

The draft Chigwell Neighbourhood Plan fails to meet the specified “basic condition” of E - that the Neighbourhood plan conforms with strategic policies

Comments and suggested modifications

The NP has allocated an additional site (Rolls Park) to those in the Local Plan but has failed to provide evidence that demonstrates need above that identified in the Local Plan

The proposed Rolls Park and Gravel Lane developments are both unsustainable in terms of transport and, as pieces of strategic Green Belt, currently of high value in preventing sprawl. Development of them is contrary to GB2

Policies to avoid and mitigate the effects of development in P7 and DM2 of the Local Plan have not been agreed with Natural England and on 24th April 2018 Natural England has advised that both these policies (and the accompanying HRA) are currently unsound.