



Epping Forest District Council

Settlement Hierarchy Technical Paper

DRAFT

June 2015

Contents

1. Introduction	3
National Planning Policy Framework	4
Purpose of this technical paper	5
2. Methodology	6
3. Analysis	7
Adopted policy approach	7
Approach of neighbouring authorities	7
Sustainability Appraisal (SA) process	8
Accessibility Analysis	8
Town Centres Study	9
Employment provision and emerging studies	10
Historic Environment	11
Identifying services & facilities	12
Table 1 – Identified Services and Facilities	12
Education	12
Health	13
Transport	13
Retail	14
Community Facilities/Services	14
Population	15
Influences outside Epping Forest District	15
Measuring relative sustainability	16
4. Settlement Hierarchy for Epping Forest District	17
Table 2 – Points for settlement assessment	17
Table 3 – Settlement assessment summary	20
Table 4 – Epping Forest District Settlement Hierarchy	25
Appendix 1 - Adopted Local Plan policies showing selective hierarchical approach	26
Appendix 2 - Approach to settlement hierarchy in neighbouring authority areas	29
Appendix 3 - Epping Forest District Settlement Profiles	32

1. Introduction

- 1.1 Epping Forest District is a mainly rural district in the south-west of Essex abutting Greater London, Harlow and Hertfordshire. 92.4% of the district is within the Metropolitan Green Belt. The south west of the District is the most densely populated and includes Loughton, Buckhurst Hill, and Chigwell. Much of the rest of the population is located Epping, Waltham Abbey and Chipping Ongar. There are many villages and smaller rural settlements, predominantly towards the north of the District.
- 1.2 The district is located at the eastern end of the London Underground Central Line and contains eight stations on this line. There is one mainline railway station in Roydon, which is on the London Liverpool Street – Stansted – Cambridge line. Other railway stations are close to the district at Sawbridgeworth, Harlow, Broxbourne and Waltham Cross.
- 1.3 The M25 runs east-west through the district, with a local road interchange at Waltham Abbey (J25). The M11 runs north – south, with a full interchange (J7) at Hastingwood just south of Harlow, and a northward –off/ southward- on interchange at Loughton. There is also a motorway only interchange at the M11/M25 (J6/J27) south-east of Epping. The A 414 is a key east- west route and this crosses the District from Harlow to Ongar on the way to Chelmsford and the Essex coast.
- 1.4 The district is approximately 130 square miles in area, and contains 20 parish councils and 4 town councils. The 2011 Census recorded a population of about 124,660 people living in close to 52,000 households.



1.5 The current Local Plan was adopted in 1998 with subsequent Alterations adopted in 2006. The Council is currently preparing a new Local Plan for the District covering the period up to 2033. This document forms part of the evidence base for the emerging Local Plan.

National Planning Policy Framework

1.6 The National Planning Policy Framework (NPPF) (March 2012) includes the key theme of achieving 'sustainable development' (NPPF para. 14). Sustainable development combines three elements; environmental, social and economic sustainability. These three elements must be balanced in preparing Local Plans and reaching decisions on planning applications.

- 1.7 The core principles of the NPPF reflect the need to identify and plan for the housing, employment and other needs of an area. The principles also emphasise the preference for efficient use of resources by prioritising development on previously developed land and, where appropriate, reuse of existing buildings whilst protecting natural assets. The NPPF highlights the importance of town centres, stating that these should be supported through positive planning policies which encourage their viability and vitality. It recognises that identified centres are preferable locations for development. In more rural locations, there is strong support for (i) retention, and making best use of services and facilities, including sustainable modes of transport, and (ii) growth of rural businesses.

Purpose of this technical paper

- 1.8 This document establishes a hierarchy of settlements within the district, and identifies relationships with settlements outside the district. This will subsequently be used to inform the preparation of the Local Plan, and in considering planning applications. It is therefore a planning tool which identifies how existing settlements function and establishes a measure of relative sustainability of and between those settlements.

2. Methodology

- 2.1 While there is no set methodology in establishing a hierarchy, there is a wealth of information which can be used to determine how settlements function in relation to each other.
- 2.2 Analysis of a number of factors has been undertaken to establish the most reasonable settlement hierarchy to support the preparation of the Local Plan. These data sources include:
- Review of adopted planning policy
 - Review of approach by neighbouring authorities
 - Emerging Sustainability Appraisal for the Local Plan
 - Findings of Epping Forest District Transport Accessibility Analysis
 - Town Centres Study (2010)
 - Economic and Employment Evidence to support the Local Plan and Economic Development Strategy (emerging, 2015)
 - Historic Towns Report (Essex County Council 1990) and Heritage Asset Review (2012)
 - Census 2011 (ONS)
 - Brief profile of each town/village in the district, and where appropriate, consideration of neighbouring towns/villages
- 2.3 Following review and analysis of the above, and drawing on good practice where this exists, this analysis has established a settlement hierarchy.

3. Analysis

Adopted policy approach

- 3.1 The adopted Local Plan (1998 as amended 2006) does not contain a settlement hierarchy. There are however, policies which take a selective hierarchical approach in respect of different topic matters.
- 3.2 Policy GB16 (1998 Local Plan) identifies the settlements that could be suitable for the provision of affordable housing. 10 small villages are identified by the policy, but it is not clear from the supporting text how they were selected. A further six settlements are identified as not being appropriate for affordable housing, but the justification is again unclear.
- 3.3 Policy TC1 (2006 Local Plan Alterations) identifies a hierarchy as it relates to retail centres in the district. Four categories are identified, and all of the town/village centres and local shopping parades are allocated to these categories.
- 3.4 The full text of both of these policies is contained in Appendix 1.

Approach of neighbouring authorities

- 3.5 Some analysis of the approach taken by neighbouring authorities has been undertaken (Appendix 2). The four adjoining London Boroughs, the Borough of Broxbourne and Harlow District, have adopted various approaches to establishing a hierarchy of town centres. The remaining four authorities, using different methodologies have established hierarchies which group together towns and villages in accordance with the availability of services and facilities.
- 3.6 The hierarchy for this district has regard to the way in which settlements relate to towns and villages beyond the administrative boundary. There is no single

method used by the neighbouring authorities that stands out as being entirely appropriate for this district.

Sustainability Appraisal (SA) process

3.7 An on-going SA process is required as part of the preparation of the Local Plan, which assesses the relative sustainability of the strategy and policy alternatives. A number of indicators have been identified as part of this process and all Strategic Land Availability Assessment (SLAA) sites have been measured against them as an initial assessment:

- Air quality
- Biodiversity
- Climate Change (includes accessibility criteria)
- Community and Wellbeing (includes accessibility criteria)
- Economy
- Historic Environment
- Land Use
- Landscape
- Water

3.8 Given the wider remit (and legislative background) of the SA there are several indicators more criteria within the SA than are directly relevant to establishing a settlement hierarchy. Therefore, the SA work has been reviewed, and those criteria that provide a direct measure of overall functionality of a settlement are incorporate. These indicators fall within the Climate Change and Community and Wellbeing sections.

Accessibility Analysis

3.9 EFDC commissioned Essex County Council (ECC) to undertake an assessment of the relative accessibility of the district, in addition and further to, the SA process (see section above). The ECC study maps the existing provision public transport, cycle networks and public rights of way, and to (non private) education and health facilities. It then produces an analysis of sites

that have been submitted to the SLAA process. The output of this work shows the most accessible potential sites in the district based on the current level and range of services.

- 3.10 The ECC assessment maps the bus stop locations and service frequencies and subsequently provides a weighted score to each SLAA site location. The mapping highlights the key bus routes (but does not show individual services) and the frequency of the overall level of service. This approach is sufficient to establish the overall accessibility of locations using sustainable modes of transport as a measure. Further detailed study of the bus network and contact with the bus operators will be required in due course. Bus frequency information is included in the settlement profiles at Appendix 3, but should only be used as an initial indicator of overall accessibility.
- 3.11 This study shows that, due to a combination of (i) a frequent bus service, (ii) Central Line stations, and (iii) a range of education and health facilities the more densely populated settlements have a greater level of accessibility. This applies particularly to Loughton, Buckhurst Hill and Chigwell. Other areas that score well are where a high frequency bus route runs along a main road. Examples are Thornwood, and the area of Chipping Ongar that is immediately around the A414/B184/A113 (Four Wantz) junction.

Town Centres Study

- 3.12 There is no set methodology for establishing a town centres hierarchy, although the NPPF (paragraph 23) requires that local planning authorities should “define a network and hierarchy of centres that is resilient to anticipated future economic changes”. The town centres hierarchy will form part of the relevant suite of Local plan policies that address retail and town centre matters.
- 3.13 The Town Centres Study was completed by Roger Tym & Partners in May 2010, and still provides the most up-to-date information on the town centres and other shopping areas in the district. This study undertook a “health

check” for each of the main centres (Buckhurst Hill, Chipping Ongar, Epping, Loughton Broadway, Loughton High Road and Waltham Abbey), and subsequently assessed the role and function of the centres. This study suggested a revised hierarchy (from that included in the 2006 Local Plan Alterations) for the six main centres as follows:

- Town Centre – Epping, Loughton High Road
- Small District Centre – Buckhurst Hill, Chipping Ongar, Loughton Broadway, Waltham Abbey

3.14 Given the age of the Town Centres Study, and the further change in the performance of the identified centres that has likely taken place since the report was completed, it is not appropriate to use this recommended hierarchy as the sole indicator of the hierarchy of towns. This study does confirm that the larger settlements contain the largest and most successful town centres. The elements of these town centres which contribute most readily to overall sustainability are identified in Table 1 below, and are the types of uses that are in demand frequently to meet everyday needs.

Employment provision and emerging studies

3.15 It is very difficult to measure employment provision at a settlement level, as ‘Travel To Work’ data (which analyses commuting patterns and locations of homes and employment) is only published once a decade (following a Census), and this data is understandably skewed by the large amount of commuting which takes place to and from London. There are many people who live in Epping Forest District who work outside it, and conversely there are people who live outside Epping Forest District but work within it. Roughly half of the district’s resident working population commute to London. Given the geographical location of the district, bordering Greater London, this pattern of commuting is unlikely to change significantly in the short-term.

3.16 At a district level, much of the employment is in the service sector, often meeting the needs of local residents rather than exporting services to other areas. The construction sector is also strong. There is significant ‘leakage’ of

comparison retail spend, i.e. many of the district's residents choose to shop outside of the district for items like clothing, furniture and major home appliances, so this spending is 'leaks' out. Again this is not surprising given the relatively small nature of the District's town centres compared to other areas within reach, such as Harlow, Romford, Enfield, and Brentwood.

- 3.17 The way in which the local employment market functions, and further how this relates to the Housing Market Areas that exist across the district, is subject to further study. Initial findings suggest that, as expected, Epping Forest District is not a self contained economy, but part of an economic geography. Firstly Epping Forest District has good economic links southwards with London, and also to the north with Harlow, There is also a less strong economic link between Epping Forest District and East Hertfordshire, Harlow, Uttlesford, Brentwood, Broxbourne, Enfield, Stansted, London and Cambridge. This reflects the fact that economies do not respect administrative boundaries.

Historic Environment

- 3.18 The historic environment plays a role in the way in which settlements in the district have developed and changed over time. National policy on protecting and enhancing the historic environment is contained within the NPPF (chapter 12). This broadly states that heritage assets are an irreplaceable resource and measures should be taken to preserve them in a manner appropriate to their significance. The NPPF also relates Green Belt policy to historic towns, one of the roles of the Green Belt being "to preserve the setting and special character of historic towns" (NPPF, para 80).
- 3.19 The "*Historic Towns Supplementary Planning Guidance*" was produced by Essex County Council in 1990, and was subsequently adopted by Epping Forest District Council. This guidance identifies settlements within the County which could be considered to have an "urban status" prior to 1700, and in which there are archaeological and historic remains that require protection. Three historic towns are identified in this guidance. Chipping Ongar and

Epping are of importance as examples of small medieval and post-medieval market towns, and Waltham Abbey is of importance as an ecclesiastical centre, and because of the history of the Royal Gunpowder Works.

- 3.20 The development of the railway (now Central Line) from London originally to Chipping Ongar, significantly influenced the growth and development of, and consequently shaped the way in which Buckhurst Hill, Chigwell, Loughton/Debden, Theydon Bois and Epping function today as service centres and key locations for people that commute into London for work. This reflects the role of the overall historic environment (beyond those assets that are designated) in shaping the evolution of settlements.

Identifying services & facilities

- 3.21 The settlement hierarchy is determined by identifying the range of services and facilities available within each place.

Table 1 – Identified Services and Facilities

Category	
Education	Nursery, Primary School, Secondary School, Higher Education
Health	GP, Dentist, Opticians, Pharmacy, Hospital
Transport	Bus service, Rail Station, Underground Station
Retail	Post Office, Local Shop, Supermarket (over 3,000m ²), ATM, Bank
Community facilities/Services	Community Hall, Fire Station, Leisure Centre, Library, Police Station, Pub, Public Car Park, Recycling Facilities, Youth Centre

Education

- 3.22 There are different tiers of education facilities in the district, catering from nursery school provision through to higher education. There are currently 38 primary schools and six secondary schools, with the secondary schools being focused on the south west of the district. There is a current proposal for a free school in Chipping Ongar, but this is not yet operational and cannot be factored into this analysis. Epping Forest College in Loughton provides the

only higher education campus in the district. Nursery provision is available at a mixture of facilities within existing primary schools, and bespoke operations. Private education establishments are not included in this assessment, as they are not available to the general public.

Health

- 3.23 There is no hospital providing an Accident and Emergency service in the district, with the nearest facilities being in Harlow (Princess Alexandra Hospital) or Leytonstone (Whipps Cross Hospital). Where private medical facilities exist these have not been recorded in this exercise, as they are not available to the general population of the district. There are general practitioner surgeries in most larger settlements, and in some cases there are several practices.
- 3.24 Availability of dentist practices varies, and the role of the NHS in providing these is rapidly diminishing. As a result of this, all dentist practices (NHS and private) are included in this assessment. Both opticians and pharmacies are often within main retail centres, and are generally owned and operated by the private market.

Transport

- 3.25 There is only one mainline railway station in the district in Roydon, and another on the district boundary with East Hertfordshire at Sawbridgeworth. Further railway stations that are reasonably accessible to Epping Forest District residents are available at Harlow, Broxbourne, Waltham Cross, and Chingford, and more distant at Brentwood and Chelmsford. Although there are existing relationships between settlements in the District and these railway stations, it is not possible to gauge precisely the extent to which they are used by residents, and therefore the impact they may have on the way settlements function. Further, Cross Rail is due to open a station at Shenfield in 2019, but again the relationship between Shenfield/Brentwood and settlements in the district in this respect cannot be quantified. To this end, no allowance is made as part of this exercise for stations outside the district, with the exception of

Sawbridgeworth station. This is because Lower Sheering and Sawbridgeworth are effectively connected along Station Road, and the station is on the boundary between Epping Forest District/Essex and East Hertfordshire/Hertfordshire.

- 3.26 Eight stations of the London Underground network are within the district. Three of these (Roding Valley, Chigwell and Grange Hill) are on the Hainault loop, and therefore have a more restricted service than the main Central Line that runs to Epping. However the service on the loop is operational during times when the majority of commuting use would occur, and for this reason all Central Line stations are treated equally.
- 3.27 There are on-going concerns about the capacity of the Central Line and the mainline rail services, and the Council continues to liaise with London Underground and the rail providers on these matters. It is not within the remit of this technical paper to determine the likely future capacity of the overall rail network, although this will be addressed in more detail as the preparation of the Local Plan progresses.

Retail

- 3.28 The retail facilities included in this assessment are those that provide vital services, although it is also helpful to recognise that many services that were once only available “in person” are now available on line, therefore changing the role of retail premises within settlements. The retail uses that have been identified are those that provide for usual daily demands, and which contribute to the health and vitality of a settlement.

Community Facilities/Services

- 3.29 The community facilities/ services that are identified are those which help to create a sense of cohesion and community spirit within settlements. Such facilities are often community hubs providing a range of services (e.g. community hall), or provide an essential service to the way in which a settlement operates (fire station, police station).

Population

- 3.30 The population of a settlement is not, in itself, an indicator of where a settlement should be placed within the hierarchy. Generally settlements with a larger population have more services and facilities for that population, however this is not always the case. A matter to be considered in detail whilst progressing the preparation of the Local Plan is the relationship between the overall population, and the number of services and facilities available and whether these are sufficient to meet the needs and demands of that population.
- 3.31 For the purposes of this technical paper, the population of the settlements has been derived from several datasets. All are based on the 2011 Census, but depending on the size of the settlement there is not always a dataset available which gives the precise population. Where this is the case estimates are made to determine the approximate split of the population between different areas. An example of this is Coopersale, where the dataset covering the smallest area (sub ward 006A) also covers a small part of Epping along Stonards Hill. It is estimated that two thirds of the population of this sub ward is resident in Coopersale, therefore providing an approximate population of 1,018 at 2011.

Influences outside Epping Forest District

- 3.32 In all locations in the district, there is an influence created by the proximity to London and the extensive employment, retail, leisure and other services and facilities that are available. It is not possible to comprehensively measure the full impact of London on the district, although various datasets exist which have attempted to quantify this. For the purposes of establishing a settlement hierarchy for Epping Forest District, the overall influence of London is noted, but this does not form a key part of the analysis. Other larger towns and cities are nearby and these include Harlow, Cheshunt, Broxbourne, Brentwood, Chelmsford and even Cambridge. All of these, and others, influence the work, leisure and travel patterns of the residents of Epping Forest District to

varying degrees. There are some instances where settlements within the district form a continuous built area with settlements outside the administrative boundary, and in these cases the relationship will be examined more closely by the settlement profiles.

Measuring relative sustainability

3.33 A brief profile of the towns and larger villages in the district was included in the “Planning Our Future: Community Choices – Issues & Options for the Local Plan” consultation document published in 2012. Appendix 3 contains a series of tables identifying the services and facilities that are available in 26 settlements in the district. The relative sustainability of each settlement is scored on the basis of the presence of each type of service and facility. Where more than one instance of a particular type is found in a settlement, this is still scored once, for example if a settlement has two primary schools the settlement still only scores once for that category. The totals indicate the category that each settlement should be placed in. In addition, further analysis has been undertaken which also takes a qualitative approach to the assessment. This builds on the initial analysis included in the 2012 consultation document, and seeks to provide a more rounded overview of each settlement. Whilst the scoring may suggest a settlement should fall into a particular category, the qualitative analysis may indicate that a settlement more comfortably fits into a different category. As identified at the outset, the assessment process is not absolute, and cannot be fully defined by categories that will suit all eventualities. The methodology provides a logical and robust approach, which by its nature must be flexible to suit the differing character of the district’s settlements.

4. Settlement Hierarchy for Epping Forest District

- 4.1 The categories for settlements have been established using non-technical terms. These are:
- Town
 - Large village
 - Small village
 - Hamlet
- 4.2 There are several definitions of these categories, and no single accepted definition in planning terms. Table 2 is based on a combination of sources, including the Oxford English Dictionary, existing Local Plan policies and text, and judgement reflecting the research undertaken. The table also shows the scores that are allocated to each settlement type.

Table 2 – Points for settlement assessment

Settlement category	Combined facilities
<p><i>Town</i></p> <p>A built up area with a name, defined boundaries, and local government, that is larger than a large village and smaller than a city. There are a good range of services and facilities, including good public transport access.</p>	20-26
<p><i>Large village</i></p> <p>A settlement that is smaller than a town, containing moderate facilities including reasonable public transport access. Can meet most local demands for “everyday” services.</p>	12-19
<p><i>Small village</i></p> <p>Smaller than a larger village, but larger than a hamlet. Few facilities and limited public transport access.</p>	6-11
<p><i>Hamlet</i></p> <p>The smallest of settlements with very limited services and facilities. There is usually no discernible centre.</p>	0-5

- 4.3 An assessment of the available services and facilities in 26 settlements in the district has been completed. The profiles of each settlement are contained in Appendix 3, and a summary is shown in Table 3 below.

DRAFT

Table 3: Settlement categories

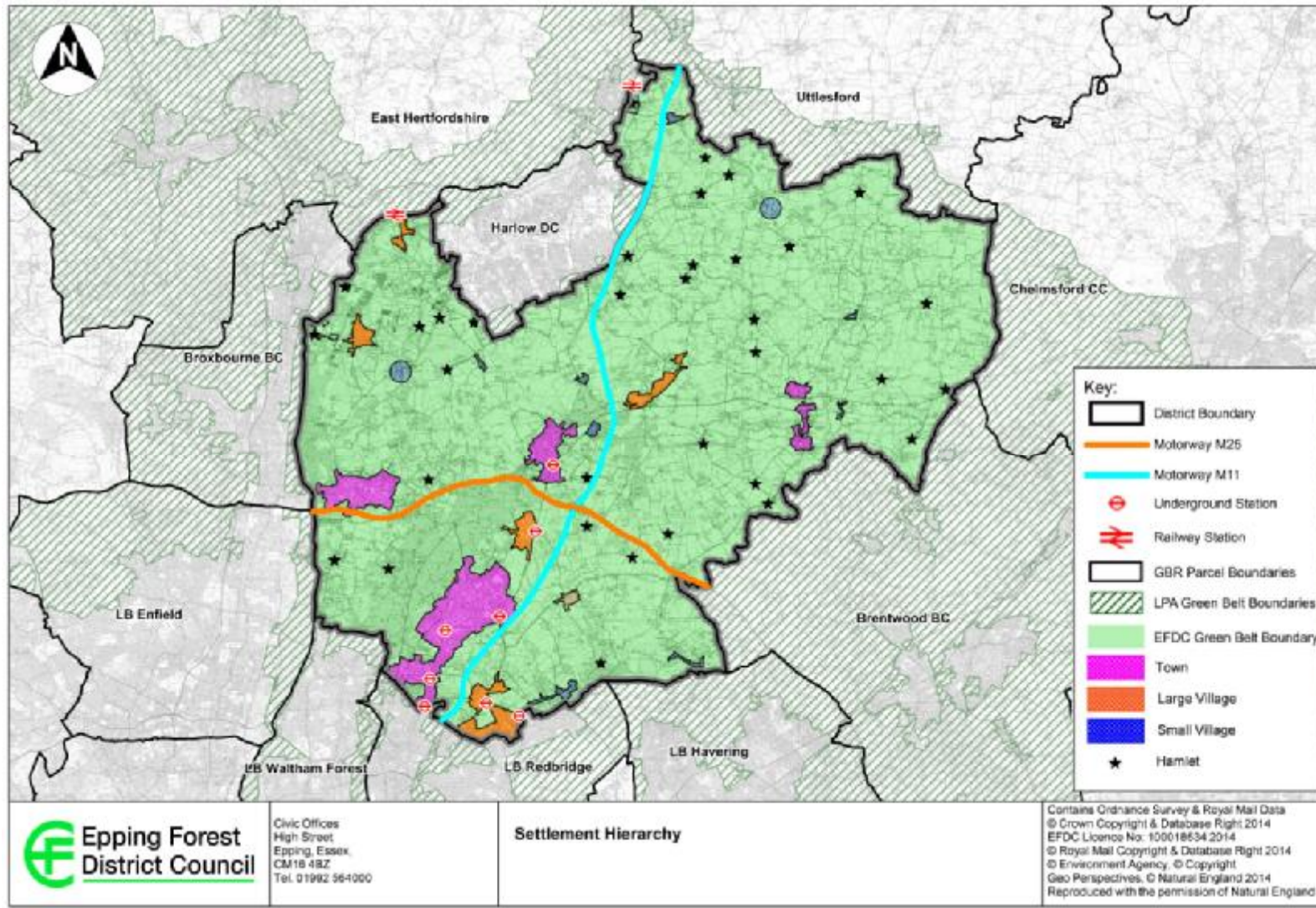


Table 3 – Settlement assessment summary

	Abridge	Buckhurst Hill	Bumbles Green	Chigwell	Chigwell Row	Chipping Ongar	Coopersale	Epping	Epping Green	Fyfield	High Beach	High Ongar	Loughton-Debden	Lower Nazeing	Lower Sheering	Matching Green	Moreton	North Weald	Roydon	Sewardstone	Sheering	Stapleford Abbotts	Theydon Bois	Thornwood	Waltham Abbey	Willingale	
<i>Population (11' Census)</i>	2013	11380	336	12987	2207	4844	1018	10443	831	796	1118	1255	31106	3874	2014	661	321	4477	2193	1118	891	1008	4062	969	18913	501	
<i>Area (ha)</i>	1042	385	433.3	1190	378	526	15.91	757	1773	991	2162	1586	1512	989	530	1262	596	661	705	80	304	957	832	498	1999	1398	
<i>Pop Density (p/ha)</i>	1.9	29.56	0.77	9.05	5.8	9.21	63.98	13.79	0.47	0.8	0.52	0.79	20.57	3.9	3.8	0.52	0.54	6.77	3.1	13.98	2.93	1.05	4.88	1.95	9.46	0.36	
<i># Dwellings</i>	940	5116	141	4197	932	1827	467	4845	340	352	526	494	13415	1632	978	292	159	2,014	928	526	376	442	1679	446	8,435	206	
<i>Nursery</i>	Y	Y	N	Y	Y	Y	N	Y	N	N	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Education																											
<i>Primary</i>	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	Y	N	N
<i>Secondary</i>	N	N	N	Y	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
<i>Higher</i>	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Health																											
<i>GP</i>	Y	Y	N	N	N	Y	N	Y	N	N	N	N	Y	Y	N	N	N	Y	N	N	N	N	N	Y	N	Y	N
<i>Dentist</i>	N	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N
<i>Optician</i>	N	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	N

	Abridge	Buckhurst Hill	Bumbles Green	Chigwell	Chigwell Row	Chipping Ongar	Coopersale	Epping	Epping Green	Fyfield	High Beach	High Ongar	Loughton-Debden	Lower Nazeing	Lower Sheering	Matching Green	Moreton	North Weald	Roydon	Sewardstone	Sheering	Stapleford Abbotts	Theydon Bois	Thornwood	Waltham Abbey	Willingale	
<i>Pharmacy</i>	N	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	Y	N	N	N	Y	Y	N	N	N	Y	N	Y	N	
<i>Hospital</i>	N	Y	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
<i>Transport</i>																											
<i>Weekly Bus</i>	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
<i>Daily Bus</i>	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
<i>Hourly Bus</i>	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	
<i>Rail</i>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	
<i>Underground</i>	N	Y	N	Y	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	Y	N	N	N	
<i>Retail</i>																											
<i>Post Office</i>	Y	Y	N	Y	Y	Y	Y	Y	N	Y	N	Y	Y	Y	N	N	N	Y	Y	N	Y	N	Y	N	Y	N	
<i>Local Shop</i>	Y	Y	N	Y	Y	Y	Y	Y	N	Y	N	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	
<i>Supermarket (> 3000m²)</i>	N	Y	N	N	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	N	
<i>ATM</i>	Y	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	Y	N	N	N	Y	Y	N	N	N	Y	Y	Y	N	
<i>Bank</i>	N	N	N	Y	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	N	
<i>Community facilities/services</i>																											

	Abridge	Buckhurst Hill	Bumbles Green	Chigwell	Chigwell Row	Chipping Ongar	Coopersale	Epping	Epping Green	Fyfield	High Beach	High Ongar	Loughton-Debden	Lower Nazeing	Lower Sheering	Matching Green	Moreton	North Weald	Roydon	Sewardstone	Sheering	Stapleford Abbotts	Theydon Bois	Thornwood	Waltham Abbey	Willingale	
<i>Community Hall</i>	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
<i>Fire Station</i>	N	N	N	N	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
<i>Leisure Centre / Sports Ground</i>	Y	N	Y	Y	N	Y	Y	Y	N	Y	Y	N	Y	N	N	N	N	Y	Y	N	N	N	Y	Y	Y	Y	Y
<i>Library</i>	N	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	Y	N
<i>Police Station</i>	N	N	N	N	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
<i>Pub</i>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	
<i>Public Car Park</i>	N	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N
<i>Recycling Facility</i>	N	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	Y	N	N	N	Y	Y	Y	N	N	Y	Y	Y	Y	Y
<i>Youth Centre</i>	N	Y	N	Y	Y	Y	N	Y	Y	N	N	N	Y	N	N	N	N	N	Y	N	N	N	Y	N	Y	N	
TOTAL	12	21	6	21	6	23	9	26	7	8	4	8	26	12	4	6	5	15	16	7	9	8	17	9	24	5	

- 4.4 There are three instances where the additional qualitative analysis suggests that a settlement should fit into a different category than the scoring suggests. These settlements are Chigwell, Lower Sheering and Sewardstone.
- 4.5 Chigwell is to the south of Epping Forest District, immediately adjoining the outer edges of the London Borough of Redbridge. There are two distinct areas within the settlement, the older area in and around Chigwell village and the golf course, and the newer development that focuses around the Limes Farm Estate and Grange Hill station. The scoring of the settlement reflects these two distinct areas being counted as a single settlement, and as result a higher score has been achieved.
- 4.6 In considering the character of the settlement, there is an argument that because of the split nature of the settlement that Chigwell as whole operates as two large villages on the edge of a much larger suburban area (i.e. Greater London).
- 4.7 Despite the presence of primary and secondary schools in the settlement, there is a known high level of pupil exchange between Chigwell and Redbridge and Woodford, which again contributes to the way in which Chigwell operates more as a large village, than a town with a higher degree of self containment.
- 4.8 Lower Sheering is on the district boundary with East Hertfordshire to the north. There are few services within Lower Sheering itself, and the settlement effectively functions as part of Sawbridgeworth to the west. Lower Sheering and Sawbridgeworth are separated by the River Stort and its flood plain. There are two crossing points over the river at Sheering Mill Lane and Station Road. Station Road in particular gives the impression of a continuous built area.
- 4.9 Sawbridgeworth mainline rail station is on the district boundary at the north western end of the settlement, and the small retail centre of Sawbridgeworth

is a short distance away further along Station Road. Both primary and secondary schools are contained within Sawbridgeworth.

- 4.10 Lower Sheering is a difficult settlement to categorise, given its proximity and relationship with Sawbridgeworth. Taking Lower Sheering in isolation, the score awarded indicates it should be considered a hamlet. Taking into account the wider area, and the settlement hierarchy established by East Herts District Council, the Sawbridgeworth/Lower Sheering settlement could be argued to form a town. Any proposal for change would need to be undertaken in coordination with East Herts District Council and Hertfordshire County Council, and could be restricted by any identified service capacity issues within Sawbridgeworth.
- 4.11 Sewardstone is characterised by linear development along Sewardstone Road, between the southern edge of Waltham Abbey and the northern edge of Chingford. There is no discernible centre, and there are few services within the settlement itself. The score achieved is largely a reflection of the frequency of bus services along Sewardstone Road.
- 4.12 Residents of this area would have to travel to meet the majority of their daily requirements for education, health, retail and community facilities, and therefore despite the score indicating that Sewardstone should be classified as a small village, it would appear more appropriate that it is placed in the hamlet category.
- 4.13 The final settlement hierarchy for the district is as follows:

Table 4 – Epping Forest District Settlement Hierarchy

Category	Settlement
Town	Buckhurst Hill, Chipping Ongar, Epping, Loughton/Debden, Waltham Abbey
Large Village	Abridge, Chigwell, Lower Nazeing, North Weald, Roydon, Theydon Bois
Small Village	Bumbles Green, Chigwell Row, Coopersale, Epping Green, Fyfield, High Ongar, Matching Green, Sheering, Stapleford Abbots, Thornwood.
Hamlet	Abbess Roding, Beauchamp Roding, Berners Roding, Bobbingworth, Broadley Common, Dobb's Weir, Fiddlers Hamlet, Foster Street, Hare Street, Hastingwood, High Beach, High Laver, Jacks Hatch, Lambourne End, Little Laver, Long Green, Lower Sheering, Magdalen Laver, Matching, Matching Tye, Moreton, Newman End, Nine Ashes, Norton Heath, Norton Mandeville, Roydon Hamlet, Sewardstone, Sewardstonebury, Stanford Rivers, Stapleford Tawney, Theydon Garnon, Theydon Mount, Tilegate Green, Toot Hill, Upper Nazeing, Upshire, Willingale.

4.14 Determination of appropriate settlement boundaries is a matter for the emerging Local Plan. For the avoidance of doubt at this stage, boundaries created by the existing Green Belt policy boundaries will serve as settlement boundaries.

Appendix 1 - Adopted Local Plan policies
showing selective hierarchical approach

Adopted policy / text	Approach
<p>Alterations 2006 (policy and text not changed by Alterations, re-numbering to new chapter only) GB16 & supporting text para 5.71a-5.72a</p>	<p>POLICY GB16 – AFFORDABLE HOUSING</p> <p>PLANNING PERMISSION MAY BE GRANTED FOR SMALL-SCALE "AFFORDABLE" HOUSING SCHEMES WITHIN THE SMALLER SETTLEMENTS, AS AN EXCEPTION TO THE NORMAL POLICY OF RESTRAINT, WHERE THE COUNCIL IS SATISFIED THAT:</p> <p>(i) THERE IS A DEMONSTRABLE SOCIAL OR ECONOMIC NEED FOR THE ACCOMMODATION IN THE LOCALITY WHICH CANNOT BE MET IN ANY OTHER WAY AND WHICH CAN REASONABLY BE EXPECTED TO PERSIST IN THE LONG TERM. AN APPLICATION WOULD BE EXPECTED TO BE SUPPORTED BY THE LOCAL PARISH COUNCIL AND A PROPER APPRAISAL OF NEED;</p> <p>(ii) THE DEVELOPMENT IS WELL-RELATED TO THE EXISTING SETTLEMENT AND THERE IS NO DETRIMENT TO THE CHARACTER OF THE VILLAGE OR THE COUNTRYSIDE, OR TO GREEN BELT OBJECTIVES. PROPOSALS INVOLVING EXTENSIONS INTO THE OPEN COUNTRYSIDE OR THE CREATION OF RIBBONS OR ISOLATED POCKETS OF DEVELOPMENT SHOULD BE AVOIDED. THERE SHOULD BE NO SIGNIFICANT GROUNDS FOR OBJECTION ON HIGHWAYS, INFRASTRUCTURE OR OTHER PLANNING GROUNDS; AND</p> <p>(iii) SUITABLY SECURE ARRANGEMENTS WILL BE MADE TO ENSURE THE AVAILABILITY OF THE ACCOMMODATION, AS BUILT, FOR INITIAL AND SUBSEQUENT LOCAL NEEDS HOUSEHOLDS WHOSE TOTAL INCOME IS INSUFFICIENT TO ENABLE THEM TO AFFORD TO RENT OR BUY</p> <p>5.71a Not all settlements are appropriate for an affordable housing scheme, however. To be suitable they are likely:-</p> <ul style="list-style-type: none"> - to have a recognisable community which is distinct and separate from that on the edge of the metropolitan area; and - to be too small to be capable of offering sufficient alternative housing to meet local needs. <p>5.72a Settlements which could therefore be suitable include Epping Green, Matching Tye, Matching Green, Moreton, Sheering, Fyfield, Willingale, Toot Hill, Little End and Stapleford Abbots. Those which would not be appropriate include Lower Nazeing, Theydon Bois, Chigwell Row, North Weald Bassett, Sewardstone and Chipping Ongar.</p>
<p>Alterations 2006 TC1 & supporting text para 11.5a-11.6a</p>	<p>11.5a This district includes three principal centres (Epping, Loughton High Road and Waltham Abbey). The nearest sub-regional centres are Harlow and Chelmsford. Shopping habits are also influenced by centres in neighbouring authorities such as Ilford and Romford. Additionally larger centres further afield such as the West End of London and major shopping centres such as Bluewater, Brent Cross and Lakeside also affect shopping patterns.</p> <p>11.6a Principal centres within this district therefore need to safeguard their character and enhance their role because of competitive pressure from these larger shopping centres.</p>

POLICY TC1 - TOWN CENTRE HIERARCHY

APPLICATIONS WITHIN TOWN CENTRES FOR RETAIL AND OTHER APPROPRIATE USES, INCLUDING EXTENSIONS TO EXISTING STORES, WILL BE DETERMINED IN ACCORDANCE WITH THE HIERARCHY WHICH EXISTS IN THE DISTRICT:

- (i) PRINCIPAL:**
 - EPPING;
 - LOUGHTON HIGH ROAD;
 - WALTHAM ABBEY
- (ii) SMALLER:**
 - LOUGHTON BROADWAY;
 - CHIPPING ONGAR
- (iii) DISTRICT:**
 - BUCKHURST HILL - QUEENS ROAD (EAST)
- (iv) LOCAL:**
 - ABRIDGE
 - BUCKHURST HILL – LOUGHTON WAY, LOWER QUEENS ROAD, QUEENS ROAD WEST, STATION WAY
 - CHIGWELL - BROOK PARADE, LIMES FARM, MANOR ROAD
 - COOPERSALE - PARKLANDS
 - CHIPPING ONGAR – LOWER HIGH STREET, ST PETERS AVENUE, FYFIELD ROAD
 - EPPING – LINDSEY STREET
 - LOUGHTON – BORDERS LANE, GOLDINGS HILL/LOWER ROAD, PYRLES LANE, RODING ROAD/VALLEY HILL
 - NAZEING – NAZEINGBURY PARADE
 - NORTH WEALD – HIGH ROAD
 - THEYDON BOIS – COPPICE ROW/FORREST DRIVE
 - WALTHAM ABBEY – HIGHBRIDGE RETAIL PARK, NINEFIELDS, ROUNDHILLS, UPSHIRE ROAD

THE COUNCIL WILL, IN PRINCIPLE, PERMIT PROPOSALS WHICH SHOULD SUSTAIN OR IMPROVE THE VITALITY AND VIABILITY OF ANY OF THE CENTRES, AND WHICH WILL EITHER MAINTAIN OR NOT ADVERSELY AFFECT THEIR POSITION IN THE ABOVE HIERARCHY. LARGER-SCALE DEVELOPMENT IS THEREFORE ONLY APPROPRIATE IN THE PRINCIPAL CENTRES. PROPOSALS FOR RETAIL AND OTHER TOWN CENTRE USES ON EDGE-OF-CENTRE OR OUT-OF-CENTRE SITES WILL BE ASSESSED IN TERMS OF (i) WHETHER THEY ADVERSELY AFFECT THE VITALITY AND VIABILITY OF EXISTING CENTRES WITHIN THE DISTRICT; AND (ii) ALL OTHER PLAN POLICIES.

Appendix 2 - Approach to settlement hierarchy in neighbouring authority areas

Local Authority	Approach	Date adopted/agreed
Essex County		
Brentwood Borough Council	Main town – Brentwood Village Service Centres – Ingatestone Larger Villages (7) Smaller Villages (5)	Core Strategy Issues & Options 2009 May change as Local Plan preparation evolves.
Chelmsford City Council	Chelmsford Urban Area South Woodham Ferrers Urban Area Key Defined Settlements (9) Other Defined Settlements (16) Proposed New Other Defined Settlements (Site Allocations) (3)	Core Strategy February 2008 Currently (2015) under review as part of preparation of new Local Plan, and likely to introduce an additional level to make clear difference between settlements that have higher level services and facilities, those that have only a primary school and a small number of other services and facilities, and settlements that have no facilities.
Harlow District Council	No settlement hierarchy due to nature of Harlow as a single urban area. Individual neighbourhoods (“hatches”) are identified, alongside the town centre.	Local Plan July 2006
Uttlesford District Council	Market Towns (2) Saffron Walden, Great Dunmow – major focus for development, suitable for larger scale development Key villages (7) – major focus for development in the rural area, with the exception of Hatfield Heath which is the Green Belt. Rural villages <ul style="list-style-type: none"> - Type A – with primary school and some local services - Type B – without primary school but with some local services 	Local Plan pre-submission document 2014
Hertfordshire County		
Borough of Broxbourne	No settlement hierarchy given urban nature of Borough. Series of merged towns at the same level of service	Confirmed by email February 2015

Local Authority	Approach	Date adopted/agreed
	provision.	
East Hertfordshire	Settlement hierarchy established over series of topic papers and sieving exercises. Towns – (5) Bishop’s Stortford, Buntingford, Hertford, Sawbridgeworth, Ware Group 1 villages Group 2 villages Group 3 villages	District Plan Supporting Document 2012-2013
London Boroughs		
LB Enfield	No settlement hierarchy given urban nature of Borough	Confirmed by email February 2015
LB Havering	No settlement hierarchy given urban nature of Borough. Town centre hierarchy contained in policy CP4. Metropolitan centre – Romford Major District Centre – Hornchurch, Upminster Minor District Centres – Collier Row, Elm Park, Harold Hill, Rainham Major local centres (11) Minor local centres (68)	Core Strategy 2008
LB Redbridge	No settlement hierarchy given urban nature of Borough. Town centre hierarchy contained in Strategic Policy 1: Overall Growth Metropolitan Centre – Ilford District Centres – Barkingside, Gants Hill, South Woodford, Wanstead Local Centres (7)	Core Strategy 2008
LB Waltham Forest	No settlement hierarchy given urban nature of Borough. Town Centre Hierarchy contained in policy CS14, seeking to focus town centre and related development in Walthamstow. Town Centre - Walthamstow District Centres (7) Neighbourhood Centres (8)	Core Strategy 2012

Appendix 3 - Epping Forest District Settlement Profiles

Abridge				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Lambourne	2,013	1,042	1.9	940
(Population figures for whole of Lambourne Parish, no more detailed data available for Abridge)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Abridge Pre-school Group		
Primary	Y	Lambourne Primary School		
Secondary	N			
Higher	N			
Health				
GP	Y	Abridge Surgery		
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	42 Services Daily on most frequent route, 31 on other.		
Rail Station	N			
Underground Station	N			
Retail				
Post Office	Y	Sub Post Office (within Londis, 24-25 Fir Trees, Abridge)		
Local Shop	Y	Market Place, Silver Street, Willow Tree Close, Market Place, London Road local shop inc – restaurants and retail shops, Shell & Mace, Londis.		
Supermarket (over 3,000 m ²)	N			
ATM	Y	Shell Garage		
Bank	N			
Community facilities & services				
Community Hall	Y	Abridge Village Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	Y	Abridge Cricket Club, Stapleford Flight Centre Ltd		
Library	N			
Police Station	N			
Pub	Y	The Blue Boar, The Maltsters Arms		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	N			
TOTAL	12			
Qualitative Analysis				
<p>Abridge is in the south east of the district, to the east of the M11 and to the north east of Chigwell. The River Roding passes to the north of the settlement, and the flood plain for the river extends across much of the area between the M11 and the north of the settlement. Abridge contains a number of key services and facilities, but contains only local shops. The historic core is protected by a Conservation Area, with 1950s residential development to the south of Ongar Road. The settlement is surrounded by the Metropolitan Green Belt, which has largely prevented the outward spread of Abridge since its designation.</p>				
Settlement Category				
Large Village				

Buckhurst Hill				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Buckhurst Hill	11,380	385	29.56	5,116
(Population figures based upon combined figures for Buckhurst Hill East and West Wards)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Little Learners, Wells All Saints Pre-School Ltd, Buckhurst Baptist Pre-School, Tumble Tots, Queens Pre-School Day Nursery, Queens Baby Nursery		
Primary	Y	Buckhurst Hill Community Primary School, St John's Church of England Voluntary Controlled Primary School,		
Secondary	N			
Higher	N			
Health				
GP	Y	The River Surgery, Palmerston Road Surgery, Kings Medical Centre, Drs Taylor J.S.G & Briggs A.C, 18 Palmerston Rd		
Dentist	Y	Valley Dental Practice, The Queens Dental Practice, The White House Dental Surgery		
Optician	Y	Queens Road Opticians, HD Jameson & Associates		
Pharmacy	Y	Safedale Ltd, Easter Pharmacy		
Hospital	Y	Holly House Hospital		
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	118 daily services on most frequent route		
Rail Station	N			
Underground Station	Y	Buckhurst Hill Underground Station, Roding Valley Underground Station		
Retail				
Post Office	Y	Buckhurst Hill Post Office, Loughton Way Post Office, Station Way Post Office		
Local Shop	Y	Queens road filled with local shops (inc Retail shops/boutiques, restaurants)		
Supermarket (over 3,000 m ²)	Y	Waitrose		
ATM	Y	Natwest (Waitrose)		
Bank	N			
Community facilities & services				
Community Hall	Y	Roding Valley Hall, The Woollard Centre, Buckhurst Hill Community Association		
Fire Station	N			
Leisure Centre / Sports Grounds	N			
Library	Y	Buckhurst Hill Library		
Police Station	N			
Pub	Y	The Monkams Inn, Railway Tavern, The Three Colts, The Warren Wood, Toby Carvery		
Public Car Park	Y	Queens Road Upper, (Short Stay, 18 Spaces), Queens Road Lower, (Long Stay 100 Spaces)		
Recycling Facilities	Y	Roding Valley Station, Queens Road (old station) Car Park,		
Youth Centre	Y	XL Youth (The Bridge)		

TOTAL	21	
<u>Qualitative Analysis</u>		
<p>Buckhurst Hill is in the south west of Epping Forest District, and immediately adjoins the southern district boundary with London Borough of Redbridge. The settlement saw rapid expansion in the late Victorian period and early 20th Century as a result of the opening of Buckhurst Hill Station in 1856. The Central Line now passes north-south through the eastern part of the settlement, with the “Fairlop loop” branching further east towards Chigwell at the southern edge of the settlement. Both Buckhurst Hill and Roding Valley stations are within Buckhurst Hill.</p> <p>The town centre is at the eastern end of Queens Road, and contains a Waitrose supermarket and a number of other retail units, including independent shops, bars and restaurants. The town centre provides for a number of everyday demands. The settlement creates a largely continuous built area between the outer edges of South Woodford and Chingford to the south, and Loughton to the north.</p> <p>Remaining areas of open land are largely owned and managed by the Corporation of London as part of Epping Forest. The River Roding passes to the east of the settlement within the Roding Valley Local Nature Reserve (including part that is designated as a Site of Special Scientific Interest) constraining the further eastward growth of the settlement.</p>		
<u>Settlement Category</u>		
Town		

Bumbles Green				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Nazeing	336	433.33	0.77	141
(Population figures have been estimated by deducting the Nazeing Ward figures from Nazing Parish figures, and estimating what portion of the remainder constitutes Bumbles Green)				
Existing Services & Facilities				
Education				
Nursery / Childcare	N			
Primary	N			
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	46 services daily		
Rail Station	N			
Underground Station	N			
Retail				
Post Office	N			
Local Shop	N			
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	Y	The Leisure Centre, Bumbles Green, Nazeing		
Fire Station	N			
Leisure Centre / Sports Grounds	Y	Bumbles Green Leisure Centre		
Library	N			
Police Station	N			
Pub	Y	King Harold's Head		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	N			
TOTAL	6			
Qualitative Analysis				
<p>Bumbles Green is a small settlement in the west of the district, to the south east of Nazeing. There are few services within the settlement, and residents would have to travel for the majority of daily demands. There is a reasonable local bus service, connecting Bumbles Green to Lower Nazeing, Waltham Abbey and Harlow. Lower Nazeing is close by, and provides a primary school, local shops and a doctors surgery.</p>				
Settlement Category				
Small village				

Chigwell Row				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Chigwell	2207	378	5.8	932
(Population figures have been based on those for the Chigwell Row Ward)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	All Saints Pre School		
Primary	Y	Chigwell Row Primary School, Wells Park School (residential, special needs)		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	N			
Bus Service (Daily)	N			
Bus Service (Hourly)	N			
Rail Station	N			
Underground Station	N	(Grange Hill station is very close to Chigwell Row)		
Retail				
Post Office	Y	Chigwell Row Post Office		
Local Shop	Y	VT Food and Wine. Specialists shops such as IT and Gardening Store.		
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	N			
Fire Station	N			
Leisure Centre / Sports Grounds	N			
Library	N			
Police Station	N			
Pub	Y	Bluebeckers plus AO		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	Y	Girl Scouts Centre		
TOTAL	6			
Qualitative Analysis				
<p>Chigwell Row is at the southern boundary of Epping Forest with the London Borough of Redbridge and the London Borough of Havering, directly to the east of Chigwell. It is separated from the outer edges of Hainault by Hainault Forest Country Park and a small area of Green Belt land to the south of Lambourne Road. Land to the north is less developed, and contains a large reservoir.</p> <p>The primary school is to the eastern end of the settlement, with other local shops focused on Lambourne Road.</p>				

Chigwell Row primarily functions as part of Chigwell, and at a wider level as part of the outer edge of Hainault, with residents having to travel to access the majority of services.

Settlement Category

Small village

DRAFT

Chigwell				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Chigwell	12,987	1,190	9.05	4,197
(Population figures have been based on those for the Chigwell Village and Grange Hill Wards)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Musical Playtime, St. Pauls Busy Bees Pre-School, St. Marys Church of England Nursery, Barney Bears Nursery Ltd, Flying Start Day Nursery Chigwell Ltd, Limes Farm Infant School and Nursery		
Primary	Y	Chigwell Primary School, Limes Farm Infant School and Nursery, Limes Farm Junior School		
Secondary	Y	West Hatch High School, Guru Gobind Singh Khalsa College		
Higher	N			
Health				
GP	N			
Dentist	Y	Preventative Dental Practice, Chigwell Smile, Smile Design By Ash,		
Optician	Y	Stephen Forman Optometrist		
Pharmacy	Y	Brookhouse Pharmacy, Lloyds Pharmacy		
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y			
Rail Station	N			
Underground Station	Y	Chigwell Underground Station, Grange Hill Underground Station		
Retail				
Post Office	Y	Chigwell Post Office, Chigwell Row Post Office, Manford Way Post Office,		
Local Shop	Y	Parade filled with shops (inc. Restaurants, Retail shops, financial services and small grocers). Budgens Store		
Supermarket (over 3,000 m ²)	N			
ATM	Y	HSBC, Lloyds TSB		
Bank	Y	HSBC, Lloyds TSB		
Community facilities & services				
Community Hall	Y	The Limes Centre, Victory Hall, Chigwell Hall, Hainault Forest Community Centre		
Fire Station	N			
Leisure Centre / Sports Grounds	Y	Virgin Active, David Lloyd		
Library	Y	Chigwell Branch Library		
Police Station	N			
Pub	Y	The King William IV, The Two Brewers		
Public Car Park	Y	Hainault Road, (Free, 39 Spaces)		
Recycling Facilities	Y	Limes Avenue Shops, Roding Lane, Luxborough Lane		
Youth Centre	Y	Café Youth (Limes Farm Youth Centre)		
TOTAL	21			
Qualitative Analysis				

Chigwell is to the south of Epping Forest District, immediately adjoining the outer edges of the London Borough of Redbridge. There are two distinct areas within the settlement, the older area in and around Chigwell village and the golf course, and the newer development that focuses around the Limes Farm Estate and Grange Hill station. The scoring of the settlement reflects these two distinct areas being counted as a single settlement, and as result a higher score has been achieved.

In considering the character of the settlement, there is an argument that because of the split nature of the settlement that Chigwell as whole operates as two large villages on the edge of a much larger suburban area (i.e. Greater London).

Despite the presence of primary and secondary schools in the settlement, there is a known high level of pupil exchange between Chigwell and Redbridge and Woodford, which again contributes to the way in which Chigwell operates more as a large village, than a town with a higher degree of self containment.

Settlement Category

Large village

Chipping Ongar				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Ongar	4844	526	9.21	1,827
(Population figures have been based on those for the Chipping Ongar Ward.)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Bright Stars Pre-School Shelley Primary School, HollyTrees Pre-School Chipping Ongar Primary School, ABC Nursery & Pre-School Hallsford Bridge Ongar, Poppets Day Nursery Fyfield Road, Little Legs Nursery, High Street, Dizzy Ducks, Fyfield Business Park		
Primary	Y	Chipping Ongar Primary School, Shelley Primary School		
Secondary	N	(NB current application for Ongar Academy)		
Higher	N			
Health				
GP	Y	Ongar Health Centre, The Ongar Surgery,		
Dentist	Y	Ongar Dental Practice, The White House Dental Practice		
Optician	Y	Pipkin Partnership Optometrists, Boatmans Opticians		
Pharmacy	Y	Lloyds Pharmacy, The Co-Operative Pharmacy		
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	136 services daily on most frequent route		
Rail Station	N	(NB – heritage route operated from Ongar to Coopersale)		
Underground Station	N			
Retail				
Post Office	Y	Ongar Post Office		
Local Shop	Y	High street with local shops (inc. Restaurants, Retail shops, pharmacy and financial services), Tesco Metro		
Supermarket (over 3,000 m ²)	Y	Sainsbury's Superstore		
ATM	Y	Barclays Bank PLC		
Bank	Y	Barclays Bank PLC		
Community facilities & services				
Community Hall	Y	Budworth Hall		
Fire Station	Y	High Street, Ongar (retained)		
Leisure Centre / Sports Grounds	Y	Ongar Leisure Centre, The Gables; Ongar Cricket Club; Ongar Squash & Racket Club; Ongar Sports & Social Club		
Library	Y	Chipping Ongar Library, The Pleasance, High Street		
Police Station	Y	Essex Police, High Street, Ongar		
Pub	Y	Cock Tavern, The Royal Oak, The Two Brewers, The Stag Public House,		
Public Car Park	Y	Bansons Lane (Short Stay, 52 Spaces), Sainburys (Bansons Lane), (Short Stay, 56 Spaces), The Pleasance, (Long Stay, 73 Spaces)		
Recycling Facilities	Y	High Street Car Park		
Youth Centre	Y	Youth Plus (Ongar Youth Centre), Zinc Youth Theatre (Zinc Arts Centre)		
TOTAL	23			
Qualitative Analysis				

Chipping Ongar is to the east of the district, set within open farmland. The A414 connects the settlement with Chelmsford to the east, and North Weald and Harlow to the west. Brentwood is to the south, with an expanse of farmland dotted with rural settlements to the north. Chipping Ongar serves a large rural hinterland, and provides an important function within a large geographic area.

There are a number of bus services that connect Chipping Ongar with surrounding settlements. The nearest Central Line station is in Epping, with the nearest rail stations being in Shenfield, Brentwood, Harlow and Chelmsford. The former Central Line station in Chipping Ongar is now run as a heritage route. The Cross Rail station at Shenfield is due to be serviced by a new fleet in 2017, with Cross Rail being fully open in 2019.

Chipping Ongar is characterised by its historic core (leading to its identification as a historic town by Essex County Council in 1990), with a number of peripheral newer residential areas. Shelley, to the north of the A414 and main centre, provides a number of its own services and facilities. However, unlike other settlements within the district the split nature of the settlement does not lead to the settlement being suggested for a different category than the scoring reflects. This is due to the position of Chipping Ongar in the district, sitting within a large rural area, which has the effect of making the settlement a more cohesive whole.

Settlement Category

Town

Coopersale				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Epping	1018	15.91	63.98	467
(Population figures have been estimated by analysing the LSOA of Epping Hemnall East, and estimating the portion of which constitutes Coopersale)				
Existing Services & Facilities				
Education				
Nursery / Childcare	N			
Primary	Y	COE Primary School		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	21 services daily on most frequent route, hourly service from 7am to 8pm		
Rail Station	N			
Underground Station	N			
Retail				
Post Office	Y	Coopersale PO		
Local Shop	Y	Handy Stores, plus a number of specialists local shops		
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	Y	Social Institute Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	Y	Cricket Grounds		
Library	N			
Police Station	N			
Pub	Y	Theydon Oak, Merry Fiddlers, Garnon Bushes		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	N			
TOTAL	9			
Qualitative Analysis				
Coopersale is to the east of Epping, enclosed to the north, east and south by woodland. To the west is a narrow gap to the eastern edge of Epping. There are some local services that would cater to some everyday requirements of residents, but for the majority of demands travel to larger nearby settlements would be necessary.				
Settlement Category				
Small village				

Epping Green				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Epping Upland	831	1,773	0.47	340
(Population figures are based on those for Epping Upland Parish)				
Existing Services & Facilities				
Education				
Nursery / Childcare	N			
Primary	Y	Epping Upland Church of England Primary School		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	18 services daily		
Rail Station	N			
Underground Station	N			
Retail				
Post Office	N			
Local Shop	N			
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	Y	Epping Green Chapel		
Fire Station	N			
Leisure Centre / Sports Grounds	N			
Library	N			
Police Station	N			
Pub	Y	Travellers Friend, The Cock and Magpie		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	Y	Epping Green Youth (Epping Green Chapel)		
TOTAL	7			
Qualitative Analysis				
<p>Epping Green is a distinct small settlement to the north east of Epping. It sits within open farmland on a ridge that affords long views across the countryside. There are some local services that would cater to some everyday requirements of residents, but for the majority of demands travel to larger nearby settlements would be necessary.</p>				
Settlement Category				
Small village				

Epping				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Epping	10,443	757	13.79	4,845
(Population figures have been based on those for Epping Parish, with estimated figures for Coopersale deducted)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Epping Montessori Nursery, Barley Barn Day Nurseries Ltd, Scribbles Pre-School, Kids Unlimited, Little Flyers Day Nursery		
Primary	Y	Coopersale and Theydon Garnon Church of England Voluntary Controlled Primary School, Epping Primary School, Ivy Chimneys Primary School		
Secondary	Y	St John's Church of England (Voluntary Controlled) School,		
Higher	N			
Health				
GP	Y	Dr DM Lowry & Partners (High Street Surgery), The Limes Medical Centre		
Dentist	Y	The Tooth Booth, Hawthorn Dental Practice, MCCANN, Dental Surgery 92-94 High Street		
Optician	Y	Boots Opticians, Aves Optometrists, Pryor & Clacher, Specsavers, D&A The Opticians (Dollond & Aitchison)		
Pharmacy	Y	Lloyds Pharmacy, Boots UK Ltd, The Co-Operative Pharmacy (Limes Medical Centre)		
Hospital	Y	St Margaret's Hospital		
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	221 daily services on most frequent route		
Rail Station	N			
Underground Station	Y	Epping Underground Station		
Retail				
Post Office	Y	Epping Post Office		
Local Shop	Y	High street filled with local shops (inc. Restaurants, Retail shops, financial services and Supermarkets)		
Supermarket (over 3,000 m ²)	Y	Tesco Epping Superstore, Marks & Spencer Simply Food		
ATM	Y	Lloyds TSB, Barclays Bank plc, HSBC Bank plc, NatWest Bank plc, Santander, Nationwide Building Society, Tesco		
Bank	Y	Lloyds TSB, Barclays Bank plc, HSBC Bank plc, NatWest Bank plc, Santander, Nationwide Building Society,		
Community facilities & services				
Community Hall	Y	Epping Town Hall, Jack Silley Pavillion		
Fire Station	Y	Fire Station (Station 89)		
Leisure Centre / Sports Grounds	Y	Epping Sports Centre,		
Library	Y	Epping Library		
Police Station	Y	Epping Police Station		
Pub	Y	Billie Jeans, The Black Lion, The Duke of Wellington, The Forest Gate Inn, The George and Dragon		
Public Car Park	Y	Civic Offices (Saturdays), (Short Stay, 28 Spaces), Bakers Lane, (Combined, 141 Spaces), Cottis Lane,		

		(Combined, 213 Spaces)
Recycling Facilities	Y	Cottis Lane Car Park,
Youth Centre	Y	The Box, St. John's Road
TOTAL	26	
<u>Qualitative Analysis</u>		
<p>Epping is broadly central within Epping Forest district, to the north of the M25 and west of the M11. The Central Line terminates in Epping, and the only general access hospital (no Accident and Emergency) in the district is located to the north east.</p> <p>The main shopping centre in Epping provides a number of shops, restaurants and associated facilities, with both independent and chain stores. There are a number of bus services that connect Epping to Harlow, Chelmsford, Loughton and beyond. The settlement as a whole provides the majority of services and facilities that have been assessed in this analysis.</p> <p>Essex County Council identified Epping as a historic town in 1990, and this is further supported by the presence of two conservation areas.</p>		
<u>Settlement Category</u>		
Town		

Fyfield				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Fyfield	796	991	0.80	352
(Population figures have been based on those for Fyfield Parish)				
Existing Services & Facilities				
Education				
Nursery / Childcare	N			
Primary	Y	Dr Walker's Church of England Voluntary Controlled Primary School		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y	14 services daily – services not hourly during morning and afternoon periods		
Bus Service (Hourly)	N			
Rail Station	N			
Underground Station	N			
Retail				
Post Office	Y	Fyfield Post Office & Stores		
Local Shop	Y	Fyfield Post Office & Stores		
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	Y	Fyfield Village Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	Y	Football fields adjacent to primary school		
Library	N			
Police Station	N			
Pub	Y	The Queens Head, The Black Bull,		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	N			
TOTAL	8			
Qualitative Analysis				
Fyfield is a small settlement to the north east of Ongar, set within rural farmland. There is a small primary school and a local shop and post office, that would cater to some everyday requirements of residents, but for the majority of demands travel to larger nearby settlements would be necessary.				
Settlement Category				
Small village				

High Beach				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Waltham Abbey	1,118	2,162	0.52	526
(Populations figures are estimated based on figures for Waltham Abbey High Beach Ward, with estimation made that High Beach constitutes approximately half of the Ward)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Colourbox Montessori Nursery, Bechoak Farm Montessori.		
Primary	Y	High Beach COE Primary School		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	N			
Bus Service (Daily)	N			
Bus Service (Hourly)	N			
Rail Station	N			
Underground Station	N			
Retail				
Post Office	N			
Local Shop	N			
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	N			
Fire Station	N			
Leisure Centre / Sports Grounds	Y	Golf Course/Club		
Library	N			
Police Station	N			
Pub	Y	Duke of Wellington, Royal Oak, The Owl		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	N			
TOTAL	4			
Qualitative Analysis				
<p>High Beach/Beech is in the south west of the district, to the immediate west of Loughton and the main part of Epping Forest. The area is not currently defined, and is entirely washed over by the Green Belt.</p> <p>There are a small number of local services that would cater to some everyday requirements of residents, but for the vast majority of demands travel to larger nearby settlements would be necessary.</p>				
Settlement Category				
Hamlet				

High Ongar				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
High Ongar	1,255	1,586	0.79	494
(Population figures based on those for High Ongar Parish)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Tumble Tots Harlow		
Primary	Y	High Ongar Primary School		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	22 Services Daily		
Rail Station	N			
Underground Station	N			
Retail				
Post Office	Y	High Ongar Post Office		
Local Shop	Y	Village Store/ Post Office and few restaurants		
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	N			
Fire Station	N			
Leisure Centre / Sports Grounds	N			
Library	N			
Police Station	N			
Pub	Y	The Foresters Arms		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	N			
TOTAL	8			
Qualitative Analysis				
High Ongar lies immediately to the east of Chipping Ongar, with the A414 running east-west along the northern edge.				
There are some local services that would cater to some everyday requirements of residents, but for the majority of demands travel to larger nearby settlements would be necessary.				
Settlement Category				
Small village				

Loughton-Debden				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Loughton	31,106	1,512	20.57	13,415
(Population figures based on those for the Wards of Loughton Broadway, Loughton Fairmead, Loughton St. Johns, Loughton St. Marys, Loughton Alderton, Loughton Roding and Loughton Forest)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Chrysalis Day Nursery & Pre-school, New Beginnings Nurseries Ltd, Sticky Fingers Pre-school, Kids Inc Day Nursery, Beechoak Farm Montessori Preschool, Teddies Nurseries Loughton, Shining Stars Pre-School, Messy Play (Debden Park Arts & Community Centre), Kingsley Pre-School, Little Lambs, Acorn Fields Bilingual School, St. Michaels Playgroup.		
Primary	Y	Hereward Primary School, High Beech Church of England Voluntary Controlled Primary School, St John Fisher Catholic Primary School, Staples Road Infant School, Staples Road Junior School, The Alderton Infant School, The Alderton Junior School, The White Bridge Community Infant School, The White Bridge Junior School, Thomas Willingale School.		
Secondary	Y	Davenant Foundation School, Debden Park High School, Roding Valley High School		
Higher	Y	Epping Forest College, Borders Lane, Loughton		
Health				
GP	Y	Dr PL Roberts & Partners, Traps Hill Surgery, The Forest Practice, Loughton Health Centre, High Road Surgery		
Dentist	Y	Loughton Dental Spa, J.Atherton Dental Practice, Broadway Dental Clinic, Loughton Dental Centre, Church Hill Dental Practice, King's Green Dental Surgery, Station Road Dental Practice,		
Optician	Y	Smith & Watts, Scher & Ward Opticians, Bird & Fairley, David Clulow Opticians, Specsavers, Atkinson Opticians, Vision Express, Henry Osagie 61 The Lindens		
Pharmacy	Y	Leach and Burton, Boots UK Ltd, Kg Dispensing Chemist, Total Medcare Ltd, Morrisons Pharmacy, The Co-Operative Pharmacy, Boots UK Ltd, Hutchins Chemist, Oakwood Pharmacy Ltd		
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y			
Rail Station	N			
Underground Station	Y	Loughton, Debden		
Retail				
Post Office	Y	Loughton Post Office, Goldings Hill Post Office, The Broadway Post Office		
Local Shop	Y	Yes High Road and Broadway filled with shops (inc Post offices, Restaurants, Retail shops, financial services, and supermarkets). Marks & Spencer Simply Food (under 3000msq)		
Supermarket (over 3,000 m ²)	Y	Sainsbury's, Morrisons.		
ATM	Y	Barclays Bank PLC, HSBC Bank plc, Natwest Bank,		

		Santander, Santander(The Broadway), Lloyds TSB Bank PLC, Lloyds TSB Bank PLC (The Broadway), Halifax, Nationwide, BP (The Broadway)
Bank	Y	Barclays Bank PLC, HSBC Bank plc, Natwest Bank, Santander, Santander(The Broadway), Lloyds TSB Bank PLC, Lloyds TSB Bank PLC (The Broadway), Halifax, Nationwide
Community facilities & services		
Community Hall	Y	Lopping Hall, The Murray Hall, Restore Community Centre
Fire Station	Y	Fire Station (Station 72)
Leisure Centre / Sports Grounds	Y	Loughton Leisure Centre
Library	Y	Loughton Library, Debden Library
Police Station	Y	Loughton Police Station
Pub	Y	The Carpenters Arms, The Foresters Arms, The Gardeners Arms, The Hollybush, The Last Post, Plume Of Feathers, The Royal Oak, Sir Winston Churchill, The Victoria Tavern, Nu Bar, Luxe, Fifteen
Public Car Park	Y	High Beech Road, (Short Stay, 29 Spaces), Old Station Road (Sainsburys), (Short Stay, 270 Spaces), The Drive, (Short Stay, 41 Spaces), Vere Road, (Short Stay, 50 Spaces), Smarts Lane, (Long Stay 21 Spaces), Burton Road, (Combined, 99 Spaces), Traps Hill, (Combined, 188 Spaces)
Recycling Facilities	Y	Loughton Way Shops, Oakwood Hill (by bus stops), Plume of Feathers, Sainsburys Car Park, Traps Hill Car Park,
Youth Centre	Y	Fusion Youth Group, The X Bus (Debden Broadway), The Ignite Centre (St. Mary's Church, 201 High Road, Loughton), Loughton Youth Group (Accuro, St. Mary's Church, 201 High Road, Loughton), Loughton Youth Centre (106 Borders Lane), The Space (Loughton Library), Friday Light (Restore Community Church)
TOTAL	26	
<u>Qualitative Analysis</u>		
<p>Loughton and Debden together form the largest settlement in the district. It is located to the south of the district, to the west of the M11 and immediately to the east of the main part of Epping Forest. The River Roding and its flood plain lie to the east providing a gap to the M11.</p> <p>It has not proved possible to separate Loughton and Debden satisfactorily, and the assessment reflects that together these areas form a single settlement. The majority of services are present in each area, and therefore to attempt to separate the settlements from each other would lead to the same conclusion and placement in the hierarchy. All of the services and facilities included in this assessment are present in Loughton and/or Debden, with the exception of a mainline rail station and hospital.</p>		
<u>Settlement Category</u>		
Town		

Lower - Nazeing				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Nazeing	3,874	989	3.9	1632
(Population figures based on those for Nazeing Ward)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	St. Lawrence Church Primary School		
Primary	Y	Nazeing Primary School		
Secondary	N			
Higher	N			
Health				
GP	Y	Nazeing Valley Health Centre		
Dentist	N			
Optician	N			
Pharmacy	Y	Elgon Chemists		
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	52 services daily on busiest route		
Rail Station	N			
Underground Station	N			
Retail				
Post Office	Y	Lower Nazeing Post Office		
Local Shop	Y	Nazeingbury Parade (inc general store, newsagent, retail, pharmacy and post office)		
Supermarket (over 3,000 m ²)	N			
ATM	Y	Abbey News, Post Office		
Bank	N			
Community facilities & services				
Community Hall	N			
Fire Station	N			
Leisure Centre / Sports Grounds	N			
Library	N			
Police Station	N			
Pub	Y	Coach & Horses, Sun Inn, King Harold's Head, Crooked Billet,		
Public Car Park	N			
Recycling Facilities	Y	Lee Valley Car Park		
Youth Centre	N			
TOTAL	12			
Qualitative Analysis				
<p>Lower Nazeing is on the western edge of the district, adjoining the Borough of Broxbourne. The settlement is partly within the Lee Valley Regional Park on its western boundary, and is within a broad area that contains a large number of horticultural glasshouses. HGV traffic as a result is noted as an issue for the small rural roads.</p> <p>There are a number of services and facilities present that would also serve the wider rural area, including smaller settlements such as Bumble's Green and Nazeing village.</p>				

Lower Nazeing is connected by bus services towards Waltham Abbey, Broxbourne, Roydon and Harlow.

Settlement Category

Large village

DRAFT

Lower Sheering				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Sheering	2014	530	3.8	978
(Population figures based on those for Lower Sheering Ward)				
Existing Services & Facilities				
Education				
Nursery / Childcare	N			
Primary	N			
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y		6 services daily	
Bus Service (Hourly)	N			
Rail Station	Y		Sawbridgeworth station is on the District/ Parish boundary	
Underground Station	N			
Retail				
Post Office	N			
Local Shop	N			
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	N			
Fire Station	N			
Leisure Centre / Sports Grounds	N			
Library	N			
Police Station	N			
Pub	Y		The Railway Arms	
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	N			
TOTAL	4			
Qualitative Analysis				
<p>Lower Sheering is on the district boundary with East Hertfordshire to the north. There are few services within Lower Sheering itself, and the settlement effectively functions as part of Sawbridgeworth to the west. Lower Sheering and Sawbridgeworth are separated by the River Stort and its flood plain. There are two crossing points over the river at Sheering Mill Lane and Station Road. Station Road in particular gives the impression of a continuous built area.</p> <p>Sawbridgeworth mainline rail station is on the district boundary at the north western end of the settlement, and the small retail centre of Sawbridgeworth is a short distance away further along Station Road. Both primary and secondary schools are contained within Sawbridgeworth.</p>				

Lower Sheering is a difficult settlement to categorise, given its proximity and relationship with Sawbridgeworth. Taking Lower Sheering in isolation, the score awarded indicates it should be considered a hamlet. Taking into account the wider area, and the settlement hierarchy established by East Herts District Council, the Sawbridgeworth/Lower Sheering settlement could be argued to form a town. Any proposal for change would need to be undertaken in coordination with East Herts District Council and Hertfordshire County Council, and could be restricted by any identified service capacity issues within Sawbridgeworth.

Settlement Category

Hamlet

DRAFT

Matching Green				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Matching	661	1,262	0.52	292
(Population figures area based on those for entire Parish of Matching)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	St. Edmund's Montessori		
Primary	Y	Matching Green Church of England Voluntary Controlled Primary School		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y	2 services daily		
Bus Service (Hourly)	N			
Rail Station	N			
Underground Station	N			
Retail				
Post Office	N			
Local Shop	N			
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	Y	Matching Village Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	N			
Library	N			
Police Station	N			
Pub	Y	The Fox Inn, The Chequers		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	N			
TOTAL	6			
Qualitative Analysis				
<p>Matching Green is a small settlement set within open farmland in the north east of Epping Forest District, close to the district boundary with Uttlesford District. There are some local services that would cater to some everyday requirements of residents, but for the majority of demands travel to larger nearby settlements would be necessary.</p>				
Settlement Category				
Small village				

Moreton				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Moreton	321	596	0.54	159
(Figures based on those for entire Parish of Moreton, Bobbingworth and Lavers)				
Existing Services & Facilities				
Education				
Nursery / Childcare	N			
Primary	Y	Moreton Church of England Voluntary Aided Primary School		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y	3 daily services		
Bus Service (Hourly)	N			
Rail Station	N			
Underground Station	N			
Retail				
Post Office	N			
Local Shop	N			
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	Y	Moreton Village Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	N			
Library	N			
Police Station	N			
Pub	Y	White Hart Inn, The Nags Head		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	N			
TOTAL	5			
Qualitative Analysis				
<p>Moreton is a small settlement in north east of the district, to the north of both Chipping Ongar and North Weald. The settlement is set within rural farmland, with few services.</p> <p>There is a primary school, but no local shop, therefore requiring residents to travel for most basic daily demands.</p>				
Settlement Category				
Hamlet				

North Weald				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
North Weald Bassett	4477	661	6.77	2014
(Population figures based on those for North Weald Bassett Ward)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Barley Barn Day Nurseries Ltd		
Primary	Y	St Andrew's CofE Primary School		
Secondary	N			
Higher	N			
Health				
GP	Y	North Weald Surgery (limited services)		
Dentist	N			
Optician	N			
Pharmacy	Y	North Weald Chemist		
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	112 services per day at most frequent location.		
Rail Station	N	(NB – heritage route operated from Ongar to Coopersale, calls at North Weald)		
Underground Station	N			
Retail				
Post Office	Y	North Weald Post Office, 38 High Road		
Local Shop	Y	Parade of shops (Inc. restaurants, retail, chemist and grocers) Co-Op Food		
Supermarket (over 3,000 m ²)	N			
ATM	Y	The Talbot, 275 High Road		
Bank	N			
Community facilities & services				
Community Hall	Y	Queens Hall Community Centre, North Weald Village Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	Y	North Weald Health & Fitness Club Ltd, Bantham & Ongar Bowls Club, North Weald Golf Club, Blakes Golf Club, North Weald Cricket Club		
Library	Y	North Weald Library		
Police Station	N			
Pub	Y	The Kings Head		
Public Car Park	N			
Recycling Facilities	Y	Hurricane Way		
Youth Centre	N			
TOTAL	15			
Qualitative Analysis				
<p>North Weald is broadly central to Epping Forest District, to the immediate west of the M11 and north of the M25. The settlement is split by the A414 which passes broadly east-west at the northern edge, running between Harlow and Chipping Ongar, and Chelmsford beyond.</p> <p>There are a range of services, although the doctors surgery is a satellite of The Limes surgery in Epping, and does not offer a full range of services. There is a small parade of shops, including a small Cooperative store, which provides for daily basic shopping requirements.</p>				

The former Central Line, and the station in North Weald are now part of a heritage route.

North Weald Airfield has been subject to several studies in the recent past, and this has culminated in the preparation of a Masterplan to guide the possible future development of the settlement. This takes into account the proximity of Harlow and Epping, and known transportation issues included local congestion.

Settlement category

Large village

DRAFT

Roydon				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Roydon	2193	705	3.1	928
(Population figures based on those for Roydon Ward)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Roydon Preschool		
Primary	Y	Roydon Primary School		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	Y	Dees Pharmacy		
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	21 services daily		
Rail Station	Y	Roydon Station		
Underground Station	N			
Retail				
Post Office	Y	Roydon Sub Post Office & Newsagents		
Local Shop	Y	Roydon Sub Post Office & Newsagents		
Supermarket (over 3,000 m ²)	N			
ATM	Y	Roydon Sub Post Office & Newsagents		
Bank	N			
Community facilities & services				
Community Hall	Y	Roydon Village Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	Y	Roydon Football Club, Roydon Playing Fields		
Library	N			
Police Station	N			
Pub	Y	Crusader, Green Man, White Hart		
Public Car Park	Y	Harlow Road, (Free, 42 Spaces)		
Recycling Facilities	Y	Beaumont Drive Car Park		
Youth Centre	Y	Youth Bus (Sheering and Roydon Mobile youth project)		
TOTAL	16			
Qualitative Analysis				
Roydon is at the north western edge of Epping Forest District, in close proximity to Harlow. Roydon has a mainline rail station, which sits on the district boundary with East Hertfordshire District Council.				
There are a small number of services on High Street, with several of the assessed services provided by the Roydon Post Office & Newsagents.				
Roydon is bounded to the west by the Lee Valley Regional Park, and also contains a Conservation Area across the main area of the High Street.				
Settlement Category				
Large village				

Sewardstone				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Waltham Abbey	1118	80	13.98	526
(Population figures have been estimated based on those for Waltham Abbey High Beach Ward, with an estimation made that Sewardstone constitutes half of the Wards population.)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Northfields Nursery		
Primary	N			
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	19 services daily		
Rail Station	N			
Underground Station	N			
Retail				
Post Office	N			
Local Shop	Y	As part of Texaco filling station on Sewardstone Road		
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	N			
Fire Station	N			
Leisure Centre / Sports Grounds	N			
Library	N			
Police Station	N			
Pub	Y	The Plough, Bakers Arms		
Public Car Park	N			
Recycling Facilities	Y	At Texaco Station on Sewardstone Road		
Youth Centre	N			
TOTAL	7			
Qualitative Analysis				
<p>Sewardstone is characterised by linear development along Sewardstone Road, between the southern edge of Waltham Abbey and the northern edge of Chingford. There is no discernible centre, and there are few services within the settlement itself. The score achieved is largely a reflection of the frequency of bus services along Sewardstone Road.</p> <p>Residents of this area would have to travel to meet the majority of their daily requirements for education, health, retail and community facilities, and therefore despite the score indicating that Sewardstone should be classified as a small village, it would appear more appropriate that it is placed in the hamlet category.</p>				

Settlement Category

Hamlet

DRAFT

Sheering				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Sheering	891	304	2.93	376
(Population figures based on the portion of Sheering Parish which is not contained within the Lower Sheering Ward. Dwelling figures have been estimated based upon population figure.)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Sheering Village Pre-School		
Primary	Y	Sheering Church of England Voluntary Controlled Primary School		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	20 services daily		
Rail Station	N	*Sawbridgeworth Station is nearby		
Underground Station	N			
Retail				
Post Office	Y	Sheering Newsagents and Post Office		
Local Shop	Y	Sheering Newsagents and Post Office		
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	Y	Sheering Village Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	N			
Library	N			
Police Station	N			
Pub	Y	The Cock, The Crown		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	Y	Youth Bus (Sheering and Roydon Mobile youth project)		
TOTAL	9			
Qualitative Analysis				
<p>Sheering is to the immediate east of the M11 at the northern edge of the district. It is a small settlement contained within rural farmland. There are some local services that would cater to some everyday requirements of residents, but for the majority of demands travel to larger nearby settlements would be necessary.</p>				
Settlement Category				
Small village				

Stapleford Abbots				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Stapleford Abbots	1,008	957	1.05	442
(Population figures based on those for Stapleford Abbots Parish)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Stapleford Abbots Pre-School		
Primary	Y	Stapleford Abbots Primary School		
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	20 Services Daily		
Rail Station	N			
Underground Station	N			
Retail				
Post Office	N			
Local Shop	Y	Tysea Stores		
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	Y	Stapleford Abbots Village Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	N	*Stapleford Abbots Golf Club and Stapleford Airfield are nearby		
Library	N			
Police Station	N			
Pub	Y	Rabbits, Royal Oak		
Public Car Park	N			
Recycling Facilities	N			
Youth Centre	N			
TOTAL	8			
Qualitative Analysis				
<p>Stapleford Abbots is in the south east of the district, immediately adjoining the district boundary with Brentwood District. The settlement is quite sprawling, and is washed over by the Green Belt. There are some local services that would cater to some everyday requirements of residents, but for the majority of demands travel to larger nearby settlements would be necessary.</p>				
Settlement Category				
Small village				

Theydon Bois				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Theydon Bois	4,062	832	4.88	1,679
(Population figures based on those for Theydon Bois Parish)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Theydon Bois Pre-school Group		
Primary	Y	Theydon Bois Primary School		
Secondary	N			
Higher	N			
Health				
GP	Y	Theydon Bois Surgery		
Dentist	Y	Theydon Dental Surgery		
Optician	N			
Pharmacy	Y	Theydon Bois Pharmacy		
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	37 Services Daily		
Rail Station	N			
Underground Station	Y	Theydon Bois Underground Station		
Retail				
Post Office	Y	Theydon Bois Post Office		
Local Shop	Y	Coppice Row and Forest Drive local shops inc. Restaurants, Newsagents, Retail, Grocers, Tesco Metro		
Supermarket (over 3,000 m ²)	N			
ATM	Y	Tesco Metro		
Bank	N			
Community facilities & services				
Community Hall	Y	Theydon Bois Village Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	Y	Theydon Bois Golf Club, Theydon Bois Lawn Tennis Club, Theydon Bois Cricket Club		
Library	N			
Police Station	N			
Pub	Y	Queen Victoria, The Bull, Sixteen String Jack		
Public Car Park	N			
Recycling Facilities	Y	Underground Station, Station Approach		
Youth Centre	Y	Theydon Youth (Theydon Bois Community & Youth Centre)		
TOTAL	17			
Qualitative Analysis				
<p>Theydon Bois is to the south of the M25 and the west of the M11, to the north of Loughton/Debden. The settlement is served by London Underground, and the central part of the settlement contains a small parade of shops, restaurants and pubs. Further, there is a primary school, pre-school and youth club in the village.</p> <p>Theydon Bois is largely constrained to the west by parts of Epping Forest, and is bounded to the east by the Central Line.</p>				
Settlement Category				
Large village				

Thornwood				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
North Weald Bassett	969	498	1.95	446
(Figures are based on the portion of Epping Lindsey and Thornwood Common Ward which is not located within Epping Parish)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Little Flyers Day Nursery		
Primary	N			
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	118 Services Daily		
Rail Station	N			
Underground Station	N			
Retail				
Post Office	N			
Local Shop	Y	Local shop within both petrol filling stations, kitchen shop, garden centre		
Supermarket (over 3,000 m ²)	N			
ATM	Y	Moneybox Corporation Ltd (Neal Service Station, Texaco)		
Bank	N			
Community facilities & services				
Community Hall	Y	Thornwood Village Hall		
Fire Station	N			
Leisure Centre / Sports Grounds	Y	Upper Clapton Football Club, Golf Range (Upland Road)		
Library	N			
Police Station	N			
Pub	N	Carpenters Arms converted to restaurant, currently (2015) closed		
Public Car Park	N			
Recycling Facilities	Y	Thornwood Village Hall		
Youth Centre	N			
TOTAL	9			
Qualitative Analysis				
Thornwood is to the north of Epping, and is characterised by a range of property types, styles and ages. The B1393 road passes broadly north-south through the village, and the frequency of bus services along this route contributes heavily to the score achieved. There are some local services that would cater to some everyday requirements of residents, but for the majority of demands travel to larger nearby settlements would be necessary.				
Settlement Category				
Small village				

Waltham Abbey				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Waltham Abbey	18913	1999	9.46	8,435
(Population figures have been based on those for the Wards of Waltham Abbey Honey Lane, Waltham Abbey North East, Waltham Abbey Paternoster and Waltham Abbey South West.)				
Existing Services & Facilities				
Education				
Nursery / Childcare	Y	Elphwood Pre-School & Nursery, Wishing Well Pre-School, Tudor Cross Pre-School, Dreamy Tales Ltd, St. Lawrence Church Preschool		
Primary	Y	Hillhouse CofE Primary School, The Leverton Infant and Nursery School, The Leverton Junior School, Upshire Primary Foundation School, Waltham Holy Cross Infant School, Waltham Holy Cross Junior School,		
Secondary	Y	King Harold Academy		
Higher	N			
Health				
GP	Y	Maynard Court Surgery, MISRA K (36 Howard Business Park), Keyhealth Medical Centre, The Market Square Surgery, Nazeing Valley Health Centre, Greenyard Healthcare		
Dentist	Y	Cobbin's Brook Dental Practice, Alexanders Dental Practice, Market Square Dental Surgery		
Optician	Y	Waltham Abbey Opticians		
Pharmacy	Y	Glennon Chemists, Lloyds Pharmacy (10 Sun Street), Lloyds Pharmacy (2 Market Square)		
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	Y	191 Services daily on most frequent route		
Rail Station	N	Nearest is in Waltham Cross		
Underground Station	N			
Retail				
Post Office	Y	Waltham Abbey Post Office, Princesfield Post Office,		
Local Shop	Y	Town centre with many local shops (inc. retail shops, financial services, restaurants) Co-Op Food		
Supermarket (over 3,000 m ²)	Y	Tesco Superstore, Lidl		
ATM	Y	Co-operative Bank, Barclays Bank PLC, Nationwide, HSBC Bank plc, Royal Bank of Scotland(Tesco), InfoCash (93 Farm Hill Road), Omnicash (Roshni News)		
Bank	Y	Barclays Bank PLC, HSBC Bank plc, Cheltenham & Gloucester PLC		
Community facilities & services				
Community Hall	Y	Waltham AbbeyTown Hall, Waltham Abbey Community Centre		
Fire Station	Y	Fire Station (Station 73)		
Leisure Centre / Sports Grounds	Y	Waltham Abbey Swimming Pool, Larsen's Bowls Club, Marriott Hotel (Leisure centre within)		
Library	Y	Waltham Abbey Library		
Police Station	Y	Waltham Abbey Police Station		
Pub	Y	The Angel, The Bakers Arms, The Black Swan, The		

		Crown, The Green Dragon, The Green Man, The New Inn, The Queens Arms, Queens Head, Spotted Cow, The Sun Inn, The Volunteer, The Welsh Harp, Wheatsheaf, The White Lion, Woodbine Inn
Public Car Park	Y	Quaker Lane, (Short Stay, 109 Spaces), Cornmill, (Combined, 197 Spaces), Darby Drive, (Combined, 69 Spaces)
Recycling Facilities	Y	Gilwell Park, Hill House Shops, Quaker Lane Car Park, Waltham Abbey Swimming Pool, Tesco Sewardstone Road
Youth Centre	Y	We Don't Do Bored (W.D.D.B., Ninefields Estate, Waltham Abbey), Waltham Abbey Youth 2000 (New Images Centre),
TOTAL	24	
<u>Qualitative Analysis</u>		
<p>Waltham Abbey lies to the west of the district, immediately to the north of the M25 and close to the boundary with the Borough of Broxbourne. The historic core and the presence of the Royal Gunpowder Mills to the west of the centre have led to Waltham Abbey being identified as a historic town by Essex County Council in 1990.</p> <p>The majority of services and facilities assessed are present in Waltham Abbey, clearly identifying it as a town.</p>		
<u>Settlement Category</u>		
Town		

Willingale				
Parish	Population (2011 Census)	Area (hectares)	Population Density	Number of dwellings
Willingale	501	1,398	0.36	206
(Population figures are based on those for Willingale Parish)				
Existing Services & Facilities				
Education				
Nursery / Childcare	N			
Primary	N			
Secondary	N			
Higher	N			
Health				
GP	N			
Dentist	N			
Optician	N			
Pharmacy	N			
Hospital	N			
Transport				
Bus Service (Weekly)	Y			
Bus Service (Daily)	Y			
Bus Service (Hourly)	N			
Rail Station	N			
Underground Station	N			
Retail				
Post Office	N			
Local Shop	N			
Supermarket (over 3,000 m ²)	N			
ATM	N			
Bank	N			
Community facilities & services				
Community Hall	Y		Willingale Village Hall	
Fire Station	N			
Leisure Centre / Sports Grounds	Y		Willingale Cricket Club	
Library	N			
Police Station	N			
Pub	N			
Public Car Park	N			
Recycling Facilities	Y		Willingale Village Hall	
Youth Centre	N			
TOTAL	5			
Qualitative Analysis				
Willingale is the most easterly settlement in the district, and is surrounded by rural farmland. There are very few services and facilities in Willingale.				
Settlement Category				
Hamlet				