



Chigwell Parish Council

# Chigwell Neighbourhood Plan 2015-2030

## Pre-Submission Plan



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OCTOBER 2016

# **Chigwell Neighbourhood Plan 2015-2030**

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## Foreword

The Chigwell Neighbourhood Plan provides the opportunity for Chigwell Parish Council and its residents to shape the Local Plan of Epping Forest District Council as far as it affects the Parish so as to provide the required amount of effective change and development necessary to meet its medium term future needs.

It allows the full use of local knowledge to be employed so as to effect sensible solutions to difficult problems. As local people, we know what will work and what will not, which is key to the successful selection and planning of available sites to create an environment which will work at a number of different levels: economically, environmentally, socially and in terms of the availability of sufficient infrastructure to hold its future planning together.

This Neighbourhood Plan emanates from the publishing of the Issues and Options Document supplied to all residents in 2012 by the District Council to which Chigwell residents gave a massive response ; disapproving of the sites being suggested as possibilities for housing within Chigwell.

It became clear that what was wanted was a Neighbourhood Plan which was fashioned by local opinions and local needs by the Parish Council so as to meet the following objectives:

- Deliver the amount of housing required to be built in the Parish by 2031
- Find small sites which do not place undue and immediate further pressure on the Chigwell road infrastructural pinch points
- Protect the visual amenity within the attractive areas of Chigwell
- Protect Open Green Spaces and its Green Belt.
- Provide a new Community Hub replacing Victory Hall
- Protect local shops and employment
- Protect Listed Buildings and the Conservation Area
- Provide an effective free local public transport system
- Improve and work within the confines of an inadequate local infrastructure

Chigwell has always been a forward looking Parish Council and has readily provided different types of housing since its formation in 1996. More recently it has built some 320 additional dwellings since April 2011 of which close to 80 have been affordable. At the same time, it has allowed new replacement dwellings which keeps the area from becoming tired looking.

It has already allowed development of Green Belt where it improved run down brownfield sites, did no harm to the visual attractiveness of the area and offered additional special community gains, such as a new school for autistic children from 4 to 18years, or affordable housing.

This has all been achieved within one of the most expensive areas in which to live in the South East of England and one which is fraught with difficulties posed by inadequate infrastructure in terms of roads, education and medical facilities in particular.

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

## Chigwell Parish Council

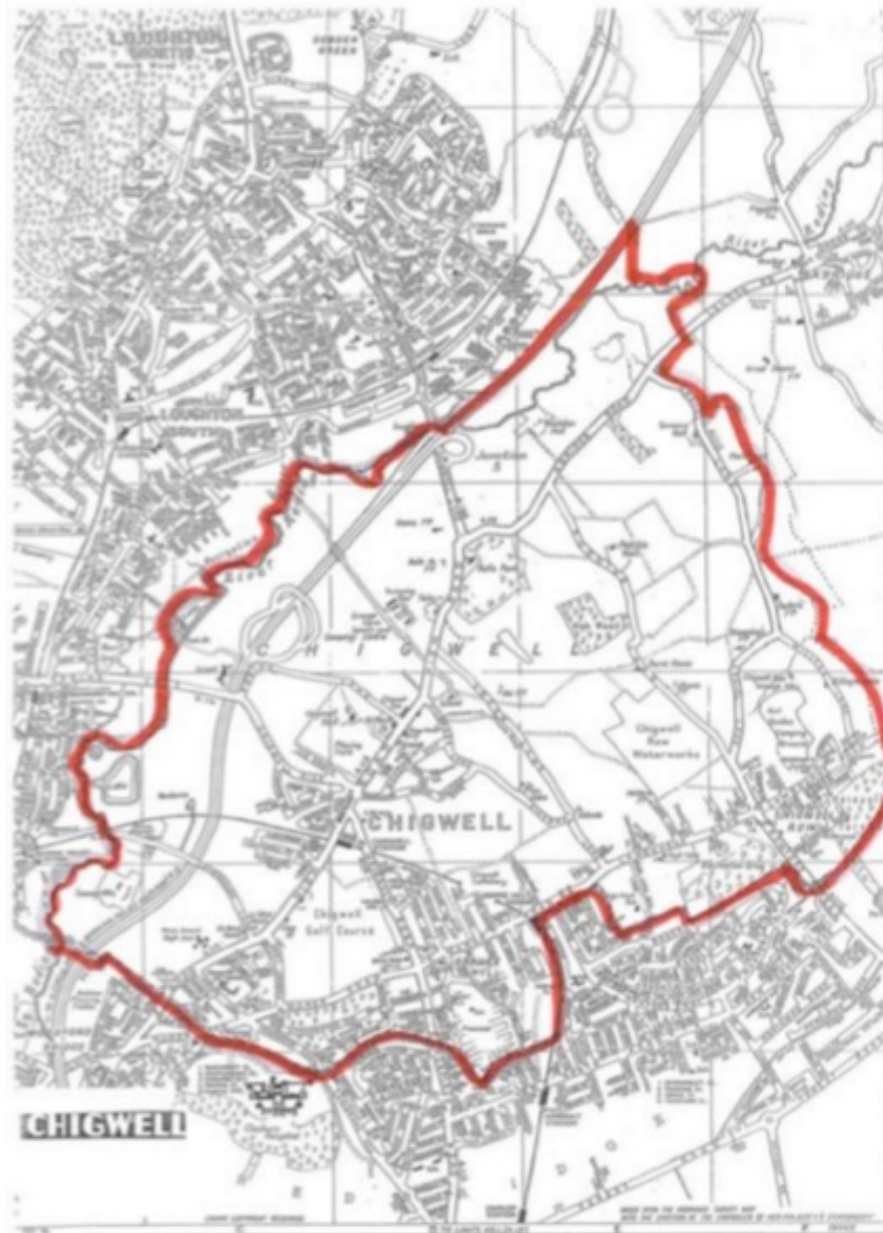
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# 1. Introduction

## Background

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



*Plan A: The Designated Chigwell Parish Neighbourhood Area*

1.2 The primary purpose of the Chigwell Neighbourhood Plan (CNP) is to guide the future development of the Parish in conjunction with the forthcoming Epping Forest Local Plan. Given that all of the Parish that lies outside its settlements is in the Metropolitan Green Belt, the CNP alone cannot make some of these decisions. But in anticipation of the new Local Plan, and in close collaboration with the District Council and using the Local Plan evidence base, the Parish Council is using the CNP to enable the local community to plan for its own destiny. Once made after a referendum, the CNP planning policies will be used to determine planning applications in the area. The new Local Plan will then release land from the Green Belt for development in accordance with the CNP once it has been adopted in 2017.

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

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

## **Neighbourhood Planning**

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

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

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

## **The Pre Submission Plan**

1.7 The Pre Submission Plan is the opportunity for the Parish Council to consult on the proposed policies of the Neighbourhood Plan. It is the next step in testing the local community's opinions on how the Parish should grow in the period to 2030, and to engage with the statutory bodies and land interests.

1.8 The contents of this Plan are therefore presented to obtain the views of the local community and other organisations on its proposed vision, objectives and land use policies. The final version of the Plan will take into account representations received on this version.

## **Sustainability Appraisal & Habitats Regulations Assessment**

1.9 The Parish Council has prepared a draft Sustainability Appraisal report to accompany the Pre Submission Plan. The report incorporates a Strategic Environment Assessment (together known as SA/SEA) in line with the EU Directive 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. The appraisal tests how the draft policies of the Plan will avoid or successfully mitigate any significant environmental effects.

1.10 The Parish Council is also mindful that a Habitats Regulations Assessment (HRA) may also be required of the Plan in due course, given the reasonable proximity of the Epping Forest Special Area of Conservation (SAC) to the west of the Parish. The Neighbourhood Plan must be able to rule out, through a screening of its policies, any significant effects on this European nature conservation site. In its comments on the scoping of the SA/SEA, Natural England noted that it is possible that the quantum of development provided for by the Neighbourhood Plan may lead to additional traffic passing through the SAC. This may increase pollution in the Forest.

1.11 Normally, this matter would be dealt with by the HRA of the forthcoming Local Plan. However, given the proposals of the draft Local Plan, the Parish Council has been obliged to bring forward the Neighbourhood Plan for consultation. It notes that the Interim SA/SEA of the draft Local Plan considers the quantum of development for this part of the District will have neutral biodiversity and air quality effects on the baseline position. As the Neighbourhood Plan makes provision for slightly fewer new homes than the Local Plan, there is no reason to suggest that its effects on the SAC will be any different. But, the Parish Council will aim to agree with Natural England and the District Council how this matter will be best addressed before the Neighbourhood Plan is submitted for examination.

## **The Next Steps**

1.12 Once the consultation exercise is complete, the Parish Council will review the comments made and prepare a final version of the Plan, known as the 'Submission Plan'. This will be submitted to the District Council to arrange for its independent examination and then the referendum.

## Consultation

1.13 If you have any comments to make on this Plan, please do so by **5pm on 21 November 2016** at the latest in the following ways:

Via the Chigwell Parish Council email address:

[info@chigwellparishcouncil.gov.uk](mailto:info@chigwellparishcouncil.gov.uk)

Or by writing directly to the Chigwell Parish Clerk Mark Hembury at:

Chigwell Parish Council  
Hainault Road  
Chigwell  
Essex, IG7 6QZ

1.14 The Chigwell Parish Council website contains all the necessary background information on the Chigwell Neighbourhood Plan. Its web address is [www.chigwellparishcouncil.gov.uk](http://www.chigwellparishcouncil.gov.uk)



## 2. The Neighbourhood Area

### An Introduction to Chigwell Parish

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

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

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

2.4 We need to find a solution to the massive problem created by having a secondary school based in Chigwell which effectively excludes significant numbers of Chigwell children forcing them to travel many miles into other areas in search of a secondary education place. At the same time the Chigwell community supports the desire to raise standards in our primary schools which are too often in the lower quartile for performance. This may need to be accompanied by the provision of new school buildings.

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

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

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

## **Chigwell Village**

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

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

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

2.11 Movement along Chigwell Road reveals a change towards detached houses for the most part facing West Hatch Secondary School, Chigwell Nursery and immediately adjacent to Chigwell Golf Club there are further residential units leading to the Chigwell Park Estate which comprises of semi-detached dwellings built in the 1930s.

2.12 Other roads of note are Ely Place which lies between Turpins Lane and Manor Road and are relatively new semi and detached dwellings, St Marys' Way which is of similar style and whose entrance is immediately opposite West Hatch School and finally Forest Lane which may be described as an exclusive development of detached houses linking Chigwell Road to Manor Road.

2.13 While Luxborough Lane is a private road containing a public footpath and bridle path which has nurseries, a hockey club of national repute, the former Tottenham Hotspur training ground, a group of terraced dwellings facing ECC's recycling centre and a few other semi-detached and detached dwellings leading to the Water Works. Chigwell Station is part of the London Transport Underground System and represents the entrance into the retail area of Brook Parade in the heart of Chigwell Village. Brook Parade itself is a typical post war development which can be described as a single row of shops and operates as a secondary retail area.

2.14 More recently a delicatessen and Italian restaurant have been allowed to add to the facilities on offer although retailing represents a significant majority of the shopping units. All of the shops have flats situated above them while opposite and adjacent are the much newer and relatively expensive blocks of Dolphin Court and Claremont House, while the other main apartment block of Spanbrook built in the 1950s completes the journey along Brook Parade. Immediately behind the shops is the residential area known as 'The Brook' which provides another development of mainly detached dwellings and has the special feature of the Parish Council owned tree lined brook running through it.

2.15 The Village Green with its fitness equipment and children's playground is situated immediately opposite Brook Parade and plays an important role in defining the Village. By now we have moved firmly into The High Road, Chigwell from which spring Hainault Road, and Chigwell Rise, the first providing an avenue of detached dwelling leading towards Barkingside and Ilford while Chigwell Rise provides the link with Buckhurst Hill and together with Lee Grove provides a visually pleasing aspect of mainly detached dwellings partly fronted by another council maintained green.

2.16 Hainault Road also provides the Parish Council offices, the County Council Library and Victory Hall which provides various community uses from theatre and crèche facilities to licensed premises and snooker. Immediately adjacent to the east of Hainault Road a visitor will encounter some listed terraced dwellings and the King William IV Public House which has been developed into a retailer of alcoholic drinks and more recently a restaurant.

2.17 The Courtland Estate which incorporates Courtland Drive, Meadow Way, Parklands and Daleside Gardens provides high value detached dwellings which look out onto open farmland sandwiched between it and Hainault Road and which provides what has been recognised by the Planning Inspectorate as a strategically important green corridor running through Chigwell and reaching into Grange Hill.

2.18 The rest of the High Road brings us into the 'Dickensian' and Conservation Area of Chigwell Village. Its main features being mainly substantial detached residences with the offshoots of High Mead, Kings Mews and Roding Lane. Important features here are the Metropolitan Sports Ground and the most notable Listed Buildings of Grange Court, The King's Head Public House, which now functions as a very popular Turkish Restaurant, St Mary's Church and Chigwell School.

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

what was previously Grange Farm and then a camping, caravanning leisure park run unsuccessfully by the District Council and subsequently handed over to the Grange Farm Trust.

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

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

### **Chigwell Row**

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

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

2.24 The Village itself has expanded over the last 50 years with private housing added via the Woolhampton Estate and more recently the houses and flats packed onto the former Retreat Public House grounds. A more modest development involving the refurbishment of single bed sits and their conversion into flats is currently being undertaken by EFDC. The Village has its own special identity being surrounded by Open Fields, Farms and the historical Hainault Forest.

2.25 A small number of shops together with a convenience store some 100 yards away provide basic services such as a bakers and post office together with the slightly more bizarre take away Indian and Chinese Restaurants. The two Brewers Public House and Restaurant provide a focus for social activity in the absence of the closed Maypole Public House on the front corner of the approach into the village.

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

2.27 Conversely it is a rural ward without having many residents involved in farming. There are a few brown field sites which may offer the opportunities for development but for the most part it is plain open green fields together with a significant adjacent forest.

### **Grange Hill**

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

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

2.30 The residential area surrounding Manor Road up to the point where it meets Hainault Road can only be described as exclusive and expensive detached dwellings set mainly in significant sized grounds. Tomswood Road has changed over the last 20 years as bungalows have been replaced with much larger detached dwellings. This area has seen a significant influx by the Asian Community whose lifestyle tends to be more commensurate with living in these very large dwellings. This partly explains why the population increase in Chigwell has been matched at the same time with an increase in the average house population size.

2.31 Another changing feature has been the development of flats close to the Petrol Station. The process of allowing two public houses and three adjacent detached houses to be developed as apartments to some extent changed the local environment while increasing the number of dwellings significantly.

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

2.33 The Estate has a refurbished Community Centre and close by Limes Farm Primary School. The nearest secondary school, being West Hatch Academy but for the most part children over 11 years have to look elsewhere for their secondary education as the school's admissions policy based upon closeness excludes many Chigwell children. As a result, much longer journeys have to be made to schools in Loughton and even as far as Epping and Waltham Abbey.

2.34 Clearly there is significant social diversity existing within the Grange Hill ward but if one returns to travelling along Manor Road east of the petrol Station then the more usual pattern of detached, semi-detached and relatively expensive apartments is encountered both along the main road and side roads such as Lechmere, Broadhurst and Mount Pleasant.

2.35 St Winifred's Church is now the only non-residential building in this location. On reaching the shopping area adjacent to Grange Hill station there is now a considerable change due to the current development of 92 dwellings on the former Jennikins Nursery site. This was a brown field site within the Green Belt which received planning approval based upon the provision of 80% affordable housing. One should also note the existence of the tennis club situated behind the shops.

2.36 Immediately opposite the site sits Grange Hill Station which like Chigwell Station is part of the Central Line loop owned by Transport for London. The final section of Grange Hill is concerned with green fields which includes the cemetery run by the Parish Council. Some of these fields form a buffer between London and Chigwell and have important or strategic Green Belt status. While clearly a suburban area on the edge of London, Grange Hill has provided a significant number of housing developments in recent years and has just about run out of land space for any more.

### 3. Planning Policy Context

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

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

- Prescription in favour of sustainable development (§ 4)
- Role of Neighbourhood Plan (§ 16)
- Recognise intrinsic value and beauty of countryside (§ 17)
- Support existing businesses (§ 17)
- Sustainable transport policies and travel plans (§ 35 and 36)
- Boosting the supply of housing (§ 47)
- Delivery of a wide choice of high quality homes (§ 50)
- Affordable homes and rural exception sites (§54)
- The quality of development (§ 58)
- Promoting healthy and inclusive communities (§ 68)
- Designation of local green spaces ( § 76 and 77)
- Great weight should be given to preserving landscape and scenic beauty in AONBs (§ 111)
- Conserving and enhancing historic environment (§ 126)
- Neighbourhood Plan (§ 183 – 185)

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

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

- CP1: Achieving Sustainable Development Objectives
- CP2: Protecting the Quality of the Rural and Built Environment
- CP3: New Development
- CP6: Achieving Sustainable Urban Development Patterns
- CP7: Urban Form and Quality
- CP8: Sustainable Economic Development
- CP9: Sustainable Transport
- GB2A: Development in the Green Belt
- GB7A: Conspicuous Development
- HC6: Character, Appearance and Setting of Conservation Areas
- HC13A: Local List of Buildings
- NC1: SPAs, SACs and SSSIs
- H3A: Housing Density
- H4A: Dwelling Mix
- H5A – H8A: Affordable Housing

- E4A/B: Employment Sites
- TC1: Town Centre Hierarchy (identifying Local Centres at Brook Parade, Limes Farm and Manor Road in the Parish)
- TC6: Local Centres
- CF12: Retention of Community Facilities
- DBE1 – DBE9: Design
- LL1 – LL3: Landscape
- ST1: Location of Development
- ST2: Accessibility of Development

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

3.6 The Parish Council is also mindful that the new Local Plan to cover the period to 2031 will replace the saved policies of the Local Plan early in the lifetime of the Neighbourhood Plan. In the case of some policies – those requiring land to be released from the Green Belt to enable development – it will be essential that the Neighbourhood Plan and new Local Plan are mutually supporting.

3.7 Unfortunately, despite the efforts of the Parish Council, it has not yet been possible to agree a consistent approach to the spatial strategy for allocating housing land in the Parish. In which case, the Parish Council has chosen to consult the local community and other stakeholders on its preferred strategy in this document and accept that the District Council will very shortly consult the community on a strategy with some significant differences.

3.8 Essentially, the District Council strategy is focused on avoiding releasing land from the Green Belt as far as possible, by identifying open space at Limes Farm for more than half the 400 new homes required of the Parish to 2031. It is also proposing the development on the open land that forms the setting to the listed Chigwell Convent (the former Chigwell Manor House of the 18<sup>th</sup> Century). This presents a very different strategy to those identified and assessed in its earlier work of 2012, which looked at options for major Green Belt land releases around Chigwell Village.

3.9 Conversely, the Parish Council has always been clear that Chigwell does not possess sufficient residential or commercial land, with which to satisfy the assessed requirement for housing within the Parish, without looking for land in the Green Belt. As a result a policy based on land prioritisation has been developed. This policy creates a priority listing so as to ascertain sites within the Green Belt which are capable of development through either a change in classification or the provision of very special circumstances.



### 3.10 The prioritisation is based upon:

- Brown field sites. Previously developed sites within Chigwell should be the first port of call for the provision of housing or employment.
- Those Green Belt sites offered under EFDC's Call for sites which do not harm the visual amenity of Chigwell will be preferred.
- Those Green Belt sites which offer relatively low densities and quantities of housing will be preferred
- Those sites which help to relieve the pressure on the road infrastructure existing in Chigwell Village will be preferred.
- Those sites which prevent urban sprawl from London will be protected from development.
- Sites should be sustainable in that there should be planned sustainability as far as the provision of public transport is concerned.
- The Council will specifically support the redevelopment of the Victory Hall site to provide a modern Community Hub comprising of new social facilities for different age groups, a new hall and theatre space, a repositioned library parish offices and drop in facilities.

3.11 In more general terms the strategy is based upon meeting the housing requirements for Chigwell within the Local Plan while protecting its semi- rural appearance and not over concentrating road vehicle activity unduly on the three exit roundabouts which allow access to London. This explains the planned movement over time towards the edges of the Parish and towards the North-East of Chigwell.

3.12 This also entails that the Parish Council will support educational improvement, the provision of community facilities, medical, and dental facilities while seeking to retain a viable set of retail venues as well as additional dwellings so as to meet the modern day requirements of its residents. The Council recognises the importance of controlling the demands being made upon its already pressurised infrastructure so as to provide a viable lifestyle for residents.

3.13 In the evidence base to the new Local Plan there is the Green Belt Review Stage 2 report, which identifies the extent to which different parcels of land across the Parish continue to make a vital contribution to the essential open character of the Green Belt. It shows that the Green Belt remains especially important in the Parish, given its close proximity to the edge of London. However, it also indicates that there is the potential in places to release land for development without undermining this essential character. There is recognition that on occasion a Green Belt site might be preferable to essential open green field space within the Parish.

## 4. Vision, Objectives & Land Use Policies

### Vision

4.1 The vision for Chigwell Parish in 2030 is:

*“By 2030, the visual character of Chigwell will be largely unchanged and will remain distinctive so that the enjoyment gained by residents from living there has been protected. Additional housing will have been built so as to have met the numbers provided by the District Council within its adopted Local Plan. The local infrastructure will be improved and protected as far as possible from excessive strain so that better educational opportunities, better bus usage, increased availability of medical services and much improved community services will have been provided.”*

### Objectives

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

- Retain the essential open rural character of the Parish to prevent it becoming part of an incursion of London into the Green Belt
- Preserve the special heritage of the parish as a key reminder of its rural past
- Grow the parish incrementally to best absorb the impacts of change on the character of the parish, on community spirit and on local infrastructure
- Make better use of any brownfield land in the parish that is capable of beneficial redevelopment, especially for new homes
- Manage traffic by not making existing congestion problems significantly worse
- Improve community facilities and services to be able to properly serve existing and new residents

### Land Use Planning Policies

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

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

4.5 The plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other

planning documents - the National Planning Policy Framework and the policies of the Epping Forest Combined Local Plan - will continue to be used.

4.6 Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the Policies Maps- where a policy refers to a specific site or area then it is shown on the Maps.

### **Policy CHG1: A Spatial Plan for the Parish**

***The Parish will continue to be defined by the Metropolitan Green Belt. Development that is suited to an urban setting will therefore only be appropriate within the urban area of the parish at Chigwell Village, Grange Hill and Chigwell Row. Development that would normally be appropriate in a rural setting will only be appropriate in the remainder of the Parish if it will not undermine the permanent openness of the Green Belt and if it can be demonstrated that there are exceptional circumstances.***

***Proposals for the reuse of previously-used land or for suitable infill or plot subdivision within an urban area will be supported provided they accord with other policies of the Neighbourhood Plan and the Epping Forest Local Plan.***

4.7 This policy sets the overall spatial plan for the Parish. With some 415 new dwellings being built in Chigwell since April 2011, the Neighbourhood Plan looks to provide for approximately 400 new homes to April 2030. This represents a 10% increase over the life of this plan and is in line with the housing strategy of the draft Local Plan.

4.8 The choice of sites upon which any future building is required have adhered to at least one or both of the following principles. Firstly, brownfield sites have been utilised in the first instance and, as they are insufficient in number, then secondly, discreet Green Belt sites which do not compromise the visual amenity of the Parish have been selected.

4.9 In this respect, the Parish Council has considered whether or not to make specific provision for new homes as part of the regeneration of Limes Farm at Grange Hill. It had noted that the District Council had assessed (in its SLAA report of January 2016) the potential of building homes on the existing large green spaces on the estate. The Parish Council does not support such an approach and considers these spaces as essential to the future of the area, hence they are proposed for designation as Local Green Spaces in Policy CHG12 below.

4.10 Instead, the Parish Council will support a more socially responsible, better designed and comprehensive redevelopment package as a better long term strategy which may lead to a more efficient use of the land and hence a greater number of housing units. However, as landowner, it is understood the District Council has no plans to prepare and deliver such a strategy and Policy CHG3 (Site GH2) of the Plan merely encourages such a proposition to come forward.

4.11 More generally, the policy continues to emphasise the importance of the Green Belt to defining the very important edge to London that is provided by the Parish. Other than those sites proposed to be reserved for housing development in Policies CHG2, CHG3 and CH4, subject to their release from the Green Belt in the Local Plan, proposals will not be approved for any further building unless there are very special circumstances demonstrated.

4.12 However, the policy recognises that the focus of development within the existing built up areas should not be at the cost of local character and amenity. Building on precious urban green spaces or the over-development of rear gardens are no more welcome than building on the Green Belt.

### **Policy CHG2: Developments in Chigwell Village**

***The Neighbourhood Plan supports the delivery of new homes, employment opportunities and community facilities on five sites in and around Chigwell Village.***

#### **Site CV1: Former Beis Shammai School**

***Proposals for a mixed use development scheme at the former Beis Shammai School, as shown on the Policies Map, will be supported, provided:***

- i. The land is released from the Green Belt by the Epping Forest Local Plan;***
- ii. The scheme comprises a mix of employment, public car parking and housing uses;***
- iii. The employment scheme converts and/or redevelops the existing main buildings on the site for B1 offices with associated car parking;***
- iv. The public car park scheme provides spaces in the SE corner of the site for the benefit of users of the nearby primary school;***
- v. The housing scheme comprises approximately 10 new homes;***
- vi. The transport scheme comprises access only from the existing site access on to the High Road roundabout; and***

4.13 The site was occupied by an educational use but has been vacant for some time. However, its redevelopment potential is constrained by a high-pressure gas main crossing the site.

4.14 The existing school buildings are worthy of retention and reuse as business (B1) uses, as the site has an existing access to High Road and would make a competitive location for small business development. The site is well screened on all its boundaries and so plays no effective role in defining the Green Belt in this location.

4.15 A scheme will also provide the opportunity to create a new public car park for the use of parents, staff and visitors to Chigwell Primary School just to the south of the site. The existing school access and parking are inadequate and so the policy requires this new provision as a community benefit, together with a new access through the site to serve the car park. The policy also provides for a small number of homes as part of the development mix.

## **CV2: Chigwell Nurseries**

**Proposals for a housing development scheme at the Chigwell Nursery, as shown on the Policies Map, will be supported, provided:**

- i. The land is released from the Green Belt by the Epping Forest Local Plan;**
- ii. The scheme comprises approximately 65 homes;**
- iii. The landscape scheme minimises the loss of mature trees on the site frontage and provides an effective landscape buffer around the boundaries of the developable area;**
- iv. The scheme layout prevents any future extension of the scheme into the countryside to the north; and**
- v. The scheme is accessed from High Road in a way that minimises the loss of existing trees on the boundary to create a satisfactory visibility splay.**

4.16 This site lies off High Road on the southern edge of Chigwell. It is bounded by housing development to its north and across High Road to its east, and includes part of the Chigwell Nurseries business. Given it lies on lower ground to these adjoining uses and is only connected to the greenspace to the west through a small gap, the site plays no effective Green Belt role.

4.17 There is no visually effective gap separating Chigwell from Woodford Green although there are some incidental spaces along High Road. This is not one, as there is a line of mature, tall trees along the site boundary to High Road. The policy indicates that the full site may be able to accommodate 65 homes, but this is considered a maximum realistic capacity, and a successful scheme may result in considerably fewer homes in due course. The policy requires that a new access is achieved to High Road rather than using the Nursery access but that the loss of mature boundary trees is minimised. It also confines the developable area to land within the streams and away from the remaining gap to the countryside to ensure there is no further encroachment into the Green Belt to the north west.

## **Site CV3: Former Grange Farm**

**Proposals for a housing development scheme at Grange Farm, as shown on the Policies Map, will be supported, provided:**

- i. The land is released from the Green Belt by the Epping Forest Local Plan;**
- ii. The scheme comprises approximately 20 homes;**
- iii. The landscape scheme avoids the loss of the trees protected by a Tree Preservation Order and minimises the loss of other mature trees within the site;**
- iv. The landscape scheme mitigates the effects of development on the biodiversity value of the site and the adjoining Biodiversity Action Plan habitats;**
- v. The scheme layout has regard to the presence of utilities infrastructure that crosses the site; and**
- vi. The scheme makes proper provision for addressing ground contamination.**

4.18 This 0.87 Ha site lies on the northern edge of Chigwell village and adjoins a larger consented housing scheme on the former Grange Farm complex and lies opposite the former Beis Shammai school site. As such, it is possible to redraw the adjoining Green Belt boundary to release the land from the Green Belt to enable the development of the site.

4.19 The majority of the site was used in conjunction with Grange Farm and is considered previously-used land. The enclosed nature of the site means that it makes no effective contribution to the essential open character of the Green Belt. The policy indicates that the site can accommodate approximately 20 homes, assuming a predominantly flatted scheme at this important northern entrance to the village.

4.20 The site does include a Tree Preservation Order and the policy requires these trees to be retained and for the loss of any other trees on the site boundary to be avoided or minimised. Part of the site also lies within a Biodiversity Action Plan Priority Habitat, hence the policy requires the landscape scheme to address how to mitigate the biodiversity effects of the development. And part of the site is affected by utilities infrastructure and the policy requires that the layout avoids a conflict with this infrastructure, to be determined with the HSE as part of a future planning application. Finally, the policy requires that a financial contribution is made to meeting the cost of the proposed Chigwell Parish Bus Service, which will connect the site with the main local services in the Parish on a regular timetable.

#### **Site C4: Rolls Park**

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

- i. The scheme comprises a mix of housing and community facilities;***
- ii. The housing scheme comprises approximately 50 homes, with at least 20 homes to be made available for a minimum of 20 years as private affordable rented homes for households with a local connection to the Parish;***
- iii. The housing scheme will be confined to that part of the site adjoining the existing Rolls Park complex of buildings;***
- iv. The community facility scheme delivers:***
  - a. a new Parish Community Centre, comprising multi-purpose facilities, a Parish Office and Library, which will be completed prior to the final occupation of the housing scheme;***
  - b. a new Scout Hut with ancillary outdoor recreational uses;***
  - c. a new public park;***
  - d. improvements to the Local Wildlife Site;***
  - e. a financial contribution to the costs of operating the proposed Chigwell Parish Bus Service that will serve the housing and community facility schemes;***
- v. the landscape scheme retains the existing mature trees on the edge of the developable area as part of an effective landscape buffer;***
- vi. the development layout, the landscape scheme and the public park are arranged in a way to prevent any future extension of the scheme into the Green Belt; and***

**vii. *the housing and community facility schemes are accessed via the lane to High Road and provision is made for improving the land and junction.***

4.21 This 4.91 Ha site lies just to the north of the former Grange Farm site and behind an established group of buildings at Rolls Farm. It is enclosed on all sides by significant mature trees and hedgerows. It is proposed that as the site does not adjoin the proposed redrawing of the Green Belt boundary it will remain in the Green Belt. In which case, an exceptional case must be made for the policy to be justified.

4.22 The policy proposes that there is a housing scheme and a community facilities scheme, the delivery of which provides the justification for development in the Green Belt. And although the wider countryside beyond this site does play an important role in defining the essential open character of the Green Belt and the gap between Chigwell and Loughton, the site itself is hidden from all views by Rolls Farm, Grange Farm and its mature boundaries.

4.23 In any event, the policy proposes that the housing scheme is confined to the most enclosed part of the site, with the community facilities scheme occupying the remainder of the site, including that part that is designated a Local Wildlife Site. It requires that at least 40% of the new homes are offered to households with a local connection to the Parish at affordable rents for a minimum of 20 years. The land owner is keen to retain the freehold of the land but wishes to offer privately rented homes to local people at affordable levels.

4.24 The community facilities scheme has four components, the combination of which will deliver a significant community benefit for the Parish. The present community facilities in Chigwell village are not fit for modern purposes. This site on the northern edge of the village provides a convenient location for their replacement in association with a series of other benefits, e.g. a new scout hut and public park.

4.25 The existing Local Wildlife Site will be secured and improved to deliver a net biodiversity gain for the scheme. The policy requires that access is achieved on to High Road using the existing farm road, but anticipates that some improvements to the widening the road and to the junction with High Road may be necessary to deliver a satisfactory arrangement.

### **Site CV5: Waste Transfer Facility**

***Proposals for the re-development of the Waste Transfer Facility on Luxborough Lane, as shown on the Policies Map, will be supported, provided:***

- i. The housing scheme comprises approximately 30 homes;***
- ii. The scheme is confined to the existing waste transfer site;***
- iii. The scheme utilises the existing site access on to Luxborough Lane; and***
- iv. Satisfactory provision is made to manage flood risk and the effects of development on the biodiversity value of the adjoining land***

4.26 The site is currently occupied by a waste transfer facility serving the local area. It adjoins a London Underground rail line on an embankment to its north and the flood plain to the River Roding to its west. Only the raised ground on which the facility sits is therefore possible to accommodate residential development in the future. There are currently no plans for the closure of the facility, but as the Plan period extends to 2030, the intent of the policy is to signal that the reuse of brownfield land for new homes will be a priority.

### **Policy CHG3: Developments in Grange Hill**

***The Neighbourhood Plan supports the delivery of new homes at Grange Hill and the comprehensive regeneration of Limes Farm.***

### **Site GH1: Land at Froghall Lane**

***Proposals for a housing development scheme at Froghall Lane, as shown on the Policies Map, will be supported, provided:***

- i. The land is released from the Green Belt by the Epping Forest Local Plan;***
- ii. The scheme comprises approximately 70 homes, some of which may be delivered in the form of extra care or independent living homes for older occupiers;***
- iii. Land is reserved for the extension to the cemetery in the broad location shown on the plan below and a landscape buffer is provided to separate the two uses;***
- iv. Access is from Mount Pleasant Road and/or from Grange Manor and not Froghall Lane; and***
- v. The scheme layout and building orientation has regard to the site topography and minimise the effect of development in views towards Chigwell from the countryside to the east of the site.***

4.27 This land is wedged between the parish cemetery, a new housing scheme at Grange Manor and an older housing estate at Mount Pleasant Road. The access road to the cemetery forms the eastern boundary, which is lined with two rows of mature trees. Although part of a wider parcel of the Green Belt to the north and east of the site considered to play a strong role in the purpose of the Green Belt, this site is visually separate and plays little of such a role.



4.28 The site is suited to a housing scheme and especially for specialist housing for older people, given its proximity to local services. It will also enable the extension of the cemetery, a proposal that the land owner has offered. The plan above gives an indication of how the cemetery may expand on to the site but the details will be left to a planning application. The policy requires a landscape buffer to divide the housing and cemetery uses for amenity purposes. It also requires that access to the housing site is achieved via either Mount Pleasant Road and/or Grange Manor. The cemetery access of Froghall Lane is only suited to serving the cemetery.

### **Site GH2: Limes Farm**

***Proposals for the comprehensive regeneration of Lime Farm, as shown on the Policies Map, will be encouraged and supported, provided the proposals seek to improve the well-being, housing, environment, local services and community facilities for the residents of the area through a package of measures.***

***Proposals for housing or other development on the existing open spaces of the area will be resisted until such a time that a comprehensive regeneration scheme has been approved.***

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

4.30 The freehold of the area is owned by the District Council but there are no current plans to bring forward a comprehensive regeneration scheme to address these problems. It is therefore not possible for the Neighbourhood Plan to assume such a scheme will be delivered in the current plan period. Should these circumstances change, then the Parish Council would be keen to plan for the future of the area with the local community using a future review of the Plan. Even so, given the current density of development and the continuing need for public open space and local services, it should not be assumed that a redevelopment scheme will deliver significant numbers of net additional homes.

4.31 However, the District Council has identified in its draft Local Plan the potential of the open spaces of the area to accommodate 200 new homes. Such a proposal will not provide for the proper planning of the area and will only likely lead to further social problems and a severe degradation of the local environment for the local community. For those reasons, this policy resists such a proposal with the hope that the District Council abandons its plans.

#### **Policy CHG4: Developments in Chigwell Row**

***The Neighbourhood Plan supports the delivery of new homes and community facilities on five sites in and around Chigwell Row. All of the development schemes supported by this policy will be required to make a financial contribution to the delivery of a new multi-purpose Village Hall for Chigwell Row.***

4.32 Chigwell Row is a distinct community in the Parish. It benefits from some limited local services but is missing a hub facility to bring the local community together. The Neighbourhood Plan provides a rare opportunity to achieve this objective, by building the case for a number of small releases of land from the Green Belt in the least sensitive locations on the edge of the village.

4.33 In doing so, the Plan will enable the provision of currently private land in the heart of the village for this purpose and sufficient housing development to deliver the finance to make this one-off investment. The policy requires that all five development schemes help pay for the new Village Hall, in addition to the provision of the land on site CR3 Camping Grounds.

4.34 All of the sites will be served by the new Chigwell Parish Bus Service and so will also contribute to meeting its costs as required by Policy CHG5. The service will connect the sites with the local services and facilities in Chigwell Village and Grange Hill.

#### **Site CR1: Gravel Lane**

***Proposals for a housing development scheme at Gravel Lane, as shown on the Policies Map, will be supported, provided:***

- i. The land is released from the Green Belt by the Epping Forest Local Plan;***
- ii. The scheme comprises approximately 20 homes;***
- iii. The landscape scheme provides an effective landscape buffer around the boundaries of the developable area;***
- iv. The scheme layout prevents any future extension of the scheme into the countryside; and***
- v. The transport scheme comprises access from the existing site access on to Gravel Lane, the provision of a new footpath to connect with the existing footpath adjoining the allotments site and the existing 30mph zone on the A1112 is modified to commence north of the site access.***

4.35 The site is a former nursery with access on to Gravel Lane. Although not technically brownfield, its previous use does distinguish it from conventional green field land and it is well screened from the open countryside beyond. Its southern boundary adjoins the allotments, which in turn adjoin the northern edge of Chigwell Row, so the site does not appear remote in the landscape. The policy requires the existing northern and eastern boundaries to be strengthened with wider landscape buffers to ensure the site forms an effective edge of the village with no means of extending the site further into the Green Belt in the future.

4.36 The existing site access is suitable but the policy requires that the current 30mph zone is moved on the A1112 to the north of the access and that a new pavement to the road is installed to encourage walking from the site into the village. In addition, as the site is one of a number of proposed sites that lie within Chigwell Row, the policy requires that the scheme makes a financial contribution to upgrading the community facilities in the village to serve new residents.

**Site CR2: Millers Lane**

***Proposals for a housing development scheme at Millers Lane, as shown on the Policies Map, will be supported, provided:***

- i. The land is released from the Green Belt by the Epping Forest Local Plan;***
- ii. The scheme comprises approximately 25 homes;***
- iii. The landscape scheme retains the existing mature trees on the edge of the developable area as part of an effective landscape buffer;***
- iv. The scheme layout prevents any future extension of the scheme into the countryside; and***
- v. The transport scheme comprises access from the existing site access on to Millers Lane, the provision of a new footpath to connect with the existing footpath and the existing 30mph zone on Millers Lane is modified to commence north of the site access***

4.37 This 1.2 Ha site on the northern edge of Chigwell Row forms a natural completion to the village edge. Its secluded location and dense mature planting around each of its edges means that development within those edges will not have any adverse effect on the essential open character of the Green Belt. As the site adjoins the existing Green Belt boundary, it is possible to make a small modification to the boundary to release the land for development.

4.38 To ensure a safe road access and to encourage walking trips to the nearby village centre, the policy requires the moving of the current 30mph zone north of the site access to Millers Road and the provision of a new pavement.

### **Site CR3: Camping Ground**

**Proposals for a housing development scheme at the Camping Grounds on Lambourne Road, as shown on the Policies Map, will be supported, provided:**

- i. The land is released from the Green Belt by the Epping Forest Local Plan;**
- ii. The scheme comprises approximately 25 homes;**
- iii. The landscape scheme retains as much of the mature vegetation on the site as possible and provides an effective landscape buffer around the boundaries of the developable areas;**
- iv. The scheme layout excludes buildings in the area of deciduous woodland and prevents any future extension of the scheme into the countryside;**
- v. The scheme is accessed from Lambourne Road; and**
- vi. There is a planning obligation requiring the provision of a new community hall on the site frontage to Lambourne Road, the design and siting of which must have full regard to sustaining the significance of the setting to the adjoining Woodlands Farmhouse heritage asset.**

4.39 This 2.7 Ha site is used as a camping ground and lies at the centre of Chigwell Row. There are significant, mature areas of woodland and other trees and hedgerows that separate the land from the Green Belt countryside to the north. The other site boundaries are formed by housing development. There are two Grade II listed buildings close to the site and the site frontage to Lambourne Road forms part of the setting to one – Woodlands Farmhouse.

4.40 However, that frontage is sufficiently wide and deep to enable the design of a scheme to avoid any harm to the character of that setting and especially the set back building line of the Farmhouse. The site adjoins the Green Belt boundary and it is therefore straightforward to make a minor modification to the boundary to release the land for this scheme.

4.41 The central location of the site to the village means that it is ideal for the location of a new community facility to serve Chigwell Row. This should be located to the front of the site to be most accessible with new homes confined to the rear developable areas. The precise location, orientation and design of this facility will be determined by a Heritage Assessment, as the policy requires that the character of Woodlands Farmhouse is not harmed by such a scheme.

4.42 The policy requires a comprehensive scheme comprising new homes and the delivery of the facility before the final occupation of those homes. The other sites proposed housing sites in or close to Chigwell Row will be required to make a financial contribution to the community facility scheme, as the facility will benefit all the community.

#### **Site CR4: Chase Lane Paddock**

***Proposals for a housing development scheme at Chase Lane Paddock, as shown on the Policies Map, will be supported, provided:***

- i. The land is released from the Green Belt by the Epping Forest Local Plan;***
- ii. The scheme comprises approximately 20 homes;***
- iii. The landscape scheme provides an effective landscape buffer around the boundaries of the developable area;***
- iv. The scheme layout prevents any future extension of the scheme into the countryside;***
- v. The flood risk assessment demonstrates how surface water flooding on the site will be satisfactorily addressed; and***
- vi. The scheme is accessed from Chase Lane, which may require improvements to be implemented as part of the scheme.***

4.43 The 1.9 Ha site is reasonably well contained and distinct from the open Green Belt countryside to the north of Chigwell Row. There are strong boundaries on almost all four sides of the site and the policy requires that these are strengthened further as well as confining the developable area to that part of the site closest to the buildings off Chase Lane. The site adjoins the Green Belt boundary and can easily be incorporated within the village if released from the Green Belt.

4.44 The site access will be from Chase Lane, which may require some works to its configuration and to its junction with Lambourne Road to be able to manage the increase in traffic movements.

#### **Site CR5: The Maypole**

***Proposals for a change of use of buildings and land at The Maypole PH, Lambourne Road, as shown on the Policies Map, to dwellings will be supported, provided:***

- i. the scheme is accessed from Orchard Way;***
- ii. any redevelopment of the site has regard to sustaining the significance of the Doves Cottages heritage assets at the rear of the site and to the prominence of the site in views south along Gravel Lane, in views west and east along Lambourne Road and in views north along Romford Road; and***
- iii. the scheme meets its car parking requirement in full within the site.***

4.45 This policy seeks to secure a successful scheme to refurbish or redevelop the vacant Maypole public house, which occupies a very prominent location in Chigwell Row. It is not expected that a new A4 drinking establishment use will be viable and the site is large enough with its car park and outdoor seating areas to accommodate a new housing scheme of approximately 20 homes in a flatted development.

4.46 The policy requires a scheme to reflect the character of the group of listed buildings comprising Doves Cottages to the rear of the site but also to acknowledge its prominence in views from every direction to the Romford Road/Lambourne Road crossroads. It is therefore expected that the existing building may either be refurbished or redeveloped at up to 3 storeys for flatted accommodation but new buildings elsewhere on the site will be no more than two storeys and no higher than the Doves Cottages on that part of the site.

#### **Policy CHG5: Chigwell Parish Bus Service**

**All development proposals supported by Policies CHG2, CHG3 and CHG4 will be required to make a financial contribution to meeting the costs of operating the proposed Chigwell Parish Bus Service.**

4.47 The Parish Council proposes to establish and operate a community bus service serving all of the new housing schemes in Chigwell Village, Grange Hill and Chigwell Row.

4.48 The successful operation of these buses will transform the ability of Chigwell residents to move around the Parish without the use of a motor car and should alleviate severe parking problems currently associated with having two stations with no parking and three schools with no easy access from inside Chigwell by bus.

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

4.50 In particular, it will allow Chigwell Row residents easy access to Chigwell's London Underground Stations and schools as well as shops and services. It will do the same for the residents in the St John's Ward around Turpins Lane and Brunel Road, who currently have no bus access into the centres of Chigwell at all. And it will provide a service which will link up with the new community hub on what is the Victory Hall site to enable access to a multitude of activities on a single and easily reachable site. This will have the added advantage of creating more parking spaces as well as turn-around bus links and some residential additions on the former library site as well as business or social facilities within the existing Parish Offices.

4.51 The project has already secured almost £1m of funding from previous development schemes and this policy requires all of the schemes supported by the Neighbourhood Plan to make reasonable contributions through the S106 mechanism.

## **Policy CHG6: Housing Mix**

***Proposals for housing development that seek to deliver fewer affordable homes than the requirement of the Local Plan, may be supported if it can be demonstrated that the location of the site is not well suited to that type of tenure.***

***Proposals for housing development should seek to provide at least 30% of open market units in housing types that are suited to occupation by older households, comprising either dwellings intended for independent living or extra care dwellings. The proposals should normally be located within walking distance of a village centre defined by Policy CHG8 or on a site served by the Chigwell Parish Bus Service of Policy CHG5.***

***Proposals to convert large family dwellings into flatted accommodation that require planning permission will only be supported where this form of development is consistent with the design principles of Policy CHG10 and will not lead to significant increases in road traffic or compromise local road safety.***

4.52 This policy seeks to reflect the fact that the housing stock of the Parish differs considerably across the area and that not all standard housing mix proposals will therefore be appropriate to the local area. It is especially aiming to allow applicants a degree of flexibility in their proposals to ensure there is no significant over-provision of specific housing tenures in a local area.

4.53 With an aging population, and anecdotal evidence of older people in the Parish wishing to downsize but remain in the area, then policy also looks to encourage new homes that meet these needs. This type of development will be best located nearer local services or on the proposed development sites served by the new Chigwell Parish Bus Service.

4.54 Proposals to convert larger homes for flatted accommodation are another source of additional homes, but their effects on local amenity, either alone or in combination with other similar proposals, can change the local character of the area. Such proposals must therefore accord with the design principles of Policy CHG10.

## **Policy CHG7: Supporting Community Assets**

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

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

***Proposals to develop a new community facility for Chigwell on the Victory Hall site on Hainault Road will be supported.***

***Proposals to establish a new doctor's surgery or a new dentist facility will be supported, provided they are located outside the Green Belt and have sufficient off-street car parking spaces.***

4.55 This policy serves three purposes. Firstly, it identifies specific community facilities that require protection from harmful development, where it cannot be demonstrated that their loss could be avoided or that their current use is no longer viable.

4.56 Secondly, it encourages proposals to create a new facility to serve the Parish on land that is well suited to that use. The Parish Council is keen to implement proposals on land very close to the village centre at Chigwell.

4.57 Thirdly, it encourages proposals for a new GP surgery and dentist's facility in the Parish so the local community does not have to travel as far as at present to access local health services.

## **Policy CHG8: Supporting Local Shops**

***The Neighbourhood Plan designates village centres at Brook Parade, Chigwell, at Limes Farm, at Grange Hill and at Chigwell Row, as shown on the Policies Map.***

***Proposals for new shops and services suited to a village centre will be supported. Proposals for a change of use from a shop or service suited to a village centre to another use will be resisted, where planning permission is required.***

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

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



4.58 This policy seeks to sustain the vitality and viability of four local shopping areas in the Parish as they each provide convenient and valued services for the local community. The policy replaces Local Plan Policy TC6 as it applies in this Area and updates and replaces Local Plan Policy TC1 in redefining the boundary of each centre on the Policies Map.

4.59 For the purposes of this policy, uses that are considered suited to a village centre location comprise: A1 – A5 retail, financial services, café/restaurants, drinking establishments and hot food takeaways; and B1 (a) offices. These uses may extend on to upper floors as well as their ground floors. Dwellings on the upper floors of a ground floor village centre use are also suitable to these locations.

4.60 It therefore encourages proposals for new shops and services in these locations and for additional car parking spaces, as they each meet the needs of a wider population that needs to travel by car. However, given each centre is relatively small, there is concern that the loss of village centre uses to other uses will quickly undermine their function and vitality. Similarly, there too many A3, A4 and A5 in each centre may also undermine their convenience offer, so the policy seeks to restrict such uses to no more than one quarter of the units. This will still provide at least a dozen of those uses across the Parish and so will maintain healthy competition between businesses.

#### **Policy CHG9: Supporting Local Businesses**

***Development proposals to create new businesses of a village scale will be supported, provided they are located outside the Green Belt.***

***Proposals that result in the loss of an existing business use will be resisted, unless it can be demonstrated that its continued use is no longer viable. Proposals to expand an existing employment or business use will be supported, provided their impact on flood risk, local amenity, traffic and landscape can be satisfactorily mitigated and they do not compromise the open character of the Green Belt.***

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

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

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

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

4.64 This policy is an expression of the Parish Council's positive attitude to economic development. It replaces Local Plan policy E12 as it applies in this Area, which is considered to be too restrictive of rural employment in not allowing for employment uses in the Green Belt at all, and confines them only to existing employment areas. In this Parish, there are one or more small, village-scale business uses that are useful sources of local jobs and they do not compromise the essential purpose of the Green Belt, any more than do the existing residential properties in such locations. The policy therefore seeks to be more permissive of proposals within those settlements, provided they are of a village scale and can be satisfactorily assimilated into a Green Belt.

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

#### **Policy CHG10: Promoting Good Design in the Parish**

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

***Proposals should have special regard to:***

- ***The significance of larger buildings set in large plots to establishing the character of much of the Parish, whereby proposals for plot subdivision to deliver flatted accommodation will not normally be appropriate***
- ***The scale of gates and railings on the property frontage, which should complement the street scene and should not be overbearing and out of character***
- ***The use of weatherboarding and agricultural vernacular in the detailing of buildings***
- ***The desire for front and rear gardens to new dwellings in those parts of the Parish where this is already very common***
- ***In respect of proposals for basement development below existing properties or basements for new buildings, they are accompanied by a construction method statement that clearly demonstrates how neighbouring properties will be safeguarded and how any harmful impacts on underground water movements will be avoided***

4.66 This policy complements the series of Local Plan design policies DBE1 to DBE8 by identifying a number of design matters that are especially relevant to this Parish. The specific issues identified are those that are often the cause of objections from the local

community when planning applications are submitted and should be given special attention by applicants.

### **Policy CHG11: Promoting Good Design in the Chigwell Conservation Area**

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

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

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

### **Policy CHG12: Local Green Spaces**

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

- i. Glebe Land at High Road/Vicarage Lane***
- ii. Land at Chigwell Convent, High Road, Woodford Bridge***
- iii. Limes Farm Open Space***

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

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

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

4.70 It is acknowledged that two of the sites – at Limes Farm and Chigwell Covent – are being promoted in the Draft Local Plan for development. The NPPF recognises that one intent of local communities in designating Local Green Spaces is to remove the threat of development from open spaces that play an important part in community life. In both cases, the Parish Council and the local community consider the principle of development to be unacceptable, especially as the Neighbourhood Plan has shown it is possible to meet local housing needs through other, more sustainable means.

4.71 Policy CHG3 establishes the position in relation to how the future of Limes Farm should be addressed. The Chigwell Convent is one of very few Listed Buildings in the urban parish outside of the Chigwell Conservation Area. Dating from the eighteenth century, the grandeur of the former Chigwell Manor House is still understood and enjoyed from both High Road and Turpin's Lane in views across the space that create an essential setting to the building (and to the separately listed forecourt piers, gateway and railings). The combination of this space and the green space opposite at West Hatch School) also create the first space on leaving London and entering Essex along Chigwell Road/High Road. This significance cannot be over-stated.

### **Monitoring & Review Policies**

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

## 5. Implementation

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

### Development Management

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

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

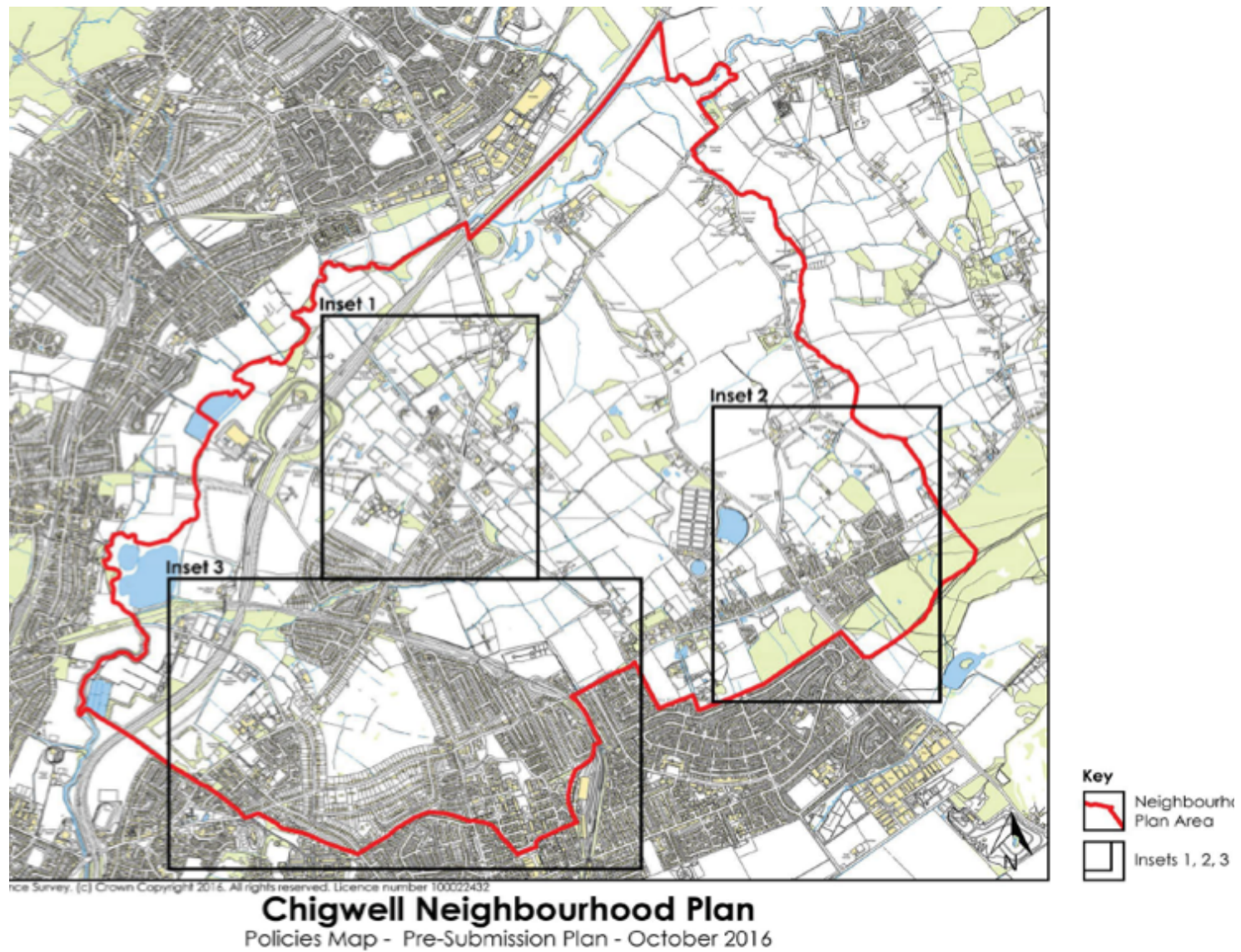
### Infrastructure Projects

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

- New off street parking facilities adjacent to the London Underground Stations of Grange Hill and Chigwell
- improvements to the existing roads and pavements by Essex County Council
- provide a new Chigwell non-commercial and local bus service to allow better interconnections between residents and schools, shops, schools and Community facilities
- measures which seek to improve traffic flows during peak use times
- proposals to invest and improve local schools at:
  - Chigwell School
  - Chigwell Primary School
  - Limes Farm School
  - Wells Park School
  - Chigwell Row School
  - West Hatch School

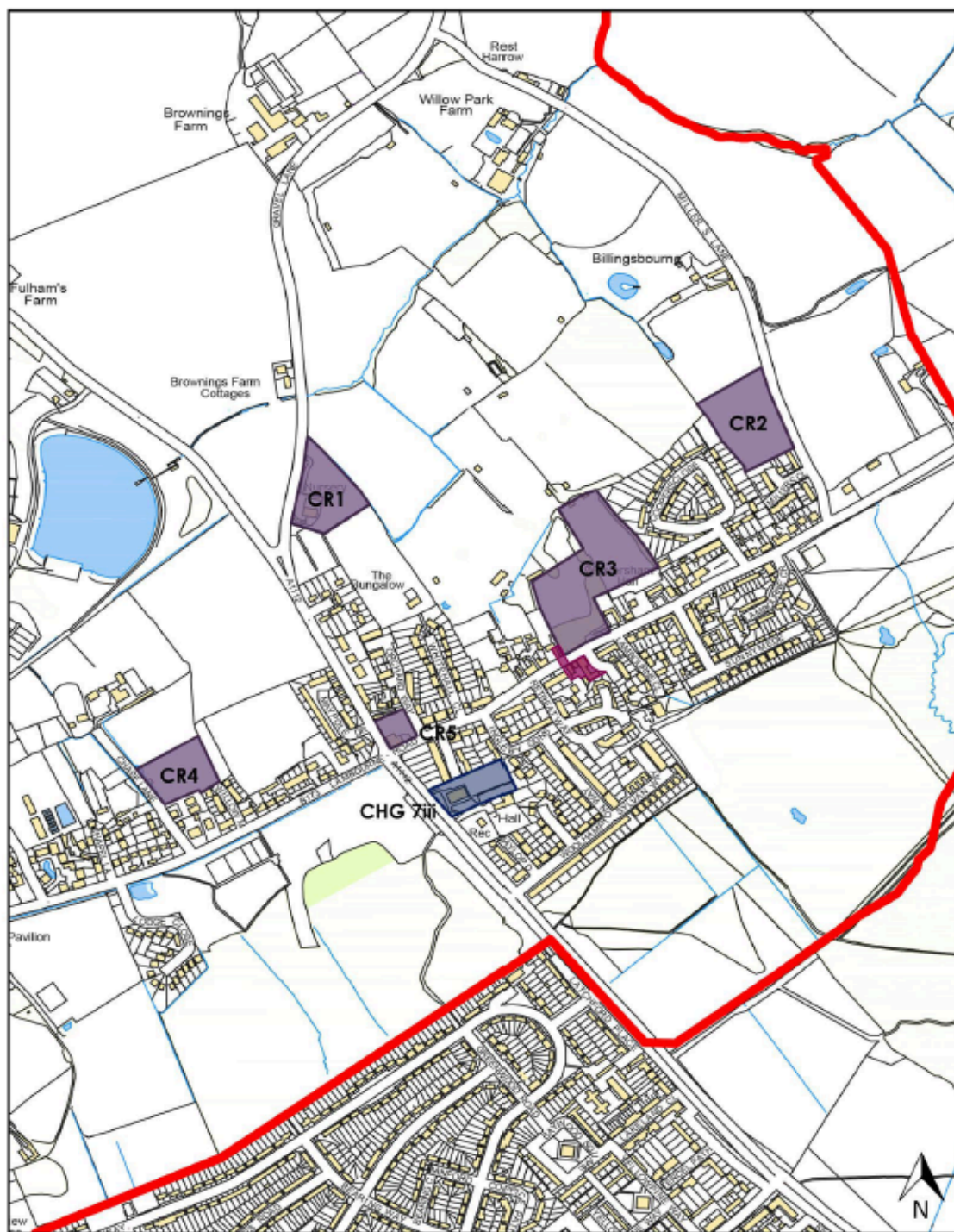
5.5 This proposal identifies a series of infrastructure projects, in which the Parish Council will seek to secure investment from financial contributions from development schemes in the Parish. Contributions will be made in the form of S106 planning obligations if the project has a direct, beneficial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

## Policies Map & Insets



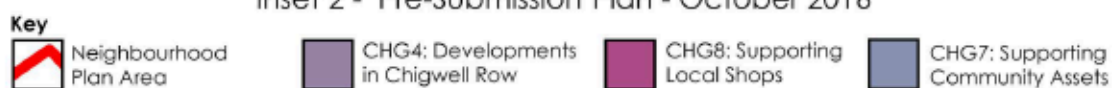




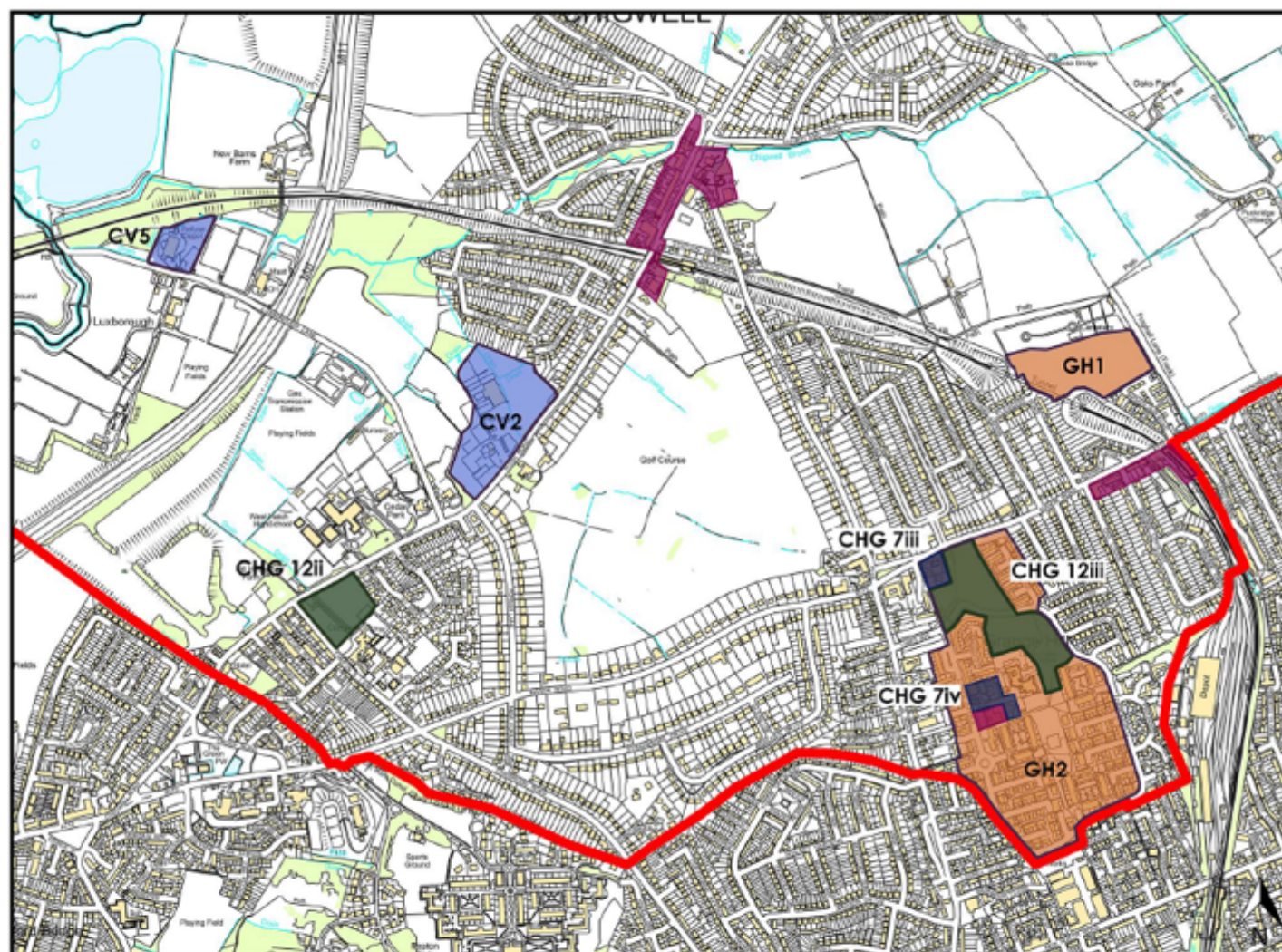


## Chigwell Neighbourhood Plan

Inset 2 - Pre-Submission Plan - October 2016







# Key

- Neighbourhood Plan Area
- CHG2: Developments in Chigwell Village
- CHG3: Developments in Grange Hill
- CHG 7: Supporting Community Assets
- CHG8: Supporting Local Shops
- CHG12: Local Green Spaces

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## Chigwell Neighbourhood Plan

Inset 3 - Pre-Submission Plan - October 2016

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