

**From:** *Chigwell* PARISH COUNCIL

**To:** Head of Planning Services  
Epping Forest District Council  
Civic Offices  
EPPING  
Essex CM16 4BZ

DATE RECEIVED

**PLANNING REFERENCE No. EPF/2868/21**

**DESCRIPTION OF PROPOSED DEVELOPMENT**

|  |   |  |
|--|---|--|
| EPF/2868/20<br><i>Marie-Claire<br/>Tovey</i> | 177 High Road<br>Chigwell<br>IG7 6NX<br><i>White Square Investments</i> | Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure. <i>(Revised Application)</i> |
|--|---|--|

**VIEWS OF CHIGWELL PARISH COUNCIL (MEETING DATE: 12<sup>th</sup> AUGUST 2021)  
SUBMITTED BY THE CLERK TO THE COUNCIL – ANTHONY-LOUIS BELGRAVE**

The Council ***STRONGLY OBJECTS*** to applications because of the lack of affordable housing; the requirement of the Planning authority for a minimum quota of 40% affordable housing has not been achieved by this proposal. The published financial viability statement and supporting documentation of the proposal fails to demonstrate that the proposed contribution or supply is sufficient. The absence of any allocated parking for the proposed four commercial units will lead to increased on street parking. No considerations or contributions have been included in this proposal towards alternative transport infrastructure such as public electric vehicle charging points or cycle routes. The Committee also noted that although the number of units had been reduced from 40 to 35, the total gross internal area had only been reduced by 23 square metres and considered the development to still be too large and over intensification. The Committee noted that the Urban Design Officer remained unable support this application. The Committee feel this application fails to meet the objectives of Chigwell Parish's Climate Change pledge in that only two of the 35 units are looking to substantially reduce carbon emissions by achieving Passive Haus standards. The Committee feels the proposal fails to meet all three of the overarching objectives as laid out in paragraph 8 of the NPPF (2021). This proposal, by lack of adequate affordable housing, fails to meet the community's needs. This proposal, by lack of adequate mitigation in 33 of the 35 proposed dwellings, fails to use natural resources prudently, fails to minimise waste and pollution, and fails to mitigate and adapt to climate change, including moving to a low carbon economy.

**COMMENTS WILL BE CONFIRMED AT THE MEETING DATE: 26<sup>th</sup> AUGUST 2021**

**Date:** 13<sup>th</sup> AUGUST 2020

***Chigwell* PARISH COUNCIL**  
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