



Epping Forest Local Plan

Examination Hearing Statement

Matter 15 – Place and Sites (Chigwell P7)

Prepared by Strutt & Parker on behalf of Scott Properties (Stakeholder ID 19LAD0086)

April 2019

Context

1. This Hearing Statement is prepared by Strutt & Parker on behalf of M Scott Properties Ltd (Stakeholder ID 19LAD0086) hereon referred to as 'Scott Properties', who have engaged in the preparation of the Emerging Local Plan (eLP) throughout the plan-making process.
2. Scott Properties' specific interest is in land at Chigwell Garden Centre, Chigwell, which is proposed to be allocated (CHIG.R5) in the Local Plan Submission Version (Regulation 19) (the LPSV) for 65 homes.
3. The site has been assessed by Epping Forest District Council (EFDC) in the plan-making process as site references:
 - a. SR-0478B (the CHIG.R5 allocation comprising 1.66ha);
 - b. SR-0478A (7.49ha);
 - c. SR-0586 (5.46ha)
4. CHIG.R5 forms part of the area proposed for allocation with the LPSV by Scott Properties (SR-0586). As per our representations on the LPSV (reference 19LAD0086-1 – 6), the principle of the allocation of land for development at this location is sound; but the extent of the site boundary is not. The LPSV has artificially divided the built form found on the site; by taking this approach the Local Authority has failed:
 - a. in its sequential approach to prioritising the redevelopment of previously developed land, prior to developing greenfield sites;
 - b. It has not appreciated that by dividing this built form, it will cause the remaining area to go into disrepair;
 - c. To produce any robust evidence to support their approach, or given the appropriate consideration to the evidence submitted by Scott Properties to demonstrate that the approach taken by the Council is deeply flawed, and is ignoring a prime brownfield development opportunity that would address an acute need for specialist accommodation within the District.

5. The Landscape and Visual Impact Assessment produced by PRP in support of the current planning application for a 100-bed care on the built form currently excluded from the CHIG.R5 allocation concludes (page 30):

“1.9.10 - It is predicted that Landscape Receptors LR1 (adjacent residential areas) and LR4 (local arable/pasture) will experience a minor beneficial effect in the long-term. This is due to the predicted improvement in the perception of openness at a local level as a consequence of a reduced development footprint and decrease in spatial and visual intrusion on the Green Belt.”

“1.9.11 - In conclusion the proposals represent a well encapsulated development that relates well to the local topography, retains important tree groups and sits sympathetically in its local environment where predicted landscape and visual effects will be negligible for the majority of receptors.”

6. In addition to the above, and in order to ensure that the most robust position was taken by Scott Properties, an additional assessment was requested by Scott Properties from Landscape and Visual Impact Consultants, Lockhart Garratt. This assessment is included at Appendix 1 and concludes:

“At present, the majority of the built form within the Garden Centre lies within the northern part of the Site, however the proposed care home would lie further south than the existing built form, pushing development closer to the road, which would be more in keeping with the existing built form along High Road.

The glasshouses and other associated built form would be removed, returning this section of the Site to greenfield land, characteristic of the surrounding area. Therefore, in LG’s opinion, both the care home and residential sites within the Garden Centre can be allocated for development without unacceptable harm to the local landscape character, visual environment and Green Belt.

It is therefore our view, that the artificial separation of the previously developed land within the eLP is not justified, and that an amendment should be sought to the allocation boundary in accordance with the landscape plan supplied.” (emphasis added)

7. An amendment to CHIG.R5 on this basis has been the subject of discussions with EFDC (see correspondence in Appendix 1) and is supported by the Lockhart Garratt Assessment

and Plan included within Appendix 1, as well as the PRP Landscape and Visual Impact Assessment (Appendix 2). The requested amendment prevents the part of Chigwell Garden Centre artificially excluded from CHIG.R5 from going into disrepair as a result of development of the remainder of the site. It effectively replaces the existing built form and improves the sites contribution towards the purposes of the Green Belt.

8. Our principle concern with the LPSV is its failure to ensure the District's specialist accommodation needs are met, given the acute unmet need in the District. This is demonstrated the attached Needs Assessment (Appendix 3). An enlarged CHIG.R5 would be able to help meet that need.
9. As set out within our LPSV representations, we consider that modifications can be made to the LPSV to ensure a sound Local Plan.
10. This Hearing Statement addresses Matter 15, Issue 2 (*Policy P7 – Chigwell*) of the Local Plan Examination. We have sought not to repeat points made in our LPSV representation, but do expand upon these here where relevant.
11. There are two aspects of Chigwell Policy P7 that affect our client:
 - a. We support the allocation of CHIG.R5 (Chigwell Garden Centre) for residential development and provide comments regarding the Policy and the delivery of the allocation;
 - b. We object to the artificial separation of the site along a track used to move goods around the site. The whole of the developed part of Chigwell Garden Centre should be allocated and released from the Green Belt in order to reflect the evidence and the Vision for Chigwell.
12. Five appendices accompany this Hearing Statement:

Appendix 1: Letter and appendices to EFDC 21 January 2019 regarding CHIG.R5 Site Assessment – this includes the Lockhart Garratt (Landscape and Visual Impact Consultants) Assessment and Plan.

Appendix 2: Landscape and Visual Impact Assessment – PRP (in support of the current planning application on the brownfield land excluded from the CHIG.R5 allocation)

Appendix 3: Needs Assessment – Carterwood

Appendix 4: Aerial image of Chigwell Garden Centre

Appendix 5: Proposed revised allocation boundary

13. These representations are made within the context of the 2012 NPPF; and references to the NPPF refer to the 2012 version, unless stated otherwise, given the LPSV was submitted for examination prior to the NPPF 2018 transitional arrangement deadline.

Issue 1 and Issue 2

Are Policies P1-P15 justified, effective and consistent with national policy in the following general areas:

14. Scott Properties support the identification of CHIG.R5 in the Local Plan. The site has been demonstrated to be suitable, available and deliverable for development. It is an ideally located brownfield site that can provide a highly sustainable form of development for new residents, within walking distance of the tube station, High Street, schools and other local services. We support Policy CHIG.R5 in principle.
15. Paragraph 25 of our January 2018 LPSV Representations (19LAD0086-1-6) provides a summary of our concerns for the LPSV. These have been partly covered in previous Hearing Statements (regarding: OAN; older person's accommodation; Site Selection Methodology; Green Belt Methodology; the Quality Review Panel). Of relevance to Matter 15, Policy P7, are: concerns regarding the extent of the allocation of CHIG.R5 given its suitability for development; and the ability to meet the needs of those requiring care accommodation around Chigwell (supported by a Needs Assessment and Alternative Site Assessment).
16. Policy P7 identifies that the site should: accord with the requirements in Appendix 6(e) (Part A); be suitable for around 65 dwellings (Part B); deliver infrastructure requirements as the need arises from development (Part C); will not be permitted without certain contributions (Part D); undertake air quality assessments (Part E); accord with Policy DM15 (Part F); and be reviewed by the Quality Review Panel (Part J).
17. The majority of these expectations are acceptable. In anticipation of the Council's response and discussion at the Hearings, we highlight our principle concerns below:

Question 1 – LPSV Policy P7 Part A - Appendix 6

18. The Inspector's Questions for Matter 15, Issue 1, concerns (among other matters) the Specific Site Requirements in Appendix 6 of the LPSV. Paragraphs 43-53 of our LPSV Representations (19LAD0086) set out our concerns for Appendix 6 with regards to Chigwell CHIG.R5 (LPSV pp.131-132) in relation to the site promoted by Scott Properties. These are summarised as follows:

- a. The table in Appendix 6(e) appears to be misleading with regards to the density of the development, stating it is 44dph when it is 38dph (65/1.7ha). This is important in relation to viability, potential character of development, and the aims of Policy SP3 to achieve densities of between 30-50dph in order to *'ensure the best and most efficient use of land'*. It places CHIG.R5 at the middle/lower end of the preferred density.

To remedy this situation, the amended site area (in accordance with Appendix 5) should be allocated as being within the settlement boundary, *without* a specific housing number or density associated to it. This would allow a development proposal to be submitted in accordance with the policies of the LPSV as a whole, without being constrained by unjustified restrictions or expectations that conflict with the overarching Objectives and other Policies of the LPSV. In addition, the allocation should be identified for both residential and care for the elderly.

- b. The guidance in Appendix 6(e) for ecology requires a financial contribution towards access management and monitoring of the Epping Forest SAC. This is prior to any understanding of impact of any proposed development or any on-site mitigation and is therefore unjustified.
- c. The 'On-site constraints' refer to *'ensuring third party access rights for existing residents and users of the wider site are maintained'*. However, the allocation does not adjoin any public land or provide access for third-parties. The inclusion of this text is erroneous and needs explanation and justification. We are concerned that this again indicates that the wider Site Assessment is flawed or rushed.
- d. Commentary regarding the Green Belt Boundary states that *'as part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the eastern edge of the site.'* And that *'Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the northern and western edges of the site. As part of the development proposals these existing features may need to be strengthened.'*

This commentary is unjustified and is potentially meaningless. The entire site is within the Green Belt with no obvious existing features along the 'eastern boundary' that could be strengthened. The 'boundary' is a track used to move products around the site. Submissions to the LPSV provide a superior approach to forming a defensible boundary around the site and contribute towards a Green Belt improvement:



Site Promotor Landscape Strategy (also shown in Appendix 5)

- e. As proposed by the LPSV, CHIG.R5 allocates a narrow and inaccurate interpretation of the 'brownfield' portion of the site. It seeks to achieve a 'defensible eastern boundary' to the site but that boundary is crossed by existing structures and built forms. This is clearly shown in the aerial image of the site provided in Appendix 4. Even a rudimentary assessment of the site would indicate that the parcel to the east of the Council's allocation would become a meaningless portion of Green Belt land. It would not pass the tests for including land within the Green Belt, and would actually lead to a negative visual impact, including on the openness of the area, as a result of the remaining built form falling into disrepair:



LP Chig.R5 allocation



Submitted Site Area and Extent of Built Form

Without amendment, the brownfield part of the site that is not allocated will be left in the landscape with no function. It will not improve the openness of the Green Belt and will represent poor planning and become a potential health and safety hazard.

19. This point is further supported within Appendix 1 and Lockhart Garratt's view is detailed below:

... "should development proceed in accordance with CHIG.R5 (as currently shown in the Emerging Local Plan), the excluded built form would not serve a purpose without the Garden Centre and as a result would fall into disrepair. It is our view that this would result in a negative impact upon the Green Belt compared to what currently exists, and would negatively affect the visual amenities of future residents of the site and those that currently overlook the site (Tudor Close and Lyndhurst Rise). It should be noted that this level of impact upon the new and existing residents would steadily increase over time as the buildings and their surroundings deteriorate."

20. Without further justification, it is considered that the entire Chigwell Garden Centre site must be included within the LP in order for it to be Sound and based on the available evidence, to deliver residential dwellings and care accommodation for which there is a clear identified need within the locality, and for which the LP does not make sufficient provision.

Other Comments for Policy P7 – Chigwell

21. In addition to the issues around Appendix 6, the following matters are also raised for the Inspector's consideration:

Policy P7 - Part B

22. Part B identifies an expected scale of development within the Plot. It is noted that, in relation to the failure of the LPSV to provide for the full OAHN, the ARUP site assessment indicates that the larger site would be capable of delivering around 225 dwellings. The applicant does not consider such a high scale to be appropriate, nor does it reflect the specialist use the wider part of the site has been promoted for.
23. A larger allocation could deliver additional dwellings. However, the promotion of the site is for around 65 dwellings and a 100-bedroom high quality care home. There is a demonstrable need for specialist accommodation and a particular demand for quality care accommodation.¹ We have demonstrated through our supporting documentation within

¹ 2015 SHMA (6.18-6.24) highlighting a need for specialist accommodation for 1,773 persons (the SHMA is now extremely dated); Carterwood Needs Assessment (Appendix 3) confirms the provision of elderly care home beds within the catchment area as of 2019, considering all planned schemes, shows a significant unmet need of 829 bedspaces. Only one of the four planned schemes are currently being developed and a more realistic measure of demand and supply sees this shortfall increase to 962 market standard

Matter 11 and at Appendix 3 that the allocations for specialist accommodation set out within the LPSV will not be sufficient², or delivered at an appropriate time, to meet the existing and immediate need for this type of accommodation.

Policy P7 - Part D

24. Paragraph 70 – 74 of our January 2018 Representations set out the reasons that Policy P7 Part D should be removed. In summary, Part D states that planning applications within Chigwell will only be permitted where they contribute towards the infrastructure set out in Policy P7 and the Infrastructure Delivery Plan (IDP) for Chigwell, unless discussions with providers indicate otherwise. Paragraphs 203-206 of the NPPF state the long-standing requirements associated with planning obligations, with the tests being well rehearsed and understood.
25. Part D of P7 is imposing planning obligations in advance of any consideration of a planning application and pre-determining any consultation responses. This is unnecessary, as any predictable requirements are set out in the IDP and also subject to direct consultation through the development management process for every application. In this regard the LPSV approach is potentially in conflict with the 2010 Community Infrastructure Levy Regulations. Should the Council wish to provide certain, regular and explicit contributions to meet deficits within a settlement, it should consider preparing an appropriate CIL Charging Schedule.
26. Further, it is not beyond imagination that an applicant may provide a wide range of benefits and/or obligations, but not entirely within the list in Policy P7. A decision maker would then be required to consider the proposal to be unacceptable, unless discussions with providers indicate otherwise, rather than a balanced judgement being made by the decision makers.

Issue 2: Question 6 - Brownfield Land and the Vision for Chigwell

27. Question 6 of the MIQs concerns the effect of development on the purposes of the Green Belt, including CHIG.R5. and whether the supply of brownfield sites has been exhausted.

bedspaces." (para.3.11(a)). There is currently a 46% shortage of dedicated dementia beds within the CNPA catchment area, which represents 699 beds (para.3.11(b)). The Council has suggested that CHIG.R4 meets the Specialist Accommodation needs for Chigwell. This allocation provides retirement dwellings, not a care home, and will not provide the care requirements that the promoted development of CHIG.R5 can deliver.

² This has been discussed at other Hearings and fully set out in the Local Plan representations (19LAD0086) and Hearing Statements, principally Matter 11 – Housing.

As set out in our representations to the LPSV, the Plan has not exhausted all brownfield land in relation to Chigwell Garden Centre and this error should be corrected in order for the Plan to be Sound.

28. The Vision for Chigwell within the LPSV (LP p.147) confirms that there will be a *'focus on brownfield sites and sustainable green belt releases...'*. The site submitted by our client fulfils both these criteria. The division of the site is not justified in relation to the Council's aspirations for Chigwell.
29. The entire site is in use as a garden centre and the Council have allocated CHIG.R5 on the basis that (presumably) it is required in order to meet housing needs, and that it fulfils the site selection criteria. We are unable to understand the Council's decision to allocate only part of the site given the emphasis on brownfield land delivery and sustainable Green Belt releases. The Council have also ignored the most recent Chigwell Neighbourhood Plan, which identified the wider site for development. The following plans confirm the differences between: (1) the allocation CHIG.R5; (2) the area of built form on the site that relates to the Garden Centre (as consistently submitted to EFDC) and; (3) the promoted allocation and Plan produced by Lockhart Garratt (Appendix 1).

1.



LP Chig.R5 allocation

2.



Submitted Site Area and Extent of Built Form

3.



Proposed Site Allocation (Lockhart Garratt Plan)

30. Confirming this approach, the Site Description in Appendix 6 confirms that the site is *'bounded by High Road to the south, residential development to the west, the remainder of the nurseries to the east and greenfield land/scrub to the north'* (LP App.6(e) p.131 (emphasis added)). We consider it to be an error that the entire Garden Centre was not identified for allocation, given that it would be consistent with the Plan, the description of the site in Appendix 6, and any rational assessment of the Site to do so.
31. The Council have also made the subjective judgement that the garden centre would continue to be viable given the loss of a significant area. It has been confirmed by the operator of the garden centre that it would not be viable to do so, and therefore the buildings would fall into disrepair as a result of the Council not seeking to make the most of previously developed land within the District.
32. For the above reasons we consider the Plan to be unsound without an enlargement of allocation CHIG.R5 to include the entire garden centre (in accordance with Appendix 5).
33. In addition, the promotor would support the ability to deliver care accommodation (C2) within the allocation in order to address the acute unmet need within the locality and district as a whole. It has been robustly demonstrated that the proposed site would deliver the optimum environment for residents and employees within Chigwell for the proposed C2 use, given the highly sustainable location.

Appendix 1

Letter and appendices to EFDC 21 January 2019 regarding
CHIG.R5 Site Assessment

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Our Ref: RC/193538

21st January 2019

Dear David,

May I wish you a belated happy new year and thank you for considering the site allocation CHIG. R5 and for coming back to me at the end of December regarding the PDL matters for our site.

I would firstly like to clarify that we appreciate the Council's position and by no means are we proposing for this to become in anyway adversarial. My client prides itself on developing good working relationships with Local Authorities, and we do hope that as part of CHIG.R5, Epping Forest District Council (EFDC) are pleased with my client's transparent approach to the planning process and discussing matters such as those in this letter.

As there have been a number of emails travelling back and forth, I thought it would be useful to clarify my client's proposals for the site. As per the attached landscape note, we are seeking to amend the allocation boundary to include the area proposed within the Signature Care Home Planning Application (SCH). The SCH represents a significant reduction in the overall built form on the site and also opens up the northern part of the site as green space. This approach was supported during the public consultation (of the SCH), and we believe will have the continued community support during the determination of the planning application as it was widely acknowledged that the existing buildings did not contribute positively to the local landscape. Without repeating much of the content within this letter, this proposal would represent a positive impact upon the green belt and landscape as a whole (this is confirmed by two independent experts), as well as delivering a development that seeks to contribute towards meeting an acute need for high dependency care (including but not limited to dementia and end of life care) in a highly sustainable location.

I have taken the opportunity to itemise out the points raised in your email (dated 19/12/18) and have clarified our position in relation to these points. The purpose of this is to ensure there aren't any crossed wires, and that EFDC are fully aware of the additional work that has been undertaken to inform my client's position.

- **The Council acknowledge that in addition to the allocated area of CHIG.R5, part of the site outlined in red (as shown on the plan attached to this and the earlier email) is Previously Developed Land (PDL) – this includes car parking / hard standing in the southern part.**

We agree that the area identified constitutes PDL, but we do not agree that this is the full extent of the area of PDL within the area edged red.

You have previously confirmed that the buildings within CHIG.R5 do constitute PDL along with the car parking and hard standing in the southern part of the land edged red. Given that the excluded buildings form part of the Garden Centre and its operation as a whole, we would urge you to consider those buildings to also comprise the Garden Centre, or at least form part of the curtilage of those buildings



that you do consider to be a Garden Centre (and therefore PDL). It is clear from both on-site investigations and aerial imagery that these excluded buildings are not in agricultural or forestry use.

Treating the above as a technical interpretation of the NPPF, it cannot be disputed that regardless of whether the complete site (all of the land edged red) is or is not considered as constituting previously developed land, there is a clear presence of built form. This presence of built form materially alters the quality of the land, and in turn the contribution it makes towards the Green Belt and the surrounding landscape. Therefore, a sequential approach of releasing greenfield Green Belt sites prior to exploring opportunities such as the land in question is not sound (NPPF paragraphs 137-138) – this point is further explored in the landscape note attached and the report prepared by PRP (submitted with the Signature Care Home Planning Application).

- **The lane (or track) which is used for the fork lift to move goods to the storage areas at the rear of the site (north of car park and hard standing) is deemed by EFDC to be a logical separation of the site, as it has a more open and agricultural feel**

The artificial separation of the site by this track appears to be a judgement reached as a result of the previous promotion of the site in 2010/11, prior to my client's involvement. This was carried over into the Local Plan and all representations submitted by my client in respect of the emerging Local Plan have clearly set out that the site is promoted as one site. Whilst we appreciate that there is a March 2018 SHLAA Assessment (SR-0586), you are already aware of our concerns as to the consistency of these assessments, and that in our view, it doesn't reflect our proposal relating to built form only with the remaining area opened up for additional landscaping / POS (as per the landscape plan). Our landscape consultants, Lockhart Garratt (LG) have concluded that the artificial separation of the built form within the site is not justified from a landscape and visual impact or Green Belt impact perspective (please refer to the attached note), and therefore it is of both LG's and my client's opinion that this is not a sound approach to assessing the site as a whole.

In addition to this point, LG also concluded that by separating the site as CHIG.R5 currently does, and allowing the remainder of the site to go into disrepair as a result of it becoming surplus to requirements (due to the allocated part of the Garden Centre under CHIG.R5 being developed), there would be a negative impact upon the Green Belt when compared to developing out the site in accordance with the Signature Care Home Planning Application, which as detailed in the PRP Green Belt Assessment has a slightly beneficial impact upon the Green Belt when compared with what currently exists.

As previously stated, the red area on the attached plan is considered by EFDC to be partially PDL and partially land that was last occupied by agriculture, while the area allocated within CHIG.R5 is considered PDL. We can confirm that the entire site is in the same use with open air storage being clearly visible on aerial photographs across the red area, and across the entire site via a site visit. Combined with acceptance that the southern part of the red land is PDL, we disagree that the track, which is used to move goods around the site, or the *openness* of this part of the site, provides any meaningful rationale to determine that there are separate activities between one part of the site and the other. In relation to the definition in the NPPF, it does not require planning permission for the existing use, only that the use is not agriculture or forestry. This is clearly demonstrated to the satisfaction of EFDC for the allocated area.





- **When applying the Site Selection Methodology utilised by Arup as part of the site selection process, the site did not proceed to further testing**

My client has undertaken an assessment of CHIG.R5 with the requested amendments using the methodology produced by Arup, to provide a direct comparison to the three sites considered as part



of the Site Selection process at Chigwell Garden Centre. As shown in the table below, the options assessed are:

- a) SR-0478A: This area was assessed by EFDC and was not consistent with the area promoted by my client, and as a result we are unsure as to the reasoning for this assessment area being included in the Site Assessment work;
- b) SR-0478B: The current CHIG.R5 allocation within the LPSV (eLP);
- c) SR-0586: The area submitted by my client in 2017; and
- d) Proposed Site: The requested allocation area (highlighted orange – as per the attached landscape plan). The requested allocation area includes the proposals within the Signature Care Home Planning Application in that the existing built form (of the land edged red on the attached location plan) is reduced and replaced with a 100-bed care home.

Site Name	<i>SR-0478A (other assessment – area not promoted by the Developer)</i>		<i>SR0478B (Current CHIG.R5 allocation within the Emerging Local Plan)</i>		<i>SR0586 (Site Suitability Assessment)</i>		Proposed site – as promoted by the Developer	
Assessment area								
Criteria								
1.5 – Impact on BAP Priority Species or Habitats	(-)	<i>Features and species in the site may not be retained in their entirety but effects can be mitigated.</i>	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	0	No effect as features and species could be retained or due to distance of BAP priority habitats from site.	0	Site has no effect as features and species could be retained. There could be a slightly beneficial impact from the reduction in the built form area as a result of the demolition of the northern commercial storage buildings.
2.1 – Level of harm to Green Belt	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	(--)	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.	0	Site is within Green Belt, but the level of harm caused by release of the land for development would be none. As concluded by two independent landscape experts, the demolition of existing buildings and reduction in development footprint would have a slightly beneficial impact on the Green Belt.
3.1 – Distance to the nearest rail/tube station	0	Site is between 1000m and 4000m from nearest rail of tube station.	(+)	Site is less than 1000m from the nearest rail or tube station.	(+)	Site is between 1000m from nearest rail of tube station.	(+)	The site is located c. 530m from the tube station.
4.1 – Brownfield and Greenfield Land.	(-)	<i>Majority of the site is greenfield adjacent to a settlement. 100% greenfield Site.</i>	(++)	<i>Majority of the site is previously developed land within or adjacent to a settlement. 75% Brownfield site</i>	(-)	<i>Majority of the site is greenfield land adjacent to a settlement.</i>	(++)	The majority of the site is previously developed land adjacent to a settlement. The development proposed represents a reduction in the footprint of built form. This involves the redevelopment of a predominantly brownfield site which is the sequentially preferred approach under the Site Selection Methodology (para.4.26-27)
4.2 – Impact on	(--)	<i>Development would involve the loss of the best and most versatile agricultural land</i>	(--)	<i>Development would involve the loss of the best and most versatile agricultural land</i>	(--)	<i>Development would involve the loss of the best and most versatile agricultural land (grades 1-3)</i>	(0)	Development of the site would not result in the loss of agricultural land.

agricultural land		<i>(grades 1-3)</i>		<i>(grades 1-3)</i>				The land is identified as Grade 3 within the Agricultural Land Classification Map Eastern Region (ALC008); however, this is an indicative map which does not assess individual parcels. The proposed site is not in agricultural use, and is not capable of being farmed due to the presence of built form. It is noted that it is not possible to score (+) or (++) in the methodology on this factor.
5.1 – Landscape Sensitivity	(-)	<i>The site falls within an area of medium landscape sensitivity – characteristics of the landscape are resilient to change and able to absorb development without significant character change.</i>	(-)	<i>The site falls within an area of medium landscape sensitivity – characteristics of the landscape are resilient to change and able to absorb development without significant character change.</i>	(-)	<i>The site falls within an area of medium landscape sensitivity – characteristics of the landscape are resilient to change and able to absorb development without significant character change.</i>	(0)	Two independent landscape assessments have been produced that demonstrate development on the site can be successfully accommodated with a beneficial impact on the landscape capable of being achieved, due to the current unsightly built form being present on the site. It is noted that it is not possible to score (+) or (++) in the methodology on this factor.
6.1 – Topography constraints	(-)	<i>Topographical constraints exist in the site but potential for mitigation.</i>	(--)	<i>Topographical constraints in the site may preclude development.</i>	(--)	<i>Topographical constraints in the site may preclude development.</i>	(0)	No topography constraints are identified in the site. The area promoted for development is not constrained by its topography and the levels across the site are not significant in any case. Topographical surveys have been produced and a planning application for the steepest part of the site has been submitted, demonstrating that topography is not a constraint. Proving scheme for the site demonstrate the proposed level of development can be identified on the area specified for allocation. Footnote 11 of the Methodology (appendix A) acknowledges that this criterion should not be given undue weight when deciding which sites proceed to Stage 3. It is also noted that it is not possible to score (+) or (++) in the methodology on this factor.

The table above clearly demonstrates that by assessing the site using updated information from the technical reports produced, the proposed amendment to CHIG.R5 has an improved score when compared against the existing CHIG.R5 allocation and previous site assessments.

In addition to the points raised above, I thought it would also be useful to add that an Alternative Site Assessment (ASA) was produced as part of the Signature Care Home Planning Application, looking at the availability of any other sites to accommodate a 100-bedroom care home within 4-5miles of the Site. This ASA concluded that there were no other alternative sites available that would meet the acute need for highly specialist care (including but not limited to dementia and end of life care) proposed by Signature Senior Lifestyle. Both Scott Properties and Signature Senior Lifestyle would be happy to discuss the current and future needs of the ageing population, with a view to assisting the Council as part of their Emerging Local Plan.

To support the above, two extracts have been taken from the Planning Statement that accompanies the Signature Care Home Planning Application. The figures quoted have been taken from the Needs Assessment, which also forms part of this planning application.

“The assessment of the provision of elderly care home beds within the catchment area as of 2019, considering all planned schemes, shows a significant unmet need of 829 bedspaces. However, only one of the four planned schemes are currently being developed and a more realistic measure of demand and supply sees this shortfall increase to 962 market standard bedspaces.” (para.3.11(a))

“There is currently a 46% shortage of dedicated dementia beds within the CNPA catchment area, which represents 699 beds.” (para.3.11(b))

We appreciate the time taken to read this letter, and would like to reiterate our commitment to working with EFDC. Please do take the contents of this document as a sincere demonstration of this point. We hope that as part of the additional work produced, EFDC will be able to change their mind-set towards the proposal for the inclusion of the excluded built form, and to alter the allocation boundary of CHIG.R5 as per the attached landscape plan. Any further feedback EFDC is able to give regarding the site would be greatly received by my client.

Please do not hesitate to contact me if you would like to discuss further.

Yours sincerely,



Richard Clews

Associate Director BA(Hons) DipTP

Enc. Landscape Summary Note (18-12-18) by Lockhart Garratt
Landscape Design Strategy (11-12-18) by Lockhart Garratt
Chigwell Site (28-11-18) Division Plan

CC. Nigel Richardson Epping Forest DC
Alison Blom-Cooper Epping Forest DC
Ian Ansell Epping Forest DC
Rob Scott M. Scott Properties Ltd



Proposed pasture field with mown paths.
Strengthen planting along northern boundary.

Proposed pockets of wildflower meadows
as per Care Home application

Potential mown path to allow link between
residential development and pasure field.

Retain and enhance established tree belt along
boundary, to preserve the degree of visual
containment afforded to the Site.

Existing mature woodland belt to be retained
and enhanced, to maintain the degree of
visual containment afforded to the Site within
views from the west.

Enhance woodland planting along this
boundary to filter views from Lyndhurst
Rise and Tudor Close.

Retain pasture field with mown paths.

Footpath link to High Road.

Retain and enhance all boundary vegetation,
to ensure that the Site is seen within an
existing green infrastructure.

Development Area
(Residential)

Signature Care
Home Application

Legend:

-  Site Boundary
-  Care Home Site Application Area (EPF/3195/18/NEW)
-  Residential Allocation Area CHIG.R5
-  Proposed Allocation Area
-  Existing And Enhanced Woodland
-  Grassland
-  Meadow and Wild Flowers
-  Proposed Hedge
-  Proposed Shrub
-  Formal Grass with Seasonal Bulbs



TITLE: Landscape Design Strategy	
PROJECT/SITE: High Road, Chigwell	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/01/18-1949	
VERSION: v3	
DATE: 11/12/18	SCALE: 1:1500@A3
APPROVED BY: AB	PRODUCED BY: SM

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18th December 2018

LANDSCAPE SUMMARY NOTE – HIGH ROAD, CHIGWELL, ESSEX

Brief

M Scott Properties Ltd (MSP) has requested that Lockhart Garratt assess the 13.5-acre site located within Chigwell, Essex. Specifically, MSP have requested a judgement from LG as to whether the approach taken within the Emerging Local Plan (eLP) to dissect the Garden Centre and exclude the remaining built form from the eLP is justified.

It is understood that part of the Garden Centre is allocated for development within the Emerging Local Plan (eLP) and that this is specified as CHIG.R5. The remaining area within the same ownership, which contains an area of the Garden Centre and undeveloped land, is currently excluded from the eLP. MSP have informed LG that as a result of the adjoining site (CHIG.R5) being redeveloped with the allocation in its current form, would cause the remaining built form to go into disrepair as a result of it no longer being required for the operation of the Garden Centre.

MSP and Signature Senior Lifestyle have submitted a planning application (23rd November 2018) for the redevelopment of the demolition and removal of existing Site structures, and the erection of a 100-bedroom care home with associated access, parking and landscaped areas, on the built form which is currently excluded from the eLP. This Planning Application is supported by a Landscape and Visual Impact Assessment, as well as a Green Belt Assessment, which has informed this initial note and the following report.

The Site

The Site is located to the north-west of High Road within the settlement of Chigwell in Essex. The Site is irregular in shape and occupies an approximate total area of 13.5 acres. The site is dissected by a brook, with the built form associated with the Garden Centre occupying the land to the south-west of the brook, with the area to the north of the brook being undeveloped.

The site is currently washed over by the Metropolitan Green Belt, despite parts of the site containing a significant amount of built form.

The Proposals

LG have been informed that MSP support the allocation of 65 dwellings on the site, but seek an amendment to the CHIG.R5 allocation boundary so that it includes the remaining built form associated with the Garden Centre. This would then allow the current undeveloped area to be opened up as public open space, and a more appropriate scheme to be delivered.

Landscape Character

The Site lies within the Northern Thames Basin National Character Area (NCA) and is sub-categorised within the Epping Forest Landscape Character Assessment as lying within the Wooded Ridges and Valleys Landscape Character Area (LCA).

The Site lies within a transitional sub-urban location on the edge of the settlement of Chigwell and is currently used as a Garden Centre and Plant Nursery, with views of the settlement to the south and north-east. As a result, the Site is read as part of the settlement and is not considered to be representative of the Thames Basin NCA or the Wooded Ridges and Valleys Landscape Character Area (LCA).

The Site has a strong existing vegetation structure, with mature trees and hedgerows along the Site's western and northern boundaries, and sections of the Site's southern boundary. There are also mature trees within the Site itself throughout the outdoor sections of the Garden Centre.

The eastern adjacent pasture land outside of the Site is comprised of a large triangular pasture field, separated from the Site by a stream lined with willow trees. A mature area of woodland lies in the eastern corner of the pasture field. The presence of a strong existing vegetation structure creates a well contained Site.

Visual Environment

Whilst the Site is screened to views from the west and north by the strong vegetation structure, some filtered views from High Road to the immediate south are possible through the steel palisade fence, particularly at the existing access point and in places where the boundary vegetation is weaker.

Potential views are also possible from Tudor Close and Lyndhurst Rise to the north-east of the Site as a result of weaker vegetation along the boundary separating these residential dwellings from the adjacent pasture land. This has been assessed in detail as part of the Care Home application.

The Site sits within a dip in the landform associated with a small tributary of the River Roding, with the land rising to the east and to a lesser extent to the west, resulting in longer distance views of the Site becoming unlikely.

Summary and Conclusions

We agree with the findings contained within the Landscape and Visual Impact Assessment and Green Belt Assessment that accompany the Care Home Planning Application that redevelopment of the currently excluded built form would represent a slightly beneficial impact upon the Green Belt compared to that which currently exists. It is of our own view that the overall site represents a well enclosed parcel that has limited landscape and visual impact due to limited views into the site being achievable from the assessed receptors.

On the contrary, should development proceed in accordance with CHIG.R5 (as currently shown in the Emerging Local Plan), the excluded built form would not serve a purpose without the Garden Centre and as a result would fall into disrepair. It is our view that this would result in a negative impact upon the Green Belt compared to what currently exists, and would negatively affect the visual amenities of future residents of the site and those that currently overlook the site (Tudor Close and Lyndhurst Rise). It should be noted that this level of impact upon the new and existing residents would steadily increase over time as the buildings and their surroundings deteriorate.

In terms of the overall Site proposed for allocation (as shown on the accompanying landscape plan), it is believed development can be successfully accommodated with a negligible impact upon the Green Belt, due to the significant presence of existing built form.

In LG's professional opinion, the eLP is incorrect in its allocation to the Garden Centre Site. Whilst the western section of the Site has been allocated as a residential site, the remainder of the Garden Centre has been left unallocated. This eastern section of the Garden Centre is currently comprised of significant areas of built form, with numerous large glasshouses, polytunnels and areas of hardstanding, particularly within the northern section of this area.

The eLP Site Allocations Map for Chigwell shows the Green Belt boundary extending south from the Site towards and including the Chigwell Golf Club. However, in reality there is continuous built form along the southern section of High Road including residential dwellings and Chigwell Golf Clubhouse. Therefore, it is considered that the Green Belt boundary is misleading within this location, and whilst this map indicates the loss of an existing settlement gap would occur through the development of the care home, this would in fact not be the case.

At present, the majority of the built form within the Garden Centre lies within the northern part of the Site, however the proposed care home would lie further south than the existing built form, pushing development closer to the road, which would be more in keeping with the existing built form along High Road.

The glasshouses and other associated built form would be removed, returning this section of the Site to greenfield land, characteristic of the surrounding area. Therefore, in LG's opinion, both the care home and residential sites within the Garden Centre can be allocated for development without unacceptable harm to the local landscape character, visual environment and Green Belt.

It is therefore our view, that the artificial separation of the previously developed land within the eLP is not justified, and that an amendment should be sought to the allocation boundary in accordance with the landscape plan supplied.

Recommendations

- Retain and enhance the existing mature woodland belt along the Site's western boundary to maintain the degree of visual containment afforded to the Site within views from the west;
- Retain and enhance all boundary vegetation, to ensure that the Site is seen within an existing green infrastructure
- Retain adjacent eastern parcel of land within Applicant's control outside of Site as pasture with areas of enhanced woodland to improve its existing contribution to the Metropolitan Green Belt;
- Enhance the stream corridor between the proposed residential site and retained meadow with pockets of willow and minor mixed broadleaves;
- Include good quality tree, hedgerow and shrub planting within the development to help integrate the development into the receiving environment; and
- Promote the use of locally native plant species, where appropriate, to ensure that the proposals are in keeping with the character of the Site, its setting and the wider landscape context.

Alison Barrett
Landscape Consultant
18th December 2018



Appendix 2

Landscape and Visual Impact Assessment – PRP (in support of the current planning application on the brownfield land excluded from the CHIG.R5 allocation)

Chigwell Garden Centre, High Road, Chigwell

Landscape & Visual Impact Assessment
Full Planning Consent Application
November 2018



prp-co.uk

Architecture
Urban Design
Masterplanning
Landscape
Development Consultancy
Planning
Interiors
Research



Client

Signature Senior Lifestyle
Grosvenor House
Horseshoe Crescent
Beaconsfield
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PRP
Ferry Works
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Thames Ditton
Surrey
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Architects

PRP
Ferry Works
Summer Road
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Site Address

Chigwell Garden Centre
245 High Road
Chigwell
Essex
1G7 5BL

PRP Job Reference / Document Number

AL6676 / 001

Issuing Date / Office

October 2018 / Surrey

Project Lead

Tom Delhanty

Original File Location

P:\AL6676 Chigwell Nursery Site L\PRP Live Data\Presentation\01. LVIA

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1.1. Scope of Assessment

- 1.1.1. This assessment considers the landscape and visual impacts of the proposed development of land at Chigwell Garden Centre, High Road Chigwell 1G7 5BL. The study identifies an existing baseline against which the Application Site's capacity for change in respect to its existing landscape and visual context can be assessed.
- 1.1.2. The report describes the methodology applied to assess predicted direct and indirect effects of the Proposed Development at construction and during operation. The assessment also considers the application of mitigation measures to prevent, moderate or offset any predicted adverse impacts, together with consideration for the potential residual effects remaining after mitigation.
- 1.1.3. The Proposed Development constitutes the demolition and removal of existing dwelling, storage buildings, associated commercial structures and car park, and the erection of 100-bedroom high-quality care home with associated access, vehicle parking, hard and soft landscaping, structural landscaping and site infrastructure.
- 1.1.4. Due to the restrictions in time-scale for consultation with the Local Authority the scope of this assessment has been determined on the basis of professional judgement. It is understood that the Council will review the assessment scope and outcomes post-planning submission.
- 1.1.5. Comments received from other specialist consultants on the sensitivities of the natural environment (specifically views, landscape and ecology matters) have been reviewed and are addressed where appropriate within this report.
- 1.1.6. Reference is made to the Epping Forest District Green Belt Assessment : Stage 2 prepared by LUC August 2016 and Epping Forest District Council Landscape Character Assessment, CBA January 2010 in respect to landscape sensitivity and potential development capacity at a local level within the Green Belt.

Description of Development

- 1.1.3. The Proposed Development constitutes the demolition and removal of existing dwelling, storage buildings, associated commercial structures and car park, and the erection of 100-bedroom high-quality care home with associated access, vehicle parking, hard and soft landscaping, structural landscaping and site infrastructure.

Consultation

- 1.1.4. Due to the restrictions in time-scale for consultation with the Local Authority the scope of this assessment has been determined on the basis of professional judgement. It is understood that the Council will review the assessment scope and outcomes post-planning submission.
- 1.1.5. Comments received from other specialist consultants on the sensitivities of the natural environment (specifically views, landscape and ecology matters) have been reviewed and are addressed where appropriate within this report.

Extent of the study area

- 1.1.7. The study area comprises all land within an approximate radius of 1.5km from the centre of the Application Site. The limited extent of the study area is due to the enclosed nature of the local landscape comprising a shallow undulating topography, mature woodland, built form and hedgerow context.
- 1.1.8. The degree of visual containment is high with no distant views of the Application Site within the study area.
- 1.1.9. The High Road (A113) skirting the south boundary and properties on Lyndhurst Rise and Tudor Close east of the site represent the most sensitive receptors to development.

1.2. Key Legislation, Policy and Guidance Considerations

National Guidance

1.2.1. This assessment follows the guidance set out in the following key documents. The landscape Institute and Institute of Environmental Management and Assessment, 2016 Guidance.

The Countryside Agency now Natural England and Scottish Natural Heritage, 2002.

Landscape Character Assessment: Guidance for England and Scotland 2013.

Legislative Framework

1.2.2. The applicable legislative framework in relation to the landscape and visual impacts includes the Hedgerow Regulations 1997. The Hedgerow Regulations provide protection to important hedgerows in the countryside by controlling their removal through a system of notification. Hedgerows can be classified as important for their biodiversity and historic value according to criteria set out within the Regulations.

Planning policies and their relevance to the Application Site are discussed in detail in the Planning Statement supporting this application. This section provides a summary of relevant policies at the national, regional and local levels.

National Planning Policy

1.2.3. On 24 July 2018 the Revised National Planning Policy Framework (NPPF) (2018), was published and supersedes the NPPF (2012). The NPPF emphasises the importance of sustainable development and sets out the presumption in favour of sustainable development for decision-taking. The core principles of the NPPF encourage the conservation and enhancement of natural and historic environments. The NPPF constitutes guidance for local planning authorities and decision takers and therefore acts as a material planning consideration in determining applications.

Local Planning Policy

1.2.4. The current adopted Local Plan is the Epping Forest District Council Local Plan: Adopted January 1998. An interim document Local Plan Alterations was Adopted in July 2006 intended as a "stop-gap" document to be read in conjunction with the Adopted Local Plan.

The core policies most relevant to the proposed development of this site include:

Policy CP2: Protecting The Quality Of The Rural And Built Environment

The quality of the rural and built environment will be maintained, conserved and improved by:

- Sustaining and enhancing the rural environment, including conserving countryside character, in particular its landscape, wildlife and heritage qualities, and protecting countryside for its own sake;
- Enhancing and managing, by appropriate use, land in the Metropolitan green belt and urban fringe;
- Retaining the best and most versatile land for Agriculture;
- Safeguarding and enhancing the setting, character and Townscape of the urban environment;
- Preserving and enhancing the biodiversity and networks of natural habitats of the area, including river and wildlife corridors and other green chains.
- Giving priority to protecting and enhancing areas designated as having intrinsic environmental quality at international, national and strategic levels, in compliance with Policy NC1 and PPS9.
- Managing the demand for water resources and sewerage infrastructure by controlling the location, scale and phasing of development so as to protect environmental and wildlife interests;

Policy CP3: New Development

In considering planning applications and in allocating land for development, the council will require the following criteria to be satisfied:

- The development can be accommodated within the existing, committed or planned infrastructure capacity of the area (or that sufficient new infrastructure is provided by the new development/developer);
- The development is accessible by existing, committed or planned sustainable means of transport;
- Sequential approaches have been used to ensure that appropriate types of development, redevelopment or intensification of use take place at suitable locations;
- The achievement of a more sustainable balance between local jobs and workers;
- The scale and nature of development is consistent with the principles of sustainability and respects the character and environment of the locality.

Policy GB1: Green Belt Boundary

The boundary of the metropolitan green belt in this district is as defined on the proposals map.

Policy GB2A: Development In The Green Belt

Planning permission will not be granted for the use of land or the construction of new buildings or the change of use or extension of existing buildings in the green belt unless it is appropriate in that it is:

- For the purposes of agriculture, horticulture, or forestry; or
- For the purposes of outdoor participatory sport and recreation or associated essential small scale buildings; or
- For the purposes of a cemetery; or for other uses which preserve the openness of the green belt and which do not conflict with the purpose of including land in the green belt; or
- A dwelling for an agricultural, horticultural or forestry worker in accordance with Policy GB17A; or
- A replacement for an existing dwelling and in accordance with Policy GB15A; or
- A limited extension to an existing dwelling that is in accordance with Policy GB14A; or
- In accordance with another Green Belt Policy; and

Policy GB7A: Conspicuous Development

The council will refuse planning permission for development conspicuous from within or beyond the green belt which would have an excessive adverse impact upon the openness, rural character or visual amenities of the Green Belt.

Epping Forest District Green Belt Review

1.2.5. In September 2015 the Council accepted Phase 1 of its Green Belt Review into the Local Plan Evidence Base & recommended sites for more detailed evaluation in Phase II.

The Stage II report 'Epping Forest District Green Belt Assessment' was published in August 2016 (prepared by LUC) and the individual site assessments prepared by ARUP.

The parcel of interest in the LUC report concerning the Application Site is designated as 036.2. within the large village settlement of Chigwell (parcel 036). The parcel is defined by the following notable features:

- Luxborough Lane to the south-west
- M11 to the north-west
- Railway line to the north.

1.2.6. The parcel lies where the southern part of Chigwell (Grange Hill) merges with the London Borough of Redbridge (Woodford Bridge). The report states that the parcel acts as a strategic barrier (in combination with other land within parcels 036.1 and 3, 038.1 and 035.6) to the growth of London (outward from Woodford Bridge and Hainault/Grange Hill). The parcel is therefore considered to act as an integral component of the strategic Green Belt network restricting the sprawl of London. The landscape and visual baseline characteristics of parcel 036.2 are considered distinct from neighbouring parcels 036.1 and 3 to the extent intervisibility is restricted by topography and vegetation and land uses are unrelated.

1.2.7. The parcel forms a gap between the core of the village of Chigwell and the southern part of Chigwell (Grange Hill) which merges with Greater London to the south. The report identifies that development within the parcel would lead to a substantial reduction in the physical separation of Chigwell village core with Grange Hill to the south. The parcel is also located within a gap between the towns of Chigwell and Buckhurst Hill and the study concludes that further development within the parcel may reduce the perceived segregation between the towns. The report accepts that the Roding Valley and M11 are major linear features preventing physical coalescence.

1.2.8. Although the Review does not constitute planning policy the Green Belt designation carries significant weight as a material consideration in planning policy and development management. Government policy is explicit that changes to Green Belt designations should be made through the Local Plan process in the context of promoting sustainable development as set out in the NPPF.

Table 1 - Green Belt Parcel 036.2 'Summary of Harm' (EFDC Green Belt Review Stage 2, LUC August 2016)

Parcel 036.2 - Green Belt Purposes Assessment	Contribution
To check the unrestricted sprawl of large built-up areas	Strong
The parcel lies close to the large built-up area of London (north), where the southern part of Chigwell (Grange Hill area - perceived as the northern-most part of Greater London) merges with the London Borough of Redbridge. The parcel also acts as a strategic barrier, in combination with other land (parcels 036.1 and 3, 038.1 and 035.6) to the growth of London (Woodford Bridge to the south and west and Hainault/ Grange Hill to the south and east). This Green Belt designation is therefore considered an integral part of the strategic network restricting the sprawl of London north-wards.	
To prevent neighbouring towns from merging	Strong
The parcel lies to the south of Chigwell village. It lies within the gap between Chigwell and Greater London and forms a gap between the core of the village of Chigwell and the southern part of Chigwell (Grange Hill) which merges with Greater London to the south. Some merging of Chigwell (southern part) and London has already occurred. The study states that development within the parcel would lead to a substantial reduction in the perceived separation of Chigwell village core from Grange Hill to the south and thereby result in a substantial merging of the towns of Chigwell and Greater London. The parcel is also located within a gap between the towns of Chigwell and Buckhurst Hill. However other areas of land (the M11, Central Line and water bodies associated with the Roding Valley) form strong barriers to the potential merging of Chigwell and Buckhurst Hill. Development within the parcel may reduce the perceived gap between the towns. [Note: The higher rating than the Stage 1 assessment is due to the direct relationship of the parcel between the towns at this more detailed scale of assessment].	
To assist in safeguarding the countryside from encroachment	Moderate
The parcel is partially developed incorporating a garden centre, single residential dwelling, hardstandings associated with access and parking, and dilapidated glasshouses. The remainder of the parcel contains woodland, open fields and back gardens. The parcel is characterised by a shallow valley landform which slopes towards the River Roding in the west. The outer boundaries of the parcel are relatively strong (A113 High Road to the south, Luxborough Lane to the south-west and the M11 to the north-west) and enforced by land which rises to the south west of the parcel, potentially providing a degree of containment to new development if the parcel was to be developed.	
To preserve the setting and special character of historic towns	None
There is no relationship between the parcel and any historic town.	
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not assessed
Summary of assessment	
Predicted resultant harm to the Green Belt purposes if parcel released from the Green Belt: Very High	

Proposals for development of the Application Site (within parcel 036.2) - Summary of Harm Appraisal

Tested against the five strategic purposes of the Green Belt as set out in the NPPF and the existing contribution to these purposes at a local level described in the current Green Belt Review (Table 1) the following analysis (Table 2) judges the predicted capacity for change at a local level in the Green Belt as a consequence of the Proposed Development.

Table 2

Purposes of the Green Belt (under NPPF)	Existing baseline	With Proposed Development	Performance
(i) To check the unrestricted sprawl of large built-up areas	The Application Site lies in an isolated parcel of land encapsulated by sloping topography, woodland belts and mature garden boundaries. The land is inset between the A113 High Road to the south, Luxborough Lane to the west and Chigwell Park residential area to the east. This baseline study finds that the Application Site does not offer significant strategic connectivity within its own parcel (036.2) or to its neighbouring parcels (036.1 and 3) to restrict sprawl.	This Application represents an appreciable reduction in development footprint (from 9645sqm to 7792sqm). Taking into account spatial and visual effects the predicted overall intrusion on openness with the Proposed Development including built-form, surface treatments and new access is negligible or minor beneficial.	No or beneficial change
(ii) To prevent neighbouring towns merging into one another (coalescence)	In the Council's Stage 2 'summary of harm' parcel 036.2 makes a Strong contribution to maintaining existing settlement patterns. The study states that the parcel is considered to play a strategic role in restricting the potential coalescence across the neighbouring built up areas of Chigwell village, Grange Hill and Buckhurst Hill. The baseline findings of this report however suggests that the influence of parcel 036.2 in preventing the merging of these areas is limited as a consequence of its perceived seclusion from neighbouring Green Belt parcels. The Application Site is predominantly developed (structures associated with existing land use as commercial nursery) and intervisibility with adjacent parcels and local neighbourhoods is restricted by the valley landform and strong linear vegetation belts to all boundaries. This baseline study therefore considers that the role of parcel 036.2 in reducing the risk of conurbation is limited and extremely localised.	There would be no appreciable change to the existing degree of openness separating Chigwell village, Grange Hill and Buckhurst Hill. The location of the Proposed Development within the lower slope of the valley, the retention of mature boundary vegetation and important tree groups, and landscape enhancement including significant new tree and hedgerow planting result in negligible risk of coalescence between these areas.	No or beneficial change
(iii) To assist in safeguarding the countryside from encroachment	The Application Site comprises previously developed land associated with the operation of the Garden Centre including storage buildings, hard-standings, a single residential dwelling and dilapidated glasshouses. The Garden Centre will remain a viable business on land to the west of the parcel subject to its potential development in the Emerging Local Plan. The level of spatial and visual containment provided by built form and tree belts to the west, the M11 corridor to the north and mature woodland and garden boundaries to the south and east respectively safeguards against significant visual encroachment into adjacent Green Belt parcel.	The Application Site sits within a wider Green Belt parcel which is well encapsulated on all sides by mature tree-lined boundaries. Although the immediate surroundings in which the Proposed Development sits exhibits a moderate degree of 'openness' it can by no means be characterised as open countryside. The land is not 'natural', publicly accessible or completely undeveloped. This study predicts that locally the Proposed Development will result in negligible risk of harm to openness of the Green Belt when likely perceived visual and spatial effects are considered.	No or beneficial change
(iv) To preserve the setting and special character of historic towns	The Application Site has no direct physical or visual connection to any local historic towns.	Not applicable.	Not applicable.
(v) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The existing land is degraded and derelict with little landscape, visual amenity or ecological value. The land is private and offers no community or public benefit.	The Proposed Development and land-use represents an appropriate and sympathetic regeneration of a degraded site which will enhance the character of the immediate landscape and offer significant benefit to the local community which will be invited in to share the facilities. The baseline study finds that although the Application Site offers some openness the landscape poor and degraded. The Proposed Development offers the opportunity for the insertion of a high quality landscape which respects the existing vegetation pattern and semi-rural character.	No or beneficial change
<p>Summary of findings</p> <p>From this analysis it is concluded that the Proposed Development represents a negligible risk of harm to openness within the local Green Belt or the potential for coalescence with adjacent settlements.</p> <p>The Proposed Development offers an opportunity for the positive re-use of derelict private land and enrichment of a degraded Green Belt parcel which currently offers limited landscape, amenity or ecological value. The Proposed Development constitutes the release of this land for a sympathetic and sustainable use which offers considerable environmental, recreational and community benefits.</p>			

Landscape Characteristics

1.2.9. Natural England has produced a Countryside Character Map for England, which identifies broad areas of distinct and individual Countryside Character. The map distinguishes the regional landscape character of the broad study areas. The Character maps takes account of the effect the physical landform and human activities has on the natural world. The National Framework of Character Areas identifies and describes the diversity of landscape character areas across England and provides a common starting point for more detailed local assessments.

The site lies within the Northern Thames Basin (Character Area 111), the key characteristics of which include:

- The landform is varied with a wide plateau divided by river valleys. The prominent hills and ridges of the 'Bagshot Hills' are notable to the north-west and extensive tracts of flat land are found in the south.
- Characteristic of the area is a layer of thick clay producing heavy, acidic soils, resulting in retention of considerable areas of ancient woodland.
- Areas capped by glacial sands and gravels have resulted in nutrient-poor, free-draining soils which support remnant lowland heathlands, although these are now small. Areas that have alluvial deposits present are well drained and fertile.
- The water bearing underlying Chalk beds are a main source of recharge for the principal London Basin Chalk aquifer
- A diverse landscape with a series of broad valleys containing the major rivers Ver, Colne and Lea, and slightly steeper valleys of the rivers Stour, Colne and Roman. Numerous springs rise at the base of the Bagshot Beds and several reservoirs are dotted throughout the area
- The pattern of woodlands is varied across the area and includes considerable ancient semi-natural woodland. Hertfordshire is heavily wooded in some areas as are parts of Essex, while other areas within Essex are more open in character. Significant areas of wood pasture and pollarded veteran trees are also present.
- The field pattern is very varied across the basin reflecting historical activity. Informal patterns of 18th-century or earlier enclosure reflect medieval colonisation of the heaths. Regular planned enclosures dating from the Romano-British period are a subtle but nationally important feature on the flat land to the

south-east of the area. In the Essex heathlands 18th- and 19th-century enclosure of heathlands and commons followed by extensive 20th-century field enlargement is dominant.

- Mixed farming, with arable land predominating in the Hertfordshire plateaux, parts of the London Clay lowlands and Essex heathlands. Grasslands are characteristic of the river valleys throughout. Horticulture and market gardening are found on the light, sandy soils of former heaths in Essex, particularly around Colchester, along with orchards, meadow pasture and leys following numerous narrow rivers and streams.
- The diverse range of semi-natural habitats include ancient woodland, lowland heath and floodplain grazing marsh and provide important habitats for a wide range of species including great crested newt, water vole, dormouse and otter.
- Rich archaeology including sites related to Roman occupation, with the Roman capital at Colchester and City of St Albans (Verulamium) and links to London. Landscape parklands surrounding 16th- and 17th-century rural estates and country houses built for London merchants are a particular feature in Hertfordshire.
- The medieval pattern of small villages and dispersed farming settlement remains central to the character of parts of Hertfordshire and Essex. Market towns have expanded over time as have the London suburbs and commuter settlements, with the creation of new settlements such as the pioneering garden city at Welwyn and the planned town at Basildon.
- Brick-built dwellings are characteristic from the late 17th century onwards. Prior to this dwellings and farm buildings tended to be timber built with weatherboarding, now mainly painted white but traditionally black or tarred, and whitewashed plaster walls.

'Epping Forest Landscape Character Assessment'

1.2.10. The Epping Forest Landscape Character Assessment (CBA January 2010) describes the variations in character between different types of landscape in the borough. It provides an evidence base for Local Plans and sets out strategies and guidelines for landscape protection, management and development objectives.

Within the Assessment the Application Site lies within *Landscape Character Area G - Wooded Ridges and Valleys*.

Location

1.2.11. Chigwell Landscape Character Area (sub area G3) is situated in the south of the district. It abuts Lower Roding Valley (B4) Landscape Character Area to the north and Lambourne Wooded Ridges and Valleys (G4) Landscape Character Area to the east.

Landscape Character

1.2.12. *Landscape Character Area G* encompasses a gently undulating patchwork of predominantly arable fields. Mature hedgerows line field boundaries and often contain trees, which are key landscape features within views across the area. Pockets of deciduous woodland frame open views across the patchwork of small fields. Views to the urban edges of Hainault and Grange Hill contribute to recognisable sense of place. The sense of tranquillity is strong throughout much of the area (distant from the M11 road corridor in the west which introduces a source of noise and movement).

Key Characteristics

- 1.2.13. The key characteristics of this Landscape Character Type are:
- A gently undulating patchwork of predominantly arable fields, which are delineated with mature hedgerows, often containing hedgerow trees;
 - Sense of tranquillity is strong throughout much of the area (except areas subject to visual and noise encroachment from the M11);
 - Field pattern is generally small-scale and interspersed with small pockets of deciduous woodland which provide an intermittent sense of enclosure within views;

- To the south of the area there is a strong urban character as a result of the adjacent urban edges of Hainault and Grange Hill. The large nucleated settlement of Chigwell also contributes to settlement pattern within the area; and
- The reservoir and water works to the north of Chigwell Row also introduces a built, human element to the area.

Ecological Features

1.2.14. There are no internationally or nationally designated sites of nature conservation value within the area. There are, however, three County Wildlife Sites and two Local Nature Reserves (Roding Valley Meadows and Chigwell Row Wood).

Key Planning and Land Management Issues:

- Potentially visually intrusive development of new farm buildings;
- Deterioration and eventual loss of mature trees hedgerows and single mature trees through lack of appropriate management; and
- Potential expansion or development of small-scale historic villages.

Historical and cultural influences

1.2.15. There is a strong historic field pattern within this Landscape Character Area. Intricate patches of small-scale pre-18th century co-axial enclosure fields are visible, alongside pre-18th century enclosure. Areas where fields have lost boundaries as a result of agricultural intensification post 1950s still retain historic boundary elements. Part of Chigwell village is designated as a Conservation Area as a result of its arrangement of historic buildings. Chigwell once lay within the Forest of Essex on the main coaching route between London and Chipping Ongar (the High Road).

Visual Characteristics

The key visual characteristics of the Landscape Character Type include:

- 1.2.16. Views across the eastern flank of the Application Site are relatively open where vegetation is more broken and topography gradual. All views from the west are obscured by the storage buildings and commercial structures associated with Chigwell Garden Centre.
- 1.2.17. Open views of the urban edges of Chigwell; and
- 1.2.18. Open and framed views across gently undulating arable farmland.

Sensitivities to Change

- 1.2.19. Sensitive key characteristics and landscape elements within this Landscape Character Area include the network of hedges and hedgerow trees; and the small-scale, historic settlement pattern. Framed views across this area are visually sensitive to potential new development, particularly large-scale or tall vertical elements. As a result of the above factors, overall this Landscape Character Area is considered to have low to moderate sensitivity to change.
- 1.2.20. Suggested Landscape Planning Guidelines :
 - Ensure that any new development within the farmland is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive buildings styles; and
 - Maintain characteristic framed views across the area
- 1.2.21. Suggested Land Management Guidelines;
 - Conserve and enhance the existing hedgerow pattern, and strengthen through planting using local provenance species;
 - Conserve mature and veteran trees within fields and hedgerows as key landscape and ecological features;
 - Conserve and promote the use of building materials which are in keeping with local vernacular/landscape character; and
 - Establish species rich field margins within arable fields as an important nature conservation habitat.

Landscape Character Assessment Objectives

- 1.2.22. The Landscape Character Assessment (CBA January 2010) states '... the overall aim of landscape planning, design and management should be to achieve sustainable landscapes that are visually, ecologically and culturally as rich as possible to meet all of society's social, economic and environmental needs. A better understanding of landscapes provided by Landscape Character Assessments – their diversity, character and distinctiveness, evolution, sensitivity to change and their management needs – is essential to help to work towards this goal, and essential to effective spatial planning.'
- 1.2.23. Recommendations are provided for the application of the Landscape Character Assessment including its use in relation to informing Local Development Framework policies for protecting and enhancing landscape character, and in providing a baseline and framework for monitoring landscape change.

Mitigation Measures For Consideration

- 1.2.24. Mitigation measures should seek to improve the integrity of the landscape and reinforce its character by introducing new/enhanced elements where distinctive features or characteristics are depleted, absent or at risk from Proposed Development.

1.3. Assessment Methodology

Determination of the Baseline

- 1.3.1. Landscape and visual effects are independent but related issues; landscape effects result from changes in the landscape, its character and quality; visual effects result from the appearance of the changes and the consequent effect on visual amenity. Accordingly, this landscape and visual assessment identifies:
- Effects on Landscape Character: That is, the effects of the Proposed Development on discrete character areas and/or character types comprising features possessing a particular quality or merit; and
 - Effects of the Development on views from visual receptors, and upon the amenity value of the views.
- 1.3.2. This assessment has been prepared informally as a contribution to the planning application process, in order to assist in the 'appraisal' modifications in land use and development, that may bring about change in the landscape and in visual amenity.
- 1.3.3. In determining the study area for the baseline it is important to distinguish between the study of the physical landscape and the study of visual amenity. The study area for the physical landscape considers both the immediate locality of Application Site and broader rural context. The study area for the visual assessment considers views close to the Proposed Development and those further away. The wider study area is shown at *Figure 1.8 Visual Appraisal*.

- 1.3.4. The baseline study comprises the following:
- Evaluation of the landscape character associated with the Application Site and its surroundings; and
 - Identification of views across Application Site, and from the area surrounding the proposals.
- 1.3.5. The baseline study recognises a clear distinction between the 'impact', as the action being taken and the 'effect', being the result of that action. 'Impact' should not be used to mean a combination of several effects. The emphasis on 'likely significant' effects stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects.
- 1.3.6. The determination of the baseline is based primarily on professional judgement. While there is scope for quantitative measurement (for example, the numbers of trees lost to a Proposed Development), the assessment of change on landscape character or visual amenity must rely on qualitative judgements based on training, qualification and experience. This study has been carried out in an independent and fully transparent manner in order to address both the negative and positive effects of the proposals and in a form which is accessible and reliable for all parties concerned.

Assessing the Significance of Effects

- 1.3.7. In significance evaluation the terms sensitivity and magnitude are used as shorthand for the range of factors relevant to each effect (e.g. probability, reversibility, spatial extent etc.) and receptor (e.g. value, importance, susceptibility, resilience etc.). Current best practice promotes the use of new overarching terminology related to the two components of significance evaluation:
- *Nature of receptor (to replace the shorthand 'sensitivity');*
and
 - *Nature of effect (to replace the shorthand 'magnitude').*

Prediction Methodology

Landscape Assessment

- 1.3.8. Landscape assessments encompass an appraisal of physical, aesthetic and intangible attributes including the sense of place, rarity or uniformity, and unspoilt appearance. The combination of landscape elements including trees, woodland, open space and parks and their arrangement, together with architectural styles, landscape patterns and the scale of landform, land cover and built development create areas with a unique sense of place or 'character'.
- 1.3.9. Within the study area, a number of distinct character areas have been defined. Each area has its own distinguishable character defined by a Landscape Character Area (LCA). For each LCA the existing value and condition of the landscape is assessed according to its relative value and condition.
- 1.3.10. The effect of a development upon landscape can include physical effects on the existing landscape character, and potential changes in character, condition and value of the affected landscape. The significance of landscape effects is assessed by taking account of the sensitivity of the receptor (the ability of the landscape to accommodate change) together with the nature, scale and/or magnitude and duration of the change.
- 1.3.11. Factors taken into account include:
- changes to the visual appearance of the development area (proportion, scale, enclosure, texture, colour, views).
 - changes to the character of the Site, including the physical structure of the buildings and development patterns.
 - perceived changes to the surrounding buildings, street scenes, routes or open space resulting from any changes to context and setting.
 - the value of the landscape character to the public at a local, district, regional and national level.
- 1.3.12. The following matrix provides the basis for the assessment of effects against the sensitivity of the receptor and the scale and/or magnitude of predicted change. Moderate and Major effects are considered 'significant' adverse or beneficial as defined by the current EIA Regulations. An impact assessed as Minor/Moderate is not considered 'significant' in this assessment.

Table 3 Matrix for establishing Significance of Effect

Magnitude of Impact	Sensitivity / quality			
	Very Low	Low	Medium	High
Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact
Minor	Negligible impact	Minor impact	Minor / moderate impact	Moderate / significant impact
Moderate	Slight impact	Minor / moderate impact	Moderate / significant impact	Moderate / significant impact
Major	Slight / moderate impact	Moderate / significant impact	Moderate / significant impact	Major / significant impact

Landscape Sensitivity - Criteria for the Assessment of Landscape value

- 1.3.13. The following four-point scale has been used to define the sensitivity and capacity for change in each of the LCA:
- **High:** Nationally or regionally recognised landscape with a strong structure, characteristic patterns and a balanced combination of land form and land cover; posses features of national or regional value (may be nationally or regionally designated). Any detracting features are not sufficient to undermine sense of place.
 - **Medium:** Nationally, regionally or locally recognised landscape structure with characteristic patterns and land uses; posses features of local value (may be locally designated). Any detracting features are not sufficient to undermine sense of place.
 - **Low:** A notable landscape structure and patterns although the historic character may be masked by current land use. Scope to improve the character through management of the area; source features worthy of conservation. Some detracting features are present and notable in the landscape.

- **Very Low:** Weak landscape structure and characteristic patterns are masked by land use. Lack of management has resulted in degradation; frequent detracting features are present which harm sense of place.

Significance Criteria for Landscape Effects

- 1.3.14. In accordance with the above, the following seven-point contextual scale has been used to define the significance of identified effects for each Landscape Character Area or Landscape Receptor (LR) within the study area:
- **Major beneficial:** The Proposed Development would fit very well with the scale, landform and pattern of the landscape and bring substantial enhancements to the landscape.
 - **Moderate beneficial:** The Proposed Development would fit well with the scale, landform and pattern of the landscape and maintain and/or enhance the existing landscape character.
 - **Minor beneficial:** The Proposed Development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character.
 - **Neutral:** The Proposed Development would cause a change in the landscape but this does not harm or bring significant benefits to the landscape.

- **Negligible:** The Proposed Development would cause very limited change in the landscape but creates no significant effects.
- **Minor adverse:** The Proposed Development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, including the introduction of elements that may not be uncharacteristic of the surrounding landscape.
- **Moderate adverse:** The Proposed Development would cause substantial permanent loss or alteration to one or more key elements of the landscape, including the introduction of elements that are prominent, but may not be substantially uncharacteristic with the surrounding landscape.
- **Major adverse:** The Proposed Development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting.

Visual Assessment

- 1.3.15. The first stage in the process of assessing the visual effects in relation to a particular development is normally to establish the area from which a proposal is likely to be visible.
- 1.3.16. Following verification on site, viewpoints that both characterise views of the Proposed Development and those which are of particular importance or potentially sensitive are selected.
- 1.3.17. The visual assessment has therefore been based on the selected representative viewpoints against which the effects of the Proposed Development have been assessed.

Table 4 Visual Sensitivity - Criteria for the Assessment of Visual Amenity

Sensitivity	Justification
High	<ul style="list-style-type: none"> • Observers whose attention or interest may be focused on the landscape and recognised views in particular. • Recognised/important viewpoints including those identified within and protected by policy. • Designed views including from within historic landscapes. • Residential properties - views from rooms occupied during daylight hours. • Users of Public Rights of Way and Recreational Trails. • Users of Land with Public Access.
Medium	<ul style="list-style-type: none"> • Views of the landscape are part of / but not the sole purpose of the receptors activities. • Residential Properties - Views from rooms unoccupied during daylight hours. • Those participating in outdoor sports or formal recreation. • Users of local roads where there are open views across the landscape and low levels of traffic.
Low	<ul style="list-style-type: none"> • Attention is focused upon the activity of the receptor and not upon the wider views. • Users of main roads travelling at speed, or local roads where the focus is on the road ahead owing to traffic conditions and the context/composition of the views. • Places of work.

Significance Criteria for Visual Effects

- 1.3.18. The significance of the visual effect resulting from the Proposed Development has been derived through the consideration of the potential sensitivity of change to the view, in addition to the magnitude of change to the view.
- 1.3.19. The sensitivity of the receptor relates to the amenity value of the view. As such, views from public paths or footpaths and residences, where the view is key to its quality, are considered more sensitive than transient views from roads or views from workplaces, schools or retail areas where the view is not likely to be key to the quality of the activity. Account is also taken of the degree to which attention is likely to be focused on the view and the number of people affected.
- 1.3.20. The magnitude of change to the view has been determined by the following:
- The extent of the view that would be occupied by the Proposed Development (e.g. glimpsed, partial or full).
 - The proportion of the Proposed Development that would be visible from viewpoints (e.g. all of the Development or part of the Development).
 - The distance of the viewpoint from the Proposed Development.
 - Whether the view would focus on the Proposed Development. For example, where a building would effectively create a landmark or the view is directed towards a building by the landscape framework, or the Proposed Development forms one element in a panoramic view; and
 - Whether the Proposed Development contrasts by form or character with its surroundings and/or whether the Proposed Development appears as an extensions or additions to the view's original context.
- 1.3.21. The latter point can depend on how far away the receptor is from the Proposed Development, whether the view is obscured, and the angle of the view point between the receptor and the Application Site.
- 1.3.22. In accordance with the above, the following seven-point contextual scale has been used to define the significance of identified effects for each selected viewpoint within the study area. Moderate and Major effects are considered 'significant'.
- **Major beneficial:** Development would cause a substantial improvement in the existing view.
 - **Moderate beneficial:** Development would cause a noticeable improvement in the existing view.

- **Minor beneficial:** Development would cause a barely perceptible improvement in the existing view.
- **Neutral:** The Development would cause a change in views but this does not harm or bring significant benefits to the views.
- **Negligible:** No discernible deterioration or improvement in the existing view.
- **Minor adverse:** Development would cause a barely perceptible deterioration in the existing view.
- **Moderate adverse:** Development would cause a noticeable deterioration in the existing view.
- **Major adverse:** Development would cause a substantial deterioration in the existing view.

Limitations and Assumptions

- 1.3.23. The photography for the agreed verified views included in this assessment was taken in early Autumn 2018 whilst the majority of local vegetation remained in leaf. This study therefore does not consider the worst case (equivalent to winter condition) other than a brief description in the assessment tables (section 1.6).
- 1.3.24. A commentary on the potential effects on the key views during winter are made only if these differ from the summer condition.
- 1.3.25. Potential night-time effects are excluded from the scope of this assessments.

Accurate Visual Representations (AVR)

Methodology

The photographic views were taken on site on 3.8.18 and 18.9.18 with high-resolution digital cameras using the equivalent of a 50mm focal length lens on a standard 35mm SLR camera. This setting corresponds closely to the human eye. The individual photographic images were stitched together using Adobe Photoshop to produce panoramas, the images had a minimum 50% overlap with adjacent images to reduce distortion. The viewpoint locations were selected by PRP in consultation with the Local Planning Authority, the Client and other interested parties. Survey information for the viewpoint locations was provided using GPS along with site survey and Ordinance Survey information and aerial photographs to accurately locate each view point. The height of the camera/observer was 1.8m above ground level.

Electronic drawings, models and documents were provided by others. These drawings and documents were used to prepare a 3D CAD model of the proposals and selected existing reference structures. The CAD model was then exported to a rendering application and images were produced from viewpoints to match those of the original photographs. Where necessary, the computer 'camera' was rotated about the viewpoint in a similar fashion to the photographic panorama with 50% minimum overlap.

As an accuracy check, the existing photographs were imported into the rendering application to confirm that existing features on the photograph were aligned as closely as possible with their corresponding survey information before rendering the images. The rendered/wireline computer images were then placed into the photographs and scaled/positioned so that the reference features in the image matched those in the photographs. Once a close fit was made, it was deemed that the development proposals were correctly scaled and positioned in the photograph.

The original images and the rendered/wireline views were combined in Adobe Photoshop and adjusted to give the appearance of structures in the photograph by, in some cases, the inclusion of existing features in the foreground and other visual enhancements. The accuracy of the photomontages could possibly be improved by precise surveying of the viewpoints to reduce to the effects of very minor position inaccuracies, although due the resolution of the photographs, the distance the photographs were taken from the proposed development and the digital matching techniques used, no visual variation would be discernible.

1.4. Baseline Conditions

Topography

The Study Area is characterised by a shallow sloping topography falling from c 35m AOD to the east (Chigwell Park) to c 20m AOD to the north (tributary to R.Roding) and high point at c 80m AOD (Buckhurst Hill).

Vegetation and Open Space

- 1.4.1. The distribution of open space and vegetation is illustrated in *Figure No.1.4 - Existing Significant Vegetation*. The local landscape comprises irregular field boundaries associated with arable land and pasture to the north and west, and established broadleaf woodland belts to the north and south.
- 1.4.2. Lord's Bushes and Wood Knighton incorporate a network of footpaths and bridleways and function as a significant recreational resource for the area.

Landscape Character

Landscape Receptor 1 (LR1): Urban residential (mixed)

- This character area is characterised by the streetscape and public realm associated with the local residential areas of Chigwell Park, Repton Park, Grange Hill and Buckhurst Hill
- The area consists primarily of residential streetscape, tree-lined streets, village greens and managed grassland
- The area is well defined with wall or hedge plot boundaries and often visually contained by single/two-storey residential properties
- The residential areas of Chigwell Village (Conservation Area) and Buckhurst Hill have a distinctive village-like scale and character and as individual sub-areas convey a high landscape quality
- Inter-visibility is limited and mid to long range views into local Green Belt restricted to the settlement edge
- The character area has medium landscape quality and medium sensitivity to change.

Landscape Receptor 2 (LR2): High Street/town centre

- This character area includes mix of uses including shops, pubs, estate agents and residential properties
- Built form predominantly 2-storey brick or white render dating from late 19c to present day with narrow set-backs resulting in a generally hard character with

limited tree planting

- The variety of uses and building typologies results in an incoherent character lacking distinctiveness
- The character area has low landscape quality and low sensitivity to change.

Landscape Receptor 3 (LR3): Recreation grounds/ educational establishments

- This character area comprises general amenity grassland, extensive open grassed and hard playing surfaces associated with public recreation and school grounds
- The area is well defined with secure boundaries to educational establishments and visually contained by single/2-storey built form, mature hedgerows, riparian vegetation and woodland belts.
- Inter-visibility is limited and mid to long range views obscured by mature vegetation
- The character area is isolated but locally significant to the character of the local landscape and has medium landscape quality and medium sensitivity to change.

Landscape Receptor 4 (LR4): Arable/pasture and informal grassland

- This character area comprises open pasture associated with the R.Roding flood plain on land to the north and west of the Application Site
- Inter-visibility is high due to the open nature of the landscape although views of the Proposed Development are restricted by intervening mature hedgerow field boundaries, rising topography to the south and the M11 motorway corridor
- The character area is isolated but locally significant to the character of the landscape and locally conveys medium landscape quality and medium sensitivity to change

Landscape Receptor 5 (LR5): Woodland/hedgerow

- This character area is characterised by the mature woodland belts associated with local highways and the railway corridor, and woodland groups at Buckhurst Hill (Lord's Bushes and Knighton Wood, and Woodford Bridge).
- Inter-visibility is limited and long views obscured by mature woodland vegetation and dense boundaries.

- The character area conveys high landscape quality and medium sensitivity to change.

Landscape Receptor 6 (LR6): Watercourse/waterbody

- This character area is characterised by the river and tributaries associated with the Roding Valley north-west of the Application Site
- Inter-visibility is limited and long views obscured by dense vegetation associated with the margins of the waterbodies
- Larger water bodies are evident within Roding Valley Nature Reserve located on land north of Roding Lane
- The character area conveys high landscape quality and medium sensitivity to change, however the area is visually isolated from the Application Site and therefore not at risk of adverse impact.

Landscape Receptor 7 (LR7): Golf courses

- This character area includes Chigwell Golf Club and course comprising tended grassland and light woodland/tree groups
- Inter-visibility is restricted by intervening built form (residential properties on A113 High Road) and mature vegetation
- The character area conveys medium landscape quality and low sensitivity to change.

Landscape Receptor 8 (LR8): Railway corridor/motorway

- This character area is associated with the railway corridors north and west of the Application Site and the M11 motorway
- Inter-visibility is low due to the maturity of woodland boundaries aligned with the local railway network and the location of the M11 in an extended cutting
- The character area conveys low landscape quality and low sensitivity to change

Visual Conditions

- 1.4.3. A total of 18 views have been identified in the scope of the visual baseline. The viewpoint locations are shown on *Figure 1.8 Visual Appraisal*.
- 1.4.4. The evidence confirms that from the outer zone of the study area the Application Site is well contained from the north by existing terrain and mature woodland vegetation south and west.
- 1.4.5. The nature of the sloping topography and landscape results in a high degree of visual encapsulation.
- 1.4.6. There are few viewpoints from which continuous and extensive views of the Proposed Development are gained. These are restricted to close proximity views from the adjacent residential properties on Lyndhurst Rise and Tudor Close.

Receptors

- 1.4.7. The most sensitive receptors of existing views towards the Application Site and the quality of the views are described below. Receptors are grouped into two broad categories based on the current Guidelines - most sensitive and least sensitive.

Most Sensitive: People using local Public Right of Way and inhabitants of adjacent residential properties.

Least Sensitive: People travelling through or past the affected landscape in cars, on trains or other transport methods; and people at their place of work.

Key Views

- 1.4.8. This assessment is based on a mapping of Key Views rather than a Zone of Visual Influence (ZVI) which would be difficult to determine given the extent of intervening vegetation. The following descriptions record the visual conditions observed for the selected viewpoints, from which it is predicted that the whole or part of the Proposed Development is visible. Viewpoints are either 'representative' (for example, certain points chosen to represent views of users of particular footpaths and bridleways) or 'illustrative' (views to demonstrate a particular effect, for example restricted visibility from certain locations).
- 1.4.9. This section provides a written description of views which should be read in conjunction with the verified photography and AVR.
- 1.4.10. The selected views have been identified in order to consider and assess the potential impact from the Proposed Development and capacity for change in visual amenity in the local landscape. 5 viewpoints were selected for representative verifiable photomontages (AVR) in order to illustrate any potential change in views and visual amenity. The key viewpoints concentrate on those receptors considered to be the most visually sensitive in the context of the Application Site.

View 1: View north from entrance to private residence (Semmering) on A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 2: View north-east from Hatch Side on A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: High
Sensitivity to change: Medium

View 3: View north-east from junction of A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: High
Sensitivity to change: Medium

View 4: View north-east from private residence on Luxborough Lane

Key receptors: Private residents and users of the highway
Degree of visual containment: High
Sensitivity to change: Medium

View 5: View south-west from backs of private gardens and residential properties on Lyndhurst Rise

Key receptors: Private residents
Degree of visual containment: Medium
Sensitivity to change: Medium

View 6: View south from the backs of private gardens and residential properties on Lyndhurst Rise

Key receptors: Private residents
Degree of visual containment: Medium
Sensitivity to change: Medium

View 7: View from north-west from entrance of Chigwell Golf Club on A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 8: View south-west from private residences and bus stop on A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 9: View south-west from private residences and bus stop on A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 10: View south-west from private residences and bus stop on A113 High Road (at junction with Chigwell Park)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 11: View south-west along Tudor Close (Chigwell Park)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 12: View south-west along Lyndhurst Rise East (Chigwell Park)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 13: View south along Lyndhurst Rise West (Chigwell Park)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 14: View south along Chigwell Park Drive (North)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 15: View from Luxborough Lane (PRoW) opposite development site haulage entrance

Key receptors: Users of the public right of way and highway
Degree of visual containment: High
Sensitivity to change: High

View 16: View from Luxborough Lane (PRoW) opposite development site haulage entrance (bridge over M11 Motorway)

Key receptors: Users of the public right of way and highway
Degree of visual containment: High
Sensitivity to change: High

View 17: View from public footpath skirting north boundary of Chigwell Golf Club

Key receptors: Users of the public right of way
Degree of visual containment: Medium
Sensitivity to change: Medium

View 18: View south from elevated position of Chester Road (North)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 19: View south-east through woodland (Lord's Bushes) on Buckhurst Hill

Key receptors: Users of the public right of way
Degree of visual containment: High
Sensitivity to change: High

View 20: View from public footpath at bridge over River Roding linking Luxborough Lane

Key receptors: Users of the public right of way
Degree of visual containment: High
Sensitivity to change: High

View 21: View south-east from Princes Road (North) at Buckhurst Hill

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

1.5. Identification and Description of Changes Likely to Generate Effects

1.5.1. Landscape character and key views have been assessed for potential impact during both construction and operation. The landscape elements of the Proposed Development set out in the section below form part of the embedded mitigation strategy and are therefore incorporated into the assessment of effects.

Landscape Elements of Proposed Development

Movement and Legibility

1.5.2. The Proposed Development mitigates potential impacts on existing public rights of way and offers the potential for new pedestrian connections within the Proposed Development. The following enhancements to movement and legibility include:

- Prioritised pedestrian access off Chigwell High Road and provision of public footpath connections to proposed development.
- New access road, landscape improvements and associated infrastructure strengthens site legibility.

Open Space and Vegetation

1.5.3. The Proposed Development will incorporate:

- Reinforcement to existing tree belts and vegetation structure.
- Key trees within woodland margin and under-storey to be conserved.
- New low level structure planting to complement the new buildings and landscape spaces.
- New high quality hard and soft landscape associated with Proposed Development to routes and open spaces.
- New screen planting and fencing to mitigate potential landscape and visual effects from new parking areas.
- New boundary screen planting to establish a visual continuity along the watercourse and north boundary to mitigate potential adverse impact on views from the east.

Land Use

1.5.4. The Proposed Development is for a new Care Home. The Proposed Development incorporates a substantial high quality landscape setting with improved connectivity to the local road network and footpath.

Potential Construction Impacts

1.5.5. Construction impacts may be short-term or temporary in nature. Potential impacts on the landscape resource during construction include:

- The presence of construction traffic, construction plant and equipment.
- Elevated noise affecting the enjoyment of local PRoW.
- Site clearance, soil stripping and excavation works.
- Introduction of built elements (buildings, frontages etc.).
- Removal of trees and/or tree works on retained trees.

1.5.6. Potential impacts and effects on visual amenity during the construction phase include:

- The presence of construction traffic and/or presence of construction plant and equipment.
- The introduction/removal of built fabric (buildings, frontages etc.).
- Relationships with the existing adjoining residential properties.
- The removal of trees and/or tree works on retained trees.
- Diversion of existing utilities.
- Security and safety lighting.
- Installation of hoarding to perimeter of contract site.

Assumed Mitigation During Construction

1.5.7. For the purposes of assessing the impacts on the landscape resource and visual receptors the following mitigation measures have been included in this assessment:

- Noise emissions from construction plant will be minimised through the adoption of best practice techniques.
- Measures which address the 'high risk' of nuisance caused by dust generation during the demolition process and other construction related activities.
- Floodlighting associated with the construction works will be sufficient to enable operations, as required, throughout the proposed working hours. Good working practices will be incorporated to reduce potential glare and light spill set out in the Institute of Lighting Professionals Guidance Notes on the Reduction of Obtrusive Light, 2012.

Potential Operational Impacts

1.5.8. Operational impacts may be short-term, long-term, temporary or permanent in nature. Potential impacts and effects on the landscape resource during operation include:

- The presence of additional traffic.
- The presence of new built elements and their influence on the existing landscape character
- Changes to the existing public access and distribution of open space.

1.5.9. Potential impacts and effects on visual amenity during the operation phase include:

- Visual effects associated with additional traffic movements.
- Visual effects of new built elements
- Overlooking.
- The potential impact on existing levels of night-time lighting.

Assumed Mitigation During Operation

1.5.10. Good working practices to reduce potential glare and light spillage will be implemented in accordance with the ILP Guidance Notes on the Reduction of Obtrusive Light, 2012.

1.6. Assessment of Likely Significant Effects

1.6.1. The assessment tables indicate the predicted direct and indirect impacts for representative landscape and visual receptors during the construction stage (construction impacts) and on completion of the development (operational impacts). The tables include embedded mitigation, i.e. measures which are included in the scheme for approval and by which potential adverse impacts may

be reduced, avoided, compensated or enhanced for predicted construction or operational effects. Scope for potential additional mitigation is considered in Section 1.7 of this report.

1.6.2. Predicted winter effects are only assessed where they differ significantly from the summer condition.

Table 5 – Assessment of Construction Impacts on Landscape Receptors

Landscape Receptor (LR)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects	Predicted Night Time Effects
LR 1 - Urban Residential (mixed)	Medium	Construction activities are predicted to result in a moderate adverse impact on the quality of the local residential area of Chigwell Park (all other locations within LCA unaffected). Predicted winter effects when mature boundary vegetation in dormant state are moderate adverse.	Moderate	Moderate Adverse	<ul style="list-style-type: none"> Full perimeter of site will be securely hoarded (Heras type) Existing mature hedgerow boundaries and tree belts will be retained where viable Construction duration, working hours and traffic movements will be restricted Site lighting and construction activities will be set back from boundaries where possible Alignment of haulage routes will be agreed with local authority Haulage routes will be carefully maintained Wheel washing and speed restrictions will apply at entry and exit points 	Minor Adverse	Moderate Adverse	N/A (Not Applicable)
LR 2 - High Street / Tow Centre	Medium	Construction activities not predicted to not affect quality due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> None Required 	Negligible	No Change	N/A
LR 3 - Recreation Grounds/Educational Establishments	Medium	Construction activities not predicted to not affect quality due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> None Required 	Negligible	No Change	N/A

Landscape Receptor (LR)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects	Predicted Night Time Effects
LR 4 - Arable/Pasture	Medium	Predicted local (for Application Site and immediate surroundings only) minor adverse impact on receptor remains after mitigation due to reduced sense of tranquillity during Construction phase.	Moderate Adverse (Locally)	Moderate Adverse (Locally)	<ul style="list-style-type: none"> • Full perimeter of site will be securely hoarded (Heras type) • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Haulage routes will be carefully maintained • Wheel washing and speed restrictions will apply at entry and exit points 	Minor Adverse (Locally)	No Change	N/A
LR 5 - Woodland/Hedgerow	High	Construction activities unlikely to affect character area due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> • None Required 	Negligible	No Change	N/A
LR 6 - Watercourses	High	Construction activities unlikely to affect landscape quality and sense of tranquillity due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> • None Required 	Negligible	No Change	N/A
LR 7 - Golf Courses	Medium	Construction activities unlikely to affect landscape quality and sense of tranquillity due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> • None Required 	Negligible	No Change	N/A
LR 8 - Railway Corridor/Motorway	Low	Construction activities unlikely to affect landscape quality and sense of tranquillity due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> • None Required 	Negligible	No Change	N/A

Table 6 - Assessment of Operational Impacts on Landscape Receptors

Landscape Receptor (LR)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects	Predicted Night Time Effects
LR 1 - Urban Residential (mixed)	Medium	Predicted local (for properties on western edge of Chigwell Park) Negligible or Minor Beneficial impact due to reduced development footprint and no or beneficial change in perceived degree of openness during operation.	Minor	Minor Beneficial	<ul style="list-style-type: none"> Additional boundary planting will be introduced to filter views of the Proposed Development from adjacent residential areas. Introduction of fully integrated landscape framework and enhanced external amenity to Application Site. Introduction of new physical boundary features 	Minor Beneficial	No Change	N/A
LR 2 - High Street/Town Centre	Medium	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
LR 3 - Recreation Grounds/Educational Establishments	Medium	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
LR 4 - Arable/Pasture	Medium	Predicted local Minor Beneficial impact on receptor for location incorporating Application Site due to reduced development footprint and no or beneficial change in perceived degree of openness during operation.	Minor	Minor Beneficial	<ul style="list-style-type: none"> Full perimeter of site will be securely hoarded (Heras type) Construction duration, working hours and traffic movements will be restricted Site lighting and construction activities will be set back from boundaries where possible Alignment of haulage routes will be agreed with local authority Haulage routes will be carefully maintained Wheel washing and speed restrictions will apply at entry and exit points 	Minor Beneficial	No Change	N/A
LR 5 - Woodland/Hedgerow	High	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A

Landscape Receptor (LR)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects	Predicted Night Time Effects
LR 6 - Watercourses	High	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
LR 7 - Golf Courses	Medium	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
LR 8 - Railway Corridor/Motorway	Low	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A

Table 7 – Assessment of Construction Impacts on Visual Receptors

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 1 - View north from entrance to private residence (Semmering) on A113 High Road	High	New road access works visible for this receptor and construction activities glimpsed through gaps in roadside vegetation resulting in a moderate adverse impact during construction.	Major	Major Adverse	<ul style="list-style-type: none"> Full perimeter of site will be securely hoarded (Heras type) Construction duration, working hours and traffic movements will be restricted Existing mature hedgerow boundaries and tree belts will be retained where viable Site lighting and construction activities will be set back from boundaries where possible Alignment of haulage routes will be agreed with LPA 	Moderate Adverse	No Change	N/A
View 2 - View north-east from Hatch Side on A113 High Road	High	Construction activities fully screened from view by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 3 - View north-east from junction of A113 High Road	High	Construction activities fully screened from view by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 4 -View north-east from private residences on Luxborough Lane	High	Construction activities fully screened from view by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 5 -View south-west from the backs of private gardens and residential properties on Lyndhurst Rise	Medium	Construction activities partially screened from view by intervening vegetation although Tower Cranes expected to be visible. Works likely to be audible due to close proximity of receptor. Predicted significant adverse impact during construction due to close proximity of receptor.	Major	Major Adverse	<ul style="list-style-type: none"> Full perimeter of site will be securely hoarded (Heras type) Construction duration, working hours and traffic movements will be restricted Existing mature hedgerow boundaries and tree belts will be retained where viable Site lighting and construction activities will be set back from boundaries where possible Alignment of haulage routes will be agreed with LPA. 	Moderate Adverse	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 6 -View south from the backs of private gardens and residential properties on Lyndhurst Rise	Medium	Construction activities partially screened from view by intervening vegetation although Tower Cranes expected to be visible. Works likely to be audible due to close proximity of receptor. Predicted significant adverse impact during construction due to close proximity of receptor.	Major	Major Adverse	<ul style="list-style-type: none"> • Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques. 	Moderate Adverse	No Change	N/A
View 7 - View north-west from entrance of Chigwell Golf Club on A113 High Road	High	New road access works visible for this receptor and construction activities glimpsed through gaps in roadside vegetation resulting in a moderate adverse impact during construction.	Major	Major Adverse	<ul style="list-style-type: none"> • Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques. 	Moderate Adverse	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 8 - View south-west from private residences and bus stop on A113 High Road	High	New road access works visible for this receptor and construction activities glimpsed through gaps in roadside vegetation resulting in a moderate adverse impact during construction.	Major	Moderate Adverse	<ul style="list-style-type: none"> Full perimeter of site will be securely hoarded (Heras type) Existing mature hedgerow boundaries and tree belts will be retained where viable Construction duration, working hours and traffic movements will be restricted Site lighting and construction activities will be set back from boundaries where possible Alignment of haulage routes will be agreed with local authority Noise emissions from construction plant will be minimised through the adoption of best practice techniques. 	Minor Adverse	No Change	N/A
View 9 - View south-west from private residences and bus stop on A113 High Road	Medium	Construction activities not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 10 - View south-west from private residences and bus stop on A113 High Road (at junction with Chigwell Park)	Medium	Construction activities not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 11 – View south-west along Tudor Close (Chigwell Park)	Medium	Construction activities will not affect this receptor due to distance and intervening vegetation. Tower Cranes predicted to be visible and works likely to be audible due to close proximity of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 12 - View south-west along Lyndhurst Rise East (Chigwell Park)	Medium	Construction activities not predicted to affect receptor due to intervening vegetation and built form. Works likely to be audible due to close proximity of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 13 - View south along Lyndhurst Rise West (Chigwell Park)	Medium	Construction activities not predicted to affect receptor due to intervening vegetation and built form. Works likely to be audible due to close proximity of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 14 - View south along Chigwell Park Drive (North)	Medium	Construction activities not predicted to affect receptor due to intervening vegetation and built form. Works likely to be audible due to close proximity of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 15 - View from Luxborough Lane (PRoW) opposite development site haulage entrance	High	Construction activities not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 16 - View from Luxborough Lane (PRoW) opposite development site haulage entrance (bridge over M11 Motorway)	High	Construction activities not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 17 - View from public footpath skirting north boundary of Chigwell Golf Club	High	Construction activities not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 18 - View south from elevated position of Chester Road (North)	Medium	Construction activities predominantly screened from view by intervening vegetation. Tower cranes may be evident due to relative elevation of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 19 - View south-east through woodland (Lord's Bushes) on Buckhurst Hill	High	Construction activities fully screened from view by intervening vegetation and despite relative elevation of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 20 - View from public footpath at bridge over River Roding linking Luxborough Lane	High	Construction activities fully screened from view by intervening vegetation and topography.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 21 - View south-east from Princes Road (North) at Buckhurst Hill	Medium	Construction activities fully screened from view by intervening vegetation and despite relative elevation of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A

Table 8 – Assessment of Operational Impacts on Visual Receptors

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 1 - View north from entrance to private residence (Semmering) on A113 High Road	High	New development access visible for this receptor affording glimpsed views of proposed building. Predicted impact on receptor during operation after embedded mitigation minor adverse (not significant).	Moderate	Moderate Adverse	<ul style="list-style-type: none"> Introduction of fully integrated landscape framework and enhanced external amenity to Application Site Consideration given to siting, levels and landscape enhancements to minimise potential impact from Proposed Development. 	Minor Adverse	No Change	N/A
View 2 - View north-east from Hatch Side on A113 High Road	High	Proposed Development fully screened for this receptor by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 3 - View north-east from junction of A113 High Road	High	Proposed Development fully screened for this receptor by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 4 - View north-east from private residences on Luxborough Lane	High	Proposed Development fully screened for this receptor by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 5 - View south-west from the backs of private gardens and residential properties on Lyndhurst Rise	Medium	The Proposed Development is predominantly screened for this receptor by intervening vegetation. Although close proximity and deciduous nature of predicted to result in minor adverse effects (not significant).	Moderate	Minor Adverse	<ul style="list-style-type: none"> Introduction of fully integrated landscape framework and enhanced external amenity to Application Site Consideration given to siting, levels and landscape enhancements to minimise potential impact from Proposed Development. 	Negligible	Minor Adverse	N/A
View 6 -View south from the backs of private gardens and residential properties on Lyndhurst Rise	Medium	The Proposed Development is predominantly screened for this receptor by intervening vegetation. Although close proximity and deciduous nature of predicted to result in minor adverse effects (not significant).	Moderate	Minor Adverse	<ul style="list-style-type: none"> Introduction of fully integrated landscape framework and enhanced external amenity to Application Site Consideration given to siting, levels and landscape enhancement to minimise potential impact from Proposed Development. 	Negligible	Minor Adverse	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 7 - View north-west from entrance of Chigwell Golf Club on A113 High Road	High	New development access visible for this receptor affording glimpsed views of proposed building. Predicted impact on receptor during operation after embedded mitigation minor adverse (not significant).	Moderate	Moderate Adverse	<ul style="list-style-type: none"> Introduction of fully integrated landscape framework and enhanced external amenity to Application Site Consideration given to siting, levels and landscape enhancements to minimise potential impact from Proposed Development. 	Minor Adverse	No Change	N/A
View 8 - View south-west from private residences and bus stop on A113 High Road	High	New development access visible for this receptor affording glimpsed views of proposed building. Predicted impact on receptor after mitigation is negligible due to extent of visual screening.	Moderate	Minor Adverse	<ul style="list-style-type: none"> Introduction of fully integrated landscape framework and enhanced external amenity to Application Site Consideration given to siting, levels and landscape enhancements to minimise potential impact from Proposed Development. 	Negligible	No Change	N/A
View 9 - View south-west from private residences and bus stop on A113 High Road	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 10 -View south-west from private residences and bus stop on A113 High Road (at junction with Chigwell Park)	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 11 -View south-west along Tudor Close (Chigwell Park)	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 12 - View south-west along Lyndhurst Rise East (Chigwell Park)	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 13 -View south along Lyndhurst Rise West (Chigwell Park)	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 14 - View south along Chigwell Park Drive (North)	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 15 – View from Luxborough Lane (PRoW) opposite development site Haulage Entrance	High	The Proposed Development at operation not predictable to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 16 - View from Luxborough Lane (PRoW) opposite development site Haulage Entrance (bridge over M11 Motorway)	High	The Proposed Development at operation not predictable to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 17 - View from public footpath skirting north boundary of Chigwell Golf Club	High	The Proposed Development at operation not predictable to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 18 -View south from elevated position of Chester Road (North)	Medium	The Proposed Development will not affect this receptor due to distance and intervening vegetation.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 19 - View south-east through woodland (Lord's Bushes) on Buckhurst Hill	High	The Proposed Development is fully screened for this receptor by intervening vegetation and land form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 20 - View from public footpath at bridge over River Roding linking Luxborough Lane	High	The Proposed Development will not affect this receptor due to distance intervening land form and vegetation.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 21 - View south-east from Princes Road (North) at Buckhurst Hill	Medium	The Proposed Development will not affect this receptor due to distance intervening built form and vegetation.	Negligible	Negligible	None Required	Negligible	No change	N/A

1.7. Scope for Mitigation

Embedded Mitigation

1.7.1. Embedded mitigation measures have been considered for all potential landscape and visual impacts as part of an iterative design process. Identified measures include responsive design to avoid or reduce potential adverse effects including the careful siting, scale and height of new built, ground modelling, proposals for compensation and enhancement planting, and strategic landscape management and operational procedures. In the majority of cases the existing topography, built form and boundary vegetation restrict significant adverse effects on existing landscape and visual amenity within the identified study area.

Avoidance Measures

1.7.2. A strategy of impact avoidance has been adopted from the outset of the design process. The Proposed Development employs the following design principles to intercept potential adverse impacts:

- Embrace opportunities to retain and enhance landscape quality, ecological value and visual amenity.
- Insert new structure planting to reinforce boundaries and movement corridors.
- Retain and reinforce important tree groups and boundary vegetation.
- Establish vibrant well connected public realm and recreational space to promote local pedestrian and cycle movement and calm vehicle traffic speeds.
- Introduce robust areas of new planting to reduce the perceived density of the development and enhance the visual amenity from key views.

1.7.3. Where potential adverse landscape and visual impacts result from the Proposed Development measures will be adopted to reduce the significance of these effects:

- Establish strong landscape edges incorporating diverse native tree and shrub planting, scrub to provide cover for wildlife and strengthen local distinctiveness.
- Reinforce existing boundaries by introducing diverse hedgerow species to benefit amenity, strengthen biodiversity and optimise opportunities for wildlife movement and inhabitation.
- Where viable establish legible movement network to promote sustainable transport uses in particular cycling and walking.
- Where viable replace and conserve existing trees/ hedgerows in accordance with the recommendations of BS5837.

Further Recommended 'Additional Mitigation', Compensation and Enhancement

1.7.4. Where potential adverse impacts cannot be avoided or reduced, additional mitigation, compensation and enhancement measures will be considered. The following potential additional mitigation could further enhance the landscape character and visual amenity of the Proposed Development and moderate adverse impacts on landscape character and views:

- Consider advanced infrastructure planting to boundaries and vehicle access locations (outside the main area of construction activity) which has the opportunity to mature and establish from an early stage in the build programme; and
- Implement a comprehensive Landscape and Ecological Management Plan to ensure full commitment to the long-term design objectives and landscape management responsibilities for the Application Site.

1.8. Residual Effects

1.8.1. This section considers the residual effects which remain after the incorporation of embedded mitigation measures. These measures are integral to the Proposed Development and provide material consideration in this assessment. Consideration is given to the beneficial effects of the maturing of new planting and specific secondary mitigation measures such as the introduction of physical barriers to alleviate adverse impacts during the early years of operation. The assessment of residual operational effects is based on a 15 year initial term in the life of the project.

Residual Effects on Landscape During Construction

1.8.2. A carefully designed and managed Code of Construction Practice (COCP) will minimise the potential adverse effects on local landscape character arising from construction. An important component of this process will be the protection of all trees, hedgerows and vegetation under the current British Standard (BS 5837). The residual landscape effects during construction are stated in the Tables (Section 1.6 Assessment of Likely Significant Effects).

Residual Effects on Views During Construction

- 1.8.3. The phased and early implementation of a proportion of the planting works associated with the new access road and development edges will assist in minimising predicted adverse visual effects during the construction phase for close up views from nearby residential properties to the east.
- 1.8.4. Particular attention will be paid to the potential visual effects upon users of the highway to the south (A113 High Road).
- 1.8.5. Well managed and controlled site activities and the application of good practices (as outlined within a COCP) will minimise the potential adverse visual effects arising from the construction phase.

Residual Effects on Landscape at Operation

- 1.8.6. The future residual effects of the Proposed Development on landscape character will be largely confined to the Application Site and its immediate surroundings.
- 1.8.7. The Proposed Development will introduce localised changes in landscape character and pattern by the replacement of the existing degraded land a Care Home, new road access and associated public realm.
- 1.8.8. A large proportion of the identified local Landscape Receptors will remain unchanged due to their relative isolation from the Development Proposal and the degree by which the Application Site is screened by existing mature vegetation belts, built form and topography.
- 1.8.9. It is predicted that Landscape Receptor LR4 Arable/Pasture will locally experience a Minor Beneficial change due to the overall improvement in the perceived degree of openness in the immediate vicinity of the Application Site. The careful management of retained trees and boundary vegetation will also deliver localised positive benefits for other Landscape Receptors adjacent to the Application Site, including potential ecological enhancement.
- 1.8.10. The main benefits in landscape terms arise from the maturing of the boundary landscape and tree planting associated with the development margins and public realm which will assist in assimilating the newly proposed built form with the local environment.

Residual Effects on Views at Operation

- 1.8.11. Substantial new tree and shrub planting is proposed along the existing Application Site boundaries and within the new public realm which will effectively balance the effects of the Proposed Development when viewed from proximate public receptors to the east.
- 1.8.12. The successful establishment and maturing of the proposed native boundary planting will provide a valuable resource and localised benefits to a proportion of selected visual receptors to the east of the Application Site.
- 1.8.13. The newly installed fencing and buffer planting minimises the adverse impact of the Proposed Development on adjacent land and mitigates potential adverse impacts on users of the adjacent nursery or A113 High Road.
- 1.8.14. The embedded mitigation proposed in the landscape strategy will assist the integration of the Proposed Development within the visual amenity of the surrounding landscape such that the Residual Visual Effects for the majority of selected views is **Negligible**.

1.9. Summary and Conclusions

Summary of Effects on Landscape during Construction

1.9.1. The existing Application Site has medium landscape amenity value and is considered to make a **moderate beneficial** contribution to the character of the study area and strategic Green Belt. During the Construction Phase a **negligible** impact will result for a majority of identified Landscape Receptors (LR) and **moderate adverse** impacts predicted after mitigation (during the winter months only) for LR1 - Local Residential Areas due to a perceived reduction in the degree of screening to the north and west; and LR4 - Arable/Pasture due to a reduction in the sense of tranquillity and minor adverse impact for the portion of the receptor immediately adjacent the Proposed Development. It is important to note that in all these cases the impacts will be localised, short-term and affect only a very small proportion of the population inhabiting properties to the east and users of the local highways. The open grassland north and east of the Application Site is on private land and therefore contributes little to the local public amenity or townscape.

1.9.2. The north, south and west boundaries are to a large extent contained within existing mature vegetation and topography thus inhibiting potential adverse effects on other Landscape Receptors within the study area. A 'Code of Construction Practice' will identify measures taken to address potential adverse impacts on retained vegetation, site biodiversity and residential areas during the construction phase. The potential impact of heavy vehicle movement on the local road network will be carefully managed and routing of construction traffic including times of operation carefully controlled. Construction activity generally will be mitigated by boundary hoarding and restrictions on haulage traffic. Recommended additional mitigation may include advanced infrastructure planting along the site's boundaries to establish a strong green structure early in the life of the development particularly the interface with the residences of Chigwell Park and to plug gaps in the existing highway vegetation belts.

Predicted impacts:

*LR1 and LR4 are predicted to experience a **minor adverse** impact (however this will be temporary in nature limited to the duration of the construction phase).*

Summary of Effects on Landscape at Operation

1.9.3. In general terms the existing site is suburban in character comprising unimproved grassland, a single dwelling, storage buildings, commercial structures and car park associated with the existing garden centre. In accordance with the guidance the physical and visual amenity of the existing site is of **medium** value and predicted operational impacts on the landscape within the study area are made in light of this existing context.

1.9.4. In summary the magnitude of change experienced by the majority of identified Landscape Receptors is **negligible** given the Application Site's isolation from the wider environment. The application incorporates new high quality landscape infrastructure as an integral component of the development proposals. The Proposed Development offers new opportunities for community engagement on a site which is currently inaccessible and provides no direct benefits to the general public.

1.9.5. It is predicted that the overall impact on openness is positive for the Proposed Development and this will further improve with time as new planting matures and the existing landscape character is transformed.

Predicted impacts:

*LR1 and LR4 are predicted to experience a **minor beneficial** impact with embedded mitigation.*

Summary of Effects on Views during Construction

1.9.6. For the majority of cases the impacts will be localised and short-term affecting a small proportion of the population either using the local highways, residing or working in the vicinity of the site. Due to their close proximity the visual receptors predicted to experience short-term adverse impact during the Construction Phase include users of the local highway (A113 High Road) and residents occupying the western edge of Chigwell Park. The existing shallow sloping topography, intervening built form and mature vegetation belts to the north, south and west limit significant short-term adverse impacts during construction to viewpoints 1, 6 and 7.

Predicted construction impacts on these views will derive from:

- Location of tower cranes;
- Location of construction site compound;
- Location of temporary and permanent lighting;
- Stripping site, breaking existing hard-standings and stockpiling of materials; and
- Haulage traffic.

Predicted impacts:

*View 8 is predicted to experience a **minor adverse** impact with embedded mitigation (however this will be temporary in nature limited to the duration of the construction phase)*

*Views 1, 6 and 7 are predicted to experience a **moderate adverse** impact with embedded mitigation (however this will be temporary in nature limited to the duration of the construction phase).*

Summary of Effects on Views at Operation

1.9.7. For the majority of selected views the predicted impact will be negligible due to the restricted inter-visibility with the Application Site. The only predicted adverse impacts during operation affect views 1 (framed view through new site access for users of the local highway) and views 5 and 6 (for residential properties to the east during the winter months and vegetation is dormant). None of these impacts are significant in accordance with the Guidance.

Predicted impacts:

*Views 1, 5 and 6 are predicted to experience a **minor adverse** impact with embedded mitigation (and therefore not significant in accordance with the Guidance).*

Conclusions

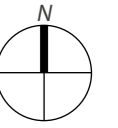
- 1.9.8. The proposed landscape enhancements including new native tree and shrub planting to the Application Site's boundaries and new access road will result in a strengthening of the overall degree of screening of the Proposed Development for public receptors using the High Road and private receptors associated with residential properties on the western edge of Chigwell Park. This new native buffer planting in conjunction with the sensitive insertion of new built form (part submerged into the ground) restricts the degree of residual adverse impact on the identified landscape and visual receptors.
- 1.9.9. The only receptors which are predicted to experience long-term adverse effects (**minor adverse** and therefore not significant) are viewpoints 1, (5 and 6) from the local highway (A113 High Road) and residential properties to the western edge of Chigwell Park respectively. The severity of these impacts will diminish further as new planting associated with the Proposed Development matures.
- 1.9.10. It is predicted that Landscape Receptors LR1 (adjacent residential areas) and LR4 (local arable/pasture) will experience a minor beneficial effect in the long-term. This is due to the predicted improvement in the perception of openness at a local level as a consequence of a reduced development footprint and decrease in spatial and visual intrusion on the Green Belt.
- 1.9.11. In conclusion the proposals represent a well encapsulated development that relates well to the local topography, retains important tree groups and sits sympathetically in its local environment where predicted landscape and visual effects will be **negligible** for the majority of receptors.

1.10. References

1. The Hedgerow Regulations 1997: Statutory Instrument 1997; No 1160, Crown Copyright 1997. Office of the Deputy Prime Minister (2005) Planning Policy Statement 1: Delivering Sustainable Development: London: HMSO.
2. Epping Forest District Council Landscape Character Assessment, Chris Blandford Associates January 2010.
3. Epping Forest District Green Belt Assessment: Stage 2 Prepared by LUC August 2016.
4. Landscape Institute and Institute of Environmental Management & Assessment (2012) Guidelines for Landscape and Visual Impact Assessment (Third Edition).
5. The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland.
6. British Standards Institute (2012) British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

LVA 01

Figures



Baseline Conditions – Site Location



Google Earth

Figure 1.1 Site Location

Baseline Conditions – National Landscape Character Areas Map

Natural England has produced a Countryside Character Map for England, which identifies broad areas of distinct and individual Countryside Character. The map distinguishes the regional landscape character of the broad study areas. The Character maps takes account of the effect the physical landform and human activities has on the natural world. The National Framework of Character Areas identifies and describes the diversity of landscape character areas across England and provides a common starting point for more detailed local assessments.

The site lies within the Northern Thames Basin (Character Area 111), the key characteristics of which include:

- The landform is varied with a wide plateau divided by river valleys. The prominent hills and ridges of the 'Bagshot Hills' are notable to the north-west and extensive tracts of flat land are found in the south.
- Characteristic of the area is a layer of thick clay producing heavy, acidic soils, resulting in retention of considerable areas of ancient woodland.
- Areas capped by glacial sands and gravels have resulted in nutrient-poor, free-draining soils which support remnant lowland heathlands, although these are now small. Areas that have alluvial deposits present are well drained and fertile.
- The water bearing underlying Chalk beds are a main source of recharge for the principal London Basin Chalk aquifer
- A diverse landscape with a series of broad valleys containing the major rivers Ver, Colne and Lea, and slightly steeper valleys of the rivers Stour, Colne and Roman. Numerous springs rise at the base of the Bagshot Beds and several reservoirs are dotted throughout the area
- The pattern of woodlands is varied across the area and includes considerable ancient semi-natural woodland. Hertfordshire is heavily wooded in some areas as are parts of Essex, while other areas within Essex are more open in character. Significant areas of wood pasture and pollarded veteran trees are also present.
- The field pattern is very varied across the basin reflecting historical activity. Informal patterns of 18th-century or earlier enclosure reflect medieval colonisation of the heaths. Regular planned enclosures dating from the Romano-British period are a subtle but nationally important feature on the flat land to the south-east of the area. In the Essex heathlands 18th- and 19th-century enclosure of heathlands and commons followed by extensive 20th-century field enlargement is dominant.
- Mixed farming, with arable land predominating in the Hertfordshire plateaux, parts of the London Clay lowlands and Essex heathlands. Grasslands are characteristic of the river valleys throughout. Horticulture and market gardening are found on the light, sandy soils of former heaths in Essex, particularly around Colchester, along with orchards, meadow pasture and leys following numerous narrow rivers and streams.
- The diverse range of semi-natural habitats include ancient woodland, lowland heath and floodplain grazing marsh and provide important habitats for a wide range of species including great crested newt, water vole, dormouse and otter.
- Rich archaeology including sites related to Roman occupation, with the Roman capital at Colchester and City of St Albans (Verulamium) and links to London. Landscape parklands surrounding 16th- and 17th-century rural estates and country houses built for London merchants are a particular feature in Hertfordshire.
- The medieval pattern of small villages and dispersed farming settlement remains central to the character of parts of Hertfordshire and Essex. Market towns have expanded over time as have the London suburbs and commuter settlements, with the creation of new settlements such as the pioneering garden city at Welwyn and the planned town at Basildon.
- Brick-built dwellings are characteristic from the late 17th century onwards. Prior to this dwellings and farm buildings tended to be timber built with weatherboarding, now mainly painted white but traditionally black or tarred, and whitewashed plaster walls.

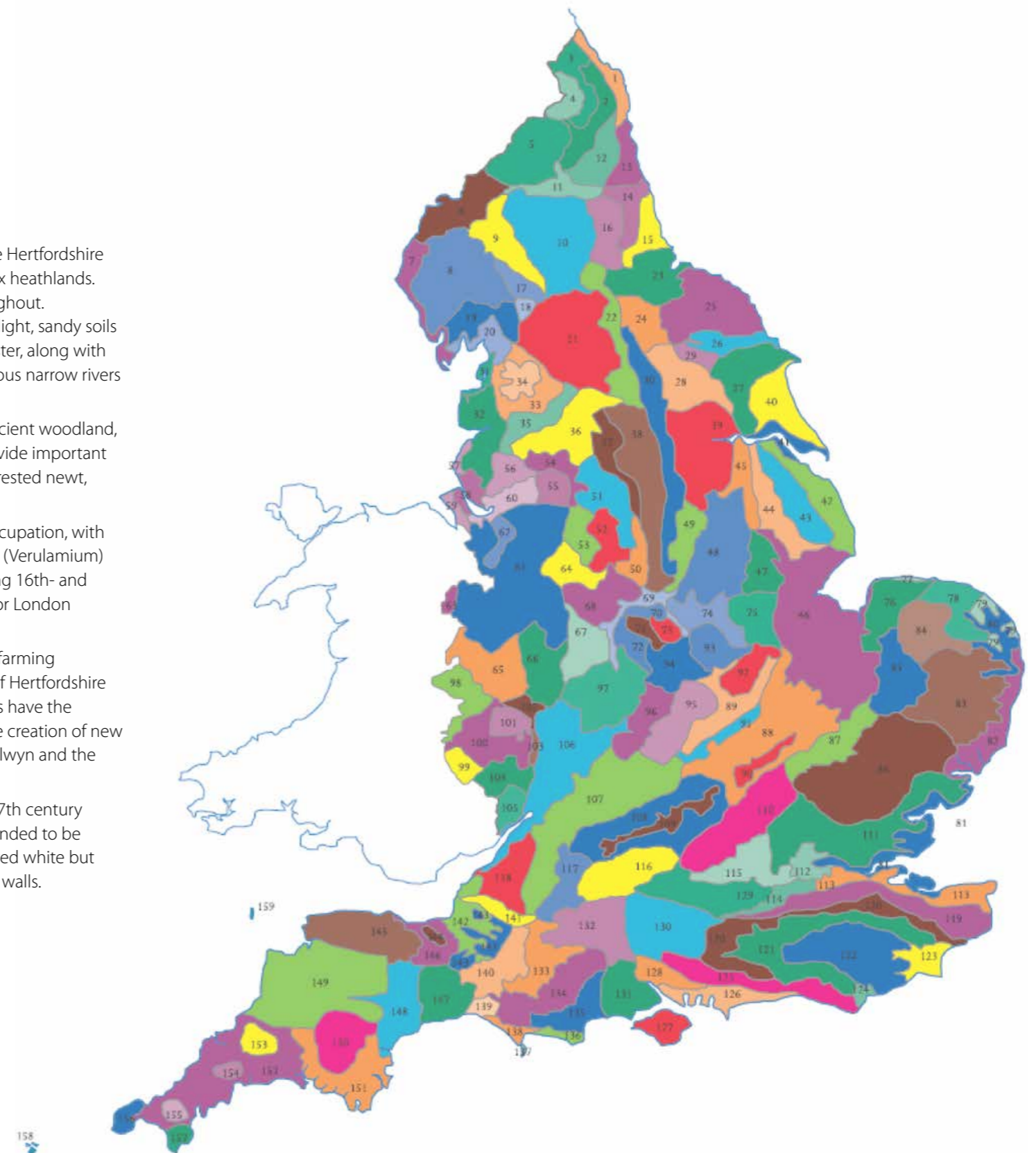


Figure 1.2 National Landscape Character Areas Maps

Baseline Conditions – Topography

Key

Application Site

- >80m
- 70 - 80m
- 60 - 70m
- 50 - 60m
- 40 - 50m
- 30 - 40m
- 20 - 30m
- <20m

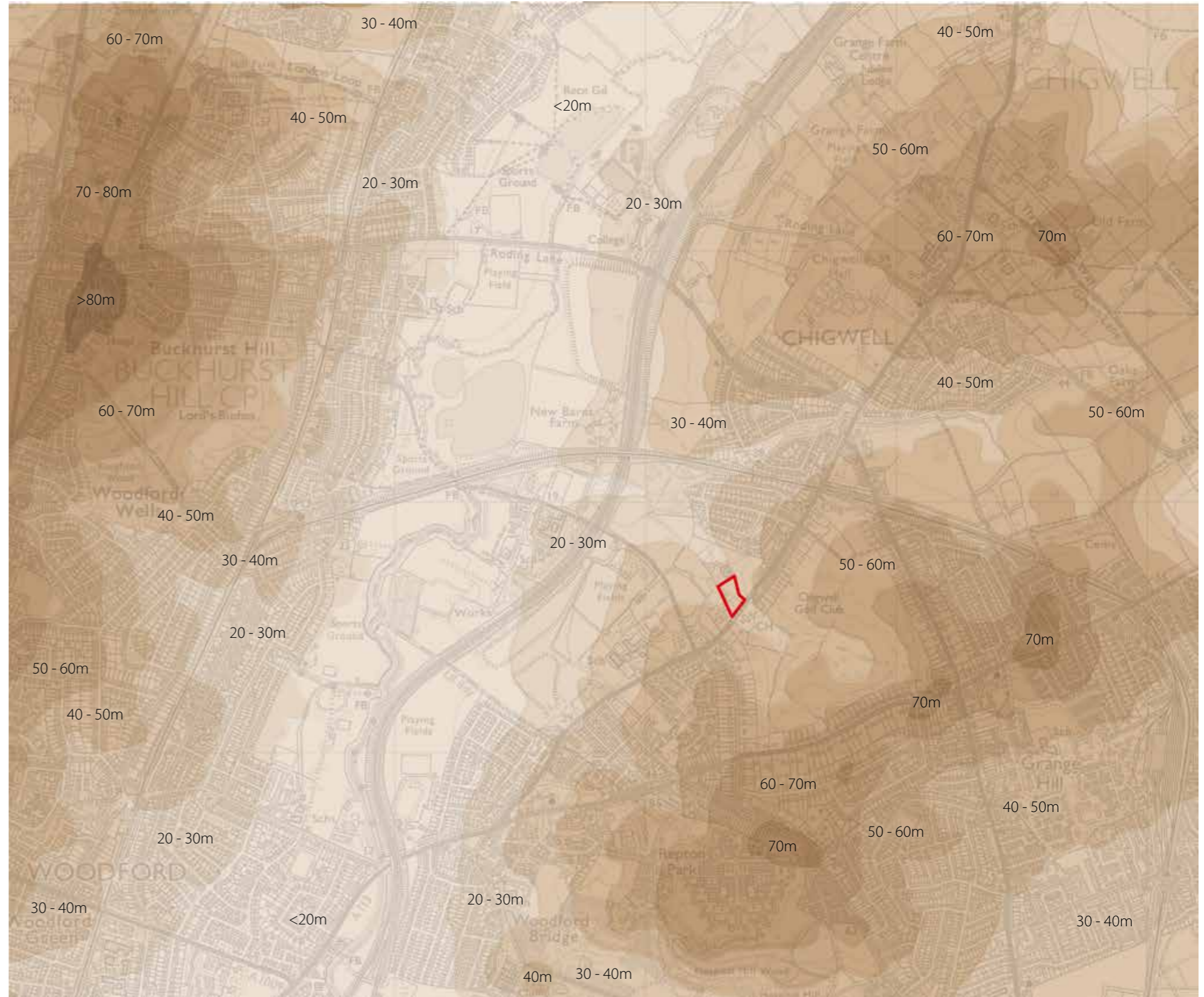


Figure 1.3 Topography Plan

Baseline Conditions – Existing Significant Vegetation

Key

- Application Site
- Existing significant vegetation



Figure 1.4 Existing Significant Vegetation Plan

Baseline Conditions – Movement

Key

- Application Site
- ▣ M11 motorway
- ▬▬▬ Railway
- ▬ Main Road
- ▬ Secondary Road
- - - Recreational Route (London Loop)
- - - Bridleway
- - - Footpath (PRoW)
- Other Routes with Public Access

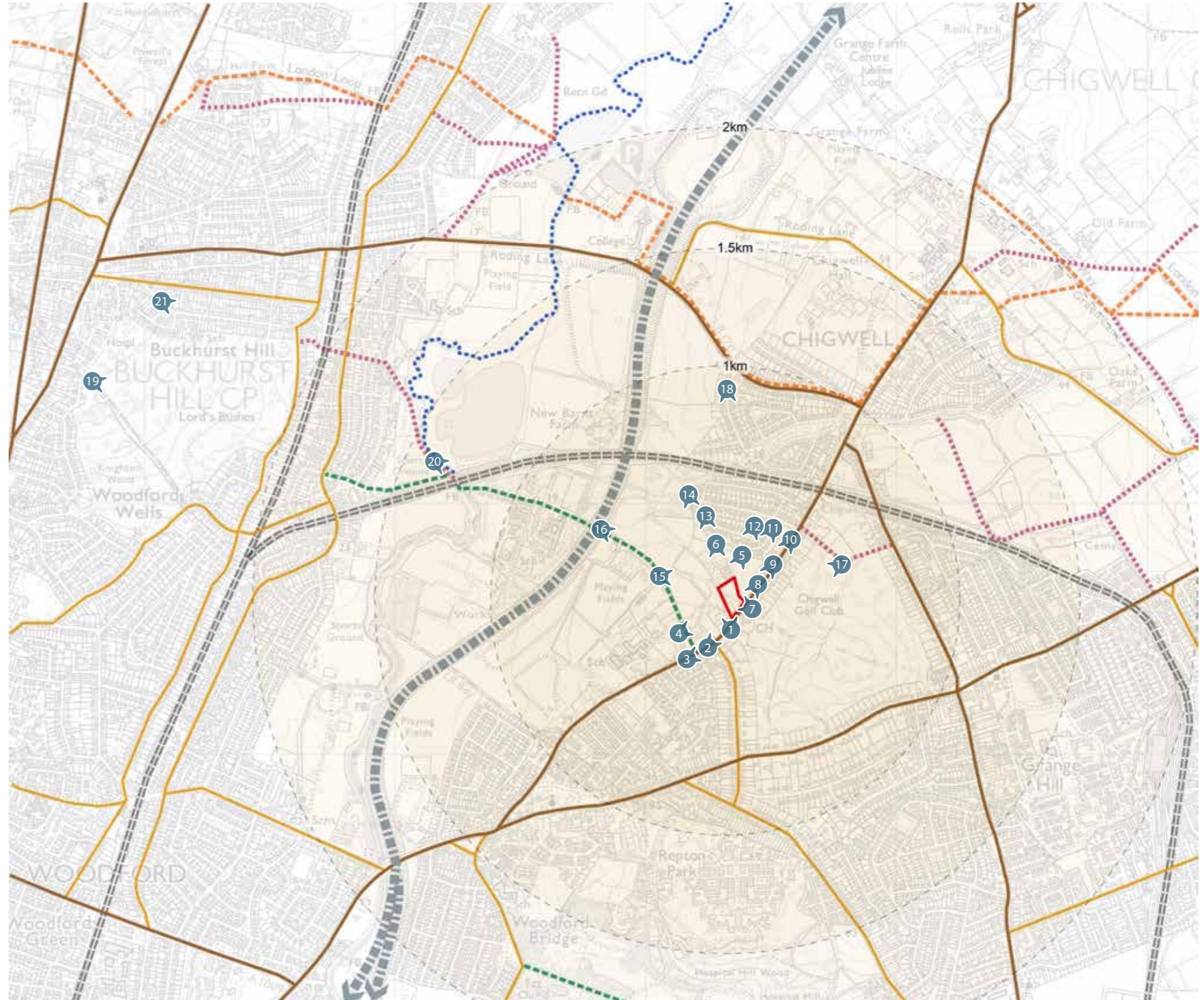
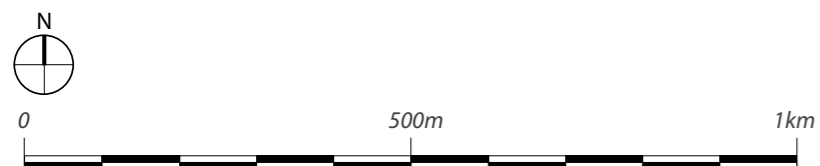


Figure 1.5 Movement Plan



Baseline Conditions – Designations and Significant Features

Key

- Application Site
- ▲ Metropolitan Greenbelt
- Listed Buildings
- Local Conservation Area (Chigwell Village)
- Special Area of Conservation / SSSI
- Local Nature Reserve (LNR)

Priority Habitat

- Wood pasture and Parkland BAP
- Traditional Orchards
- Deciduous Woodland

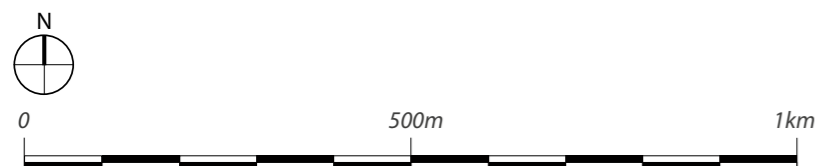
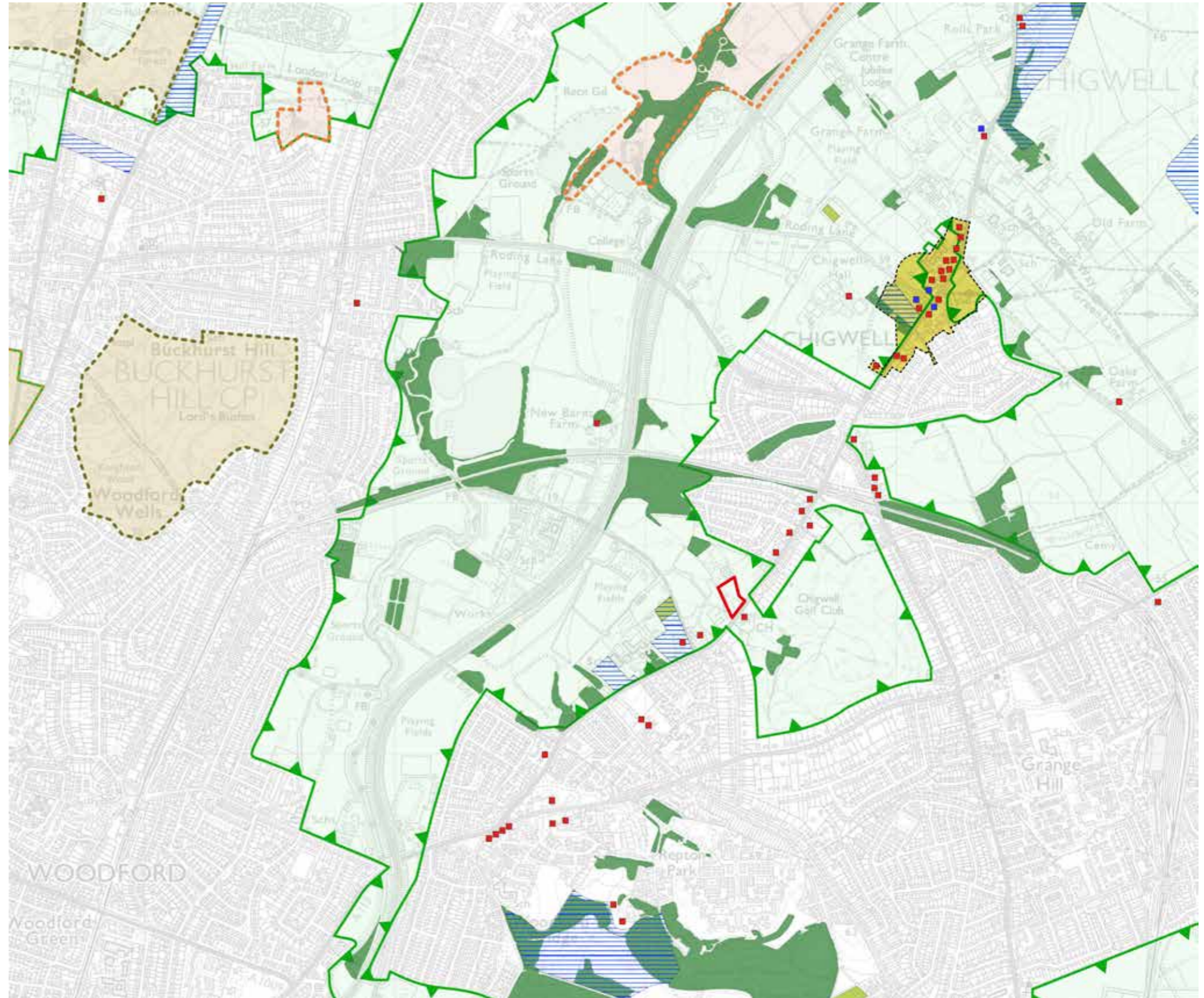


Figure 1.6 Designations and Significant Features

Baseline Conditions – Landscape Receptors

Key

- █ Application Site
- ▾ Character area photographs
- LR1 - Urban residential (mixed)
- LR2 - High street / town centre
- LR3 - Recreation grounds / educational establishments
- LR4 - Arable / pasture
- LR5 - Woodland / hedgerow
- LR6 - Watercourses
- LR7 - Golf courses
- LR8 - Railway corridor / motorway

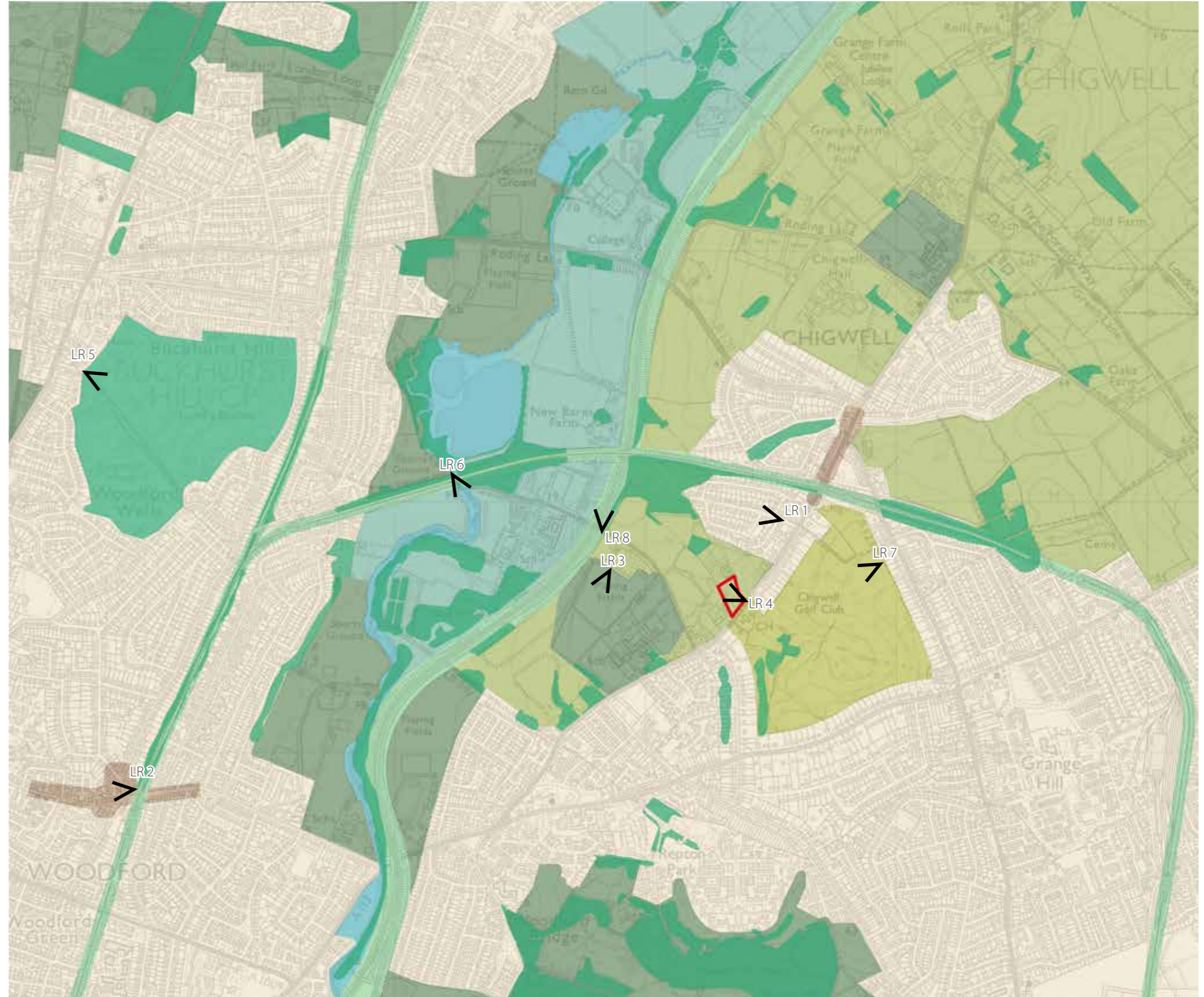


Figure 1.7 Site appraisal / Landscape Character Assessment



Baseline Conditions – Visual Appraisal

Key

Application Site

Location of AVR views

AVR 1: 51°36'49" N / 0°4'9" E

AVR 5: 51°36'55" N / 0°4'8" E

AVR 7: 51°36'55" N / 0°4'8" E

AVR 11: 51°36'58" N / 0°4'2" E

AVR 12: 51°36'58" N / 0°4'12" E

Location of photographic viewpoints

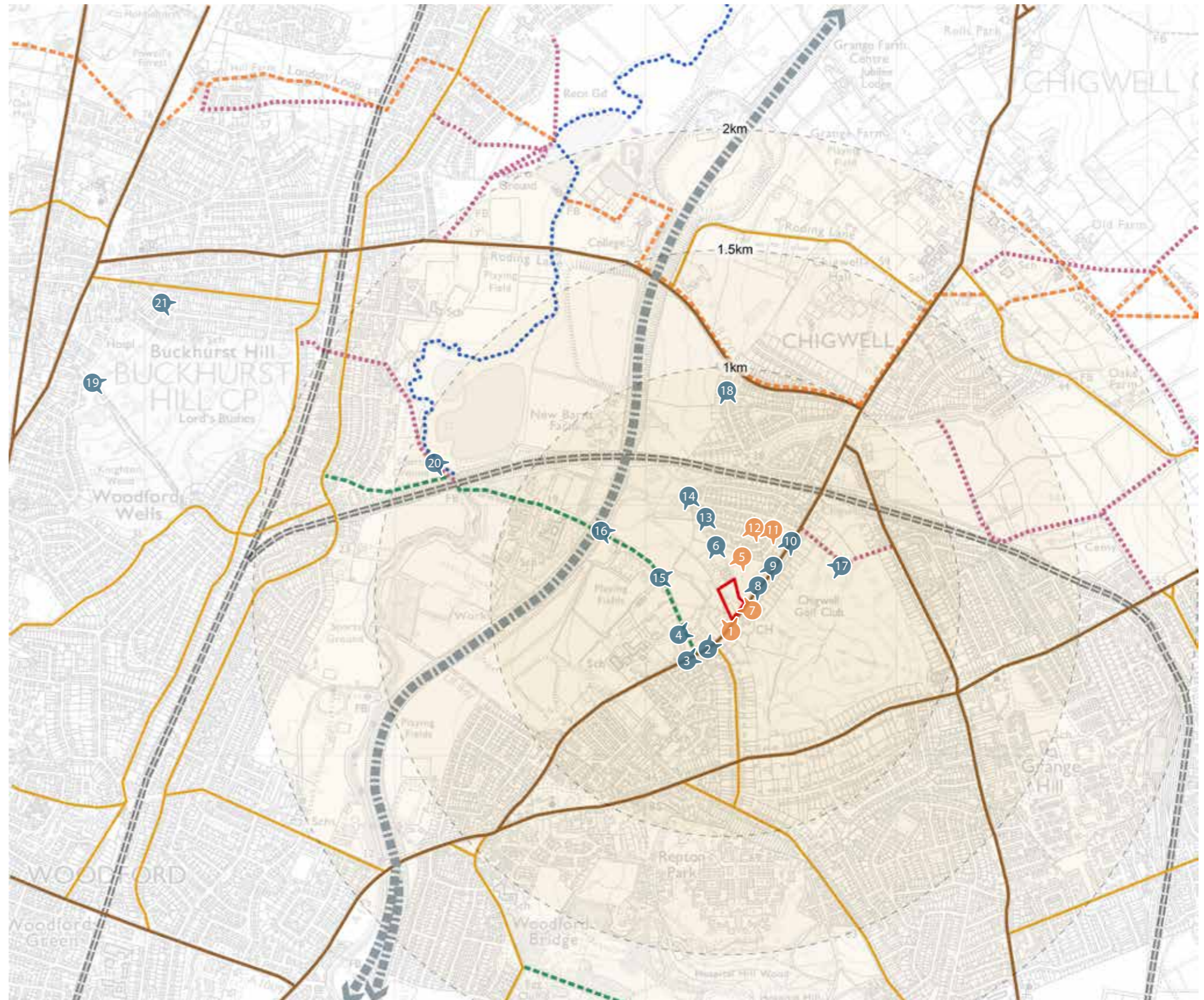


Figure 1.8 Visual appraisal

Baseline Conditions – Landscape Character Area Photographs



LR1



LR2



LR3



LR4



LR5



LR6



LR7



LR8

LVA 02
Photographic Viewpoints

Approx. extent of Application Site



View 1 -View north from entrance to private residence (Semmering) on A113 High Road



Distance: <00m
Visibility: Good / Clear



Approx. extent of Application Site



View 2 - View north-east from Hatch Side on A113 High Road



Distance: <75m
Visibility: Good / Clear



Approx. extent of Application Site



View 3 - View north-east from junction of A113 High Road



Distance: <100m
Visibility: Good / Clear



Approx. extent of Application Site



View 4 - View north-east from private residences on Luxborough Lane



Distance: <100m
Visibility: Good / Clear



Approx. extent of Application Site



View 5 - View south-west from the backs of private gardens and residential properties on Lyndhurst Rise



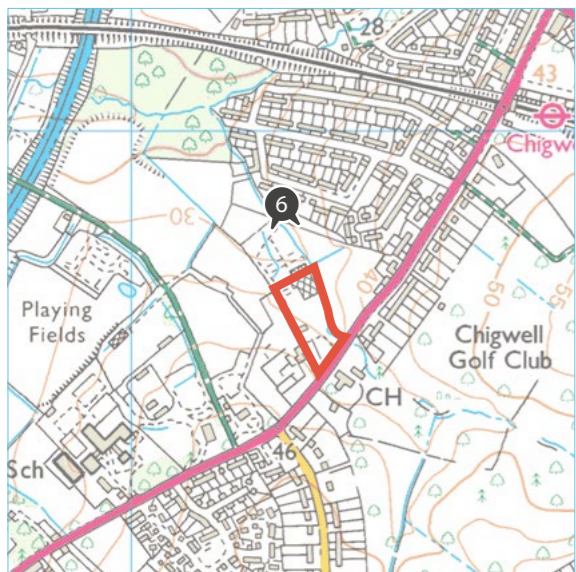
Distance: <100m
Visibility: Good / Clear



Approx. extent of Application Site



View 6 - View south from the backs of private gardens and residential properties on Lyndhurst Rise



Distance: <150m
Visibility: Good / Clear



Approx. extent of Application Site



View 7 - View north-west from entrance of Chigwell Golf Club on A113 High Road



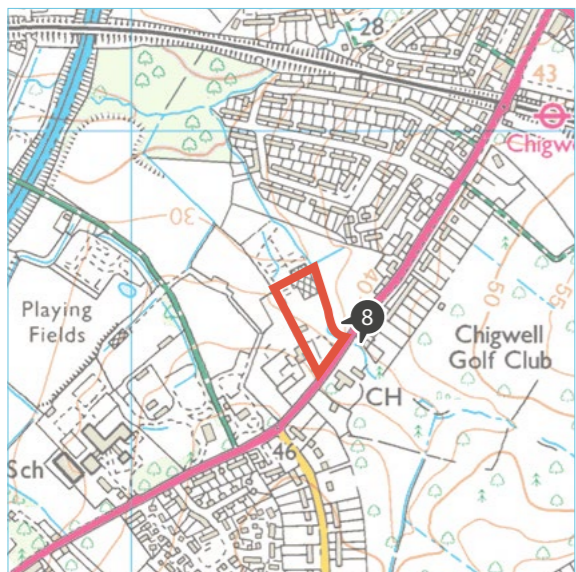
Distance: <00m
Visibility: Good / Clear



Approx. extent of Application Site



View 8 - View south-west from private residences and bus stop on A113 High Road



Distance: <00m
Visibility: Good / Clear



Approx. extent of Application Site



View 9 - View south-west from private residences and bus stop on A113 High Road

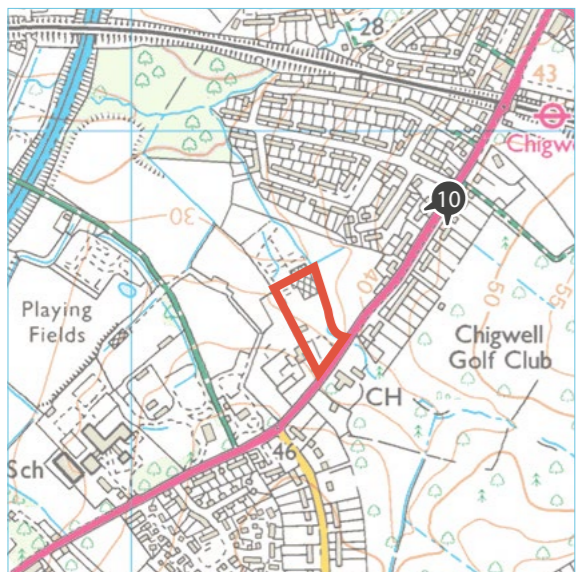


Distance: <100m
Visibility: Good / Clear





View 10 - View south-west from private residences and bus stop on A113 High Road (at junction with Chigwell Park)



Distance: <200m
Visibility: Good / Clear



Approx. extent of Application Site



View 11 - View south-west along Tudor Close (Chigwell Park)



Distance: <200m
Visibility: Good / Clear



Approx. extent of Application Site



View 12 - View south-west along Lyndhurst Rise East (Chigwell Park)



Distance: <200m
Visibility: Good / Clear



Approx. extent of Application Site



View 13 - View south along Lyndhurst Rise West (Chigwell Park)



Distance: <200m
Visibility: Good / Clear



Approx. extent of Application Site



View 14 - View south along Chigwell Park Drive (North)



Distance: <200m
Visibility: Good / Clear



Approx. extent of Application Site



View 15 - View from Luxborough Lane (PRoW) opposite development site haulage entrance



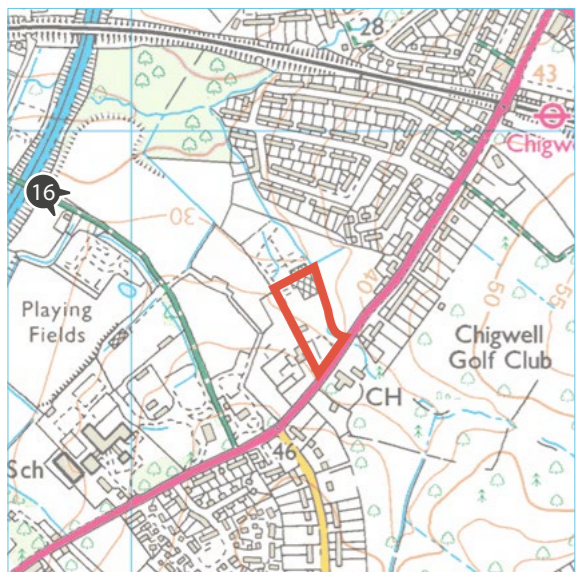
Distance: <150m
Visibility: Good / Clear



Approx. extent of Application Site



View 16 - View from Luxborough Lane (PRoW) opposite development site haulage entrance (bridge over M11 Motorway)



Distance: <250m
Visibility: Good / Clear



Approx. extent of Application Site



View 17 - View from public footpath skirting north boundary of Chigwell Golf Club



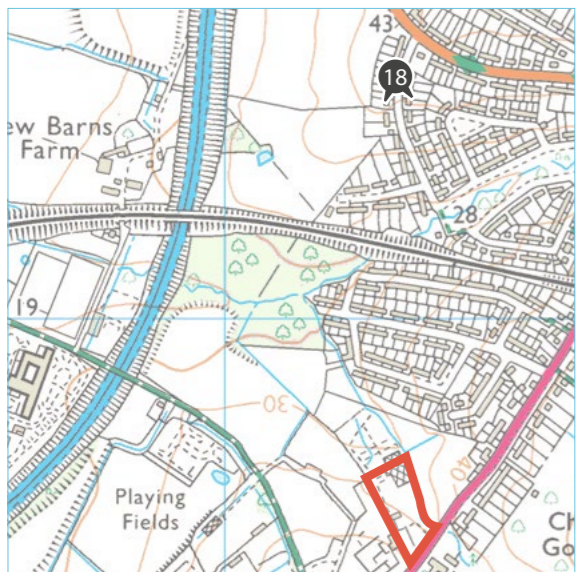
Distance: <250m
Visibility: Good / Clear



Approx. extent of Application Site



View 18 - View south from elevated position of Chester Road (North)



Distance: <450m
Visibility: Good / Clear



Approx. extent of Application Site



View 19 - View south-east through woodland (Lord's Bushes) on Buckhurst Hill



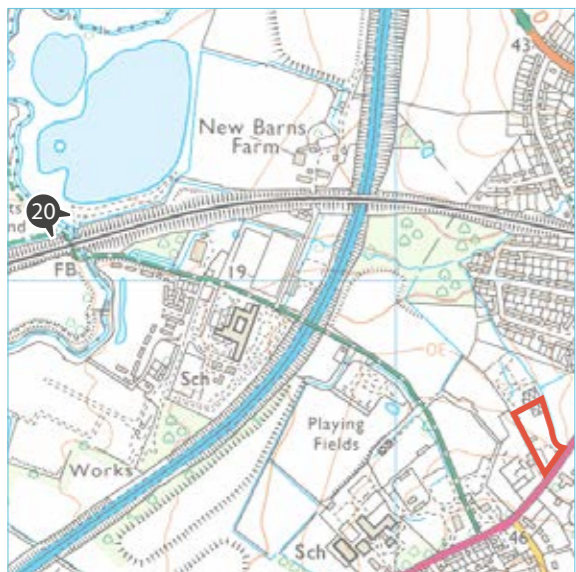
Distance: <1250m
Visibility: Good / Clear



Approx. extent of Application Site



View 20 - View from public footpath at bridge over River Roding linking Luxborough Lane



Distance: <750m
Visibility: Good / Clear



Approx. extent of Application Site



View 21 - View south-east from Princes Road (North) at Buckhurst Hill



Distance: <1500m
Visibility: Good / Clear



LVA 03
Accurate Visual
Representations

View 1 - View north from entrance to private residence (Semmering) on A113 High Road



View 1 - Existing



View 1 - Year 1



View 1 - Year 15



Distance: <00m
Visibility: Good / Clear
Lat: 51°36'49" N
Lon: 0°4'9" E
Alt: 41m AOD



View 5 - View south-west from the back of private gardens and residential properties on Lyndhurst Rise



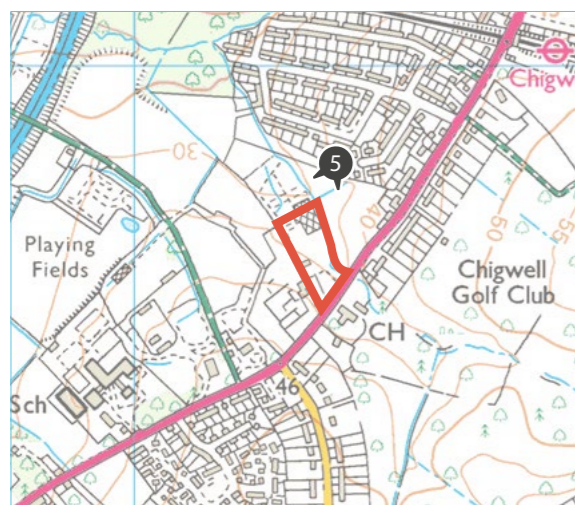
View 5 - Existing



View 5 - Year 1



View 5 - Year 15



Distance: <100m
Visibility: Good / Clear
Lat: 51°36'55" N
Lon: 0°4'8" E
Alt: 35m AOD



View 7 - View north-west from entrance of Chigwell Golf Club on A113 High Road



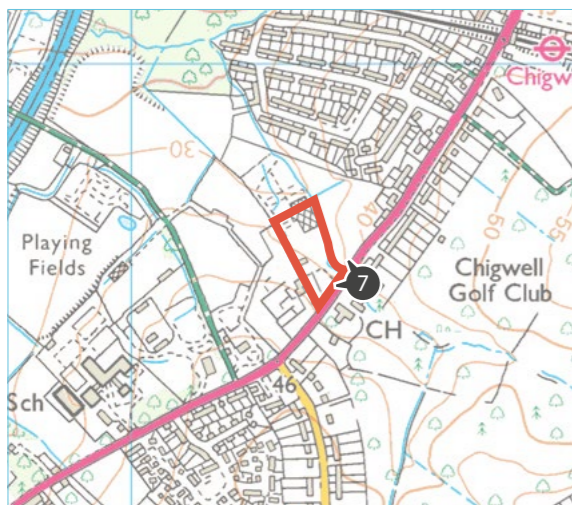
View 7 - Existing



View 7 - Year 1



View 7 - Year 15



Distance: <00m
Visibility: Good / Clear
Lat: 51°36'55" N
Lon: 0°4'8" E
Alt: 35m AOD



View 11 - View south-west along Tudor Close (Chigwell Park)



View 11 - Existing



View 11 - Year 1



View 11 - Year 15



Distance: <200m
Visibility: Good / Clear
Lat: 51°36'58" N
Lon: 0°4'2" E
Alt: 42m AOD



View 12 - View south-west along Lyndhurst Rise East (Chigwell Park)



View 12 - Existing



View 12 - Year 1



View 12 - Year 15



Distance: <200m
Visibility: Good / Clear
Lat: 51°36'58" N
Lon: 0°4'12" E
Alt: 38m AOD



Appendix 3

Chigwell Garden Centre site – Comprehensive Planning Need Assessment (Carterwood on behalf of Signature Senior Lifestyle, November 2018)

Chigwell Garden Centre, High Road, Chigwell

Full Planning Consent Application

November 2018



Comprehensive Planning Need Assessment

By

Carterwood

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EXECUTIVE SUMMARY

T1 Background

Carterwood Chartered Surveyors has been commissioned to prepare a need assessment on behalf of Signature Senior Lifestyle in support of a planning application for the development of a purpose-built 100-bed care home for the elderly and those living with dementia.

T2 National demand drivers for new elderly bedspaces

National overview

The population of the UK is set to age dramatically over the coming years, with a substantial increase in the number of people living to over the age of 85, when dependency levels and the prevalence of dementia increase dramatically. Nationally, approximately 31 per cent of existing elderly care home provision is not to the standard required to cope with the needs and expectations of today's elderly care home residents.

T3 Indicative need for elderly care within the catchment area – 2019

Demand	Ref.	Market catchment
Estimated demand for elderly care beds	1	3,364
Supply		
Current supply of elderly market standard bedrooms	2	2,330
Beds pending decision	3	0
Beds granted permission but not under construction	4	133
Beds granted permission and under construction	5	72
Total planned and existing market standard beds	-	2,535
Balance of provision (excluding the proposed home)		
Estimated shortfall including all planned beds (Supply equates to the sum of references 2, 3, 4 and 5)	-	829
Estimated shortfall including beds under construction (Supply equates to the sum of references 2 and 5 only)	-	962

T4 Conclusions and recommendations

- Our assessment of the balance of provision in 2019, within our circa 4- to 5-mile 'market' catchment area, indicates a significant shortfall of 829 market standard bedspaces (assuming all planned beds are developed).
- Our more realistic assessment of the balance of provision, where only planned beds under construction are included, indicates an even larger level of unmet need of 962 market standard bedspaces.
- Furthermore, our calculations indicate a serious lack of specialist dedicated dementia provision in the area.
- We consider there to be a significant unmet need for additional elderly care home beds within the market catchment area.

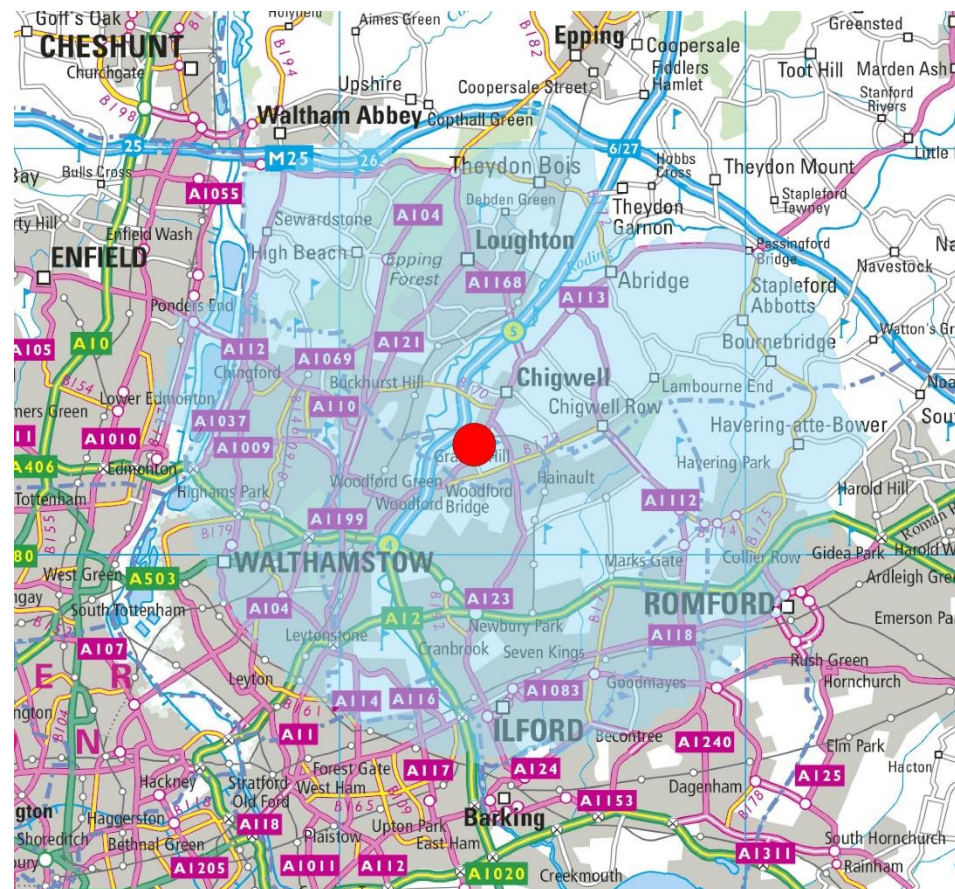


Figure 1: Location of the proposed scheme and its catchment area

Notes: The proposed scheme is shown by the red dot. The market catchment area we have adopted is a circa 4- to 5-mile radius from the proposed care home, indicated by the area shaded in blue.

T5 Definition of market standard beds

A market standard bed is defined as a bedroom providing en-suite facilities and comprising of a minimum of WC and wash hand basin. There is no stipulation of minimum size, suitability for purpose or incorporation of shower/wetroom facilities in this wide definition adopted.

INTRODUCTION

1. Introduction

- 1.1. Carterwood Chartered Surveyors has been commissioned to prepare a need assessment on behalf of Signature Senior Lifestyle (SSL) in relation to the erection of a 100 bedroom, high quality care home at Chigwell Garden Centre, High Road, Chigwell, Essex, IG7 5BL.
- 1.2. The proposed home will be modern in design and capable of flexibly adapting to meet the needs of all aspects of elderly care provision. It will include physical adaptations and an environment suited towards the provision of specialist dementia care, to meet a growing need in this area.
- 1.3. In this report, we have considered the national context, together with a detailed study of the market catchment area.

2. Sources of information

- 2.1. We have utilised the following sources of information:
 - Census 2011 population statistics;
 - Government actuarial 2016-based population projections;
 - LaingBuisson Care Homes for Older People UK Market Report (29th edition);
 - LaingBuisson Dementia Care Services 2012;
 - *A-Z Care Homes Guide 2018*;
 - www.housingcare.org;
 - www.cqc.org.uk;
 - Relevant planning departments;
 - Barbour ABI;
 - EGi;
 - Alzheimer's Society: *Dementia UK The full report 2007*;
 - Alzheimer's Society: *Low expectations: Attitudes on choice, care and community for people with dementia in care homes*, February 2013;
 - Epping Forest District Council;
 - Essex County Council.

3. Carterwood

- 3.1. In almost 10 years, the company has grown from two founding directors to a team of over 25, with active agency and valuation departments, and provides advice across the care sector to a range of operators, developers and other stakeholders.
- 3.2. Examples of private sector clients who have commissioned need assessments or site feasibility studies include:
 - Porthaven Care Homes
 - Gracewell Healthcare
 - Hallmark Healthcare
 - Care UK
 - Caring Homes
 - Signature Senior Lifestyle
 - Barchester Healthcare
 - MedicX
 - Retirement Villages
 - LifeCare Residences
 - Richmond Villages
 - Ranc Care Homes
 - Four Seasons Health Care
- 3.3. Not-for-profit providers include:
 - Anchor
 - The Royal British Legion
 - Mencap
 - Leonard Cheshire Disability
 - Sanctuary Care
 - Jewish Care
 - Brendoncare
 - Care South
 - Healthcare Management Trust
 - Greensleeves Homes Trust
 - Milestones Trust
 - The Orders of St John Care Trust
- 3.4. Carterwood's client base represents the majority of operators currently seeking to develop new care homes aimed at the privately funded care home market.
- 3.5. Accordingly, we are in an almost unique position in the sector, having assessed over 2,000 sites in the past 10 years for a range of different providers and a range of different scheme types and care categories.

4. Our approach

4.1. Our report is split into sections as follows:

National context and key definitions

4.2. We outline some key definitions and background explanatory text for the social care sector. We also consider the national overview of the demand and supply factors currently influencing the care home sector, with an emphasis on the growing demographic pressures in relation to the United Kingdom's ageing population and the increasing prevalence of dementia.

The proposal

4.3. A description of the proposed scheme and the operator.

Establishing need

4.4. We provide a full methodology of our approach, which underpins the research and findings of this report.

Local demand and supply analysis for elderly care

4.5. We analyse the demand and supply position for a market catchment area of the proposed scheme, as well as within the council boundary. Our market catchment is based upon our own empirical research into catchment areas for new-build care homes. We present detailed research into the demographic profile and competing homes, as well as looking at planned provision to determine the current and future levels of unmet need. We review Essex County Council's own Market Position Statement and comment where appropriate.

Conclusions

4.6. We present our empirical, evidence-based assessment of the balance of provision for care home bedspaces as at 2019, together with our assessment of wider qualitative issues over quality of provision and market expectations and demand over the coming decades.

4.7. We also consider a number of key issues that are commonly raised in our experience of recent applications. These issues, whilst not directly related to need *per se* (and therefore irrelevant in terms of determining the planning application), remain important to the relevant stakeholders. Therefore, we consider that this section should assist the reader and adult social care teams, who are often consulted in the planning process, to make an informed decision in respect of need for the proposed scheme.

NATIONAL CONTEXT AND KEY DEFINITIONS

5. Definition of a care home

- 5.1. Elderly care homes fall within Class C2 ("residential institution") of The Town and Country Planning (Use Classes) Order 1987. Section 3 of the Care Standards Act 2000, defines an elderly care home as '*any home which provides accommodation together with nursing or personal care for any person who is or has been ill (including mental disorder), is disabled or infirm, or who has a past or present dependence on drugs or alcohol*'.
- 5.2. Elderly care homes operate in a highly regulated sector administered by the CQC, which is responsible for registering and monitoring elderly care homes across all sectors, as well as other care providers such as domiciliary care agencies. The regulation of health and adult social care is governed by the Health and Social Care Act 2008.
- 5.3. There are approximately 18,860 care homes in the United Kingdom, around 11,600 of which care for elderly people, according to the *A–Z Care Homes Guide 2018*.

Personal care and nursing

- 5.4. To assist the reader, we provide below an explanation of the difference between personal care and nursing care, both of which can be provided within registered care facilities. The subject community will be seeking to cater towards elderly frail, in a self-contained nursing facility, and dementia sufferers, in a personal care setting.
- 5.5. Personal care, or residential elderly care homes, as they are sometimes referred to, provide both short-term and long-term accommodation to elderly people. They also offer help with personal hygiene, continence management, food and diet management, counselling and support, simple treatments, personal assistance with dressing, mechanical or manual aids and assistance getting up from or going to bed.
- 5.6. Nursing homes offer the same services as personal care homes, but also provide registered nurses to care for residents with more complex health issues as prescribed by doctors. These nurses are available 24 hours a day.

6. Elderly population trends

- 6.1. The elderly UK population is set to grow dramatically over the coming years. Government population projections from the 2011 census show the over-85-years age band, from which the bulk of care home referrals are drawn, set to increase by 40 per cent between 2011 and 2021, as illustrated in Figure 2 below, a trend that is set to continue. The rapid increase in numbers of 65- to 84-year-olds is likely to continue to drive demand for both non-residential care, such as extra care schemes and other accommodation options, as well as care home beds.

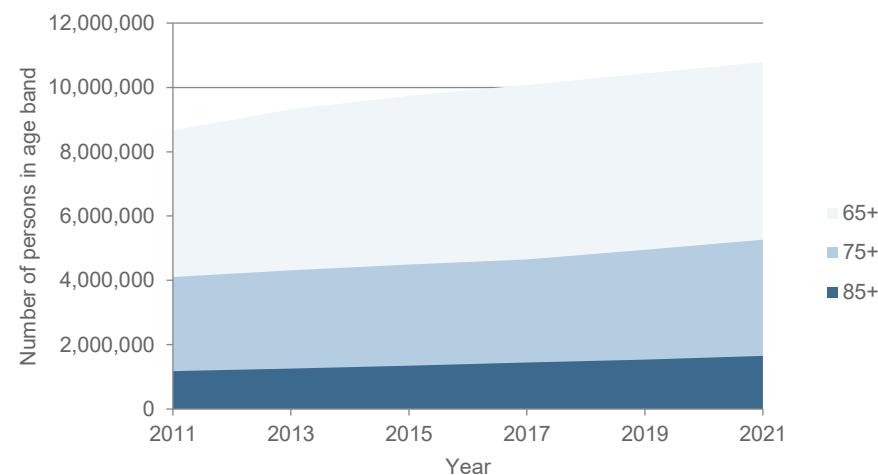


Figure 2: UK population growth, 2011–2021

Source: 2011 Census, government population projections.

- 6.2. LaingBuisson's *Care Homes for Older People UK Market Report (29th edition)* states that the percentage of the UK population over the age of 85 is projected to multiply more than five times, from 1.6 million in 2018 (2.4 per cent of the population) to c. 8.5 million in 2111 (10.0 per cent of the population), while the 75- to 84-year-old segment will rise from 4.054 million in 2018 (5.9 per cent of the population) to 7.9 million in 2111 (9.3 per cent of the population).
- 6.3. The demand for care rises dramatically with age. Approximately 0.59 per cent of persons aged 65 to 74 live in a care home or in a long-stay hospital setting, rising to 14.80 per cent for the over-85s.

7. National provision

- 7.1. LaingBuisson's *Care Homes for Older People UK Market Report (29th edition)* states that as of March 2018 there were approximately 464,800 registered nursing and personal care bedspaces for the elderly and physically disabled in the United Kingdom. There was a general reduction in capacity from the mid-1990s until approximately 2007, and since 2007 the reduction in overall capacity has ceased and capacity has remained broadly static or marginally increased.
- 7.2. Capacity is actually down from a 1996 peak of 573,700, but evidence now indicates that a new phase of essential expansion is underway across the country, as the number of very old people at risk of entering a care home rises significantly.
- 7.3. According to the *A–Z Care Homes Guide 2018*, approximately 390,000 of these beds have en-suite provision, meaning that around 27 per cent of current registered bedspaces do not conform to the current market standard of providing a bedroom with en-suite facilities.

8. The growing need for dementia care

- 8.1. 'The term "dementia" describes a set of symptoms that include loss of memory, mood changes and problems with communication and reasoning. There are many types of dementia, the most common being Alzheimer's disease and vascular dementia. Dementia is progressive, which means the symptoms gradually get worse' (source: Alzheimer's Society website).
- 8.2. Both personal care and nursing homes can provide care to persons suffering from dementia and/or Alzheimer's disease. Whilst the preference is always to try to maintain an individual's independence at home, this is not always possible, given the nature of the condition.
- 8.3. Nationally, there are a large number of mixed-registration homes caring for both elderly frail and dementia sufferers; this is acknowledged to be operationally challenging, as most homes lack the specialist design and layout to meet the complex needs of the service users' requirements.
- 8.4. As with the need for care in a residential setting, dementia prevalence increases rapidly with age. In the 65–74 years age group, dementia prevalence ranges between 1.3 and 2.9 per cent, but rises steeply to between 20.3 and 32.5 per cent for those aged 85 years and above. Thus, with more people living longer, the number of people with dementia is also increasing significantly. Already two-thirds of people living in elderly care homes have dementia; an issue that *the National Dementia Strategy 2009* stated had 'not been planned for'.

- 8.5. The following statistics have been sourced directly from the Alzheimer's Society website, which provides useful background on the condition and its growing importance in the UK social and health care sector:
 - There are currently 850,000 people with dementia in the UK, with numbers set to rise to over 1 million by 2025;
 - 225,000 people will develop dementia this year, that's one every three minutes;
 - One in six people over the age of 80 have dementia;
 - More than 40,000 below 65 years of age and 25,000 from black, Asian and minority ethnic groups in the UK are affected;
 - 60,000 deaths a year are directly attributable to dementia;
 - Delaying the onset of dementia by 5 years would reduce deaths directly attributable to dementia by 30,000 a year;
 - The financial cost of dementia to the UK was £23 billion in 2012;
 - Unpaid carers supporting someone with dementia save the UK economy £11 billion a year;
 - 70 per cent of people living in elderly care homes have a form of dementia;
 - Two-thirds of people with dementia live in the community while one-third live in an elderly care home; 40 per cent of people with dementia receive a diagnosis.
 - Dementia is one of the main causes of disability later in life, ahead of cancer, cardiovascular disease and stroke. As a country we spend much less on dementia than on these other conditions.
- 8.6. An article published in the *Lancet* medical journal in March 2018 supports the above statistics, saying: 'Dementia is a devastating disease that brings fear, confusion, and loneliness to the lives of patients and their families. Today, around 850 000 people in the UK are living with dementia, costing the National Health Service (NHS) and UK society more than £26 billion annually. By 2025, it is estimated that over 1 million people in the UK will be affected, with the prevalence and costs of care for these patients expected to double by 2050' (source: *The Lancet* March 2018).
- 8.7. The Alzheimer's Society's report *Low expectations: Attitudes on choice, care and community for people with dementia in care homes*, February 2013, sets out quantitative and qualitative research on dementia provision in the UK, which recognises that for people with moderate and severe dementia needs an elderly care home placement may be the safest and most sustainable option available. Their report states that:

'While there has been significant focus on delivering care to people in the community in recent years, care homes remain often the most appropriate place of care for many people with dementia, especially those with more advanced dementia' (page 5).

8.8. It also goes on to state that:

'There is significant evidence that the environment that people with dementia live in can have profound implications for their quality of life. Dementia can make it difficult for people to negotiate environments, potentially increasing the risk of accidents. Furthermore, many people with dementia are prone to walking about, and need environments which can enable this while remaining safe and secure' (page 26).

'The focus on new-build care homes should be on how environments can support good quality of life for residents, and existing good practice design guidance should be considered early on in building processes' (page 29).

8.9. Whilst the document also considers other outcomes in a very positive light (including domiciliary care and other alternatives), the above illustrates that provision of residential care is an important part of the approach required to tackle the increasing demographic pressures and increased levels of acuity in care home placements.

9. Paying for care

9.1. According to LaingBuisson, as of March 2017, 56 per cent of care home residents were having their fees paid, in part or in full, by local authorities. Consequently, the resources that government makes available to local authorities to fund community care are very important to the care home sector, particularly in less affluent areas of the country.

9.2. According to LaingBuisson, as at March 2017, an estimated 44 per cent of older or physically disabled residents in care homes were self-payers, receiving no funding from the state across the whole of England. Currently if a prospective resident has assets of over £23,250 (for England and Wales), they will have to pay the full accommodation and personal care costs as a 'self-funded' service user. In many circumstances, an individual's own home is taken into account and the sale proceeds used to fund their ongoing care needs. In the more affluent counties of the South East, we have been advised by the commissioning teams that the proportion of private funders is closer to 80 per cent.

9.3. The remaining proportion of funding is driven from NHS or Continuing Healthcare referrals for high-acuity placements.

10. Key issues for the sector

10.1. The national requirement for the development of new elderly care home beds is growing. This is due to a number of factors, including:

- The increasing dependency level of service users;
- Increasing expectations from regulators and the marketplace;
- Many existing elderly care homes are converted, and are unsuitable for use in their current configuration without physical adaptation of the property;
- Constantly changing population demographics leading to a much older and more dependent population;
- The significant and growing increase in the incidence of dementia in older people;
- Impact of older people on the NHS and wider healthcare policy as levels of dependency increase and the burden of this age group on NHS facilities increases. This is also linked to the impact of social care funding and responsibility for paying for social care over the coming decades;
- The increasing requirement for extra care and other alternative forms of housing accommodation as an alternative to residential care, where suitable for the needs of the residents;
- The Care Act 2014;
- National Living Wage and its implications on staff retention and recruitment and sustainability of some current business models.

10.2. In response to these changing demographics, market-based and regulatory factors, the subject scheme will meet a wide variety of needs for the elderly population in the area.

THE PROPOSAL

11. Signature Senior Lifestyle Ltd

- 11.1. Signature Senior Lifestyle launched in 2006 with a vision to create an alternative to the existing offering of residential and nursing care homes in the UK. The company is a unique elderly care provider in that the amount and type of care provided within each home is tailored to the individual needs of each resident, with the resident only paying for the care they need. The homes are therefore able to provide care to a wider number of older people than a traditional care home, including those with low dependency personal care needs, nursing needs and those living with dementia within a specialist community. Couples are also able to stay together.
- 11.2. Signature Senior Lifestyle currently operates services in Buckinghamshire, Essex, Hertfordshire, Kent, Surrey and London Borough of Merton, most of which are registered nursing homes, and plan to develop a number of further care homes in the coming years.
- 11.3. The care homes offer single occupancy bedrooms or apartment-style units, equipped with en-suite wetroom facilities, all finished to an exceptional standard. Such a standard of accommodation is future-proof and caters towards the increasing demand amongst care home residents for high quality services within a building tailored to meet the current and future requirements of the residents. The homes also provide stimulating activities and amenities, excellent meals, reliable high-quality daily services such as housekeeping and laundry, and the best possible care.

12. Description of application proposal

12.1. The planning application will be for the demolition and removal of existing dwelling, storage buildings, associated commercial structures and car park, and the erection of a 100 bedroom, high quality care home with associated access, vehicle parking, hard and soft landscaping, structural landscaping and site infrastructure.

12.2. The proposed scheme is to comprise a 100-bed care home in which, while single occupancy, the large one-bedroom suites can accommodate couples, with each bedroom equipped with an en-suite wetroom. Unlike traditional care homes, the home will provide a range of bedroom types, from typical care home bedrooms to deluxe one-bedroom apartment-style units with a separate living area that can accommodate couples as well as single individuals. The proposed home will also include a 24-bed dedicated dementia community.

12.3. A comparison between Signature Senior Lifestyle's bedroom and apartment sizes and that of a typical care home bedroom, which resembles much of the existing purpose-built provision, is provided in Figure 3, opposite.

12.4. It is anticipated that as a result of this development, in excess of 100 full and part time jobs will be created at the proposed care community across a range of job types, from higher grade management positions to care workers and ancillary staff. Further detail in respect of the proposal can be found in the planning statement accompanying the application.



Figure 3: Typical Signature Senior Lifestyle bedroom and apartment layouts compared to a standard care home bedroom

Source: Signature Senior Lifestyle Ltd

13. The proposed care home - its position in the local market

Elderly care spectrum

- 13.1. Following our earlier review of the social care sector, to illustrate where we consider the proposed community lies within the various models of care provided in the UK long-term elderly-care market, we have compared the proposed home against other accommodation types in respect of care provided, cost of care, accommodation type and regulation. Table T6 below shows the range of options available within this "spectrum of care".
- 13.2. Increasingly, prospective service users are delaying their decision to move into residential care until later in life, and sometimes the catalyst for a move is a fall or illness causing a short-term hospital stay. Due to the increasing demands placed upon the NHS and hospital beds, as well as the introduction of delayed-discharge legislation, which imposes fines for "blocked beds" upon local authorities, hospital stays are increasingly shorter, and residential care at this higher level of dependency may be the only short-term option.

- 13.3. A substantial variant to the provision elements of the care spectrum below is informal/family care. An estimated six million people provide significant support to elderly relatives, neighbours and friends. This allows many thousands of people to remain in their own homes, particularly when the support is alongside home care and/or day care. The effect of the above is to delay the older person's move into a care home, maybe even to the extent of bypassing care homes altogether and only moving into a nursing home or hospital when dependency is very high. Thus, a range of care needs and a range of services co-exist, sometimes with considerable overlapping.

The proposed care home

- 13.4. The proposed care home will be capable of providing care to residents of all dependency levels, including the capability of providing care to those with higher dependency levels who require nursing care or dementia care within a specialist unit specifically designed to cater to their needs. Without this capability a number of very high-dependency residents would otherwise require an enforced hospital stay.

T6 Elderly care spectrum						
Accommodation	Standard housing	Sheltered housing	Extra-care/independent living/assisted living	Care homes	Care homes with nursing	Hospitals
Care provided	Domiciliary care			Personal care	Nursing and medical care	
Cost of care	Low to medium and highly variable			Medium to high	High	Very high
Accommodation type	Standard housing	Specialist elderly housing		Residential setting		
CQC regulation	Regulated only if care provided			Highly regulated – all care and accommodation		
Proposed community				Planned needs in the proposed care home		

ESTABLISHING NEED

14. Methodology for assessing need for general elderly care

- 14.1. Our methodology for the demand and supply analysis of the catchment area is provided below, with the analysis and results in relation to the catchment area of the proposed community contained within Sections 16 to 21 of this report.
- 14.2. Current and future demand for elderly care is influenced by a host of factors. These not only include the balance between demand and supply in any given area, but can also be influenced by social, political, regulatory and financial issues.
- 14.3. In our opinion, taking all factors into account, the most appropriate means of assessing whether a particular area or proposed development has sufficient demand to warrant additional beds seeks to measure the difference between demand for elderly care home beds and the current and future supply; below we provide a fuller explanation of the process used.

Demand

- 14.4. We assess demand based upon Census 2011 population statistics and have applied elderly population growth rates to determine the current and future demand for beds.
- 14.5. We have adopted LaingBuisson's measure of "Age Standardised Demand" (ASD). ASD is a tool used to predict the risk of an elderly person being in a residential setting at a given age.
- 14.6. The methodology involves taking population statistics by age (65–74, 75–84 and 85+ years) and applying standard UK patterns of care home admission. It must be understood that ASD is therefore a function of population; it is not a direct measure of demand for care services and is only an indicator of them. It is, however, the industry-recognised approach to determining demand for care in a residential setting.

Current supply

- 14.7. We assess supply by calculating the number of market standard elderly care home beds currently registered within the assessed area.
- 14.8. We have also provided a detailed analysis of the existing competing care provision. We have analysed the quality of accommodation, total number of bedspaces and market distribution between private operators, groups, local authority and voluntary operators.
- 14.9. In the event of any anomaly in our subscribed data source, *A–Z Care Homes Guide 2018*, we have cross-referenced against the CQC website and, where necessary,

we have reviewed the home's/operator's website or telephoned the home directly to confirm the query.

- 14.10. In our assessment, we include both personal care and nursing homes, as there is as yet, no industry-recognised measure of assessing the need for solely nursing care or solely personal care.

Planned supply

- 14.11. We assess planned supply by conducting a review of all new care home beds that have been granted planning permission within the catchment area. From our data sources, Barbour ABI ("ABI") and Estates Gazette Interactive ("EGi"), we have reviewed all planning applications for new care home beds (both new-build and extensions) that have been granted, refused, withdrawn or are pending decision. This has been cross-referenced against the online planning website for the relevant local authority and, where an anomaly exists, we have contacted the planning officer if required.
- 14.12. We have made enquiries with the relevant local authority and used our own data information sources and market knowledge to determine the number of planned beds, either with planning permission or under construction. Additional bedspaces in the area are of key importance as they are likely to be of a high standard and provide significant competition to the proposed community once completed and trading.
- 14.13. We have searched for planning applications submitted over the past 3 years. Where an application has been refused or withdrawn we have entered the postcode into the local authority online planning facility to identify if a subsequent application or appeal application has been submitted. We would note that the planning registers that we subscribe to are not definitive and may exclude some applications as they rely upon each local authority for provision of the information.
- 14.14. A significant proportion of planned care home beds are never implemented; however, we include all planned bedspaces regardless of their deliverability. It should be noted that beds granted permission, but not yet under construction, have potential for alternative residential C3 schemes to take their place.
- 14.15. We then differentiate the planned schemes depending on whether construction has commenced or not.

Estimating shortfall of elderly care home beds

- 14.16. We combine the results of our demand analysis with our assessment of the existing supply and planned provision to provide a measure of the balance of provision position within the catchment.
- 14.17. The measure provides a 'worst-case' scenario assuming all planned beds are developed and operational, regardless of the construction status or long-term deliverability.
- 14.18. We consider that this methodology is a logical, industry-recognised, means of establishing whether there is demand for additional elderly care home beds in any given area.
- 14.19. Going forward, it is harder to predict future industry trends and there are other factors that may influence the longer-term demand for care services, which include:
- Political and regulatory change;
 - Funding constraints;
 - Increase in adaptive technology and "telecare", prolonging the ability for people to remain in their own homes;
 - Medical advancement.
- 14.20. We have provided an indication of the estimated balance of provision between the years 2019 and 2029 in Section 22, and these estimates assume that all other factors remain equal, with the only variance being the increased demand for care based upon the rise in the number of elderly people.

15. Market standard beds

- 15.1. In calculating the current supply of beds, we assess the total provision of market standard beds. We define market standard beds as the total number of bedrooms operated by each home that provide en-suite facilities. An en-suite is defined as providing a WC and wash hand basin and does not necessarily provide shower/bathing facilities.
- 15.2. We do not assess the shortfall of bedspaces based upon the total registered capacity. A care home's total registered capacity is often greater, as it includes the maximum number of bedspaces that the care home is registered to provide by the sector's regulator, the Care Quality Commission (CQC). This registered provision will therefore include:
- Market standard bedrooms;
 - Under-sized bedrooms;
 - Homes with internal or external stepped access, which therefore limit the level of physical acuity that a resident must have in order to occupy the room;
 - Bedrooms accessed via narrow corridors, making them unsuitable for persons confined to a wheelchair;
 - Bedrooms accessed without a shaft lift – a significant challenge in the provision of any care, but particularly the provision of high dependency nursing care;
 - Bedrooms of an inappropriate size and shape that prevent two care assistants from being able to assist a person into and out of their own bed;
 - Historic shared occupancy rooms – now only 'marketable' as single occupancy bedrooms, as market expectations and commissioning standards rise;
 - Bedrooms that lack en-suite facilities, which for the last 20+ years have been actively encouraged, wherever possible in new developments, by the government's regulator as well as by the market. Both are trying to drive increased quality and meet basic expectations that current referrals and their next of kin see as mandatory.
- 15.3. We are aware of some local authorities previously arguing that, as the CQC continues to register existing care homes that do not comply with the definition of market standard, the total registered capacity should be the appropriate basis of assessment of market supply.
- 15.4. However, this argument fails to take account of the rising levels of acuity and dependency levels of referrals into residential care. The profile of care home occupants has changed markedly over the past 10 years, and failure to address the shortcomings in the existing standard of care home supply will mean inadequate accommodation for those most at need over the coming years, as the well-publicised rapidly ageing population starts to take effect.

15.5. In our opinion, it is the local authority, and not the government's regulator, that holds the ability to influence developments and drive environmental quality forward. In this respect, Carterwood has been involved in several successful planning applications and has submitted needs assessments using an identical methodology to that prepared as part of these submissions, where the need case has been accepted by the relevant local authority during the application process. Recent examples are:

- Land at Parklands, Bittams Lane, Chertsey, Surrey, KT16 9RG (planning reference: RU.14/0085): Development to provide a two-and-a-half-storey building for use as a 70-bed care home and a three-and-a-half-storey building for use as 50 extra care apartments (revised description 22/01/14);
- Land west of Banbury Road, Adderbury, Oxfordshire, OX17 3PL (planning reference: 13/01672/HYBRID): Phase 1: Construction of a 60-bed elderly nursing home. Phase 2: Construction of extra care facility of up to 3,450 sq. m (GIA);
- Old Silhillians Association Ltd, Warwick Road, Knowle, Solihull, B93 9LW (planning reference: 2013/867): Development of a 60-bedroom care home with car parking/servicing area and landscaped grounds;
- 50–54 West Street, Reigate, RH2 9DB (planning reference: 13/01592/F): Development of a registered residential care home for the frail elderly, following demolition of three existing dwellings;
- The Old Bell House, Sunninghill, SL5 9JH (planning application reference: 13/01207): Development of a registered residential care home for the frail elderly, following demolition of four existing dwellings;
- Princess Alexandra House, Stanmore, HA7 3JE (planning application reference: P/4071/14): Development of a new retirement community to replace an existing care home not meeting market standards.
- Grays Farm Production Village, Grays Farm Road, Orpington, BR5 3AD (planning reference: 14/00809/FULL1): Demolition of the existing buildings and redevelopment to provide a 75-bed care home with landscaping and associated car parking.
- Brethrens Meeting Room, West Street, Farnham, GU9 7AP (planning reference: WA/2015/0641): Erection of a care home with nursing (Class C2) with related access, servicing, parking and landscaping following demolition of existing place of worship (as amended by plans and documents received 02/07/2015 and 16/07/2015 and as amplified by additional information received 08/05/2015);
- Farthings, Randalls Road, Leatherhead, KT22 0AA (planning reference: MO/2016/0594): The erection of 62-bed care home, 35 assisted living units, 26 family houses and 17 affordable dwellings, together with access, parking, public

open space including a Locally Equipped Area of Play (LEAP) and landscaping following the demolition of Farthings.

- Former Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey, KT23 4DY (planning reference: MO/2014/0918): Erection of a 70-bedroom elderly nursing home including three close care units, with the erection of a new single-storey outbuilding to provide a further close care unit, with creation of associated access, circulation, parking and landscape, including new footpath and boundary treatment, following the demolition of all buildings with the exception of the façade, retention of the original house on three sides, and flint outbuilding for conversion to an additional close care unit.
- Grove Place Village, Grove Place, Upton Lane, Nursling, Southampton, SO16 0XY (planning reference: 14/01899/FULLS): Erection of two-storey 54-bed care home to provide specialist nursing and dementia care facilities, with ancillary cycle store, servicing, amenity space and landscaping, including woodland management and tree planting, provision of 28 car parking spaces plus relocation of four existing car parking spaces; construction of access drive from Upton Lane.
- Plot B of Plot 1, Andover Business Park, Hawker Siddeley Way, Andover, SP11 8BF (planning reference: 14/01649/FULL): Erection of three-storey 66-bedroomed care home for older people, with associated car parking and landscaping, bin store, garden store/electric meter storage and cycle shelter.

15.6. In each instance, the adult social care team accepted that, whilst the total registered capacity was greater than the number of market standard bedspaces, the issue of quality, design and type of bedspace could not be ignored, and the premise of assessing bedspaces on a market standard basis was accepted by each respective council.

15.7. We are also aware of an appeal case with a similar result, where we were not acting for the appellant; in Sevenoaks under planning reference 11/01878/FUL granted on the 3 June 2014.

15.8. We have adopted market standard beds due to the rising expectations of quality required by service users as well as previous regulatory requirements to provide en-suite facilities, and best practice. We consider that, going forward, homes that do not provide adequate en-suite facilities will fast become obsolete.

15.9. This method of assessing supply, utilising market standard beds, is accepted market practice by all of the operators we currently undertake feasibility work for, when considering the development of new facilities. We have prepared over 2,000 site feasibility and/or need assessments over the past 10 years, all of which adopt the market standard bed approach.

15.10. All new care homes provide en-suite facilities, and many provide larger en-suite wet/shower rooms to enable the service user to be bathed without the need for larger communal bathrooms; therefore, all new beds are classified as market standard. It should be noted that the quality of en-suite provision in existing homes may vary significantly, from large wetroom facilities to small converted cupboards with a WC and wash hand basin. There are also other factors that influence what determines a market standard bedroom, including room size, layout and configuration, as well as a host of factors not related to the physical environment, most importantly the quality of care being provided to service users. However, with the information available, and without making qualitative judgements as to the calibre of any home, we consider it the most appropriate measure of elderly care home provision available upon which to assess need.

LOCAL DEMAND AND SUPPLY ANALYSIS FOR ELDERLY CARE

16. Shaping Futures Market Position Statement: Designing services for the future 2015–2025

- 16.1. We have not had the opportunity to speak with the adult social care team to discuss the proposals prior to submission of this application, although we would be happy to do so, if and when required.
- 16.2. We have, however, conducted a full review of the *Shaping Futures Market Position Statement: Designing services for the future 2015–2025* prepared by Essex County Council in partnership with the Clinical Commissioning Groups (CCGs).
- 16.3. We are aware of other adult social care strategies prepared by Essex County Council (ECC), although we assume these have been superseded by the Market Position Statement. We would be happy to review these documents should this not be the case.
- 16.4. We have provided, verbatim, relevant extracts from this document in relation to elderly care below.

Market Position Statement

Demographic trends

- 16.5. *'There are currently 286,600 older people living in Essex. 2014 data indicates that 45% of people 65 and over are male and 55% female. The population aged 65+ is projected to increase 25% to 357,400 by 2024.*

'There is likely to be a particular increase in the older age groups with a 22% increase in people 85-89 and a 33% increase predicted in people aged 90+' (page 37).

Older people and support needs

- 16.6. *'61,325 people (25% of the population) have an illness which limits day to day activities. Older people are likely to have difficulties with personal care tasks such as bathing, showering and washing, taking medicines, dressing and feeding.*
- '95,194 older people (33%) are unable to manage at least one self-caring activity on their own and 115,913 older people (40%) are unable to manage at least one domestic task on their own. Jobs involving household shopping, cleaning windows, dealing with personal affairs and opening screw tops are amongst the most difficult tasks.*
- 'Overall there are estimated to be 89,390 older people in Essex with social care needs, 31% of the population.*
- '19,935 older people are estimated to be living with dementia, which is 7% of Essex's population aged 65 and over' (page 39).*

Long term nursing and residential care

- 16.7. *'The number of care home beds for older people in Essex has increased from 9,846 beds in 2009 to 11,556 beds in 2014. The number of older people financially supported in registered care by ECC has remained static from 2005/06, unlike the national picture, which has decreased by 16% over the same period.*

'The 2014 satisfaction survey of service users in residential and nursing care found that 70% of those surveyed were "very" or "extremely satisfied" with the care and support they received.

'Around 70% of respondents to the residential and nursing care survey felt that their home meets their needs very well, and a further 25% felt it met most of their needs. 71% of those surveyed stated that they do not currently buy any additional care or support privately' (page 46).

Conclusions

- 16.8. The council's strategy is in line with the majority of councils' commissioning strategies across the country in that it is seeking to reduce the amount of residential care it commissions and to increase community-based services, with older people living in their homes for as long as possible.
- 16.9. However, the market position statement also clearly identifies a number of key demand drivers for new care home bedspaces, as the demographic pressures of an ageing population become manifest over the coming decade.
- 16.10. The strategy also states that there is a current shortage of capacity, particularly nursing dementia, which is something all beds within the proposed scheme will be able to offer.

17. Basis of assessment

- 17.1. We have based our quantitative assessment of the demand and supply position of the proposed scheme based upon a market catchment area, shaded blue opposite.
- 17.2. We have previously analysed resident data provided by a number of private care home operators for high-quality operational schemes that target the top of the private fee paying market, akin to that of the proposed community. From this information, we have calculated the mean distance travelled by each resident from their previous place of residence into their respective care home. The headline results of our research are provided below:

T7 Average distance travelled to a care home	
Comparable location	Average distance travelled by resident (miles)
Location 1: Rural location	5.7
Location 2: Rural location with good A-road links	5.4
Location 3: Urban location	4.3
Location 4: Edge-of-town location close to motorway network	5.2
Location 5: Urban location close to motorway network	5.7
Overall average	5.4

Source: Carterwood.

- 17.3. The location of the proposed care home accords with Locations 3 and 4, hence we have adopted a circa 4- to 5-mile radius from the proposed care home, although this varies, given the constraints of the available data.
- 17.4. All care homes will inevitably also draw service users in some instances from substantially further than a typical catchment. If the family is the key decision maker in the placement decision then sometimes the service user may move significant distances, which can distort catchment area analysis. Conversely, if the local authority is the key decision maker then the service user's choice can be highly constrained to vacant beds in affordable homes.
- 17.5. Given the subject scheme's location towards the southern edge of the Epping Forest District Council local authority area boundary, we consider that the local authority area does not resemble where referrals will be drawn from and have, therefore, run the analysis solely upon a market catchment area.

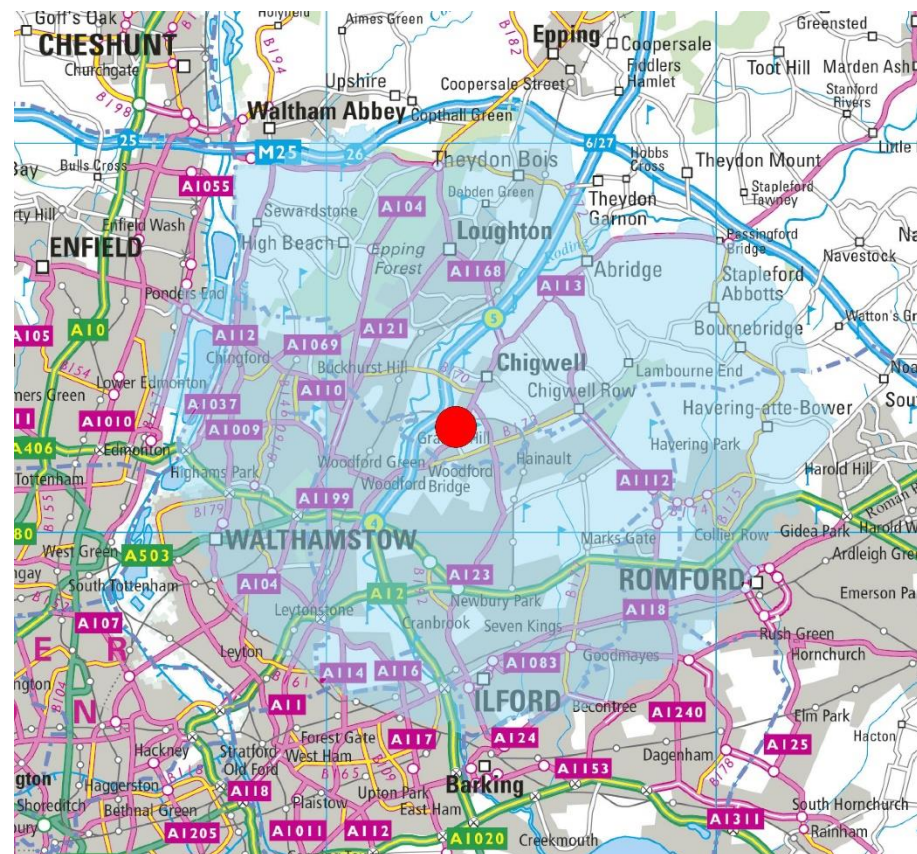


Figure 4: Basis of assessment

The red spot shows the approximate location of the site. The blue shaded area illustrates the market catchment area.

18. Demographics

- 18.1. We have assessed demand based upon Census 2011 population statistics and have extrapolated expected elderly population growth rates for the council local authority area to determine current and future demand for beds. The total projected population for the market catchment area as at 2019 is 651,132.
- 18.2. The graph opposite shows the growth of the population over the next 12 years within the market catchment area.
- 18.3. Table T8 shows the number of persons that are at risk of requiring care in a residential setting as at 2019. Our assessment of demand for residential care is therefore 3,364 within the market catchment area.
- 18.4. This is calculated based upon LaingBuisson's Age Standardised Demand rates for determining the risk of entering a residential care establishment. The current percentages adopted by age band are as follows:
- 65–74 years – 0.59 per cent;
 - 75–84 years – 3.80 per cent;
 - 85+ years – 14.80 per cent.
- 18.5. The need for care home beds is expected to rise by c. 35 per cent within the catchment between 2019 and 2031, assuming all other things remain equal, further indicating an increased demand for additional market standard bedspaces.

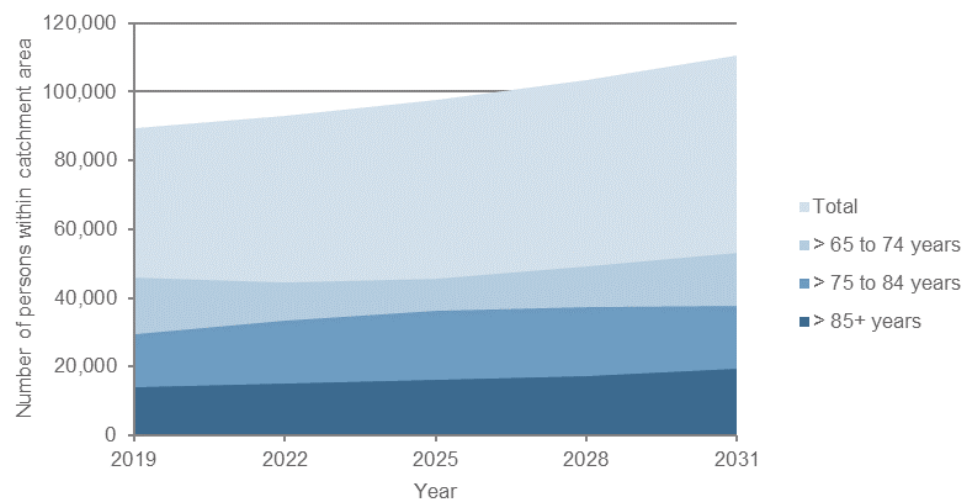


Figure 5: Projected population by age within the market catchment area

T8 Key demographic indicators - 2019	
Catchment area	Market catchment area
Population	
Total population	651,132
Total population aged 75 years and above	43,199
Percentage of persons aged 75 years and above (%)	6.6
Demand	
Predicted need for residential care beds	3,364

Source: Census 2011, government population projections, LaingBuisson.

Source of figures opposite: LaingBuisson Care Homes for Older People UK Market Report (29th edition).

19. Supply of existing care homes

- 19.1. We have assessed supply based upon market standard bedspaces, which we define as any registered bedroom providing a minimum of en-suite WC and wash hand basin.
- 19.2. Within the market catchment area, there are 58 homes, providing 2,940 registered bedspaces, 2,330 of which are equipped with an en-suite. This equates to 79 per cent of registered bedspaces meeting the criteria of 'market standard', which is in line with the national average.
- 19.3. Figure 6 shows the competition in the market catchment by geographical distance to the subject site. There are no care homes within 0.5 miles of the subject site, and the majority of the provision is located in excess of 3 miles from the subject site.
- 19.4. Although a large majority of bedspaces are equipped with an en-suite within the catchment area, for both personal care and nursing care, most are likely to be WC and wash hand basin only, with few offering bedrooms with en-suite wetrooms of the same size and specification to that proposed by the subject scheme.

T9 Nursing and personal care provision				
Care category	Number of homes	Registered beds	Market standard beds	Percentage of market standard beds (%)
Personal care	33	1,217	762	63
Nursing care	25	1,568	1,568	91
Overall	58	2,940	2,330	79

Source: A-Z Care Homes Guide 2018, CQC, Carterwood.

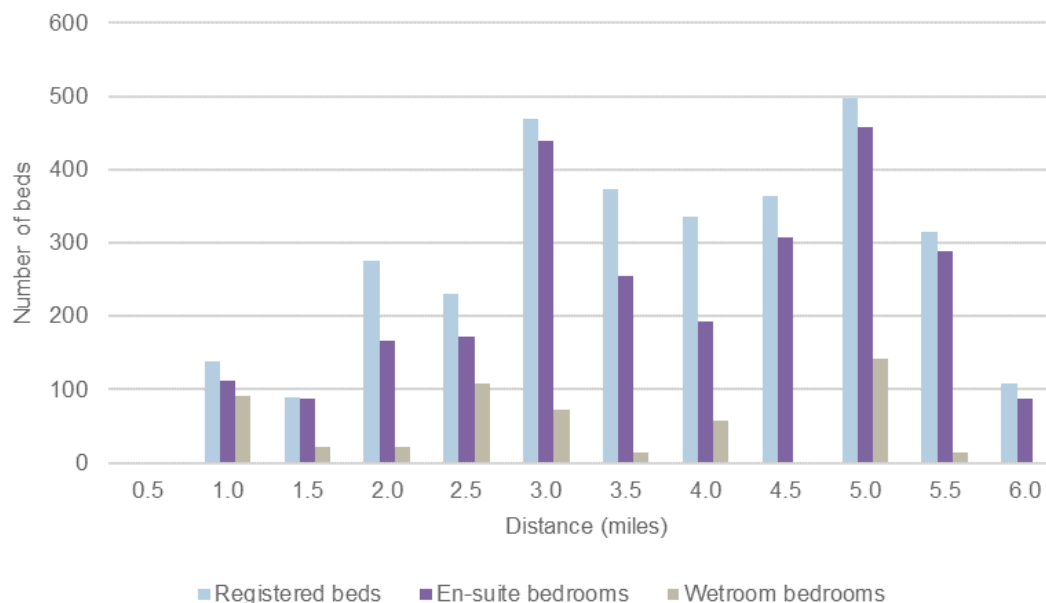


Figure 6: Existing registered capacity by distance from the subject site (market catchment).

20. Dementia

Methodology

20.1. Estimating the prevalence of dementia within a given population is difficult, due to the constraints of the available data, the nature of the condition and the range of acuity levels of sufferers. Much of the current research focuses upon existing prevalence rates based upon sample studies. We have assessed demand and supply for dementia by comparing the following:

- The number of persons requiring an elderly nursing home bed, with dementia as the primary cause of admission;
- The number of market standard bedspaces providing dedicated dementia care, either within a dedicated dementia elderly nursing home or a dedicated dementia unit within a mixed-registration home, available within the catchment area.

Demand

20.2. Our measure is based upon research carried out within Bupa elderly nursing homes in 2012 and indicates that 45.6 per cent of residents within the surveyed elderly nursing homes were admitted with dementia as a primary cause. Therefore, utilising this prevalence rate, we have calculated the demand within each catchment area from residents with dementia as a primary cause of admission. The results of which are shown in Table T10 opposite. Best practice states that people living with dementia should be cared for within a specialist, dedicated dementia environment.

20.3. This measure, by definition, assumes that a principal reason for admission to care in a residential setting was based upon the dementia condition. However, it should be noted that there may be other physical frailty in addition to this measure. Conversely, there will also be a larger pool of dementia sufferers who would have been admitted due to a physical frailty/disability, but who now also suffer from some form of dementia.

Supply

20.4. We have provided a summary of the total number of market standard bedspaces within dedicated dementia elderly nursing homes or units within mixed-registration homes in Table T10 opposite. This analysis does not take account of the supply within mixed-registration homes, where residents with dementia are mixed with those without dementia and there are no dedicated units. However, whilst such services are capable of accommodating service users with dementia, it is considered best practice to care for residents living with dementia within a specialist dedicated dementia environment.

20.5. Normally, where it is stated by a planning application that a care home is to provide dementia care, we have included the planned beds within our assessment. In this instance, no such information is available, which is not unusual as it is possible that the categories of care within a new care home will not be finalised until shortly before opening. Therefore, we have assumed the proposed Schemes A and E will each provide a floor of dedicated dementia care (24 and 11, beds respectively). All the planned beds, regardless of their likelihood of development, are included within our analysis below.

Demand vs. Supply

20.6. Our analysis shows a significant undersupply of 699 market standard, dedicated dementia beds within the market catchment area. Therefore 46 per cent of people living with dementia as a primary cause of admission to an elderly care home are unable to be cared for within a specialist, dedicated dementia elderly home or unit within the market catchment area. Even if all the planned beds are developed and provide dedicated dementia care, which is highly unlikely, there is still a substantial shortfall within the catchment. The subject home will address this need by providing a dedicated dementia unit within the home.

T10 Indicative need for dedicated dementia bedspaces (2019)

Bases of assessment	Market catchment area
Total demand for elderly care home beds	3,364
Demand for dedicated dementia beds based upon Bupa survey	1,534
Supply of market standard dedicated dementia beds	811
Planned supply of market standard dedicated dementia beds	24
Shortfall of market standard dedicated dementia beds	699
Shortfall as a percentage of demand	46

Sources: A-Z Care Homes Guide 2018, Bupa: The changing role of elderly nursing homes 2011, Census 2011, Population Projections, LaingBuisson Care Homes for Older People UK Market Report, Carterwood.

20.7. This measure is an indicative assessment only and should not be used as a definitive measure, due to the limitations of assessing demand and supply of dementia provision in isolation of total capacity for all older people's services. However, it does provide an empirical indication of the potential shortfall of specialist dementia beds within the catchment area.

21. Planned supply

- 21.1. We have made enquiries with our planning databases, Barbour ABI and EGi, and cross-checked planning applications for new elderly care home beds against the relevant planning departments' online planning registers for applications submitted within the last 3 years. This research was carried out on 6 September 2018.
- 21.2. We have identified four planning applications for additional care home beds within the market catchment, all of which have been granted.
- 21.3. From a site visit we note that construction of the proposed 72 bed care home at Woodview (Scheme A) has now commenced.
- 21.4. There is no indication that development has commenced at any of the schemes B, C or D although we are aware that The Chestnuts Nursing and Residential Care Home (Scheme C) has now been closed to facilitate its redevelopment.
- 21.5. We are also aware of a planning permission that was granted with conditions in 2011, for the development of a 40 bed care home at 120 Goodmayes Lane, Ilford IG3 9PX (ref: 0667/11). This site is approximately 4.4 miles from the subject scheme. We understand work commenced on site prior to the discharge of conditions and a separate application (ref 4242/16) was made to the London Borough of Redbridge to provide confirmation that planning permission 0667/11 had lawfully commenced. The decision notice dated 9 December 2016 stated that 'having regard to the fact that condition 5 of the planning permission (ref:0667/11) is a condition precedent and that the condition was not discharged within the requisite time period, the planning permission has not been lawfully commenced. It was therefore confirmed to be unlawful. For this reason it has not been included in our planned provision table below.
- 21.6. We have been unable to confirm definitively if the applications detailed below are the only current applications in the area for C2 elderly care use.

T11 Details of planned provision

Map ref.	Site address	Applicant	Scheme	Net elderly beds	Has construction commenced?	Distance from subject site (miles)	Planning reference	Notes
Granted								
A	Woodview, Lambourne Road, Chigwell, IG7 6HX	Longprime Limited	72-bed care home and two three-storey blocks containing 40 apartments, comprising six one-bed and 34 two-bed, together with parking and landscaping.	72	Under construction	1.5	EPF/2473/16 - 03/05/2017	A site visit on 21 September 2018 confirmed that the proposed care home is currently under construction.
B	Forest Place, Roebuck Lane, Buckhurst Hill, IG9 5QL	Abbey Total Care Group Limited	Demolition of two-storey building fronting Roebuck Lane, single-storey detached building and detached house adjoining boundary with Linders Field Nature Reserve. Redevelopment comprising a two-and-a-half-, three- and four-storey development with basement to create 165 total care units, with ancillary medical and recreational facilities, and single-storey courtyard development. Creation of 57 parking spaces including two-level car parking for 40 vehicles in north eastern corner of site and 17 spaces within redesigned frontage area adjacent to Roebuck Lane.	52	No indication of development	1.6	EPF/1957/15 - 26/02/2016	The existing care home, Forest Place, is registered for 90 residents and provides 68 en-suite bedrooms. The planning application indicates that the existing care home will be re-developed to provide a total of 165 bedspaces, of which 45 will cater for individuals who require rehabilitation. Therefore, there is a net gain of 52 elderly market standard bedspaces.

T11 Details of planned provision								
Map ref.	Site address	Applicant	Scheme	Net elderly beds	Has construction commenced?	Distance from subject site (miles)	Planning reference	Notes
C	The Chestnuts Nursing & Residential Care Home, 63 Cambridge Park, Leytonstone, E11 2PR	Westgate Healthcare Limited (Head Office)	Redevelopment to create a 63-bedroom care home with associated communal rooms, offices, staff facilities, kitchen, dining room, toilets, parking and landscaping works, following demolition of existing care home building.	63	No indication of development	3.5	5952/16 03/07/2017	The Chestnuts Nursing Home which provided 49 en-suite rooms is now archived on CQC is to be demolished to provide a new 63-bed care home.
D	Abbey Care Home, Collier Row Road, Romford, RM5 2BH	Abbey Care Home	Application for outline planning permission: Demolition of existing care home and erection of replacement two-storey (with accommodation in the roof) 38-bedroom care home.	18	No indication of development	3.7	14/00786/OUT - 06/11/2015	The existing home provides 20 en-suite rooms, so there is a net gain of 18 en-suite rooms.

Sources: Barbour ABI, EGi, Relevant planning departments, Carterwood.

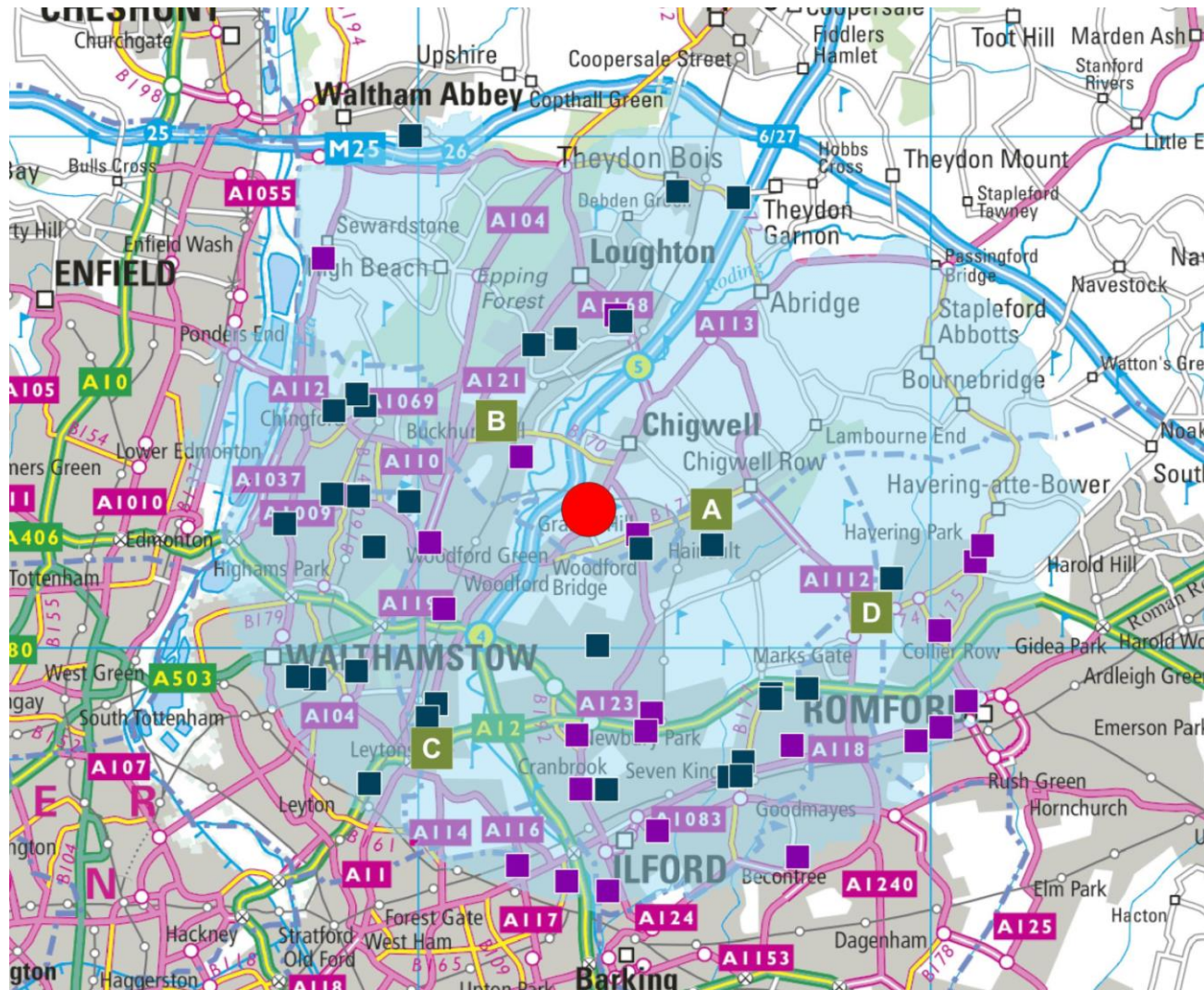


Figure 7: Existing and planned provision map

Key:

- The proposed care home
- Nursing homes
- Personal care homes
- Planned care home beds

Please note that the plotted locations of all care homes are approximate only.

Due to the concentration of homes within urban areas, several of the icons for the homes may overlap.

CONCLUSIONS

22. Estimated shortfall of elderly care home beds

- 22.1. Our assessment of the balance of provision in 2019, within the market catchment area, assuming that the planned schemes have been developed and are operational, regardless of whether the development has progressed, indicates a significant level of unmet need equivalent to 829 market standard bedspaces.
- 22.2. However, only one of the four planned schemes is currently being developed and a more realistic measure of demand and supply sees this shortfall increase to 962 market standard bedspaces.
- 22.3. Should the proposed 100-bed scheme be developed, it will fill only 10.4 per cent of the unmet need within the market catchment area, based on our more realistic assumption where only planned bedspaces likely to be developed are included.
- 22.4. The need for care home accommodation is not simply a quantitative exercise about bedspace provision. It includes often-overlooked qualitative aspects and the provision of a choice of homes to very frail residents and those living with dementia, as well as raising industry standards.
- 22.5. People living with dementia are poorly catered for, with only a handful of dedicated specialist dementia units in the catchment area offering living environments that accord with best practice in caring for people with such needs. Our analysis indicates there is a significant unmet need for dedicated dementia provision in the catchment, which the subject home will address by providing a dedicated dementia unit within the scheme.
- 22.6. We, therefore, conclude that there is both a strong quantitative and qualitative need for the proposed development to provide high-quality accommodation for the frail elderly and people living with dementia in this location.

T12 Indicative need for elderly care within the catchment area- 2019		
Demand	Ref.	Market catchment area
Estimated demand for elderly care beds	1	3,364
Supply		
Current supply of elderly en-suite (market standard) bedrooms	2	2,330
Beds pending decision	3	0
Beds granted permission but not under construction	4	133
Beds granted permission and under construction	5	72
Total planned and existing market standard beds	-	2,535
Balance of provision		
Estimated shortfall including all planned beds (Supply equates to the sum of references 2, 3, 4 and 5)	-	829
Estimated shortfall including beds under construction (Supply equates to the sum of references 2 and 5 only)	-	962

Sources: Census 2011 population statistics, A-Z Care Homes Guide 2018, LaingBuisson, Barbour ABI, EGi, relevant planning authorities.

23. Future demand for care home beds

- 23.1. Shortfall growth in the future is based on the 2016-based ONS-projected population figures for older people until 2029. This assumes that the demand for care home beds, which is based upon LaingBuisson's ASD rates, will remain the same rate in the future.
- 23.2. However, the ASD figures have generally declined for the 65- to 74-, 75- to 84-, and 85+ age bands, with some minor fluctuations. By applying the 2016/17 and 2017/18 rates to the current England and Wales population, overall demand is broadly equivalent between the two time periods.
- 23.3. As alternative forms of care, for example improved home-care, extra care, etc. increase in availability and quality, the ASD rates in the future are likely to fall further. This 'absorption' into alternative forms of accommodation needs to be weighed against the rapidly rising elderly population.
- 23.4. The actual balance between the increase in demand, due to demographic pressures, and a reduction in bed demand, due to alternatives to residential care, will be dependent upon a host of national variables, as well as site-specific factors, and is, therefore, impossible to predict with absolute certainty.
- 23.5. The chart opposite shows the projected demand for new care home beds on two bases. The first being based on the somewhat unrealistic assumption that the need for care home beds will remain constant over time, with the second on the basis that 50 per cent of future demand is 'absorbed' by alternatives to traditional residential care, for example home care, extra care, etc.
- 23.6. Even on this conservative basis, the level of undersupply within the catchment area is currently large, and is likely to remain so, given the scale of the changes to demography over the coming decades and beyond.
- 23.7. A substantial increase in planning and construction activity would be needed in order to reduce the shortfall of provision.

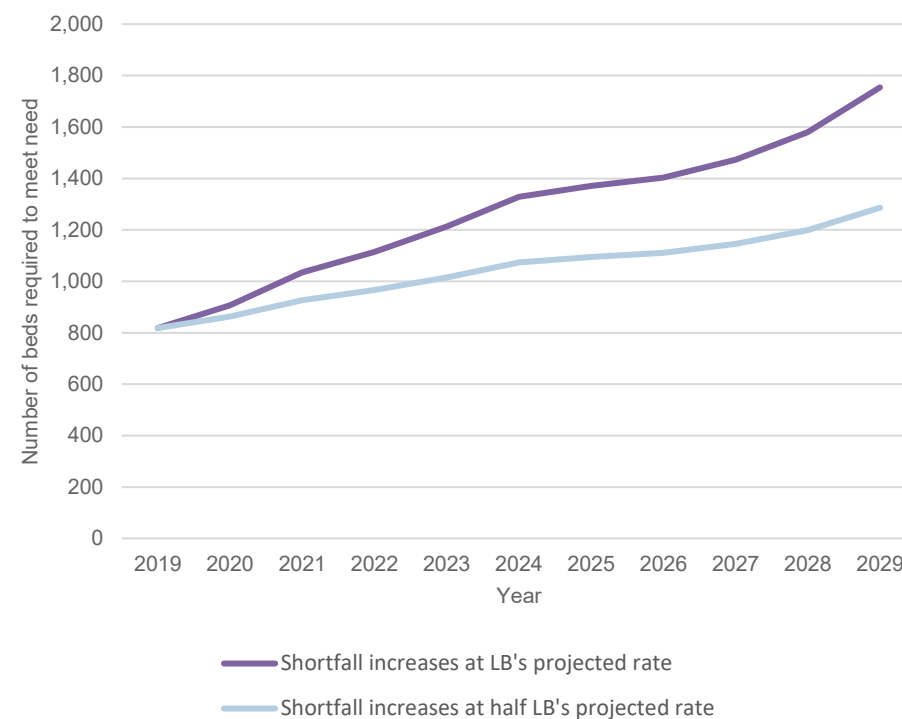


Figure 8: Potential unmet need of market standard beds in the market catchment area over time

24. Impact of the proposed development – commonly raised questions

24.1. Carterwood is a market leader in the provision of needs and demographic analyses in the social care sector. As part of this expertise, we have been involved in a large number of need assessments submitted to support planning applications, and there are several consistent themes that have been raised by adult social care teams and commissioning departments in respect of new care developments and their impact upon the local area.

24.2. We have, therefore, summarised below a number of commonly raised queries and issues to pre-empt areas where there may be uncertainty or ambiguity in the needs case:

Issue – the proposed development may impact upon existing health and social services and GPs, in particular, who are already over-stretched

24.3. An area of the new home will be made available for a visiting practitioner to hold an in-house surgery for the residents, if required. This may limit the number of visits to GP surgeries significantly and the visiting GP can combine multiple visits into one trip. The presence of on-site care staff also potentially reduces the number of unnecessary trips to GPs, thereby reducing waiting lists rather than increasing them.

24.4. The concentration of individuals within one place should also assist in reducing the burden on community nurses, and there are obvious advantages of having residents within one geographic location.

24.5. However, notwithstanding the above, the key issue is that the people who will be resident within the home have needs, and their needs are not manufactured through the provision of the facility that they require, more that they will have a local facility within which their needs can be met.

Issue – the proposed development may impact upon already stretched local authority budgets

24.6. Having conducted a plethora of studies across the UK and spoken with a host of social services teams, our general observation is that local authority placements both into and out of any local authority tend to be broadly neutral.

24.7. There is no doubt that a number of referrals will move into an area when a new home is developed; however, there are many new schemes that we are aware of in neighbouring boroughs that will have the same effect and draw residents away. Placements by social services to and from neighbouring and surrounding local

authorities compensate for each other. In effect, there are just as likely to be as many people leaving the area as there are migrating into the borough, and these two factors effectively cancel each other out.

24.8. We are also aware of the challenge faced by local authorities in funding long-term care to the elderly who do not meet current savings thresholds. A further potential issue relates to prospective self-funding service users who exhaust their funds and are therefore obliged to seek local authority support for payment of on-going care.

24.9. In enquiries we have conducted with other county councils and social services departments, we have ascertained that this type of funding requirement generally tends to amount to less than 1 per cent of the total social services' budget for older people (while we have not been able to confirm the exact proportion for Epping Forest District Council in the timescales required for this advice we would be more than happy to assist the council in analysing this information if required by social services).

24.10. Also, in our experience, the incidence of this scenario developing is very low compared to the vast majority of self-funding service users, who continue to fund their care throughout the duration of their stay. To guard against this potential issue further, operators often allocate a budget within their own financial modelling for this very issue to ensure that residents' needs can be met and the home is genuinely a 'home for life' if required. Also, their admission process and eligibility criteria ensure that any self-funding residents have proof of funds to support themselves financially, normally for a minimum period of 2 years.

24.11. Notwithstanding all of the above, it is inappropriate for financial considerations and viability to be confused during consideration of a planning permission. We set out below an extract from an appeal decision from Cheshire East planning authority (reference: APP/R0660/A/12/2188195) in respect of a care village scheme in Handforth. Paragraph 62 of the appeal decision (for which planning permission was granted) is as follows:

24.12. *"The Council has suggested that, due to a lack of need, new residents from outside Cheshire East could have to enter the home to ensure its viability. They would then represent a risk that the Council could be responsible for their future care. The financial concerns of the Council are however not material considerations in this case, as has been found on many other occasions including in the Health and Safety Executive v Wolverhampton City Council & Victoria Hall Ltd [2012] UKSC 34 case. This is the situation notwithstanding an annual increase in those needing*

Council support in care homes and the Council's 2011/12 expenditure of some £2.2m of support to those unable to afford fees previously met privately."

24.13. The above is clear that these types of issues are not considerations that should be material in the planning decision-making process and should therefore be disregarded.

Issue – utilisation of domiciliary care as an alternative to the subject scheme

24.14. National policy is seeking for people to remain in their own homes for longer, with any care to be provided by an external domiciliary care company. This outcome has two specific advantages; firstly, a positive outcome for the resident, who can remain in their own home and receive care; secondly, reduced spending for any local authority-supported placements, as, on average, domiciliary care costs less than residential care.

24.15. However, whilst care at home as a policy should be supported as an objective wherever possible, it is economically unviable for the provision of 24-hour residential care, where the marginal costs of nursing support necessitate a residential environment.

24.16. For dementia sufferers, specialist accommodation is also required to cater for this service user group's specialist needs. Where informal care by family or friends is not on hand, or where the demands of the individual become too great, moderate and severe dementia sufferers, more often than not, require care in a residential setting, where 24-hour care and support is on hand in a safe and secure environment.

Issue – extra care/independent living as an alternative to the subject scheme

24.17. As part of recognising these shortcomings and limitations for high-dependency residents, many local authorities seek to support the development of extra care facilities that provide the residents "with their own front door" whilst providing 24-hour on-site security and support. The concept is also being viewed more positively by the private sector, with the development of a range of older people's housing alternatives. Although, since the economic downturn in 2008, significant new developments over the past 5 years have generally been limited.

24.18. The supply of extra care accommodation should be expanded to enable many elderly people to continue to live rewarding and independent lives for longer. This is not in dispute.

24.19. However, simply increasing extra care provision is not a panacea for the accommodation needs of all elderly people. Given the forecast demographic changes, which will increase the number of very elderly people, and the prevalence rates of dementia, it is clear that a large number of elderly people will not be able to live rewarding and independent lives in extra care housing and will need 24-hour care home accommodation for the same reasons as identified above.

24.20. In addition, most new extra care schemes in the private sector are aimed at the lower end of the acuity spectrum, as it is difficult, if not impossible, for private purchasers to go through the sale of their own home at the point at which they are frail enough to be considered for entry into a long-term care establishment.

24.21. Dependency levels and lengths of stay continue to rise and fall, respectively, within the residential care sector. The subject development is proposing to meet the highest level of acuity for older people where 'choice' is replaced with a 'needs-based' decision for themselves or their family/friends/key decision-maker.

APPENDICES

A: LIST OF TABLES AND FIGURES

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B: DEFINITIONS AND RESERVATIONS

Timing of advice

Our work commenced on the date of instruction and our research was undertaken at varying times during the period prior to completion of this report.

The report, information and advice provided during our work were prepared and given to address the specific circumstances as at the time the report was prepared and the specific needs of the instructing party at that time. Carterwood has no obligation to update any such information or conclusions after that time unless it has agreed to do so in writing and subject to additional cost.

Data analysis and sources of information

Details of our principal information sources are set out in the appendices and we have satisfied ourselves, so far as possible, that the information presented in our report is consistent with other information such as made available to us in the course of our work in accordance with the terms of our engagement letter. We have not, however, sought to establish the reliability of the sources by reference to other evidence.

The report includes data and information provided by third parties of which Carterwood is not able to control or verify the accuracy.

We must emphasise that the realisation of any prospective financial information or market or statistical estimates set out within our report is dependent on the continuing validity of the assumptions on which it is based. The assumptions will need to be reviewed and revised to reflect market conditions. We accept no responsibility for the realisation of the prospective financial or market information. Actual results are likely to be different from those shown in our analysis because events and circumstances frequently do not occur as expected, and the differences may be material.

Measuring and predicting demand is not an exact science, and it should be appreciated that there are likely to be statistical and market related factors that could cause deviations in predicted outcomes to actual ones.

Our report makes reference to 'Carterwood analytics'. This indicates only that we have (where specified) undertaken certain analytical activities on the underlying data to arrive at the information presented. We do not accept responsibility for the underlying data.

Where we have utilised Carterwood analytics to adapt and combine different data sources to provide additional analysis and insight, this has been undertaken with reasonable care and skill. The tools used and analysis undertaken are subject to both internal and external data-checking, proof reading and quality assurance. However, when undertaking complex statistical analysis it is understood that the degree of accuracy is never finite and there is inevitably variance in any findings, which must be carefully weighed up with all other aspects of the decision-making process.

The estimates and conclusions contained in this report have been conscientiously prepared in the light of our experience in the property market and information that we were able to collect, but their accuracy is in no way guaranteed.

Where we have prepared advice on a 'desktop' or 'headline' basis, we have conducted a higher level and less detailed review of the market. All our headline advice is subject to the results of comprehensive analysis before finalising the decision-making process. Where we have provided 'comprehensive' advice, we have used reasonable skill and endeavours in our analysis of primary (for example, site inspections, mystery shopping exercise, etc.) and secondary (for example, Census, Land Registry, etc.) data sources, but we remain reliant upon the quality of information from third parties, and all references above to accuracy, statistics and market analytics remain valid.

Purpose and use

The report has been prepared for the sole use of the signatories of this letter and solely for the purposes stated in the report and should not be relied upon for any other purposes. The report is given in confidence to signatories of the engagement letter and should not be quoted, referred to or shown to any other parties without our prior consent.

The data and information should not be used as the sole basis for any business decision, and Carterwood shall not be liable for any decisions taken on the basis of the same.

This report is for general informative purposes only and does not constitute a formal valuation, appraisal or recommendation. It is only for the use of the persons to whom it is addressed and no responsibility can be accepted to any third party for the whole or any part of its contents. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus,

agreement or other document without prior consent, which will not be unreasonably withheld.

Validity

As is customary with market studies, our findings should be regarded as valid as at the date of the report and should be subject to examination at regular intervals.

Intellectual property

Except where indicated, the report provided and any accompanying documentation and materials, together with all of the intellectual property rights (including copyright and trademarks) contained within it, belong to Carterwood, and ownership will not pass to you.

Appendix 4

Aerial Image of Chigwell Garden Centre

Aerial site view



— CHIG.R5 allocation

— Brownfield area excluded from allocation

Appendix 5

Proposed revised allocation boundary



Legend:

	Site Boundary
	Care Home Site Application Area (EPF/3195/18/NEW)
	Residential Allocation Area CHIG.R5
	Proposed Allocation Area
	Existing And Enhanced Woodland
	Grassland
	Meadow and Wild Flowers
	Proposed Hedge
	Proposed Shrub
	Formal Grass with Seasonal Bulbs



TITLE: Landscape Design Strategy	
PROJECT/SITE: High Road, Chigwell	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/01/18-1949	
VERSION: v3	
DATE: 11/12/18	SCALE: 1:1500@A3
APPROVED BY: AB	PRODUCED BY: SM

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