

Epping Forest District Council

Chigwell Neighbourhood Plan

Regulation 16 Publication response form

This form may be photocopied or downloaded from the website. Further printed copies can also be obtained from the Council. **Please return by 4pm on Tuesday, 26 June 2018.**

This form can be returned by e-mail to LDFconsult@eppingforestdc.gov.uk by post to **Planning Policy, Civic Offices, High Street, Epping CM16 4BZ**. Email is the Council's preferred method of receiving comments, as it will help us to handle your representation quickly and efficiently.

Comments are invited, regarding whether the draft Chigwell Neighbourhood Plan and supporting documentation fulfil the "basic conditions", as required by paragraph 8 (1) (a) (2) of Schedule 4B to the Town and Country Planning Act 1990 (inserted by the Localism Act 2011).

If you wish to make comments about the draft Neighbourhood Plan, please specify which of the seven "basic conditions" you are commenting on. Comments should set out a justification as to why you consider that the basic condition has **NOT** been met, or why you consider that the basic condition has satisfactorily been met. You can also suggest improvements or modification to the draft Neighbourhood Plan.

All comments will be forwarded on to the appointed examiner for the Chigwell Neighbourhood Plan. You should not assume that there will be an opportunity to add further information, although the examiner may request additional information from you, based on the matters he/ she identifies for examination.

The regulations require that any representations made during the consultation period for the Chigwell Neighbourhood Plan must be submitted to the examiner together with a summary of the main issues raised. Therefore, comments cannot be treated as confidential, although personal addresses will not be made publicly available.

Epping Forest District Council will consider all representations made if returned by the deadline. However, please note that late representations will not normally be accepted.

Personal Details		Agents Details (if applicable)	
<i>Organisation Name:</i>	Essex County Council	<i>Organisation Name:</i>	
<i>Contact Name:</i>	Rich Cooke	<i>Contact Name:</i>	
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Part 1

Seven “basic conditions” form the statutory requirements for the draft Neighbourhood Plan. These require that the Neighbourhood Plan:

Please tick the relevant basic condition / supporting documents and submit a separate Part 2 form for each of the basic conditions / supporting documents you are commenting on

a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).	
b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.	
c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.	
d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.	
e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).	
f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with EU obligations.	X
g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).	

Other supporting submission document and supporting documents. Please specific which document you wish to comment on: _____	
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Part 2

Question 1

Why do you consider that the draft Chigwell Neighbourhood Plan and/ or supporting documents do/ do not meet the specified “basic condition”? Please provide a brief summary of your comments.

Sustainability Appraisal (SA)

ECC advises that the NP can be identified to fail the basic condition – ‘the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with European Union obligations.’ Policy CHG2: Enabling Development at Rolls Park, Chigwell supports proposals for a mixed development scheme at Rolls Park. The policy does not allocate the land, but sets a policy context. Crucially, the site is within the Green Belt, which can be expected to have a significant effect on the environment in direct relation to the function of the Green Belt.

Detailed explanation and proposed modifications. Please give further details of your opinion and the reasons for it, as well as any proposed improvements or modifications to the Plan (continue on a separate sheet as necessary).

ECC notes that a SA has been produced, which in principle satisfies the requirements of the Strategic Environmental Assessment (SEA) Directive. SA and SEA should explore alternatives to the identification of this land for the uses sought in the Policy. The SA considers alternatives within Sections 9.6 and 9.7 and identifies that only a single ‘do nothing / business as usual’ alternative is realistic. The SA does however state that ‘no other land has been made available in an appropriate location’ and that ‘the site (Rolls Park)... makes only a less than modest contribution to the purposes of the Green Belt.’

The SA should draw upon and provide suitable evidence to support these claims e.g. what work has been undertaken to assess what are and are not appropriate locations (this would be evidenced through the assessment of alternatives) and a link to any Green Belt Review that may have been undertaken.

It is recommended that further work is undertaken regarding the identification of alternatives, their description, where they have come from, and whether or not they can be considered ‘reasonable’. This could be in the form of an exercise within the SA that seeks to define what is an ‘appropriate location’ or the assessment of each relevant / identified site in kind.

Question 2

The appointed examiner will consider all representations received by the deadline (**4pm, Tuesday 26 June 2018**). Normally, the examiner will seek to consider all responses through written representations. However, occasionally an examiner may consider it necessary to hold hearing sessions to discuss particular issues.

Please indicate whether you would like to request to be heard before the examiner at the Neighbourhood Plan Examination Hearing: Yes / No

If you have indicated that you wish to attend the Examination, please explain why you consider this to be necessary. Please note that this is entirely at the discretion of the examiner:

In order to ensure that ECC is able to explain and clarify any changes sought (if necessary) and to help agree an appropriate form of changes, where necessary, through this discursive process

Question 3

Please indicate whether you wish to be notified of either or both of the following:

The publication of the recommendations of the Neighbourhood Plan Examiner

YES / NO

Final “making” (adoption) of the Neighbourhood Plan by Epping Forest District Council

YES / NO

Signature: 	Date: 26/06/2018
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Thank you for taking the time to respond.