Council is keen to implement proposals on this site, which is very close to the village centre. Although a longstanding goal, it is only through the Neighbourhood Plan that the project can be delivered by using the financial contribution from the Rolls Park housing scheme of Policy CHG2 (which itself can only be leveraged through its Green Belt location).



Figure B: Front Elevation of Proposed Community Hub

4.28 The Essex Rural Community Council has prepared a report on the project for the evidence base. It concludes that there is a clear need for a significant upgrade to the current facilities in the Parish to meet modern and growing demands and the most effective way of doing so is to redevelop the current Victory Hall site.

4.29 The policy acknowledges and provides for a viable scheme that may require development in that smaller part of the site that lies in the Green Belt. This may be especially important to avoid the closure of the facilities for a lengthy period whilst being redeveloped and its harmful operational consequences. However, the policy requires that such proposals must use only the minimum land necessary to deliver a viable scheme and their design must seek to avoid harming the openness of the Green Belt in this location.

4.30 Secondly, it identifies specific community facilities that require protection from harmful development, where it cannot be demonstrated that their loss could be avoided or that their current use is no longer viable. The policy will operate alongside new Local Plan Policy D4 in this respect. And, thirdly, it encourages proposals for a new GP surgery and dentist facility in the Parish, so the local community does not have to travel as far as at present to access local health services.

Policy CHG6: Supporting Local Shops

The Neighbourhood Plan designates village centres at Brook Parade, Chigwell, at Limes Farm, at Grange Hill and at Chigwell Row, as shown on the Policies Map, for the purpose of applying and implementing development plan policy in relation to shops in small local parades.

Proposals that will lead to more than 25% of the total number of units in Brook Parade or Grange Hill village centres being in an A3 café/restaurant, A4 drinking establishment or A5 hot food takeaway use will be resisted.

Proposals to increase the number of public car parking spaces at a village centre will also be supported.

4.31 This policy seeks to sustain the vitality and viability of four local shopping areas in the Parish as they each provide convenient and valued services for the local community. The policy refines new Local Plan Policy E2 by showing on the Policies Map what is meant by a 'small local parade' in this Parish for the application of that policy.

4.32 Although the current Use Classes Order and recent extensions to permitted development rights enable changes of use from retail to non-retail uses in these local parades, some proposals still require planning permission and some of those rights may be rescinded during the plan period as the harmful consequences on the viability of local shops becomes clearer to national policy makers. At Brook Parade and Grange Hill, the critical mass and appeal of the parades may be fatally undermined if there are further changes of use to café, pub/bar and takeaway uses. There are considered to be too many A3, A4 and A5 in each parade that may undermine their convenience offer, so the policy seeks to restrict such uses to no more than one quarter of the units. This will still provide at least a dozen of those uses across the Parish and so will maintain healthy competition between businesses.

4.33 The policy also encourages proposals for additional car parking spaces to be provided, as the parades will continue to meet the needs of a wider population that needs to travel by car.

Policy CHG7: Supporting Local Businesses

Development proposals to create new businesses within a built-up area will be supported, provided they are of a scale that is appropriate to a village location and are responsible for implementing any mitigation measures necessary to avoid harm to the amenities of adjoining residential areas.

In determining development proposals to create new businesses within the Green Belt, very special circumstances will be justified for inappropriate development if:

- i. the proposals are located on land that has been assessed as making only a low to moderate contribution to the essential purposes of the Green Belt;***
- ii. the applicant can demonstrate there is no suitable and available land within the built-up area for the specific business use; and***
- iii. the applicant can demonstrate that the direct economic benefits of the proposal to the local community outweigh the scale of harm to the Green Belt.***

Proposals that result in the loss of an existing business use will be resisted, unless it can be demonstrated that its continued use is no longer viable. Proposals to expand an existing employment or business use will be supported, provided their impact on flood risk, local amenity, traffic and landscape can be satisfactorily mitigated and they are consistent with Green Belt policy.

Proposals to enable working from home that require planning permission will be supported, provided the business use remains ancillary to the main residential use and there is no significant harm caused to local residential amenity by way of car parking, traffic movements or noise.

4.34 This is a policy that supports local economic development, either at existing sites or on new sites. The economic welfare of Chigwell relies heavily on a mixture of the degree of success of entrepreneurship, the various shopping areas, the small-scale businesses mainly aligned within the tertiary sector, the education sector, the London economy and the property market.

4.35 The stance of the Parish Council is for the most part 'laissez faire' but it supports the provision of jobs in the area and seeks infrastructural improvement and development of sites which do not exacerbate significantly traffic movement to and from places of work. It is the desire to work in London and to travel into London which places capacity restraint upon the London Underground service at peak times.

4.36 Much of its income and wealth is closely linked to the operation of the trade and property cycles together with business and consumer confidence. The Parish has a very limited role, but it will seek to support and retain the retail units within its shopping areas and to provide CCTV coverage so as to secure a safer environment.

4.37 This policy is an expression of the Parish Council's positive attitude to economic development. It replaces the current Local Plan policy E12 as it applies in this Area, which is considered to be too restrictive of rural employment in not allowing for employment uses in the Green Belt at all and confines them only to existing employment areas. In this Parish, there are one or more small, village-scale business uses that are useful sources of local jobs and they need not compromise the essential purpose of the Green Belt in locations that have been assessed by the District Council as making only a low to moderate contribution to that purpose. The policy therefore establishes three criteria by which such proposals that are defined as 'inappropriate' in the Green Belt as a matter of principle, may still be consented, and is therefore consistent with new Local Plan Policy E1 and with national Green Belt policy.

4.38 In replacing Policy E12, this policy also updates the support for home working, should proposals require planning permission. The policy is a little more permissive of such proposals, provided the business operations do not form the main use of the dwelling and its curtilage and are suited to a residential area and its amenities.

Policy CHG8: Promoting Good Design in the Parish

Development proposals will be supported, provided their design respects the important features of the street scene and they utilise materials which are in keeping and are not obviously incongruous with the character of the Parish.

Proposals should have special regard to:

- ***The significance of larger buildings set in large plots to establishing the character of much of the Parish, whereby proposals for plot subdivision to deliver flatted accommodation will not normally be appropriate***
- ***The scale of gates and railings on the property frontage, which should complement the street scene and should not be overbearing and out of character***
- ***The use of weatherboarding and agricultural vernacular in the detailing of buildings***
- ***The desire for front and rear gardens to new dwellings in those parts of the Parish where this is already very common***

4.39 This policy complements the series of new Local Plan Policies DM9 and DM10 (and current Local Plan design policies DBE1 to DBE8) by identifying a number of design matters that are especially relevant to this Parish. The specific issues identified are those that are often the cause of objections from the local community when planning applications are submitted and should be given special attention by applicants.

Policy CHG9: Promoting Good Design in the Chigwell Conservation Area

Development proposals in the Chigwell Conservation Area, as shown on the Policies Map, will be supported, provided have special regard to the following design principles:

- ***There is no subdivision of existing residential plots***
- ***The views along High Road into and through the Conservation Area from the south west and north east are not obstructed or punctuated by new development***
- ***The mature landscaping of trees and hedgerows that forms part of a front boundary should not be removed to enable the implementation of a development proposal***
- ***There is no unnecessary loss of a non-designated heritage asset in the Conservation Area***
- ***The building line of properties with little or no front garden on High Road north of Chigwell School is maintained***
- ***Views of St. Mary's Church from the north are not obstructed by development in the setting of the Conservation Area***

4.40 This policy complements new Local Plan Policy DM7 (and current Local Plan Policies HC6 and HC7) in defining some specific characteristics of this Conservation Area that should govern the principles of design if its heritage significance is to be sustained. The characteristics are derived from the published 'Chigwell Village Conservation Area' leaflet of 1997.

4.41 The intention of the policy is to require applicants to show that they have considered each of these principles in forming their proposals, rather than require strict adherence to them. The Design & Access Statement submitted with an application should be used to show why a proposal has or has not sought to respond to one or more of the principles.

Policy CHG10: Local Green Spaces

The Neighbourhood Plan designates the following as Local Green Spaces, as shown on the Policies Map:

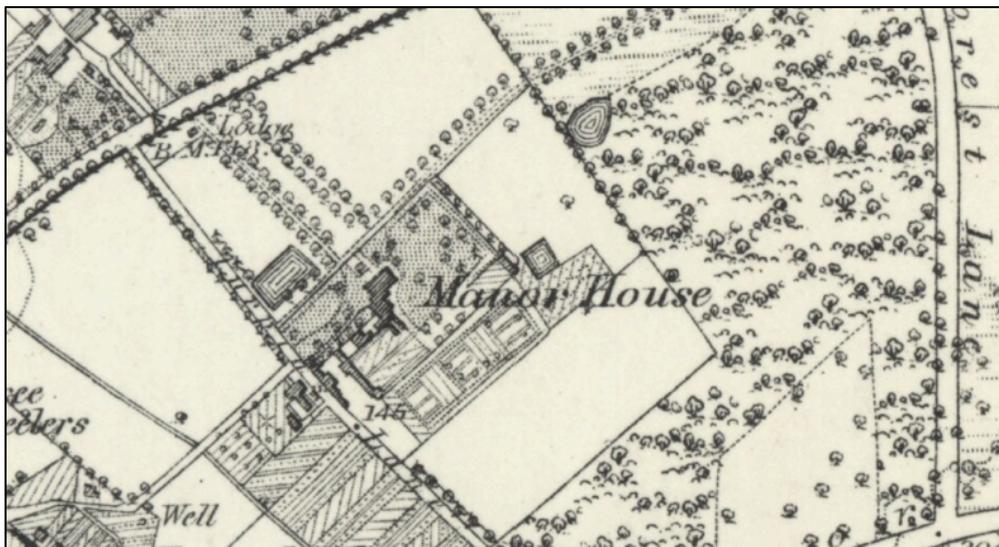
- i. Land at Chigwell Convent, High Road, Woodford Bridge***
- ii. Glebe Land at High Road/Vicarage Lane***

Proposals for development within a Local Green Space will be resisted unless exceptional circumstances can be demonstrated.

4.42 This policy designates two of the most important and cherished open spaces in the Parish as Local Green Spaces to protect them from development. This protection is the equivalent of Green Belt status and is especially valuable for open spaces within the urban areas of the Parish.

4.43 The spaces have different functions and characteristics, but each are considered to meet the criteria set out in §77 of the NPPF as being in close proximity to the local community and valued for a combination of recreational use, heritage value and as precious gaps in a very dense urban area. Not all the potential spaces have been proposed, as some like the Village Green for example, are already well protected by their public ownership.

4.44 The Grade II listed Chigwell Convent is one of very few Listed Buildings in the urban parish outside of the Chigwell Conservation Area. Dating from the eighteenth century, the grandeur of the former Chigwell Manor House is still understood and enjoyed from both High Road and Turpin's Lane in views across the space that create an essential setting to the building and to the separately listed forecourt piers, gateway and railings (see Plan C from 1886). The combination of this space and the green space opposite at West Hatch School) also create the first space on leaving London and entering Essex along Chigwell Road/High Road. This significance cannot be over-stated.



*Plan C: Chigwell Manor House in 1887 (Source: NLS Ordnance Survey
<http://maps.nls.uk/view/102341990>)*

4.45 During the consultations on the Plan, local people expressed their appreciation of the open space, even though it does not public access. The County Council heritage officer and Historic England have also recognised its heritage significance and have supported this proposal.

4.46 However, the land owner has objected to the proposal and the District Council has objected and countered it by proposing its allocation for a 29-home development scheme that will fill this space. In the view of the Parish Council, the land not only meets the criteria for designating the Local Green Space, but its development would conflict with §133 of the NPPF, which states that "where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss". No such assessment has been made by the District Council in its evidence base for the Local Plan.

4.47 The Glebe Land on the northern edge of the village is privately owned and has been promoted for development in the past. Although it lies within the Green Belt, its location adjoining the inset Chigwell village and reasonable proximity to some village services make it vulnerable to short-medium term policy shifts or to attempts to demonstrate 'very special circumstances' exist to support development.

Monitoring & Review Policies

4.48 The Neighbourhood Plan will be monitored by the Parish Council and District Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity, but other data collected and reported at a parish level relevant to the Plan may also be included. It is expected that the Plan will be formerly reviewed on a five-year cycle or to coincide with the development and review of the development plan if this cycle is different.

5. Implementation

5.1 The Neighbourhood Plan will be implemented through a combination of the District Council's consideration and determination of planning applications for development in the Parish, and through steering public and private investment into a series of infrastructure proposals contained in the Plan.

Development Management

5.2 Most of the policies contained in the Plan will be delivered by landowners and developers. In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are achievable

5.3 Whilst the local planning authority will be responsible for the development management, the Parish Council will use the Plan to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

Infrastructure Projects

Chigwell Community Hub

5.4 The most important infrastructure project in the plan period is the delivery of a replacement for Victory Hall. Policy CHG5 makes provision for the Community Hub project, which is entirely dependent on the financial contribution from the development at Rolls Park, provided for by Policy CHG2.

Chigwell Parish Bus Service

5.5 The Parish Council is in the process of establishing and operating a community bus service serving all of Chigwell Village, Grange Hill and Chigwell Row. The project is now fully funded having secured £1.6m of funding from previous development schemes. The successful operation of these buses will transform the ability of Chigwell residents to move around the Parish without the use of a motor car and should alleviate severe parking problems currently associated with having two stations with no parking and three schools with no easy access from inside Chigwell by bus.

5.6 The routes will operate on a 'hail and ride' system and will connect the development sites with the main local services in the Parish on a regular timetable from early morning to early evening, seven days a week. As such, the scheme will be a major means by which the distribution of smaller housing sites across the three settlements in the Parish (to minimise the effects on the Green Belt) can be mitigated in respect of encouraging non-car trips to local services.

5.7 In particular, it will allow Chigwell Row residents easy access to Chigwell's London Underground Stations and schools as well as shops and services. It will do the same for the residents around Turpins Lane and Brunel Road, who currently have no bus access into the centres of Chigwell at all. And it will provide a service which will link up with the new community hub on what is the Victory Hall site to enable access to

a multitude of activities on a single and easily reachable site. This will have the added advantage of creating more parking spaces as well as turn-around bus links and some residential additions on the former library site as well as business or social facilities within the existing Parish Offices.

Other Projects

5.8 Proposals for the following infrastructure developments will also be supported by the Parish Council and financial contributions will be sought from developments through planning obligations and/or the Community Infrastructure Levy:

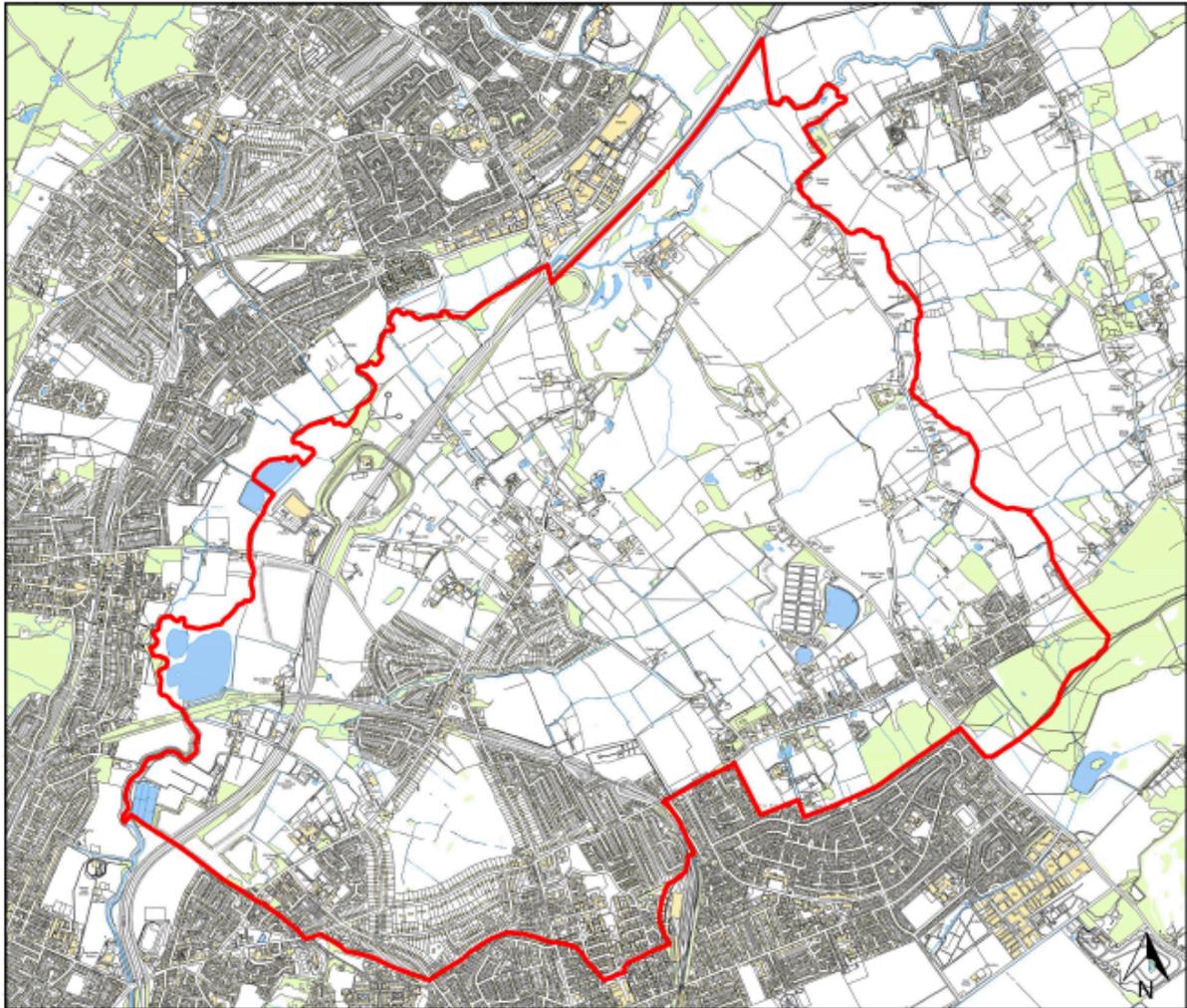
- New off-street parking facilities adjacent to the London Underground Stations of Grange Hill
- improvements to the existing roads and pavements by Essex County Council
- measures which seek to improve traffic flows during peak use times
- proposals to invest and improve local schools at:
 - Chigwell School
 - Chigwell Primary School
 - Limes Farm School
 - Wells Park School
 - Chigwell Row School
 - West Hatch School

5.9 The Parish Council will seek to secure investment from financial contributions from development schemes in the Parish towards these projects. Contributions will be made in the form of S106 planning obligations if the project has a direct, beneficial relationship with the development scheme in line with the NPPF §173. Otherwise, investment will be secured through the Community Infrastructure Levy when that is adopted in the District.

Effects of the Epping Forest Special Area for Conservation

5.10 The Parish Council will work with the District Council and Natural England to monitor the effectiveness of the Neighbourhood Plan provisions for mitigating the effects of new development on the SAC over the plan period. It will specifically seek to monitor the number and type of visitors to the Natural Green Space created as part of Policy CHG2 at Rolls Park to assess how effective the new park is in diverting potential short recreational trips that would otherwise have been made by car to the SAC.

Policies Map & Insets

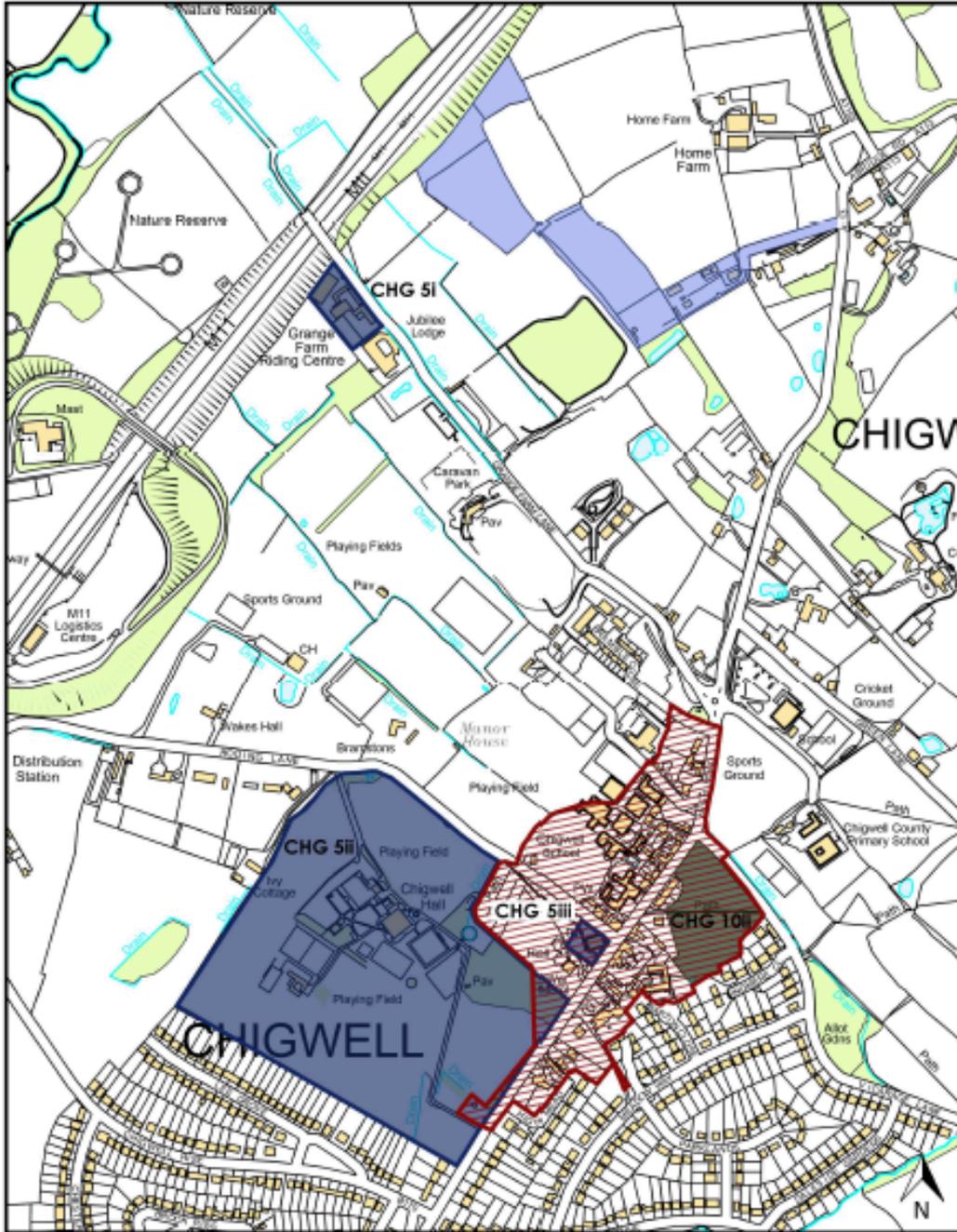


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Key

	Neighbourhood Plan Area
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Policies Map



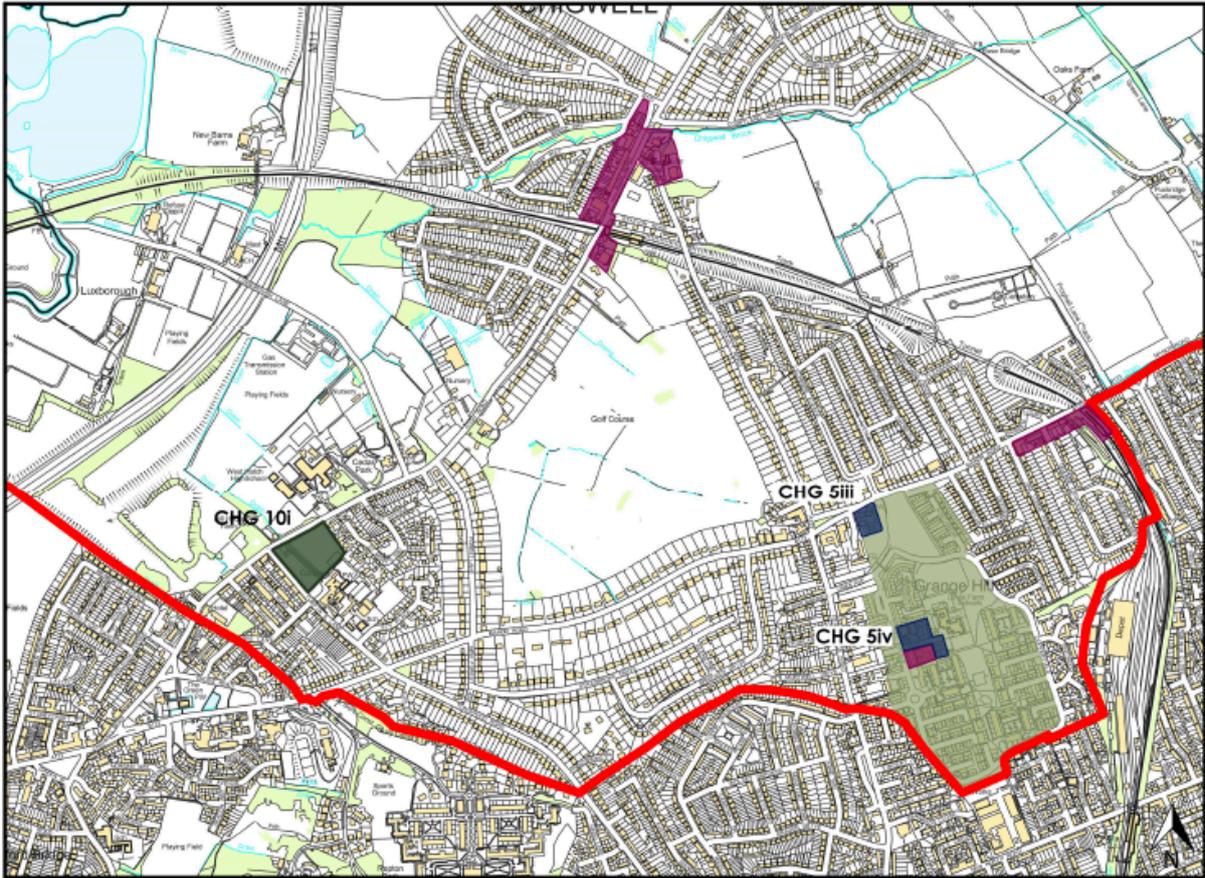
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Key			
	CHG2: Developments In Chigwell Village		CHG9: Promoting Good Design In the Chigwell Conservation Area
	CHG5: Supporting Community Assets		CHG10: Local Green Spaces

Inset: Chigwell Village



Inset: Chigwell Row



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Key

-  Neighbourhood Plan Area
-  CHG4: Regenerating Limes Farm
-  CHG5: Supporting Community Assets
-  CHG6: Supporting Local Shops
-  CHG10: Local Green Spaces

Inset: Grange Hill & Chigwell Village



Chigwell Parish Council

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