

Chigwell

Neighbourhood Plan

2018-2033

**Final Sustainability Appraisal/
Strategic Environmental Assessment Report**

**Published by Chigwell Parish Council for examination under the
Neighbourhood Planning (General) Regulations 2012 and in accordance with
EU directive 2001/42 and the Environmental Assessment of Plans &
Programmes Regulations 2004.**

March 2018

NON- TECHNICAL SUMMARY

1. The purpose of this Sustainability Appraisal Report is to provide an assessment of any significant social, environmental and economic effects resulting from the policies and proposals of the submitted Chigwell Neighbourhood Plan in accordance with the Neighbourhood Planning (General) Regulations and the EU Directive 2001/42 on Strategic Environmental Assessment (SEA).
2. The Neighbourhood Plan has been finalised for its submission by Chigwell Parish Council to the local planning authority, Epping Forest District Council to arrange its examination, under the Neighbourhood Planning Regulations 2012.
3. There have been a number of important changes to the Neighbourhood Plan since its consultation in late 2016, primarily to focus on only one site allocation to supplement rather than duplicate proposals in the emerging Epping Forest Local Plan. As a result, the order and numbering of policies has changed from the Draft SA SEA Report.
4. Through the SA/SEA the social, environmental and economic effects of the Neighbourhood Plan are tested to ensure that these promote sustainable development and the Plan avoids causing any significant environmental effects.
5. The Neighbourhood Plan contains a number of policies for the use and development of the land in the Parish in the plan period up to 2033. The policies, together with the policies of the adopted Local Plan and the National Planning Policy Framework (NPPF) will be used by the District Council to help determine planning applications once the Neighbourhood Plan is approved in due course.
6. The Neighbourhood Plan proposes the following vision of the Parish in 2033:

“By 2030, Chigwell will have succeeded in meeting a wide variety of local housing needs but will have retained its essential rural and historic character within the Metropolitan Green Belt. The villages will have remained distinctive communities separated by significant gaps of open Green Belt land. Our communities will also have benefited from improvements in local infrastructure and facilities.”
7. The Neighbourhood Plan has translated this vision into four key objectives as follows:
 - Retain the essential open rural character of the Parish to prevent it becoming part of an incursion of London into the Green Belt
 - Preserve the special heritage of the Parish as a key reminder of its rural past
 - Manage traffic by not making existing congestion problems significantly worse
 - Improve community facilities and services to be able to properly serve existing and new residents
8. It is possible that the Neighbourhood Plan will be examined and made prior to the adoption of the new Local Plan. But, the reasoning and evidence of the Local Plan has been helpful in informing this SA SEA and the policy choices made by the Parish Council, especially in respect of the site assessment and Green Belt studies.

9. The new Local Plan proposes to deliver 367 homes in total in the Parish. Its Policy P7 sets out the principles for infrastructure provision, air quality assessments and flood risk management. The policy makes no new employment land allocations. In general, the proposed vision and policy for the Parish match the goals and preferences of the local community as consistently expressed through the preparation of the Neighbourhood Plan. There is therefore no need for the Neighbourhood Plan to identify any additional land for housing within the built-up areas and in any event no scope for the Plan to remove land from the Green Belt.

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

11. The three dominant sustainability issues in the Parish relate to managing change within the Green Belt, especially around the main village, the effects of high house prices on community life, the poor standard of community facilities and traffic on the local road system. These issues are common to all of the edges of London. They are not exceptional or especially urgent in this Parish, but they are brought into sharp focus by the new Local Plan, which is seeking to meet the District's objectively assessed housing need.

12. To assess the sustainability performance of the Neighbourhood Plan, an assessment framework has been adopted. It is deliberately drawn from the relevant SA/SEA Objectives of the Local Plan so that, where possible and relevant, data sets can be shared for ongoing monitoring purposes. The selection of objectives for the framework reflects the general sustainability issues of the Parish and the narrow scope of policies in the Neighbourhood Plan. It has selected those objectives that are considered the most relevant informative for this purpose.

13. In overall terms, therefore, the goals of the Neighbourhood Plan are broadly consistent with the SA/SEA objectives with the opportunity for a number of positive effects to be realised through specific policy choices in pursuit of those goals.

14. The Neighbourhood Plan contains 10 policies, which have a series of social, environmental and/or economic effects. There has been a considerable narrowing of the vision, objectives and policies of the Plan since its Pre-Submission consultation for various reasons that are explained in the Plan and other documents.

15. The combination of the policies of the Neighbourhood Plan will deliver a series of positive effects, most notably in increasing the sustainability of the Parish villages through new housing and local services. The Rolls Park policy is required to deliver the new Community Hub proposal – its Green Belt location has provided the leverage to make this requirement, that would not be possible with a convention housing proposal. However, the policy provisions minimise the negative landscape effect through careful site planning, and also require effective biodiversity mitigation measures.

16. The policies have also taken important account of the heritage value of many parts of the Parish, not just the Chigwell Conservation Area, and encourage high quality design standards. The Local Green Spaces proposals in particular will discourage 'town cramming' resulting from developing precious open spaces in what is a dense urban area at Chigwell on the edge of Woodford Green.

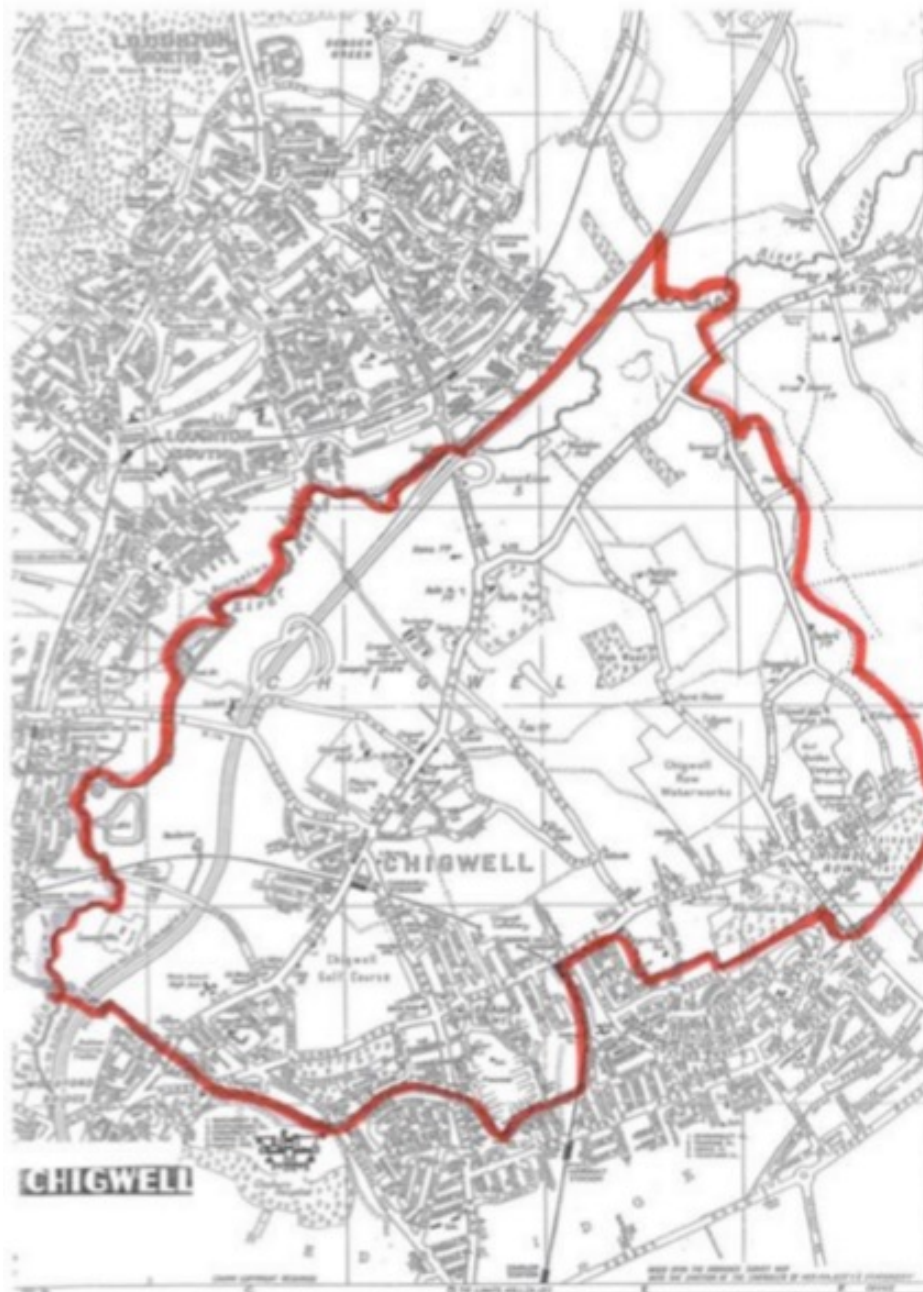
17. In overall terms, therefore, the Neighbourhood Plan will deliver a sustainable pattern of development alongside the proposals of the new Local Plan. The reasonable alternative to the policies is the 'policy-off' position, i.e. the alternative of not having a policy and relying on other development plan and/or national planning policies. It is considered that this alternative will have neutral effects for almost all the policies, as those other policies ought to enable the policy intent to be realised, albeit without the local refinement offered by the Neighbourhood Plan.

18. In summary, the Neighbourhood Plan policies are positive about development in the Parish over the plan period. The comparison of the proposals with their reasonable alternatives indicates that there are a small number of important differences in the effects, with the remaining effects being shared. On the one hand, the positive Green Belt/landscape effects of avoiding having to release Green Belt are considerable, given the primacy of that objective in national planning policy. On the other hand, although not entirely measured by the scope of this assessment, the potential for significant social benefits of the Rolls Park and Community Hub proposals is considerable. Furthermore, it is noted that this technical assessment conclusion has been reinforced by the Parish Council securing significant local community support for its proposals.

19. In which case, it is concluded that the range of sustainability benefits of the proposed Neighbourhood Plan policies outweighs their modest, residual negative effects, and are greater than the benefits offered by the reasonable alternatives.

1. Introduction

1.1 The purpose of this Sustainability Appraisal Report is to provide an assessment of any significant social, environmental and economic effects resulting from the policies and proposals of the Chigwell Neighbourhood Plan ("the Neighbourhood Plan") in accordance with the Neighbourhood Planning (General) Regulations and the EU Directive 2001/42 on Strategic Environmental Assessment (SEA). Plan A below shows the designated Neighbourhood Area, which coincides with the parish boundary.



Plan A: Chigwell Designated Neighbourhood Area Map

1.2 The Neighbourhood Plan has been finalised for its submission by Chigwell Parish Council ("the Parish Council") to the local planning authority, Epping Forest District Council ("the District Council") to arrange its examination, under the Neighbourhood Planning Regulations 2012.

1.3 The District Council has not issued a formal screening opinion requiring an SEA but, given the proposed purpose and policy contents of the Neighbourhood Plan and the requirement for the Plan to demonstrate it will contribute to the achievement of sustainable development, the Parish Council has chosen to meet its obligations by incorporating the SEA into a wider Sustainability Appraisal (SA) of the Neighbourhood Plan under the Environmental Assessment of Plans & Programmes Regulations 2004.

1.4 A Scoping Report, (as part of Stage B of the process – see Figure B below) was therefore consulted on for the minimum 5-week period during April and May 2016, in line with the Regulations (see Appendix B). The comments received on the proposed scope of sustainability objectives were supportive – the objectives are set out in Section 7 of this Report.

1.5 However, in its response, Natural England highlighted the importance of the Neighbourhood Plan proceeding alongside the emerging Epping Forest Local Plan, so that the potential effects of development policies on the Epping Forest Special Area of Conservation (SAC), a European protected nature site, could be screened out or assessed as part of the Habitats Regulations Assessment of the Local Plan. This matter is addressed in Section 12 of this report.

1.6 The Parish Council consulted on a Pre-Submission version of the plan from 3 October 2016 to 14 November 2016 for the statutory six-week process. The policies have been informed by the Draft SA/SEA, as per Stage C of the process. The baseline evidence is contained in the Scoping Report (and is copied in Appendix A). The Draft SA/SEA report was also consulted on, as per Stages D and E of the process. The comments made on both documents have been considered by the Parish Council in finalising the documents for the independent examination prior to the referendum. The ongoing monitoring of the effects of implementing the plan (Stage F of the process) is covered in Section 8 of this report.

1.7 There have been a number of changes to the Neighbourhood Plan, primarily to focus on a much smaller number of site specific policies to supplement rather than duplicate proposals in the emerging Epping Forest Local Plan. As a result, the order and numbering of policies has changed from the Draft SA SEA Report.

2. Background to Sustainability Appraisal & Strategic Environmental Assessment

2.1 Through the Sustainability Appraisal are tested the potential for significant social, economic and environmental effects of the Neighbourhood Plan to ensure any harmful effects are avoided or satisfactorily mitigated. The Appraisal may also highlight where positive effects may be created and reinforced.

2.2 The methodology for the appraisal is intended to be proportionate to the task of assessing the modest development proposals of a community-led, Neighbourhood Plan. A summary of the process, as derived from the Planning Practice Guidance Flowchart of 2015 (ID 11-033), is contained in Table A below.

The Sustainability Appraisal Process (inc. Strategic Environmental Assessment)	
Screening	<p>STAGE A: This stage is undertaken by the local planning authority to determine whether the neighbourhood plan is likely to have significant environmental effects.</p> <p>If it considers there is the potential for such effects, then it issues an opinion to that effects. If it does not consider there is potential for such effects, then it must consult the statutory consultees - Natural England, Historic England and the Environment Agency – before issuing its final screening opinion.</p> <p>The qualifying body make choose to undertake a Sustainability Appraisal to incorporate a Strategic Environmental Assessment or to focus solely on an Assessment, using the Basic Conditions Statement to explain how the Plan contributes to the achievement of sustainable development. The qualifying body may make this decision without obtaining a screening opinion.</p>
Scoping	<p>STAGE B: This stage sets the context of the appraisal by identifying the baseline data and establishing its scope.</p> <ol style="list-style-type: none"> 1. Identification of relevant plans, policies and programmes. Any existing requirements that need to be taken into account or incorporated into the plan are identified. 2. Review of baseline information. Data about sustainability issues is collected, together with an indication as to how this may change in the future without the plan or programme under preparation. 3. Identification of sustainability issues. The review of plans and policies, together with the baseline information are used to identify the key sustainability issues which could impact the plan. 4. Development of the Appraisal framework. The appraisal criteria used to assess the impact of the plan or programme. 5. Identification of initial plan options. Taking into account best practice initial identification of options and reasonable alternatives undertaken. 6. Consultation. On the scope and alternatives for appraisal it is necessary to consult statutory consultees.
Assessment	<p>STAGE C: This stage involves the appraisal of the any likely significant effects of the plan policies (and any reasonable alternatives) on the key sustainability issues identified.</p>

	<ol style="list-style-type: none"> 1. Finalisation of the Plan options and alternatives for testing 2. Testing the Plan objectives against the Appraisal Framework. The Plan Objectives are tested to understand how they relate to the framework 3. Evaluation of plan policies and alternatives. The Framework is used to assess various plan policies by identifying their potential sustainability effects and to assist in the refinement of the policies. 4. Predicting and evaluating the effects of the plan. To predict the significant effects of the plan and assist in the refinement of the policies. 5. Consideration of ways to mitigate adverse effects and maximise beneficial effects. To ensure that all potential mitigation measures and measures for maximising beneficial effects are identified. 6. Proposing measures to monitor the significant effects of implementing the Plan: To detail the means by which the sustainability performance of the plan can be assessed and monitored. <p>This appraisal is used to feed into the development of the Plan to help understand the sustainability implications of the policies and the results are used to inform policy.</p>
Reporting	<p>STAGE D: Preparation of the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • The findings of the appraisal together with how it has influenced the development of the plan are identified and set out in a draft report together with the recommendations on how to prevent, reduce, or offset any significant negative impacts arising from the plan. <p>STAGE E: Consultation – seek representations from consultation bodies and the general public</p> <ul style="list-style-type: none"> • This is an ongoing process. Consultation of the draft report is undertaken into account and used to influence further iterations of the sustainability appraisal process. • The final report is published alongside the Plan as part of the submission documentation for independent examination.
Adoption and Monitoring	<p>STAGE F: Following the making of the Plan, the effects of implementing the plan are measured and any adverse effects are responded to. The results are fed into the future plans and assessments.</p>

Table A: Sustainability Appraisal Process

2.4 This process has been followed, with iterations of the appraisal informing the choice and content of policies in the Plan. As noted above, the final version of the Plan has a considerably narrower scope, as the project has waited for the higher order Local Plan and its appraisal to reach its submission stage.

3. An outline of the contents, main objectives of the Neighbourhood Plan and relationship with other relevant plans or programmes

3.1 The Neighbourhood Plan contains ten policies for the use and development of the land in the Parish in the plan period up to 2033. These policies, together with the policies of the adopted Local Plan and the National Planning Policy Framework (NPPF) will be used by the District Council to help determine planning applications once the Neighbourhood Plan is approved in due course. Although not yet adopted, the Neighbourhood Plan has been informed by the reasoning and evidence base of the emerging Local Plan.

3.2 The Neighbourhood Plan proposes the following vision of the Parish in 2033:

“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. The essential character of the Green Belt has been preserved, with new homes having been successfully absorbed within it and on its edge, creating major new recreation, community facility and biodiversity assets in return. The new Parish Bus Service has successfully connected all the new homes with local services and operates on a sound commercial footing. The comprehensive regeneration of Limes Farm has begun, delivering significant numbers of new homes, as part of its economic, social and environmental transformation. And the historic character of the urban area and its open spaces have been protected from harmful infill development.”

3.3 The Neighbourhood Plan has translated this vision into four key objectives as follows:

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

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

3.5 The most relevant policies of the Combined Local Plan for the CNP 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

3.6 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 attaches to each policy may vary depending on the extent to which the policy is consistent with the National Planning Policy Framework (NPPF).

3.7 The Parish Council is also mindful that the new District Local Plan to cover the period to 2033 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.

3.8 The Pre-Submission Local Plan was published in December 2017 for examination and adoption in 2018. It makes a series of policy proposals that are relevant to the Neighbourhood Plan, including:

- SP2 Spatial Development Strategy 2011-2033 – most notably, allocating land in Chigwell for approx. 376 new homes and making provision for additional housing site allocations by neighbourhood plans
- SP3 Place Shaping – setting out a series of development principles
- SP6 Green Belt and District Open Land – defining proposed Green Belt boundary changes, restating the purpose of the Green Belt and proposing new District Open Land designations (as an equivalent to Local Green Spaces)
- SP7 The Natural Environment, Landscape Character and Green Infrastructure - setting out a series of development principles
- H1 Housing Mix and Accommodation Types - setting out a series of principles for the mix of housing types and tenures
- H2 Affordable Housing – requiring a minimum of 40% of homes on sites of more than 10 homes to be delivered as affordable homes

- E2 Centre Hierarchy/Retail Policy - resisting the change of use to any non-retail use of corner shops, shops in small local parades or village shops
- T1 Sustainable Transport Choices – a series of principles guiding the location and transport arrangements of new development
- DM2 Epping Forest SAC and the Lee Valley SPA - expecting all relevant development proposals to assist in the conservation and enhancement of the biodiversity, character, appearance and landscape setting of the Epping Forest Special Area of Conservation (SAC)
- DM3 Landscape Character - requiring proposals not to cause significant harm to landscape character, the nature and physical appearance of ancient landscapes, or geological sites of importance
- DM4 Green Belt – restating the national policy provisions for development in the Green Belt defined by SP6
- DM5 Green & Blue Infrastructure – setting out the principles for protecting, enhancing and creating new assets
- DM7 Heritage Assets – setting out the principles of development affecting Listed Buildings and Conservation Areas like Chigwell
- P7 Chigwell- proposing 11 housing site allocations to deliver the target homes of Policy SP2 in accordance with a vision for the Parish
- Policy D1 Delivery of Infrastructure – setting out the principles by which new infrastructure is provided alongside new development
- D2 Essential Facilities and Services and D4 Community, Leisure and Cultural Facilities – resisting the unnecessary loss of essential facilities and services that meet community needs and support well-being
- D6 Neighbourhood Planning – setting out the relationship between neighbourhood plans and the Local Plan

3.9 The Local Plan vision for the Parish is:

Vision for Chigwell

Chigwell will provide a range of services and infrastructure to support new and existing communities through the allocation of small and medium sites to meet local housing needs. Key priorities for infrastructure in the Village are sustainable transport, health care and education.

The distinctive communities of Chigwell Village, Grange Hill and Chigwell Row will be celebrated, whilst opportunities will be explored through the redevelopment of The Limes Estate to develop Chigwell as an integrated village.

A focus on brownfield sites and sustainable Green Belt release will ensure the existing visual identity of the settlement is maintained while providing future homes. In particular the important gap between Chigwell Row at the north and Hainault at the south will be protected. Care will be taken to maintain the gap between Chigwell and Woodford to the west, whilst the gap with Loughton and Debden will also be retained.

Future development will preserve and enhance the rural and historic character of the Village, and new development will support new and diverse employment opportunities.

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

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

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

3.13 At the present time, it remains likely that the Neighbourhood Plan will be examined and made prior to the adoption of the new Local Plan. But, the reasoning and evidence of the Local Plan has been helpful in informing this SA SEA and the policy choices made by the Parish Council, especially in respect of the site assessment and Green Belt studies.

4. The relevant aspects of the current state of local social, environmental and economic issues and the likely evolution thereof without implementation of the Neighbourhood Plan

4.1 The three dominant sustainability issues in the Parish relate to managing change within the Green Belt, especially around the main village, the effects of high house prices on community life, the poor standard of community facilities and traffic on the local road system.

4.2 These issues are common to all of the edges of London. They are not exceptional or especially urgent in this Parish, but they are brought into sharp focus by the new Local Plan, which is seeking to meet the District's objectively assessed housing need. Almost all of the available and acceptable land lies within the Green Belt though there are some brownfield land opportunities in the area. As only the Local Plan can modify Green Belt boundaries and release land for development, the Neighbourhood Plan will have little effect in managing that change. With one exception, it therefore contains no proposals in this respect.

4.3 It is hoped that in return for releasing Green Belt land and reusing brownfield land there will be a slowing of house price inflation, but experience indicates that this is influenced by many other factors. Again, therefore, the Neighbourhood Plan has little role to play.

4.4 The Parish has already seen considerable housing growth in recent years, with the prospect of another 370 homes built over the next decade or so. The Parish Council has long wanted to upgrade local community facilities, especially Victory Hall, which are dated and inadequate to meet the needs of a larger population. This is very much in the gift of the Neighbourhood Plan, and it contains two specific policy proposals to deliver a major improvement with the new Community Hub.

4.5 Finally, that recent housing growth and the limitations of the local public transport system (in its routes and capacity) have seen a continued increase in traffic on the local road system. This is most evident on key routes to the south of the Parish on the edge of London and the Central Line struggles to manage the increase in passengers. With the Local Plan proposing to distribute its housing site allocations across the Parish settlements in its Policy P7, the traffic effects are expected to be less than severe. As the Neighbourhood Plan proposals will not materially increase the scale of housing planned for, it will have no effect on this issue.

5. The environmental characteristics of areas likely to be significantly affected

5.1 The baseline data comprising an overview of the environmental characteristics and of other sustainability issues is contained in Appendix A of this report. This evidence base formed part of the scoping consultation on the SA/SEA.

5.2 Essentially, it highlights the considerable landscape, biodiversity and heritage constraints on planning development in the Parish.

6 The social, environmental and economic objectives that are relevant to the Neighbourhood Plan and the way those objectives and considerations of its sustainability have been taken into account during its preparation.

6.1 To assess the sustainability performance of the Neighbourhood Plan, the following assessment framework has been adopted. The proposed framework was consulted upon with the statutory consultees as part of the SA/SEA Scoping Report and it has been modified to take into account their comments. It is deliberately drawn from the relevant SA/SEA Objectives of the Local Plan so that, where possible and relevant, data sets can be shared for ongoing monitoring purposes.

6.2 In the consultation on the SA/SEA Scoping Report, the statutory bodies made a series of suggestions for how the objectives and measures may be improved. However, this is not now considered necessary as the scope of the Neighbourhood Plan is significantly narrower than envisaged at the project outset, with only one site allocation proposal which is in addition to those proposed in the Local Plan.

6.3 The selection of objectives for the framework reflects the general sustainability issues of the Parish and the narrow scope of policies in the Neighbourhood Plan. It has selected those objectives that are considered the most relevant informative for this purpose. The decision not to choose any particular policy objective does not necessarily mean that the objective has no relevance to the Plan but that it is unlikely to enable the merits of policy options to be measured and is therefore unhelpful for this purpose. However, the opportunity has been taken in this final report to add an eighth objective relating to community assets, given the importance that the Parish Council has placed on this issue.

Objective 1: Housing

To provide high quality housing with a range of size, types and tenures appropriate to local needs.

1A – will the CNP encourage a range of housing types of various sizes and tenures?

Objective 2: Employment

To encourage vitality, vibrancy and overall stability within the local economy.

2A – will the CNP support existing businesses?

2B – will the CNP encourage new business opportunities?

Objective 3: Transport

To avoid making existing congestion problems in Chigwell significantly worse.

3A – will the CNP increase congestion on the main roads and junctions in the Parish?

3B – will the CNP seek to locate development to encourage walking to local services?

Objective 4: Heritage

To conserve and enhance the quality and distinctiveness of the historical and cultural environment of the parish.

4A – will the CNP protect and enhance designated features of historical or cultural interest (e.g. listed buildings, archaeological sites, ancient monuments, conservation areas?)

Objective 5: Flood Risk

To reduce flood risk resulting from new developments.

5A – will the CNP avoid development in an area of defined flood risk (i.e. EA flood zone 2 or 3)?

5B – will the CNP identify and mitigate any surface water flooding risks?

Object 6: Landscape

To minimise the visual effects of new development on the landscape character of the Parish.

6A – will the CNP avoid allocating land for development in the most sensitive landscapes?

Objective 7: Biodiversity

To ensure that the biodiversity value of the Parish is improved and designated habitats are protected.

7A – will the CNP avoid harmful development in or adjacent to a designated habitat?

Objective 8: Community Assets

To realise opportunities to improve existing community facilities and services and to enable the delivery of new facilities and services.

8A – will the CNP lead to an improvement of an existing community facility or service?

8B – will the CNP enable a new community facility or service to be established?

6.4 In most cases, it is acknowledged that data is not collected or reported at a parish scale to enable a sensible assessment. This makes the identification of cause-and-effect relationships between inputs and outputs uncertain. However, the assessment does seek to identify the relative attributes of the policies of the Neighbourhood Plan to inform the reader.

7. Assessing the impact of the Neighbourhood Plan Strategic Objectives

7.1 A summary of the assessment of the four Neighbourhood Plan objectives against the eight SA/SEA objectives is provided in Table B below. A simple 'scoring' system is used to show positive (+), neutral (0) or negative (-) effects. Where the effect is dependent on an assumption, then a mix of those scores is used and an explanation is provided in the text below.

7.2 As a result of the narrowing of the scope of Neighbourhood Plan policies, the Parish Council has narrowed the Plan's vision and strategic objectives. There are now only four of the original six objectives.

Neighbourhood Plan Objectives	SA/SEA Objectives							
	Housing	Employment	Transport	Heritage	Flood Risk	Landscape	Biodiversity	Community Assets
Rural Character	0/-	0/-	+	+	0	+	0	0/-
Special Heritage	0/-	0/-	0	+	0	+/0	0	+/0/-
Managing Traffic	0/-	+	+	0	0	0	0/-	+
Community Facilities	0	0	+	0	0/-	0/-	0/-	+

Table B: Assessment of Neighbourhood Plan Objectives

7.2 Given the Neighbourhood Plan must contribute to the achievement of sustainable development to meet its basic conditions, and must win the support of the local community in due course, it is not surprising that there is a strong correlation between the two sets of objectives.

Rural Character

7.3 The goal of the Neighbourhood Plan to "retain the essential open rural character of the Parish to prevent it becoming part of an incursion of London into the Green Belt" fits well with the SA/SEA's landscape, heritage and transport objectives. Despite the pressures for development in recent years, the Parish has a rural character, which blends especially well with the historic core of the main village. This character will be better maintained by distributing traffic across the settlements, as its effects will be less at any one location, other than at the key transport nodes on the edge of the Parish, and this is what the new Local Plan Policy P7 proposes.

7.4 However, the goal has the potential for negative housing, employment and community assets effects if it prevents new development that may invest in new community assets or pushes it to places people do not want to live or businesses do not want to invest in.

Special Heritage

7.5 The goal is to preserve the special heritage of the parish as a key reminder of its rural past' and is closely related to the first goal in so far as it relates to parts of the main village that lie within the designated Conservation Area and contain clusters of listed buildings. As such, the same analysis applies, notably in respect of the heritage and landscape SA/SEA objectives. Again, there is the potential for heritage assets to constrain housing and economic growth, in which case, the Neighbourhood Plan needs to contain proposals that will either avoid or successfully mitigate those effects. It is also possible that heritage value will preclude opportunities to develop new community facilities.

Managing Traffic

7.6 The goal ought to have positive transport and economic benefits in minimising the extent to which congestion is increased through a larger population with access to cars. Car ownership in the Parish is as high as any other area of London's fringe. There is also the potential for a strong correlation with the community assets and employment objectives, as the Plan's success in delivering new and improved jobs and facilities ought to reduce the need for car journeys.

Community Facilities

7.7 The goal to "improve community facilities and services to be able to properly serve existing and new residents" is generally neutral versus the SA/SEA objectives, other than the very strong correlation with the community assets objective. However, developing such facilities in the wrong places risks negative landscape, flooding and biodiversity effects, though all such effects can be avoided by careful site location and scheme design.

7.8 In overall terms, therefore, the goals of the Neighbourhood Plan are broadly consistent with the SA/SEA objectives with the opportunity for a number of positive effects to be realised through specific policy choices in pursuit of those goals.

8. Assessing the impact of the Neighbourhood Plan policies

8.1 The Neighbourhood Plan contains 10 policies, which have a series of social, environmental and/or economic effects. Using the sustainability framework of §6.5, the assessment of each policy is summarised below in Table C. The assessment is of the proposed policies with their mitigation measures.

8.2 As noted above, there has been a considerable narrowing of the vision, objectives and policies of the Plan since its Pre-Submission consultation for various reasons that are explained in the Plan and other documents.

Neighbourhood Plan Policies	SA/SEA Objectives							
	Housing	Employment	Transport	Heritage	Flood Risk	Landscape	Biodiversity	Community Assets
CHG1 A Spatial Plan for the Parish	+	+	+	0/-	0/-	+	0/-	0
CHG2 Rolls Park	+	0	0/-	0	0	-/0	+	+
CHG3 Chigwell Row	+/0	+/0	+/0	0	0	-/0	0	+
CHG4 Limes Farm	+	+	0	0	0	0	0	+
CHG5 Community Assets	0	0	+/0	0	0	0/-	0	+
CHG6 Local Shops	0	+	+/0	+/0	0	0	0	+
CHG7 Local Businesses	0	+	+/0	0	0	0/-	0	0
CHG8 Good Design	0	0	0	+	0	0	0	0
CHG9 Conservation Area	0	0	0	+	0	0	0	0
CHG10 Local Green Spaces	-	0	0	+	0	+/0	0	0

Table C: Assessment of Neighbourhood Plan Policies

CHG1 A Spatial Plan for the Parish

8.2 The policy restates the purpose of the Green Belt in shaping the future rural character of the Parish and directing development to the two inset settlements and to the urban area. The Local Plan had made provision for housing and employment growth in the Parish in line with strategic needs for the District. As such, the policy will have positive effects in providing for new homes and jobs in the settlements, closest to public transport services, and in protecting the most sensitive landscapes from harmful development.

8.3 There is the potential for some negative effects in respect of heritage, flood risk and biodiversity as each of these constrains effects one of more of the settlements. However, a combination of the development management policies of the Neighbourhood Plan and Local Plan ought to ensure that this is satisfactorily addressed in the determination of planning applications.

CHG2 Rolls Park, Chigwell

8.4 The proposed housing and community facilities scheme at Rolls Park will have a positive housing effect and significantly positive community asset effects in terms of helping finance the proposed Community Hub project of Policy CHG5, which is necessary and for which the enabling development of Policy CHG2 is the only viable means of delivery. The policy will also provide a replacement Scout Hut, thus increasing the positive community asset effect.

8.5 The proposal has a negative landscape effect as the scheme will constitute development in the Green Belt. However, as shown in the Site Assessment report, the developable area of the site is confined to less than half of the site area in a location that is very well screened from the surrounding countryside, resulting in the policy having a less than moderately harmful landscape effect. In addition, the scheme will deliver a positive biodiversity effect through its Natural Green Space proposals for the non-developable part of the site.

CHG3 Chigwell Row

8.6 This policy is intended to encourage proposals to improve the self-sufficiency of the village but does not contain site-specific proposals. As such, it may have considerable community asset benefits and the potential for modest housing, transport and employment benefits, as the need to travel by private car to facilities and services outside the village is reduced. But, given the village is surrounded by the countryside (in the Green Belt), there is the potential for some negative landscape effects that ought to be mitigated through careful site planning and design, and in any event, will only be justified if very special circumstances can be shown.

CHG4 Regenerating Limes Farm

8.7 The policy supports a comprehensive approach to considering the regeneration of Limes Farm, a large public housing area at Grange Hill and resists any piecemeal infill development proposals in the interim. As such, it will likely bring about positive housing effects, with a net additional number of new homes possible.

Redevelopment may also create new employment opportunities and a series of related social benefits that fall outside the scope of this assessment.

CHG5 Supporting Community Assets

8.8 This policy proposes the development of a major new Community Hub to replace Victory Hall on land in the control of the Parish Council. It will therefore have significantly positive community asset effects and moderately positive traffic effects by perhaps reducing the need for local people to travel further for this use. The proposal partly lies in the Green Belt but is primarily located on land with existing buildings and which does not therefore have any landscape value. There is therefore a moderately negative landscape effect.

8.9 The policy also identifies four community assets in the Parish for protection from unnecessary loss to other uses. This element also has significantly positive community asset effects and will have some modest positive traffic effects in maintaining these services in the local area.

CHG6 Supporting Local Shops

8.10 This policy supports the role played in community life by the three local shopping areas in the Parish. All are limited in their offer but they do provide the community with the opportunity to obtain some goods and services in the local area without having to drive further away. As such, it has a positive effect in transport terms and in terms of supporting local employment.

CHG7 Supporting Local Businesses

8.11 This policy supports local employers and encourages new economic development, primarily outside of the Green Belt. As such, it will have positive employment effects and may have a marginal positive effect on encouraging more trips to local jobs in the Parish. The policy wording (and the operation of other relevant development plan policies) should ensure that the potential for negative landscape or other environmental effects is avoided or satisfactorily mitigated).

8.12 However, it also sets out three criteria by which new business development may be supported in the Green Belt, that together may provide the very special circumstances for inappropriate development in the Green Belt. The criteria confine such proposals to those parts of the Green Belt that make the lowest contribution to its essential purposes (thereby mitigating the potential for negative landscape effects) and require a clear economic benefit to be derived to outweigh the residual Green Belt harm. As a result, the negative landscape effects will only be modest.

CHG8 Promoting Good Design in the Parish

8.13 This policy identifies a small number of design principles that are common issues when considering development proposals in parts of the Parish. In seeking to maintain the character of the local area, the policy will therefore have some modestly positive heritage effects and will be neutral in all other aspects.

CHG9 Promoting Good Design in the Conservation Area

8.14 This policy establishes a small number of key design principles, drawn from the 1997 summary appraisal of the Area. It will therefore have a positive heritage effect in sustaining the quality of the cultural heritage of the Parish and will be neutral in all other aspects.

CHG10 Local Green Spaces

8.15 This policy designates two sites as Local Green Spaces for protection from development. It will have generally neutral effects but both sites form important settings to heritage assets (listed buildings and the Conservation Area) and so the policy will have very positive heritage effects in preventing development with the potential for causing substantial harm to their respective heritage significance.

8.16 The Chigwell Convent site is especially important, forming the setting to the Grade II listed building and separately listed gates. In Appendix B are shown three historic maps of the former Chigwell Manor from 1887 to 1953. They show that the majority of the original space between High Road/Chigwell Road and the Manor has survived up to Turpins Lane, with only the incursion of St.Mary's Way on a small part of the land on its eastern edge since 1953. The essential, integral character of the space has therefore survived, along with the distinctive tree-lined driveway to the gates. The replacement Lodge building at the entrance to the driveway is of a modern style but is not prominent in the open space and does not undermine the character of the setting.

8.17 Aside from its heritage value, the Chigwell Convent land is a scarce and therefore precious open space in the dense urban areas of Woodford Green and Chigwell. Its location at the boundary from one village to the other, the land therefore plays an important role in the townscape and has urban landscape value. There is therefore a landscape benefit of this part of the policy. As with the heritage effect, even a partial development of the land will undermine its townscape value with no effective mitigation possible.

8.18 Given the policy intent is to prevent harmful development, it will have a negative housing effect by not allowing housing to come forward on either site, but this is more than mitigated by the considerable positive housing effects of other Local Plan and Neighbourhood Plan site allocations.

The Effects of the Neighbourhood Plan as a Whole

8.19 The combination of the policies of the Neighbourhood Plan will deliver a series of positive effects, most notably in increasing the sustainability of the Parish villages through new housing and local services. The Rolls Park policy is required to deliver the new Community Hub proposal – its Green Belt location has provided the leverage to make this requirement, that would not be possible with a convention housing proposal. However, the policy provisions minimise the negative landscape effect through careful site planning, and also require effective biodiversity mitigation measures.

8.20 The policies have also taken important account of the heritage value of many parts of the Parish, not just the Chigwell Conservation Area, and encourage high quality design standards. The Local Green Spaces proposals in particular will discourage 'town cramming' resulting from developing precious open spaces in what is a dense urban area at Chigwell on the edge of Woodford Green.

8.21 In overall terms, therefore, the Neighbourhood Plan will deliver a sustainable pattern of development alongside the proposals of the new Local Plan.

9. Assessing the impact of any reasonable policy alternatives

9.1 In each case, the reasonable alternative to the policies is the 'policy-off' position, i.e. the alternative of not having a policy and relying on other development plan and/or national planning policies. It is considered that this alternative will have neutral effects for almost all the policies, as those other policies ought to enable the policy intent to be realised, albeit without the local refinement offered by the Neighbourhood Plan.

Chigwell Convent (Policy CHG10)

9.2 However, there is the potential for some notable negative effects. For example, not designating one or more of the Local Green Spaces in Policy CHG10 places a dependence on the District Council resisting development proposals using its Local Plan open space or heritage policies. As the District Council itself has promoted development at Chigwell Convent in Policy P7 of the Local Plan, there is a clear and significantly negative heritage and landscape effect in not having this policy.

9.3 The site at Chigwell Convent has the potential to deliver approx. 30 new homes on land outside the Green Belt, and will therefore have a positive housing effect, and, given the avoidance of using Green Belt land, an indirect positive landscape effect. It avoids harm to existing biodiversity value and lies in Flood Zone 1. There may be some indirect and/or temporary employment benefits arising from the scheme, but they are not likely to be material.

9.4 The alternative also has some significant negative effects, for which there are no effective mitigation measures. As noted in §8.13-§8.16 above, its listed status, as well as that of the gates to the Convent (the original 18th Century Chigwell Manor), and the significance of the open land to their appreciation and enjoyment as heritage assets cannot be mitigated as a matter of principle. The harm will be serious and so there is a major negative heritage effect. It is noted that the SA SEA of the Local Plan allocation (in its Policy P7) at Chigwell Convent has not properly acknowledged the heritage status of the land, and therefore does not accurately assess the scale of this negative effect.

9.5 In addition, within a dense urban setting, irrespective of its heritage value, the land has an important landscape value that will be entirely lost to a development scheme, resulting in a major negative landscape effect. Again, the Local Plan SA SEA fails to acknowledge this broader townscape value and focuses only on the potential recreational utility of the land. Finally, although a small (30 home) scheme, the High Road is very busy at peak hours and so even a scheme of this size will contribute to congestion, leading to a modest negative traffic effect.

Rolls Park (Policy CHG2)

9.6 The Rolls Park proposal of Policy CHG2 is the only means by which the Community Hub proposal of Policy CHG5 can be implemented. No other land has been made available in an appropriate location in the Parish to serve this purpose. On the one hand, its Green Belt location has provided the leverage to deliver the Hub (as discussed above) but on the other, the site lies very close to the northern edge of Chigwell village and makes only a less than modest contribution to the purposes of the Green Belt. It is therefore unique and perfectly positioned to achieve the wider community asset benefit goal.

9.7 Not having this policy will likely undermine its intent and that of the Hub, as both will rely on planning applications. The value of making policy provision in the Plan is to demonstrate the extensive community support for both proposals. The alternative of no policy will therefore have significantly negative community asset effects.

Supporting Local Businesses (Policy CHG7)

9.8 The 'policy-off' alternative will be neutral in its effects, as the consideration of economic development proposals will rely upon other relevant Local Plan policies, which this policy refines. For proposals in the Green Belt, the reliance on Local Plan policies may result in a different planning balance between Green Belt and economic policy objectives being struck, leading to less development. As a result, the alternative will have a modest negative employment effect but a neutral landscape effect.

10. Summary of the Assessment

10.1 The Neighbourhood Plan policies are positive about development in the Parish over the plan period. The comparison of the proposals with their reasonable alternatives indicates that there are a small number of important differences in the effects, with the remaining effects being shared. On the one hand, the positive Green Belt/landscape effects of avoiding having to release Green Belt are considerable, given the primacy of that objective in national planning policy.

10.2 On the other hand, although not entirely measured by the scope of this assessment, the potential for significant social benefits of the Rolls Park and Community Hub proposals is considerable. Furthermore, it is noted that this technical assessment conclusion has been reinforced by the Parish Council securing significant local community support for its proposals.

10.3 In which case, it is concluded that the range of sustainability benefits of the proposed Neighbourhood Plan policies outweighs their modest, residual negative effects, and are greater than the benefits offered by the reasonable alternatives.

11. A description of measures envisaged concerning monitoring

11.1 The Parish Council will monitor the progress in the implementation of the Neighbourhood Plan using the measures identified in Table A. The data for some of these measures is collected by the District Council in its planning monitoring reports. In other cases, the Parish Council will endeavour to collect data on an annual basis to report on the progress of the plan. It is likely the Parish Council will choose to review the Neighbourhood Plan on a five yearly cycle and it will be informed by this monitoring activity in considering if and how to update the policies.

12. Habitats Regulations Assessment

12.1 On the advice of the District Council, the Parish Council commissioned a Habitats Regulation Assessment screening assessment from an independent expert. The report is published separately in the evidence base of the Neighbourhood Plan. Its analysis, conclusions and recommendations have been addressed and incorporated into the relevant Plan policies and covered in greater detail in the Plan document and in the Basic Conditions Statement and so are not repeated here.

APPENDIX A

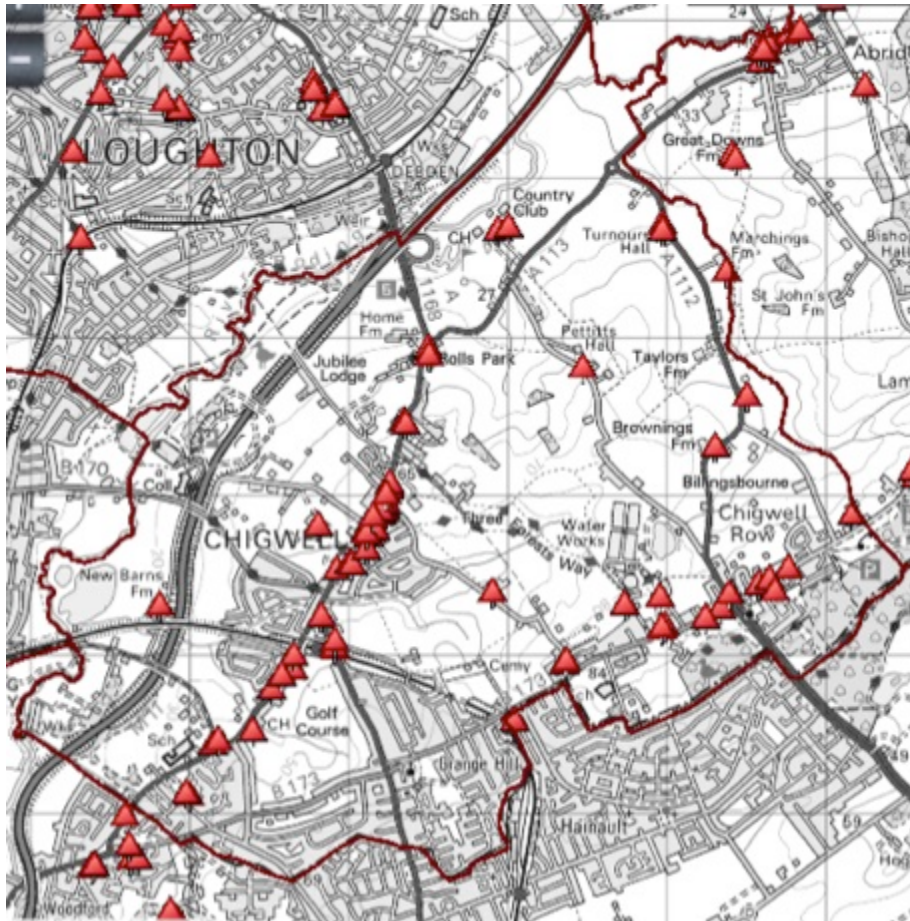
CHIGWELL NEIGHBOURHOOD PLAN: BASELINE DATA

Title	Source	Data	Trends & Consequences
Historic Landscape			
Settlement Hierarchy	Epping Forest District Council Settlement Hierarchy Technical Paper 2015	<p>Chigwell is defined as a 'Larger Village' by Epping Forest District Council in the draft Green Belt Review Document (dated June 2015).</p> <p>Chigwell Row is defined as a Small Village, meaning there is a 0.5km buffer from local shopping parade boundaries, Central Lane/ rail stations and bus stops within the existing settlement boundaries.</p>	<p>Chigwell village contains a good range of local services to justify its status as a larger village. Grange Hill forms part of the larger metropolitan area that extends from Redbridge into the parish. Chigwell Row has a smaller number of facilities but does include a primary school and local shop.</p> <p>The growth in the local population as a result of new homes in the coming years may increase the pressure on these services and facilities, so opportunities to improve or add to them should be realised.</p>
Listed Buildings, Conservation Area	Magic Map, British Listed Buildings, EFDC	<p>There are 66 Listed buildings in Chigwell Parish. Most of the buildings are of Grade II designation, however Chigwell Grammar School, Grange Court, Tailours, The Kings Head Hotel and Church of St Mary the Virgin are all Graded II*.</p> <p>There is one conservation area in the CNP area designated Chigwell Village Conservation Area.</p> <p>There are no scheduled monuments in the parish.</p> <p>See Plans C and D and Appendix B (Chigwell Convent)</p>	<p>The Parish has a large number of listed buildings and therefore there is a need to ensure that any new development is sensitive to conserving their settings. Chigwell also has a conservation area and therefore development needs be sensitive to the character of the heritage assets and setting. The loss of the open land that forms the setting to Chigwell Convent (the former Manor House) will cause substantial harm to this prominent heritage asset and precious open space in the dense urban areas of Chigwell and Woodford Green.</p>
	EFDC Settlement Edge	Chigwell and Chigwell Row are surrounded by	Those Landscape Setting Areas identified as high or moderate

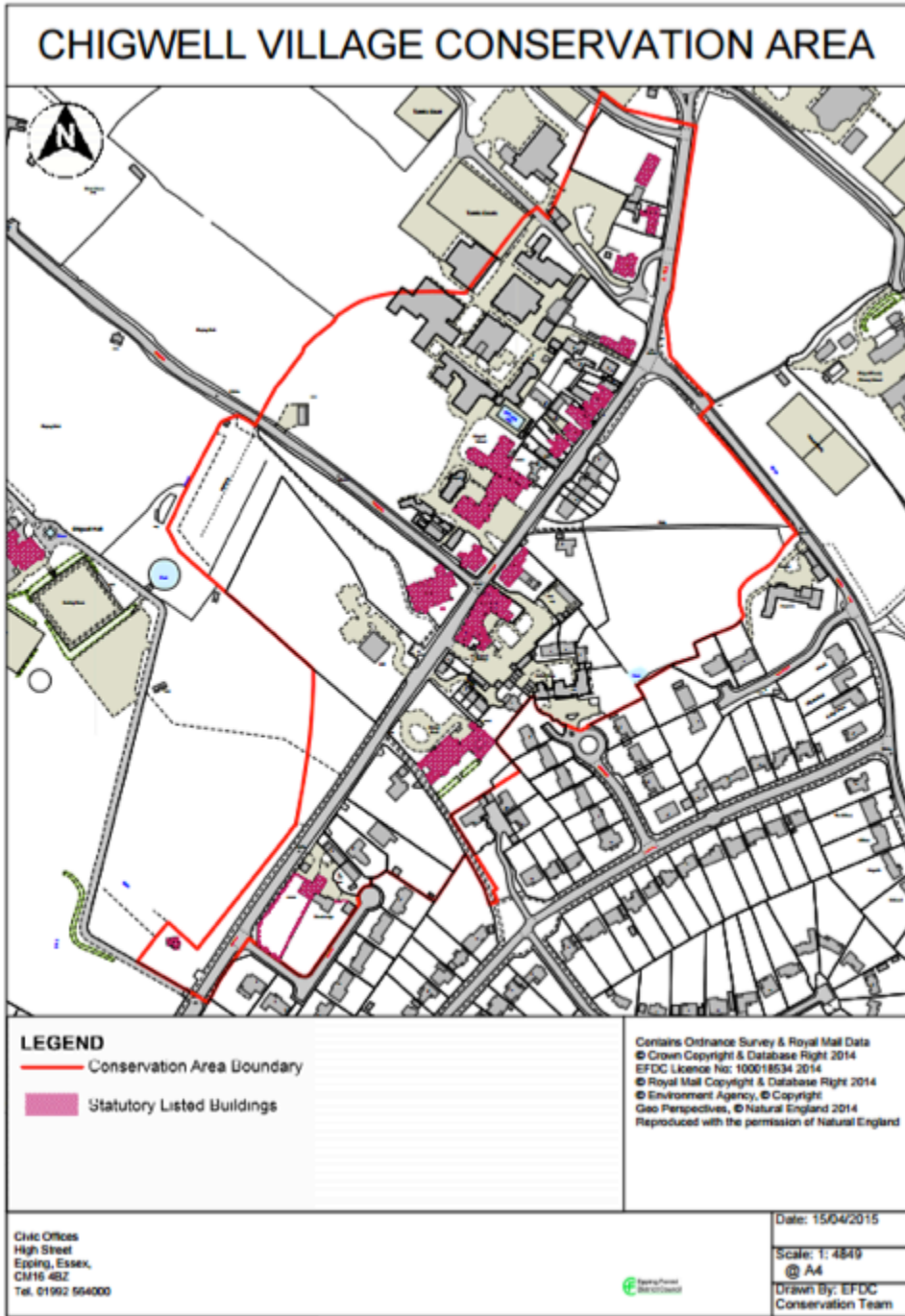
<p>Landscape Character Assessment & Green Belt</p>	<p>Landscape Sensitivity Study 2012</p> <p>EFDC Green Belt Review Stage 1 2015</p>	<p>Chigwell Wooded Ridges and Valleys Landscape Character Area (G3). To the north of Chigwell a patchwork of small to medium fields surrounded by mature hedgerows, containing some hedgerow trees overlies gently sloping land which falls to the northwest. To the west of Chigwell, landscape comprises a patchwork of undulating, medium sized fields, delineated by mature hedgerows often containing hedgerow trees. To the south of Chigwell Row, the topography slopes southwards away from the settlement and is mostly dominated by woodland within the Hainault Forest Country Park, which provides a sense of enclosure. To the southwest, small fields provide the landscape setting, beyond which lies Hainault urban area within the Redbridge district. North of Chigwell Row the topography is undulating with a combination of large and small-scale fields surrounded by mature hedgerows. Between the two settlements of Chigwell and Chigwell Row, landscape setting comprises a gently undulating patchwork of small fields delineated by hedgerows (often containing hedgerow trees).</p> <p>See Plans H and J.</p> <p>The Green Belt covers much of CNP area. The Stage 1 review highlighted the special value of the main parcel of land within the Parish (ref: DSR035) to the Green Belt relative to others in the District. The Stage 2 report has identified a number of smaller parcels for further assessment.</p> <p>See Plans F and G.</p>	<p>overall sensitivity are considered desirable to safeguard in landscape terms and are considered to have a significant role in contributing to the structure, character and setting of the settlement. Landscape Setting Areas that have been identified as low sensitivity may be suitable for development in landscape terms and are considered to have a less significant role in contributing to the structure, character and setting of the settlement. Further assessment work would, however, be needed to examine site-specific landscape and visual sensitivities.</p> <p>There is a special challenge in identifying suitable land for development in the Green Belt, which around Chigwell has been assessed as the most important in the District, given its proximity to London. However, there are ways in which development may be distributed to make use of brownfield land within and beyond existing settlements and to minimize the individual and cumulative effects on the essential open character of the Green Belt. Encouragingly, the Local Plan is adopting this spatial strategy.</p>
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Biodiversity			
Biodiversity	Magic Maps, EFDC Local Wildlife Sites Review 2010	<p>There are two Local Nature Reserves within or adjoining the Parish at Chigwell Row Wood and Roding Valley Meadows. The Hainault Forest and Roding Valley Meadows SSSIs are also close to the edge of the Parish. In addition there are some Local Wildlife Sites and Living Landscape Areas identified by EFDC. The sites include areas of ancient woodland on the priority habitat inventory and wood pasture and parkland BAP.</p> <p>See Plans K, L and M.</p> <p>Beyond the Parish boundary to the west and north is the Epping Forest Special Area of Conservation (SAC), a European designated nature site.</p>	<p>There is a risk that significant concentrations of new homes in parts of the Parish will lead to harm to biodiversity sites. This may require the CNP to avoid allocating/reserving large development sites and to ensure smaller sites can mitigate any direct effects on proximate features.</p> <p>It is known that there are increasing environmental problems affecting the Forest SAC caused by traffic pollution. The Local Plan HRA indicates that with mitigation measures the scale of development proposed in the Parish and District will have no harmful effects on the SAC. If the Plan</p>
Flooding			
Fluvial Flooding	Environment Agency	<p>The River Roding flows through the Parish of Chigwell along the west of the Parish boundary. There are significant areas along the river in flood zones 2 and 3. This is land that has a 1 in 100 or greater annual probability of river flooding.</p> <p>See Plan D</p>	<p>Flooding events are becoming more frequent and therefore site allocations should avoid land at higher risk.</p>
Surface Water Flooding	Environment Agency	<p>There is some groundwater flood risk throughout the Parish, including small areas of in the centre of Chigwell running along Chigwell Brook. The potential of surface water flooding through this area is high.</p> <p>See Plan E.</p>	<p>New development in areas particularly susceptible to ground and surface water flooding will need to effectively demonstrate they can mitigate the risk of flooding without having adverse effects on surrounding areas.</p>

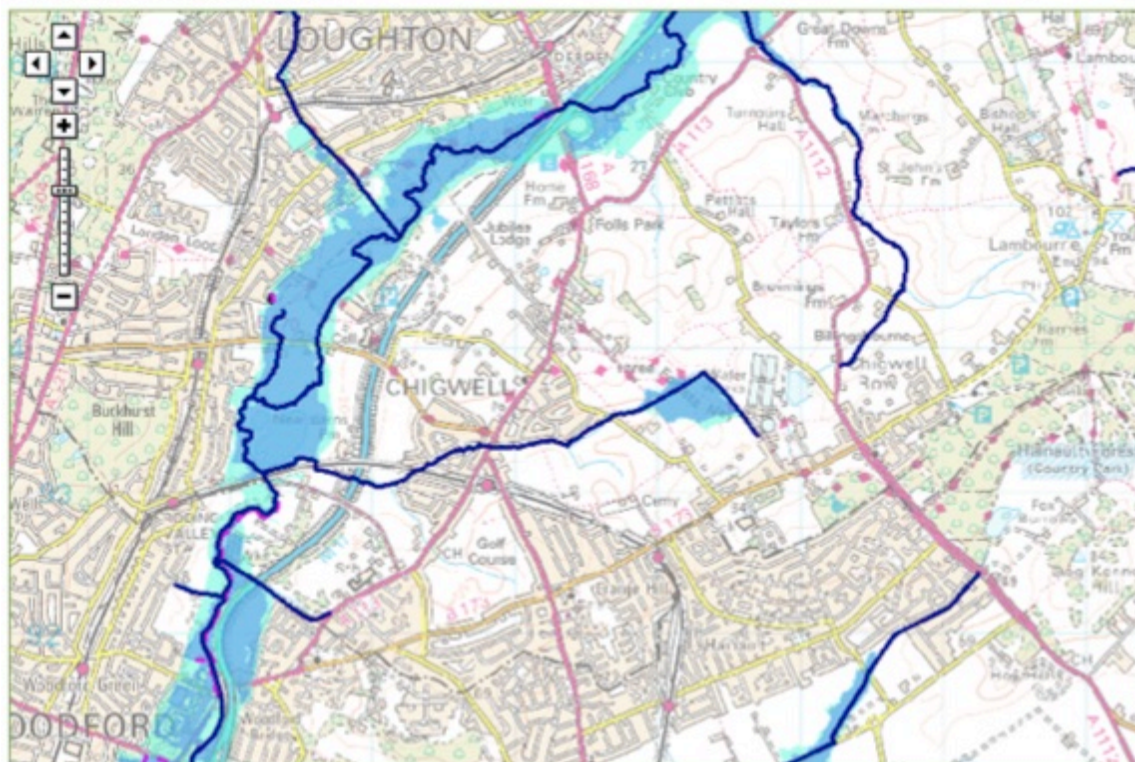
Housing			
Housing Tenure	2001 Census Data	<p>In this case, Chigwell Row, Chigwell Village and Grange Hill's homes are all predominantly owned outright. This is at a level higher than the level for the rest of the District. All three wards also have a higher level of homes owned with mortgage, compared with the rest of the District, with the exception of Grange Hill, which has a below district average amount of homes owned with a mortgage.</p> <p>See FIGS A to C.</p>	<p>Although this data is old, there remain low levels of social housing in Chigwell and Chigwell Row, relative to the district as a whole, however Grange Hill is above average in the provision of housing association properties.</p> <p>Recent consented schemes have made provision for affordable housing and new policies should also seek to broaden the mix of housing tenures in the Parish.</p>
Travel			
Travel to work	2001 Census Data	<p>Car travel to work is the most used mode of transport across the Parish. A slightly higher number of journeys are made by public transport in Chigwell, given its tube and bus services.</p> <p>See FIGS D and F.</p>	<p>The data is old but trends in car ownership and usage in rural areas do not suggest any significant switch to public transport in the last decade. Past attempts to dissuade car ownership through housing development design and parking policies have generally failed outside the major urban areas.</p>



Plan B: Map showing listed buildings in Chigwell Parish

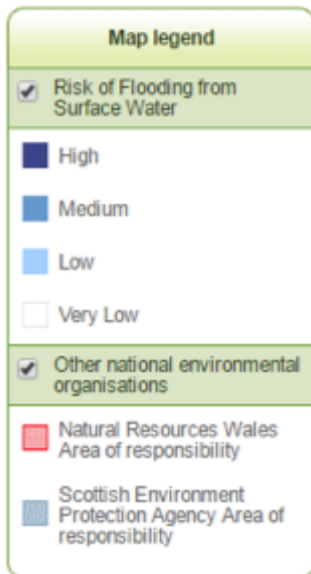


Plan C: Designated Chigwell Conservation Area

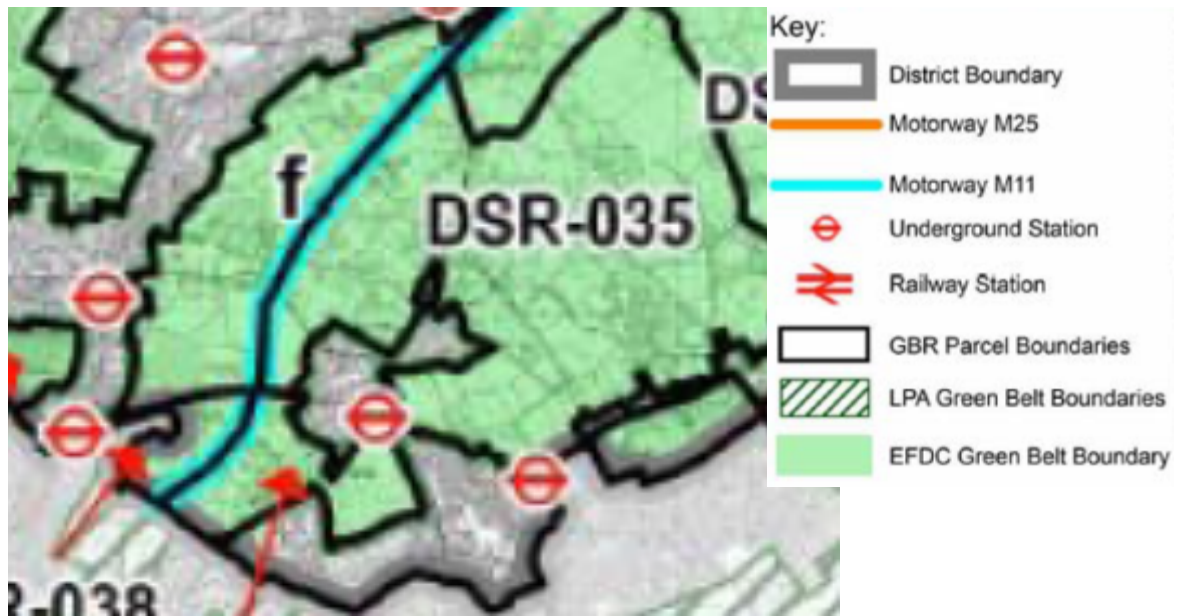


- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main River Line [i](#)
- Main River Line
- Other national environmental organisations [i](#)
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility

Plan D: Flood Risk Assessment Map of Chigwell

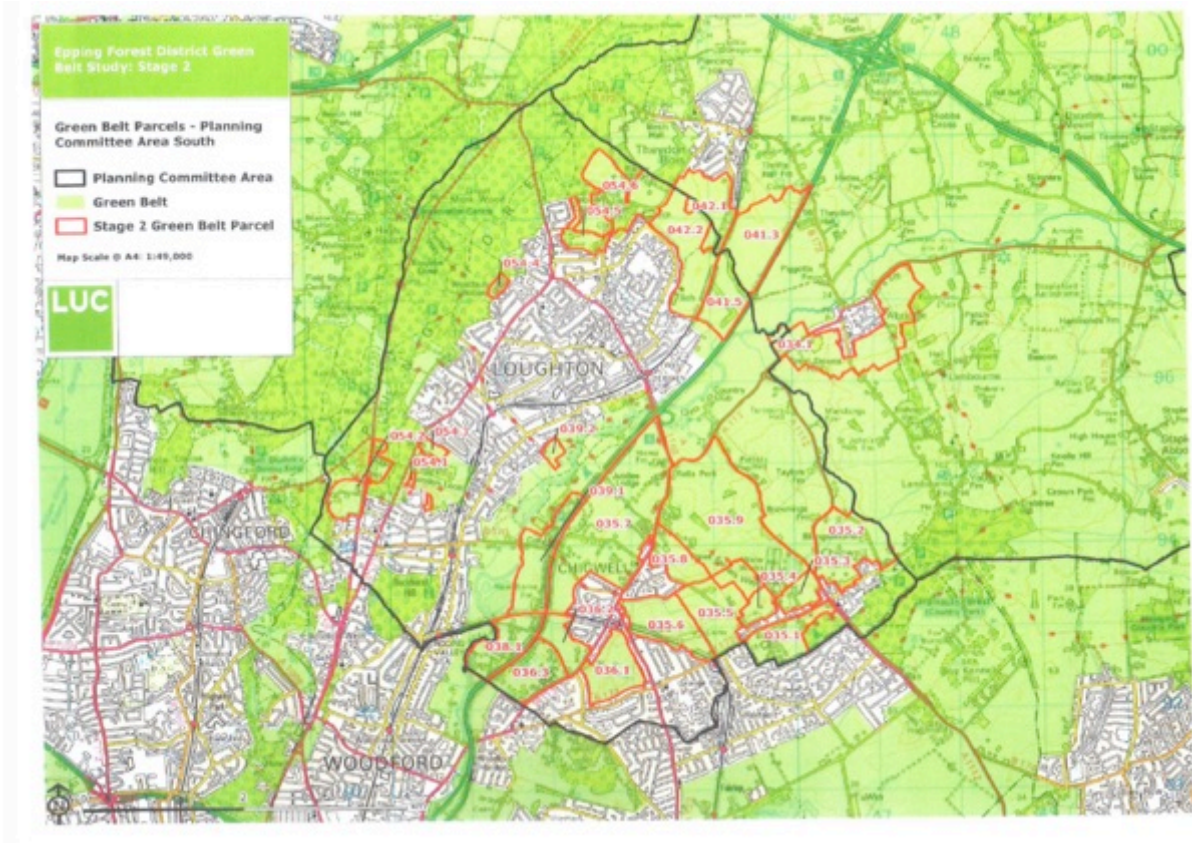


Plan E: Surface flood water assessment map of Chigwell

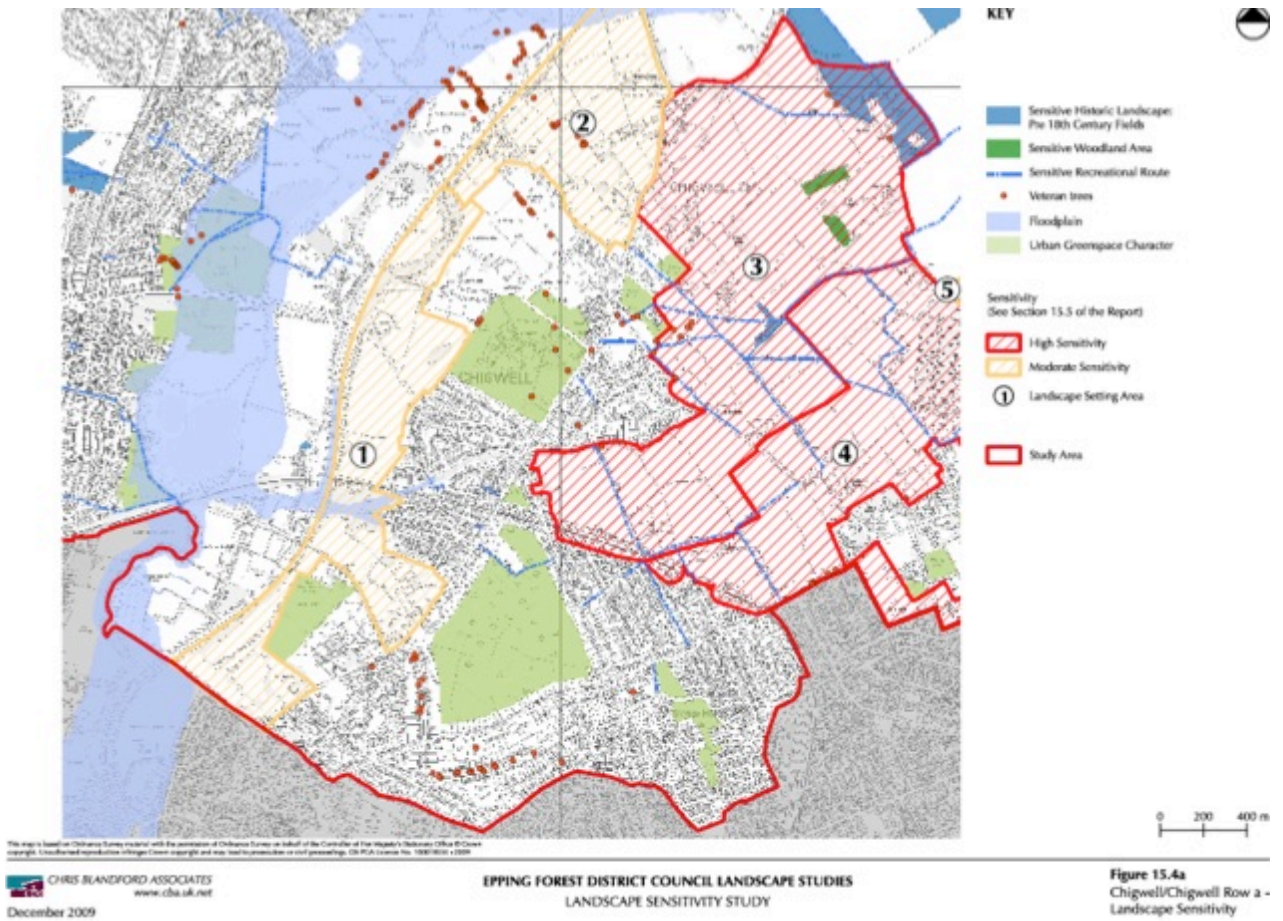


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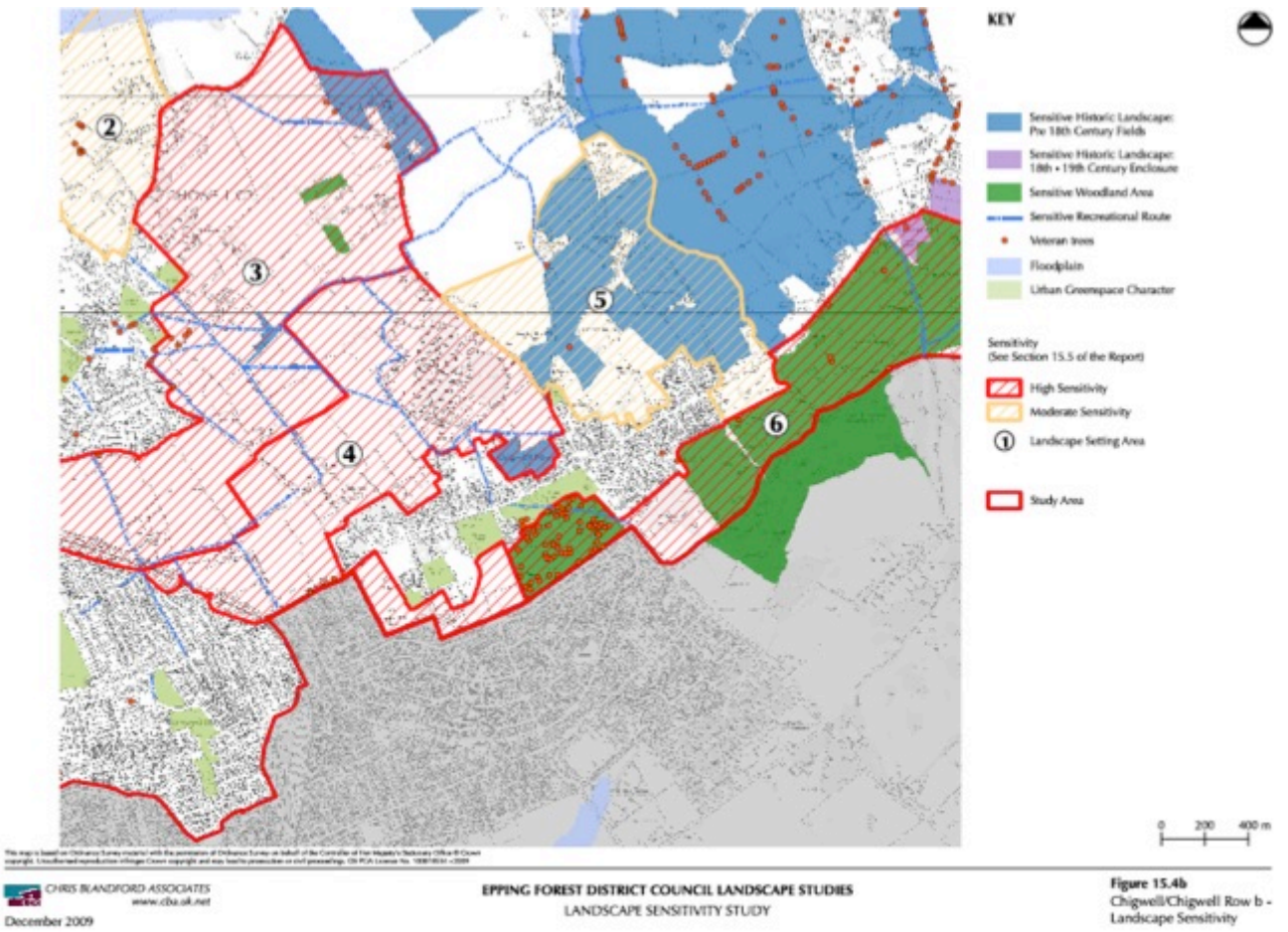
Plan F: Map showing extent of Green Belt around Chigwell



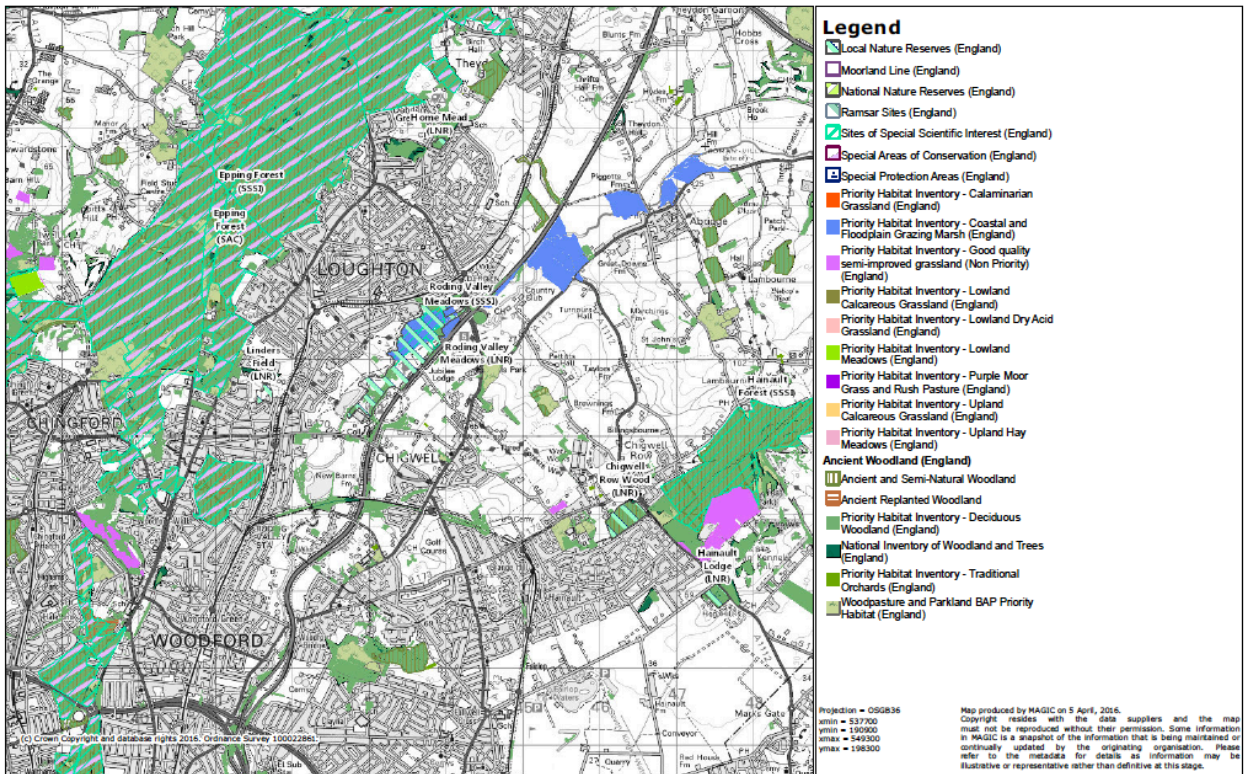
Plan G: Green Belt Stage 2 Review Parcels in Chigwell



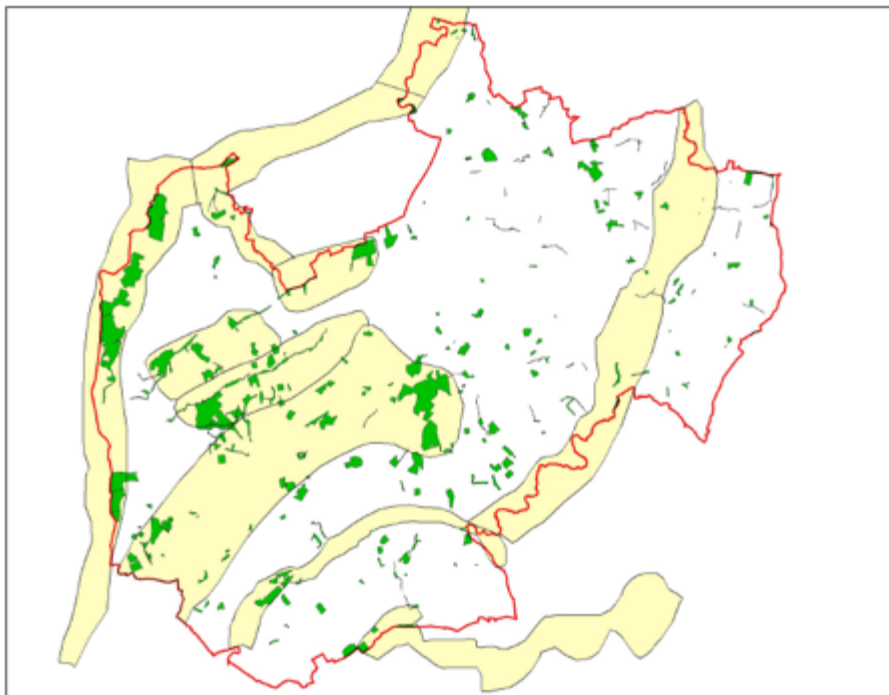
Plan H: Landscape Sensitivity (Chigwell to Buckhurst Hill)



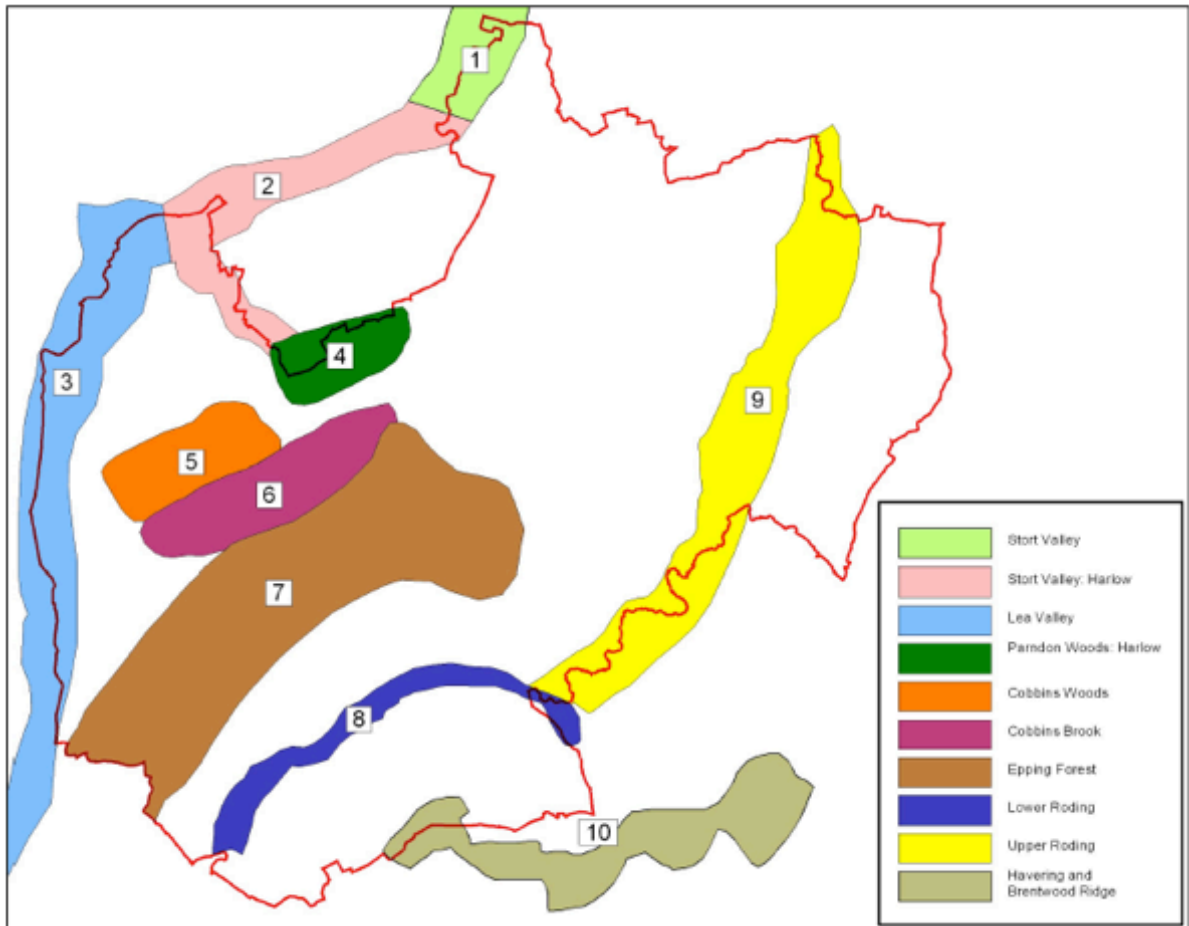
Plan J: Landscape Sensitivity (Chigwell to Chigwell Row)



Plan K: Biodiversity Designations and other Features in Chigwell



Plan L: Local Wildlife Sites in Epping Forest (from Local Wildlife Sites Review 2010)



Plan M: Living Landscape Areas in Epping Forest (from Local Wildlife Sites Review 2010)

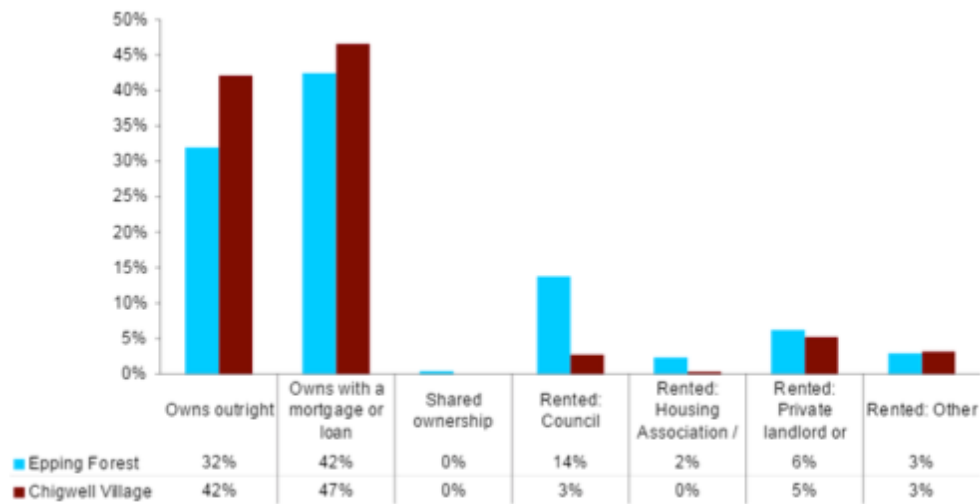


FIG A:
Housing
tenure mix in
Chigwell
Village (from
Ward Profile,
2010)

Source: Office for National Statistics, 2001

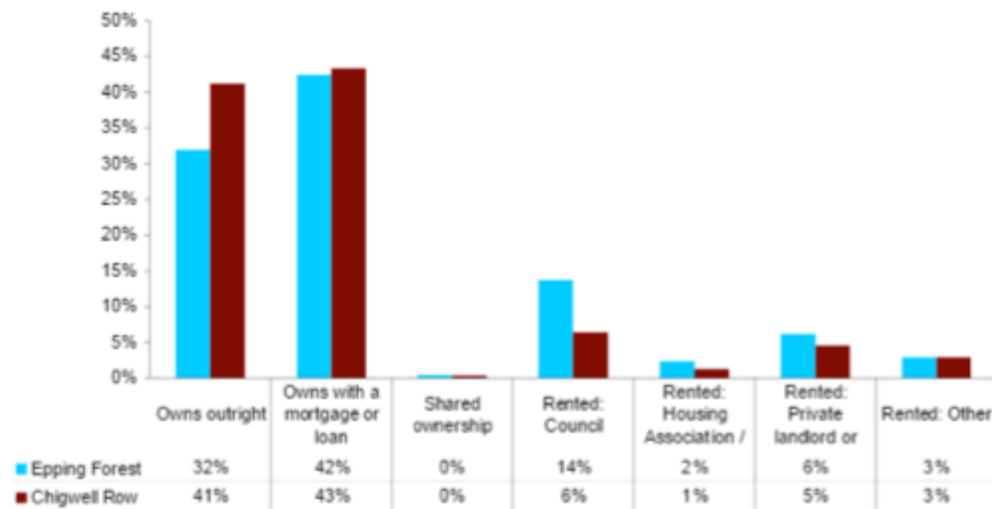
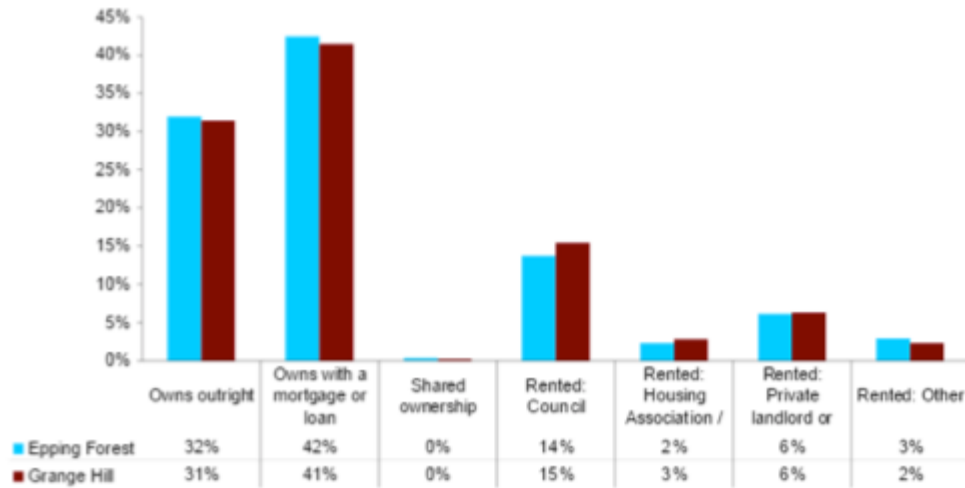


FIG B:
Housing
tenure mix in
Chigwell
Row (from
Ward Profile,
2010)

Source: Office for National Statistics, 2001



Source: Office for National Statistics, 2001

Fig C:
Housing
tenure mix in
Grange Hill
(from Ward
Profile, 2010)

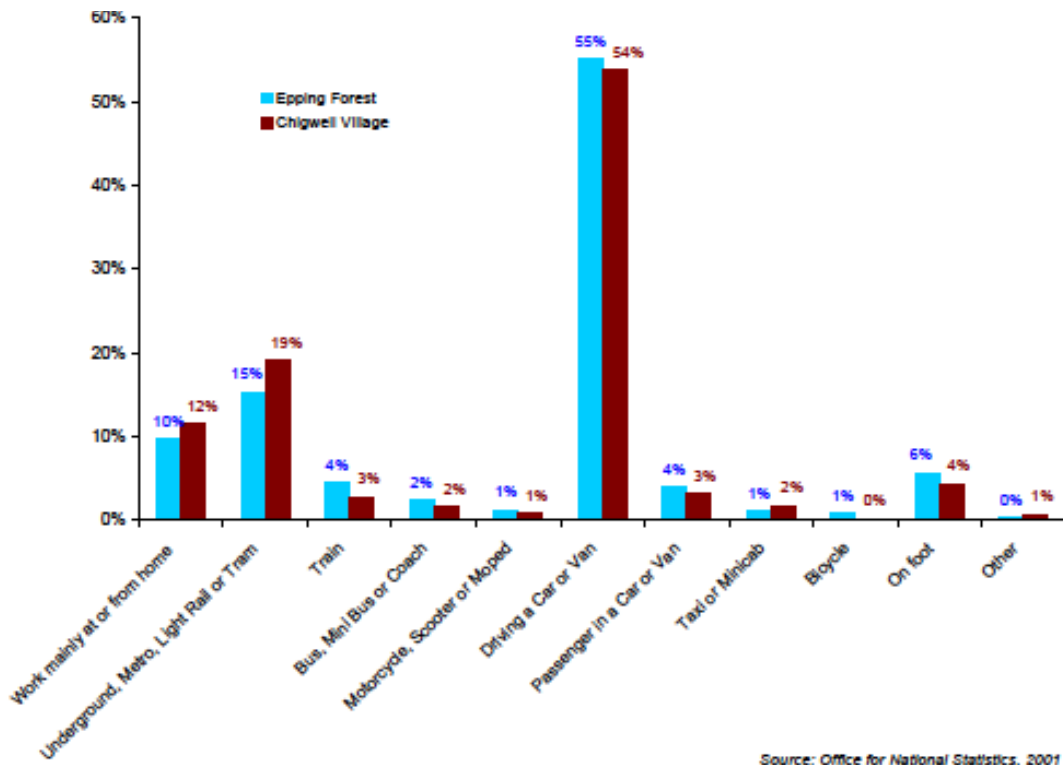


Fig D: Travel to Work in Chigwell Village (from Ward Profile, 2010)

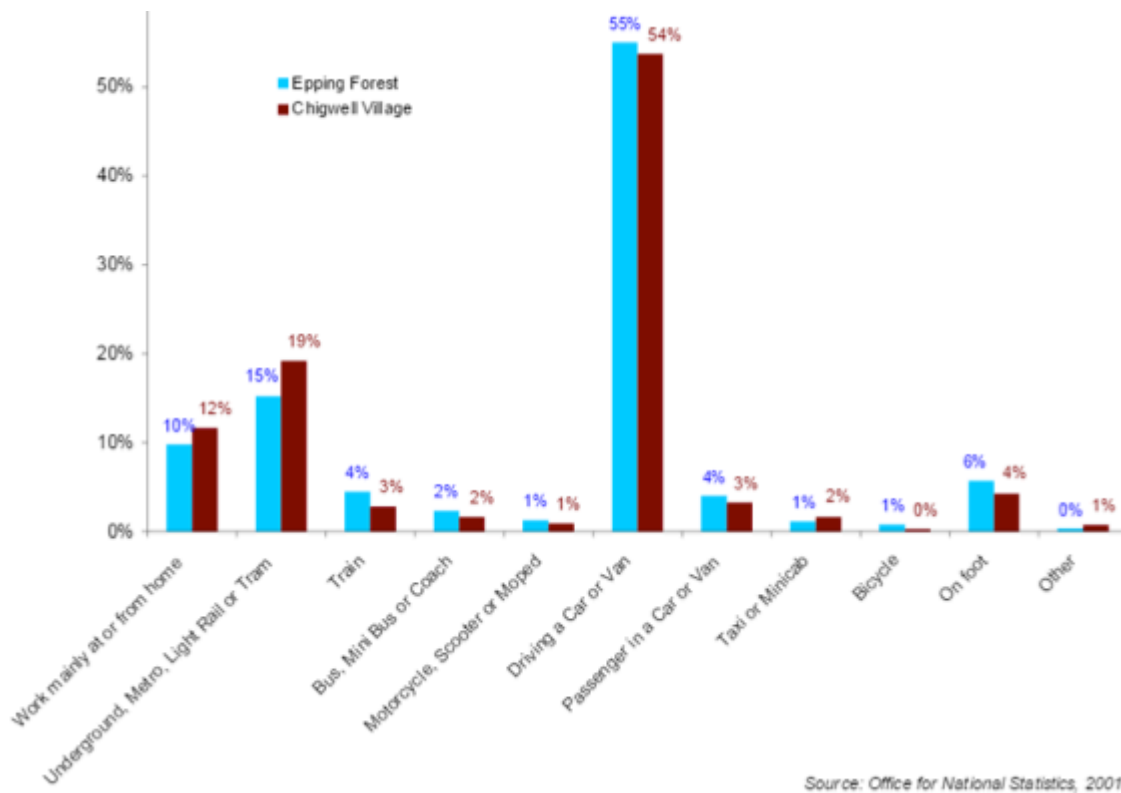


Fig E: Travel to Work in Chigwell Row (from Ward Profile, 2010)

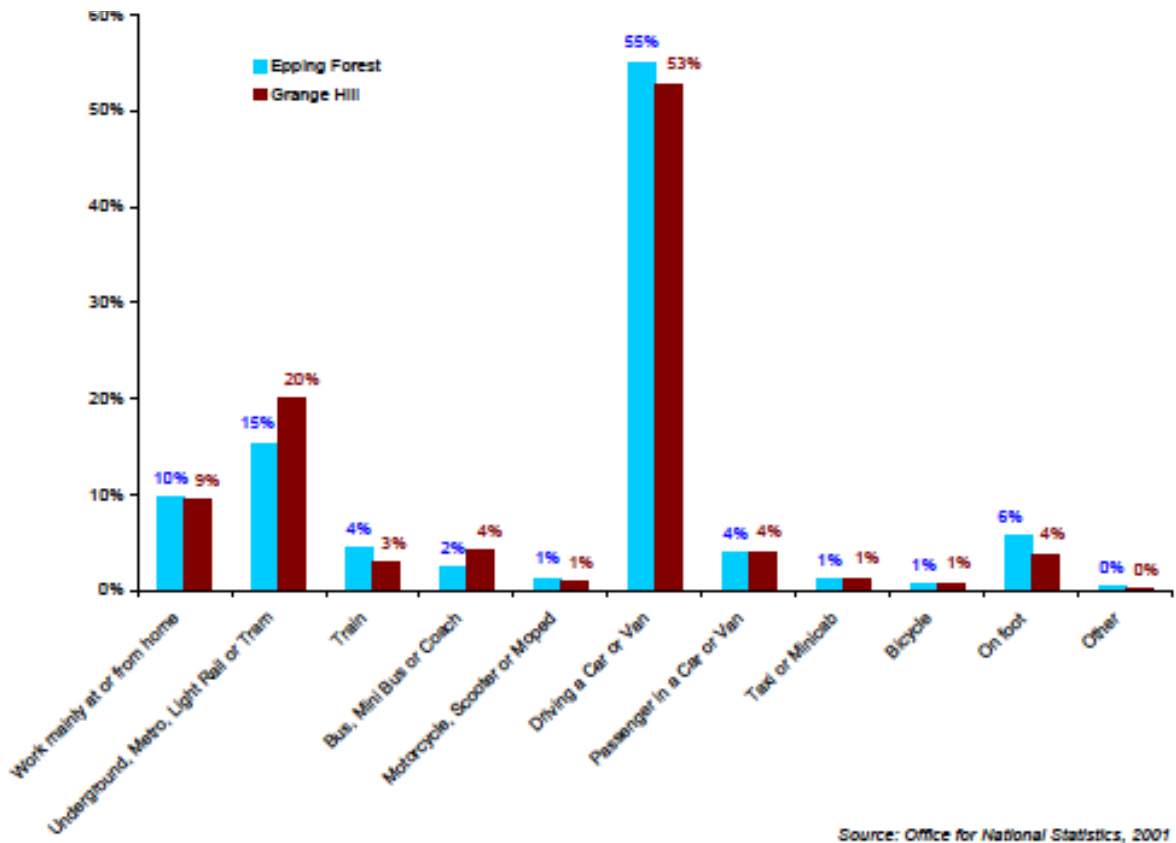
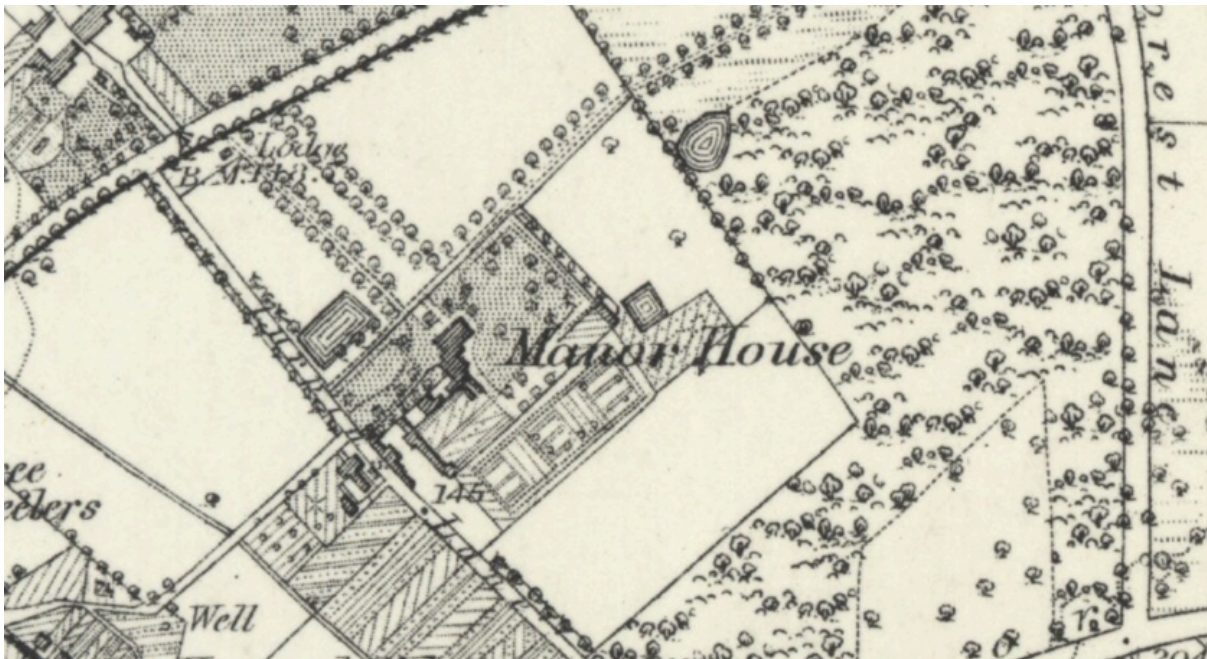


Fig F: Travel to Work in Grange Hill (from Ward Profile, 2010)

APPENDIX B

CHIGWELL CONVENT HISTORIC MAPS



Map 1: Chigwell Manor House, 1887 (Source: NLS Ordnance Survey <http://maps.nls.uk/view/102341990>)



Map 2: Chigwell Manor House Orphanage, 1914 (Source: NLS Ordnance Survey <http://maps.nls.uk/view/102345837>)



Map 3: Chigwell Manor House Orphanage, 1953 (Source: NLS Ordnance Survey <http://maps.nls.uk/view/101457023>)