

## Chigwell

5.100 Chigwell, located to the south of the District, comprises three relatively distinct areas: the original historic village and retail area of Brook Parade, the Grange Hill and Limes Farm area, and Chigwell Row. The settlement has a rural and historic character, and is surrounded by Green Belt.

5.101 Chigwell Parish Council is currently preparing a Neighbourhood Plan for the parish area.

### 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.

### Residential Sites

5.102 Policy SP 2 sets out the likely number of homes the Council will plan for in Chigwell over the Plan period. The provision of approximately 376 homes has been informed by the aspiration for Chigwell to support predominantly small scale development to meet a wide variety of local housing needs, while retaining and enhancing the character of the distinctive communities which make up the settlement.

5.103 The Council has considered the possible spatial option to accommodate new homes at Chigwell and concluded that the most appropriate spatial options are:

- **Intensification within the existing settlement**

Focussing development within the existing settlement boundary will be less harmful to the Green Belt. This strategic option will maximise opportunities to focus development in the most sustainable locations within the settlement, uses previously developed land, and minimises any harm to the wider landscape around the settlement.

- **Expansion of the settlement to the north east**

This strategic option provides a natural extension to the settlement, promoting settlement rounding, and is the least harmful to the Green Belt relative to the other strategic options. Whilst this strategic option is sensitive to change in landscape terms, this harm can be mitigated or avoided through the careful siting of development and design.

- **Intensification of Chigwell Row settlement**

This strategic option lies predominantly within the existing settlement boundary and would be less harmful to the Green Belt relative to other strategic options identified around the settlement. This strategic option is also less sensitive to change in landscape terms.

5.104 Following an assessment of the suitability, availability and achievability of Residential Sites located within these spatial options, the Council has identified twelve sites for allocation to meet the identified housing requirement, as set out in Policy P 7.

5.105 Proposals for residential development will be expected to comply with site specific requirements as set out in Policy P 7.

5.106 The allocation CHIG.R7 will require a Masterplan to be produced to enable the regeneration of the site and to ensure that development

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proposals are ‘front-loaded’, recognising the scale and complexity of delivering communities.

## Sites for Traveller Accommodation

5.107 Policy SP 2 sets out the Council’s approach to Traveller Sites within the District. There are no allocations for Traveller Accommodation in Chigwell.

## Employment Sites

5.108 Policy E 1 sets out the Council’s approach to identifying sites for employment (B use class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.

5.109 There are no existing Employment Site designations or new Employment Site allocations in Chigwell identified in the Local Plan.

## Infrastructure Requirements

5.110 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Chigwell will be set out in the Infrastructure Delivery Plan.

### Policy P 7 Chigwell

A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

#### Residential Sites

- B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) CHIG.R1 Land adjacent to The Paddock – Approximately 12 homes
  - (ii) CHIG.R2 Woodview – Approximately 23 homes
  - (iii) CHIG.R3 Land at Manor Road – Approximately 11 homes
  - (iv) CHIG.R4 Land between Froghall Lane and railway line – Approximately 105 specialist homes
  - (v) CHIG.R5 Land at Chigwell Nurseries –

Approximately 65 homes

- (vi) CHIG.R6 The Limes Estate – Approximately 100 homes
- (vii) CHIG.R7 Land at Chigwell Convent – Approximately 28 homes
- (viii) CHIG.R8 Land at Fencepiece Road – Approximately 6 homes
- (ix) CHIG.R9 Land at Grange Court – Approximately 8 homes
- (x) CHIG.R10 The Maypole – Approximately 11 homes
- (xi) CHIG.R11 Land at Hainault Road – Approximately 7 homes

#### Infrastructure Requirements

- C. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Development in Chigwell will be expected to contribute proportionately towards the following infrastructure items:
- (i) Secondary school expansion;
  - (ii) Highways and junction upgrades;
  - (iii) Potential upgrades to existing waste water infrastructure; and
  - (iv) Improvement of open space throughout the settlement.
- D. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

#### Air Pollution

- E. The development of the allocated sites within Chigwell have the potential to produce air pollution that could impact air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

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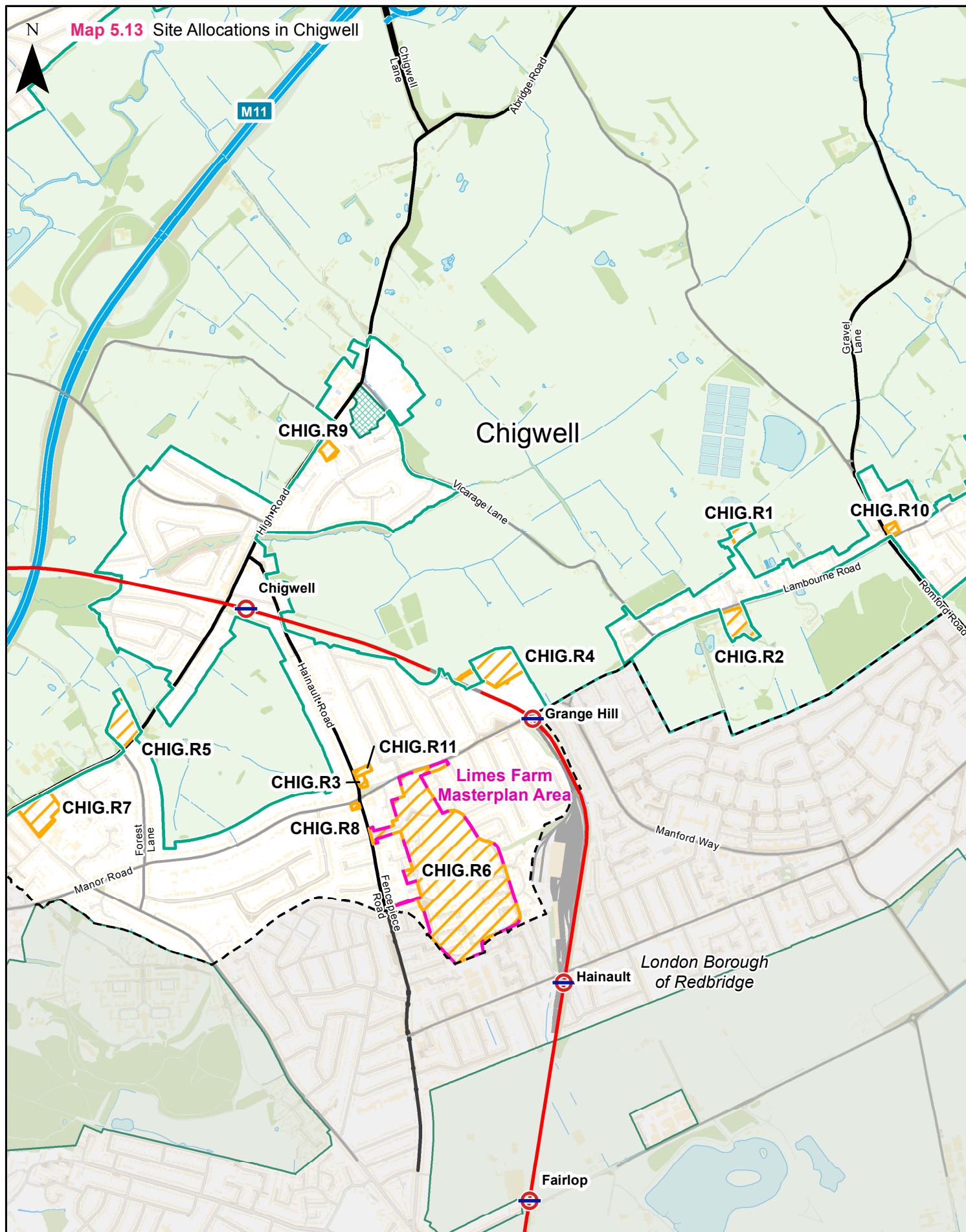
#### Flood Risk

- F. In accordance with Policy DM 15, development on residential allocations must be located wholly within Flood Zone 1.

#### Limes Farm Masterplan

- G. Development proposals for CHIG.R6 must comply with a Strategic Masterplan that has been formally endorsed by the Council.
- H. The Strategic Masterplan shall be regeneration-led and the development brought forward towards the end of the Plan period. The Strategic Masterplan should be undertaken as a comprehensive redevelopment scheme which is delivered in phases in order to retain the same level of housing provision for existing residents.
- I. In addition to the requirements set out above, the Strategic Masterplan must make provision for:
- (i) a minimum of 100 additional homes delivered in the plan-period;
  - (ii) Community facilities and local service and retail uses;
  - (iii) ensuring high quality design which considers appropriate layout, height, scale, massing, and materials;
  - (iv) improved vehicular access into the site, and, new and improved Public Rights of Way, and pedestrian and cycle linkages with the surrounding area and nearby London Underground stations;
  - (v) reduced levels of car parking in accordance with Policy T 1;
  - (vi) car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders; and
  - (vii) adequate provision of high quality public open space
- J. Proposals must be reviewed and should be considered and informed by the Quality Review Panel.

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**Epping Forest District  
Local Plan**  
Submission Version  
December 2017



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#### Map 5.13

Site Allocations in  
Chigwell

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Proposals will be judged against all relevant  
policies.

#### Legend

- |                             |   |                          |
|-----------------------------|---|--------------------------|
| Residential site allocation | Residential and traveller site allocation | Green Belt Boundary      |
| Employment site allocation  | Masterplan Area                           | District Open Land       |
| Traveller site allocation   | Concept Framework Plan Area               | Local Authority boundary |

This legend shows only the key Local Plan policy designations.  
A full legend can be found in Appendix 6: Site Specific Requirements for Site Allocations.