Epping Forest
District Council

Settlement Hierarchy Technical Paper

September 2015

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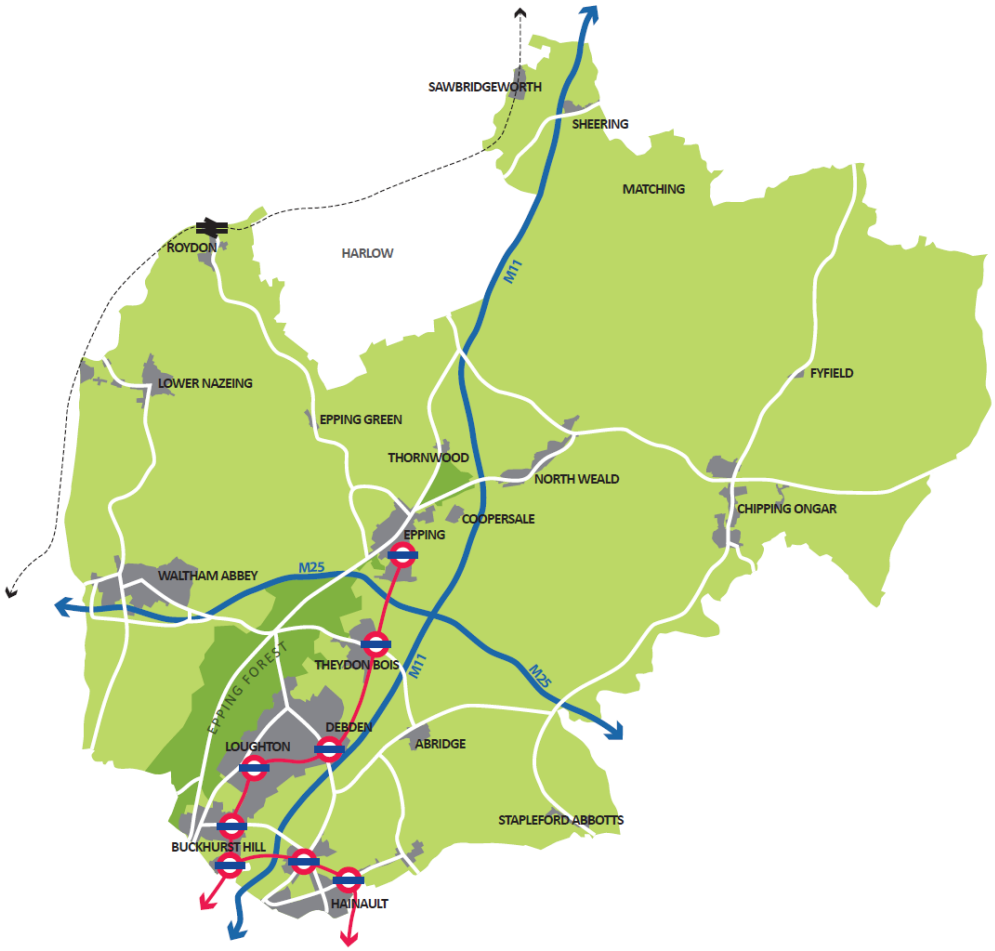
1. Introduction

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 A414 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 1999) 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, polices 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 which 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 incorporated. 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. For the purposes of this assessment, a two stage scoring system has been devised for bus services. This considers the frequency of services and the routes available. Where the service is infrequent and/or there are limited weekend services, the bus service is categorised at "level 1". Where there is a daily service, and in excess of (on average) 40 departures per day, this is awarded "Level 2".

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 polices 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 settlements. This study does confirm that the larger settlements contain the largest and most successful town centres. The elements of these 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 every day 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 '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, reflecting that economies do not respect administrative boundaries. Firstly Epping Forest District has good economic links southwards with London, and also to the north with Harlow. There are also less strong economic links between Epping Forest District and East Hertfordshire, Uttlesford, Brentwood, Chelmsford, Broxbourne, Enfield, Stansted, and Cambridge.

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 1999, 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 Loughton (later extended to Epping and 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/Further 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, Pub/Restaurant
Community Facilities/Services	Place of Worship, Community Hall, Fire Station, Leisure/Sport Facility, Recreational Amenities, Library, Police Station, Public Car Park, Citizens Advice

Education

3.22 There are different tiers of education facilities in the District, catering from nursery school provision through to higher/further education. There are currently 38 primary schools and six secondary schools, with the secondary schools being focused to the south west of the District. Epping Forest College

and the University of Essex campus in Loughton provide the only higher/further education campuses in the District, that are not associated with existing secondary schools i.e. sixth forms. 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). St Margaret's hospital in Epping provides some outpatients and "poly clinic" type services. 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.

Rail Transport

3.25 There is only one National Rail 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, Crossrail is due to begin operations 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 Fairlop loop, and therefore have a more restricted service than the main Central Line that runs to Epping. For this reason, a two stage scoring has been created for the Central Line stations, with those on the Fairlop Loop receiving one point, and those on the main line to Epping scoring two points.

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). Two categories are included for “leisure/sports facilities” and “recreational amenities”, with the intention being to note the difference between facilities that include a built element that is integral to the operation of the facility, and those that do not. Information contained in the “*Epping Forest Open Space, Sport and Recreation Assessment”* is used to inform this part of the assessment.

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 Parish and Ward based Census (2011) data.

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, Stratford, Ilford, Romford, 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 the 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 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
Town 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.	21+
Large Village A settlement that is smaller than a town, containing moderate facilities including reasonable public transport access. Can meet most local demands for "everyday" services.	14 - 20
Small Village Smaller than a larger village, but larger than a hamlet. Few facilities and limited public transport access.	7 - 13
Hamlet The smallest of settlements with very limited services and facilities. There is usually no discernible centre.	0 - 6

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

Figure 1: Settlement Categories

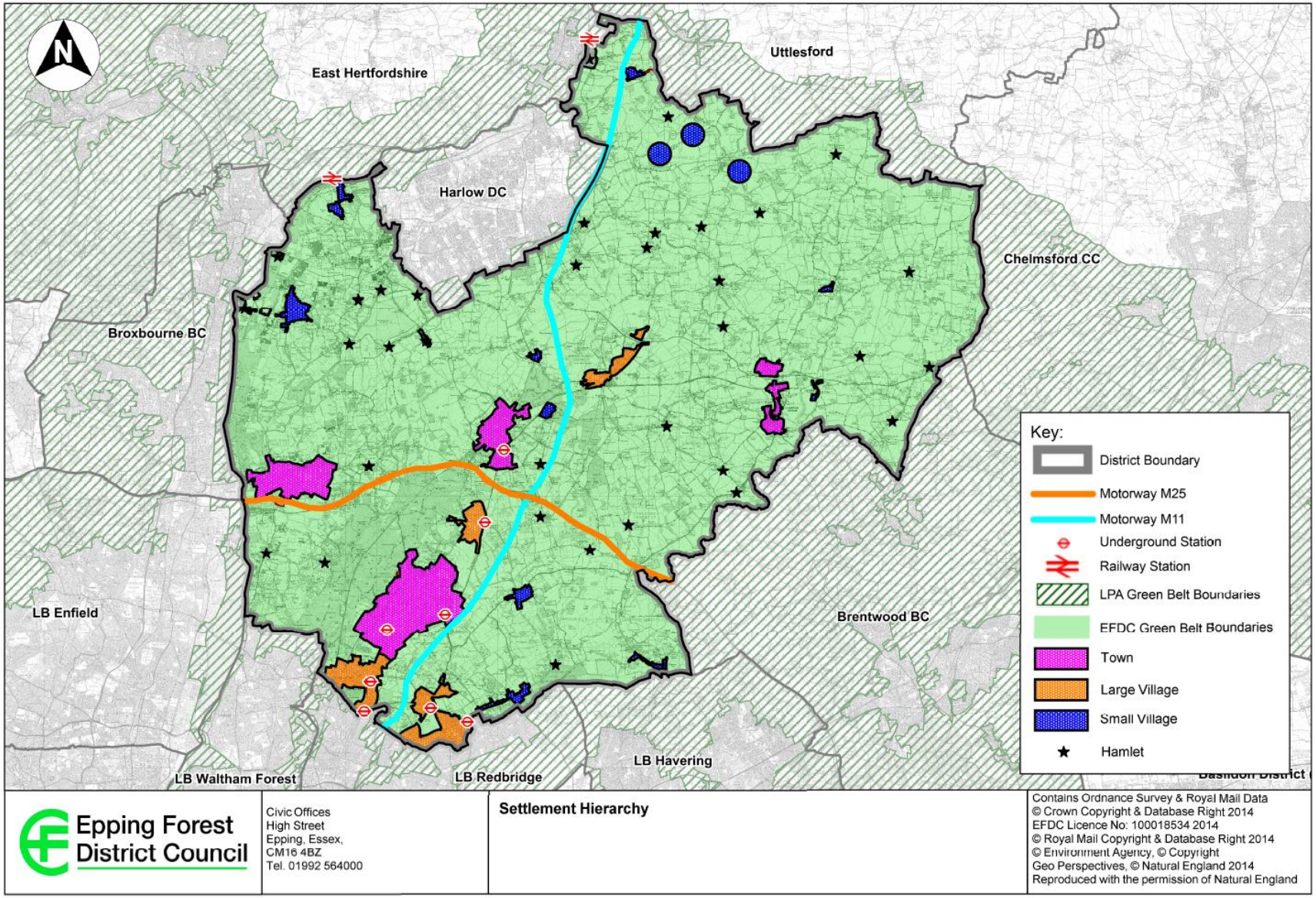


Table 3 – Settlement Assessment Summary

	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
Population (11' Census)	2013	11380	na	12987	2207	6251	na	11461	831	796	na	1255	31106	3874	2014	661	321	4477	2193	1118	891	1008	4062	969	18913	501
Area (ha)	1042	385	na	1190	378	902	na	773	1773	991	na	1586	1512	989	530	1262	596	661	705	80	304	957	832	498	1999	1398
# Dwellings	1.9	29.6	na	9.05	5.8	6.93	na	14.8	0.47	0.8	na	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
Education																										
Nursery	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y	N	Y	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N
Primary	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
Secondary	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
Higher	N	N	N	N	N	Y	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
Health																										
GP	Y	Y	N	N	N	Y	N	Y	N	N	N	N	Y	Y	N	N	N	Y	N	N	N	N	Y	N	Y	N
Dentist	N	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	Y	N	Y	N
Optician	N	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	N
Pharmacy	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
Hospital	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	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
Transport																										
Bus Service (Level 1)	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
Bus Service (Level 2)	Y	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	Y	Y	Y	N
Rail	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
Underground (Loop)	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Underground (Direct)	N	YY	N	N	N	N	N	YY	N	N	N	N	YY	N	N	N	N	N	N	N	N	N	YY	N	N	N
Retail																										
Post Office	Y	Y	N	Y	Y	Y	N	Y	N	Y	N	Y	Y	N	N	Y	N	Y	Y	N	Y	N	Y	N	Y	N
Local Shop	Y	Y	N	Y	Y	Y	Y	Y	N	Y	N	N	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N
Supermarket (> 3000m²	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
ATM	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
Bank	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
Pub, Restaurant	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
Community Facilities/Services																										
Place of Worship	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
Community Hall	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y

	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
Fire Station	N	N	N	N	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	N
Leisure/Sports Facility	N	Y	Y	Y	N	Y	N	Y	N	N	Y	N	Y	N	N	N	N	Y	Y	N	N	N	Y	Y	Y	Y
Recreational Amenity	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Library	N	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	Y	N
Police Station	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
Citizens Advice Bureau	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	N
Public Car Park	N	Y	N	Y	N	Y	N	Y	N	N	N	N	Y	Y	N	N	N	N	Y	N	N	N	N	N	Y	N
TOTAL	**12**	**22**	**4**	**20**	**8**	**23**	**8**	**27**	**5**	**8**	**6**	**7**	**27**	**10**	**3**	**8**	**6**	**15**	**14**	**6**	**9**	**8**	**17**	**8**	**23**	**5**

	Abbess Roding	Beauchamp Roding	Berners Roding	Bobbingworth	Broadley Common	Dobb's Weir	Fiddlers Hamlet	Foster Street	Hare Street	Hastingwood	High Laver	Jacks Hatch	Lambourne End	Little Laver	Epping Upland	Magdalen Laver	Newmans End	Nine Ashes	Norton Heath	Norton Mandeville	Roydon Hamlet	Sewardstonebury	Stanford Rivers	Stapleford Tawney	Theydon Garnon	Theydon Mount	Toot Hill	Upper Nazeing	Upshire
Population (11' Census)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	493	n/a	n/a	n/a	n/a	232	n/a	n/a	n/a	n/a	n/a	n/a	n/a	135	121	175	n/a	n/a	n/a
Area (ha)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	766	n/a	n/a	n/a	n/a	604	n/a	n/a	n/a	n/a	n/a	n/a	n/a	667	802	630	n/a	n/a	n/a
# Dwellings	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	224	n/a	n/a	n/a	n/a	97	n/a	n/a	n/a	n/a	n/a	n/a	n/a	71	59	78	n/a	n/a	n/a
Education																													
Nursery	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Primary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
Secondary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Higher	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Health																													
GP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dentist	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Optician	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Pharmacy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transport																													

	Abbess Roding	Beauchamp Roding	Berners Roding	Bobbingworth	Broadley Common	Dobb's Weir	Fiddlers Hamlet	Foster Street	Hare Street	Hastingwood	High Laver	Jacks Hatch	Lambourne End	Little Laver	Epping Upland	Magdalen Laver	Newmans End	Nine Ashes	Norton Heath	Norton Mandeville	Roydon Hamlet	Sewardstonebury	Stanford Rivers	Stapleford Tawney	Theydon Garnon	Theydon Mount	Toot Hill	Upper Nazeing	Upshire
Bus Service (Level 1)	Y	Y	N	N	Y	Y	Y	N	N	N	Y	Y	N	N	N	Y	N	Y	Y	N	Y	N	Y	N	N	N	Y	N	Y
Bus Service (Level 2)	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
Rail	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Underground (Loop)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Underground (Direct)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Retail																													
Post Office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Local Shop	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	N	N	N
Supermarket (> 3000m²	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
ATM	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bank	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Pub, Restaurant	N	N	N	N	Y	Y	Y	N	N	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y
Community Facilities/Services																													
Place of Worship	Y	N	N	Y	N	N	N	N	N	N	Y	N	N	N	Y	Y	N	N	N	Y	N	N	Y	N	Y	N	N	Y	Y
Community Hall	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y
Fire Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

	Abbess Roding	Beauchamp Roding	Berners Roding	Bobbingworth	Broadley Common	Dobb's Weir	Fiddlers Hamlet	Foster Street	Hare Street	Hastingwood	High Laver	Jacks Hatch	Lambourne End	Little Laver	Epping Upland	Magdalen Laver	Newmans End	Nine Ashes	Norton Heath	Norton Mandeville	Roydon Hamlet	Sewardstonebury	Stanford Rivers	Stapleford Tawney	Theydon Garnon	Theydon Mount	Toot Hill	Upper Nazeing	Upshire
Leisure/Sports Facility	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N
Recreational Amenity	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	Y	N
Library	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Police Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Citizens Advice Bureau	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Public Car Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
TOTAL	**2**	**1**	**0**	**1**	**4**	**3**	**2**	**0**	**0**	**2**	**2**	**2**	**2**	**0**	**1**	**2**	**0**	**1**	**1**	**1**	**1**	**2**	**2**	**0**	**1**	**0**	**5**	**2**	**6**

4.4 The final settlement hierarchy for the District is as follows:

Table 4 – Epping Forest District Settlement Hierarchy

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

4.5 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.

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Appendix 1 - Adopted Local Plan Policies Showing Selective Hierarchical Approach

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Adopted policy / text	Approach
Alterations 2006 (policy and text not changed by Alterations, re-numbering to new chapter only) GB16 & supporting text para 5.71a-5.72a	**POLICY GB16 – AFFORDABLE HOUSING** **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:** **(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;** **(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** **(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** **5.71a** Not all settlements are appropriate for an affordable housing scheme, however. To be suitable they are likely:- - 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. **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 Abbotts. Those which would not be appropriate include Lower Nazeing, Theydon Bois, Chigwell Row, North Weald Bassett, Sewardstone and Chipping Ongar.
Alterations 2006 TC1 & supporting text para 11.5a-11.6a	**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. **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.

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/FOREST 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.

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Appendix 2 - Approach to Settlement Hierarchy in Neighbouring Authority Areas

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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 - 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 provision.	Confirmed by email February 2015

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Local Authority	Approach	Date adopted/agreed
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

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Appendix 3 - Epping Forest District Settlement Profiles

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Abridge			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Lambourne	2,013	1,042	940
Population and housing figures are based on Lambourne Parish, and so this also covers a substantial rural area including the Hamlet of Lambourne End			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Abridge Pre-school Group	
Primary	Y	Lambourne Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	Y	Abridge Surgery	
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	40 departures/arrivals daily on weekends, plus weekend services, connecting to Harlow, Epping, Loughton and Romford. (Routes 541 and 575)	
Bus Service (Level 2)	Y		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	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 retail shops, Shell & Mace, Londis.	
Supermarket (over 3,000 m^2)	N		
ATM	Y	Shell Garage	
Bank	N		
Pub, Restaurant	Y	The Blue Boar, The Maltsters Arms	
Community Facilities & Services			
Place of Worship	Y	Abridge Evangelical Church, Holy Trinity Church	
Community Hall	Y	Abridge Village Hall	
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Abridge Cricket Club.	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**12**		

Qualitative Analysis

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.

Settlement Category

Small Village

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Buckhurst Hill			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Buckhurst Hill	11,380	385	5,116
Population/housing figures have been based upon the 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. Concerns expressed regarding capacity of local schools.	
Secondary	N		
Higher / Further	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	N	**Holly House Hospital is a private facility*	
Transport			
Bus Service (Level 1)	Y	118 arrivals/departures daily on weekdays connecting to Loughton, Ilford, South Woodford and Chingford (Routes: 20, 167, 549, 397. School Route: 804)	
Bus Service (Level 2)	Y		
Rail Station	N		
Underground Station (Loop)	Y	Roding Valley Underground Station (on Loop Branch)	
Underground Station (Direct)	YY	Buckhurst Hill Underground Station (on Direct Central Line),	
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)	
Supermarket (over 3,000 m^2)	Y	Waitrose	
ATM	Y	Natwest (Waitrose)	
Bank	N		
Pub, Restaurants	Y	The Monkhams Inn, Railway Tavern, The Three Colts, The Warren Wood, Toby Carvery, Restaurants on Queens Road	
Community Facilities & Services			
Place of Worship	Y	Buckhurst Hill Baptist Church, St James United Reformed Church, St Johns COE	
Community Hall	Y	Roding Valley Hall, The Woollard Centre, Buckhurst Hill Community Association	
Fire Station	N		
Leisure/Sports Facility	Y	Fields and facilities at Buckhurst Hill Football Club, and Buckhurst Hill Cricket and Lacrosse Club.	
Recreational Amenities	Y	Whitehall Plain, public green spaces off High Rd.	
Library	Y	Buckhurst Hill Library (Open 3 days per week)	
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	Y	Queens Road Upper, (Short Stay, 18 Spaces), Queens Road Lower, (Long Stay 100 Spaces)	

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TOTAL	22	

Qualitative Analysis

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, therefore resulting in the maximum possible score being achieved, the only instance of this in the District.

The main retail 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. There is a smaller area of retail units further west along Queens Road, meaning the retail centre is essentially split into two parts. The nature of the overall offer in Buckhurst Hill has changed in recent years, with the centre now containing even fewer "traditional retail" units than previously. However this is also reflective of the nationally changing role and nature of town centres.

The settlement creates a largely continuous built area between the outer edges of Woodford and Woodford Green to the south, and Loughton to the north. It is compact in nature, is of urban character, and is the most densely populated settlement in the District. .

Remaining areas of open land are largely owned and managed by the City of London Corporation as part of Epping Forest. The River Roding passes to the east of the settlement within the Roding Valley Meadows Local Nature Reserve (including part that is designated as a Site of Special Scientific Interest) constraining the further eastward growth of the settlement.

Strong representations were received from local representatives on the position of Buckhurst Hill in the Settlement Hierarchy. The numerical score suggests Buckhurst Hill is a town, however representations made suggest that Buckhurst Hill would be more appropriately categorised as a large village. The key reasons for this assertion are that there is no bank, built leisure centre, state secondary school, fire or police station in Buckhurst Hill, in comparison to other settlements in the town category, that do largely have these facilities. Further, the existing Town Centre Partnership has recently been rebranded as Buckhurst Hill Village Forum.

Buckhurst Hill sits at the lower end of the town category following the quantitative assessment of available services and facilities. Given the strong local representations it is considered, on balance, that Buckhurst Hill should be categorised as a large village.

Settlement Category

Large Village

Bumbles Green			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Nazeing	n/a	n/a	n/a
Official population/housing data is not available for the settlement of Bumbles Green itself. Bumbles Green forms part of the Parish of Nazeing, which has an overall population of 4,378			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	52 departures/arrivals daily on weekdays connecting to Harlow, Chingford and Waltham Abbey. No Sunday service (routes 390, 36A, 505, 392, 393, 391)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	N		
Local Shop	N		
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	Y	King Harold's Head	
Community Facilities & Services			
Place of Worship	N		
Community Hall	Y	The Leisure Centre, Bumbles Green, Nazeing	
Fire Station	N		
Leisure/Sports Facility	Y	Bumbles Green Leisure Centre	
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
Recycling Facilities	N		
TOTAL	**4**		

Qualitative Analysis

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.

Settlement Category

Hamlet

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Chigwell Row			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Chigwell	2207	378	932
Population/housing figures have been based on those for the Chigwell Row Ward and includes rural areas outside of the settlement.			
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 / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N	*(Grange Hill station is close to Chigwell Row)*	
Underground Station (Direct)	N		
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		
Pub, Restaurant	Y	Bluebeckers, The Maypole, Chinese Takeaway	
Community Facilities & Services			
Place of Worship	Y	All Saints Church	
Community Hall	Y	Girl Scouts Centre	
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Recreational Grounds	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**8**		

Qualitative Analysis

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.

The primary school is to the eastern end of the settlement, with other local shops focused on Lambourne Road.

Chigwell Row primarily functions as part of Chigwell, and at a wider level as part of the outer edge of

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Hainault, with residents having to travel to access the majority of services.
Settlement Category Small Village

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Chigwell			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings**
Chigwell	12,987	1,190	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.	
Higher / Further	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 (Level 1)	Y	92 departures/arrivals daily on weekdays, with connection to Ilford and Loughton (Routes: 167. School Routes: 667)	
Bus Service (Level 2)	Y		
Rail Station	N		
Underground Station (Loop)	Y	Chigwell Underground Station (Loop Branch) Grange Hill Underground Station (Loop Branch)	
Underground Station (Direct)	N		
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	
Pub, Restaurant	Y	The King William IV, The Two Brewers, a number of restaurants and cafes.	
Community Facilities & Services			
Place of Worship	Y	St. Winifreds Church, St. Marys Church, Chigwell and Hainault Synagogue,	
Community Hall	Y	The Limes Centre, Victory Hall, Chigwell Hall, Hainault Forest Community Centre	
Fire Station	N		
Leisure/Sports Facility	Y	Virgin Active, David Lloyd, Chigwell Golf Club, Metropolitan Police Chigwell Sports Club. Grange Farm.	
Recreational Amenities	Y	Cedar Park, numerous public green spaces in residential areas.	
Library	Y	Chigwell Branch Library	
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	Y	Hainault Road, (Free, 39 Spaces)	
TOTAL	**20**		

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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.

Settlement Category

Large Village

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Chipping Ongar			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Ongar	6251	902	2806
Population /housing figures have been based on those for the Chipping Ongar, Greensted and Marden Ash Ward, and Shelley Ward. These figures also cover rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Bright Stars Pre-School Shelley Primary School, Holly Trees Pre-School Chipping Ongar Primary School, Poppets Day Nursery Fyfield Road, Little Legs Nursery, High Street, Dizzy Ducks, Fyfield Business Park. New nursery the Zinc.	
Primary	Y	Chipping Ongar Primary School, Shelley Primary School	
Secondary	Y	Ongar Academy (Opening September 2015)	
Higher / Further	Y	Adult Community Learning (at the Gables)	
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. Perscription service at Ongar Health Centre.	
Hospital	N		
Transport			
Bus Service (Level 1)	Y	136 departures/arrivals daily on weekdays connecting to Epping, Harlow, Brentwood and Chelmsford. (Routes: 7, 20, 21, 21A, 32, 46, 46A, 47, 146, 339, 380, 381. School Routes: 434, 436, 437, 471, 472, 473, 489. Sunday Routes: 501, SB05)	
Bus Service (Level 2)	Y		
Rail Station	N	(NB – heritage route operated from Ongar to Coopersale)	
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	Y	Ongar Post Office	
Local Shop	Y	High street with local stores and speciality stores and services.	
Supermarket (over 3,000 m^2)	Y	Sainsbury's Superstore	
ATM	Y	Barclays Bank PLC, plus many local stores	
Bank	Y	Barclays Bank PLC (Open only 4 days per week)	
Pub, Restaurant	Y	Cock Tavern, The Royal Oak, The Two Brewers, The Stag Public House. A number of restaurants on high street.	
Community Facilities & Services			
Places of Worship	Y	St Martin's Church, St Helen's Church, United Reformed Church. There is also an open cemetery.	
Community Hall	Y	Budworth Hall, Zinc Arts and Education Centre, St Martin's Church Rooms, Shelley Primary School Hall, United Reformed Church Hall, Jubilee Pavilion	
Fire Station	Y	High Street, Ongar (retained)	
Leisure/Sports Facility	Y	Ongar Leisure Centre, Sports Centre at the Gables, Fyfield Road; and Jubilee Pavilion Sports and Recreation Centre, Love Lane	
Recreational Amenities	Y	A number of public green spaces and play areas	
Library	Y	Chipping Ongar Library, The Pleasance, High Street	
Police Station	N	*Telephone provision available, but station is closed	
Citizens Advice Bureau	N		

Public Car Park	Y	Bansons Lane (Short Stay, 52 Spaces), Sainburys (Bansons Lane), (Short Stay, 56 Spaces), The Pleasance, (Long Stay, 73 Spaces)
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 1999), with a number a 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

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Coopersale			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Epping	na	na	na
No official data is available to provide an accurate population/housing profile of Coopersale. The settlement forms part of Epping Hemnall Ward, which has a population of 6,192.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Pre School at Institute Hall	
Primary	Y	COE Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	21 departures/arrivals daily on weekdays connecting to Epping and Harlow. No Sunday services. (Routes: 380, 381, 382. Limited/School Routes: 7, 383)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	N		
Local Shop	Y	Handy Store, Newsagent	
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	Y	Garnon Bushes, Herb n Spice	
Community Facilities & Services			
Place of Worship	Y	St. Albans, Garnon Church	
Community Hall	Y	Social Institute Hall. (St.Albans also provide hall for community use)	
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Cricket Grounds, Trails in forest surrounding the village	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**8**		
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			

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Epping Green			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Epping Upland	831	1,773	340
Population/housing figures are based on those for all of Epping Upland Parish and so include rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	Y	Epping Upland Church of England Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	18 departures/arrivals daily on weekdays connecting to Epping and Harlow. No Sunday service. (Routes: 380, 381, 382. School Route: 383)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	N		
Local Shop	N		
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	Y	Travellers Friend, The Cock and Magpie, Ruen Thai	
Community Facilities & Services			
Place of Worship	Y	Epping Green Chapel (Also provides some community space)	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Epping Long Green, Playground, Doorstep Green.	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**5**		

Qualitative Analysis

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.

Settlement Category

Hamlet

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Epping			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Epping	11,461	773	5,312
Population figures have been based on those for Epping Parish, and so include rural areas outside of the settlement, including the smaller settlements of Coopersale and Fiddlers Hamlet.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Epping Montessori Nursery, Barley Barn Day Nurseries Ltd, Scribbles Pre-School, Kids Unlimited.	
Primary	Y	Epping Primary School, Ivy Chimneys Primary School	
Secondary	Y	St John's Church of England (Voluntary Controlled) School,	
Higher / Further	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 (Level 1)	Y	Over 200 arrivals/departures daily connecting to Ongar, Chelmsford, Harlow, Waltham Abbey, Brentwood, Shenfield and Loughton. (Routes: 7, 19, 213, 339, 541, SB05, SB06. School Routes: 213C, 383)	
Bus Service (Level 2)	Y		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	YY	Epping Underground Station (Direct Line)	
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,	
Pub, Restaurant	Y	Billie Jeans (Nightclub), The Black Lion, The Duke of Wellington, The Forest Gate Inn, The George and Dragon. A number of restaurants and cafes along the High Street.	
Community Facilities & Services			
Place of Worship	Y	Epping URC Church, Epping Catholic Church, Epping Methodist Church, St Johns the Baptist Church, All Saints Church, Epping Quakers.	
Community Hall	Y	Epping Town Hall, Jack Silley Pavillion, The Box	
Fire Station	Y	Fire Station (Station 89)	
Leisure/Sports Facility	Y	Epping Sports Centre, Epping Golf Club is adjacent to the Town.	
Recreational Amenities	Y	The Green, a number of sports fields relating to different clubs.	
Library	Y	Epping Library	

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Police Station	Y	Epping Police Station
Citizens Advice Bureau	Y	Epping Citizens Advice Bureau
Public Car Park	Y	Civic Offices (Saturdays), (Short Stay, 28 Spaces), Bakers Lane, (Combined, 141 Spaces), Cottis Lane, (Combined, 213 Spaces)
TOTAL	**27**	

Qualitative Analysis

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 (St Margaret's).

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.

Essex County Council identified Epping as a historic town in 1999, and this is further supported by the presence of two conservation areas.

Settlement Category

Town

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Fyfield			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Fyfield	796	991	352
Population/housing figures have been based on those for Fyfield Parish and so include rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	Y	Dr Walker's Church of England Voluntary Controlled Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	14 departures/arrivals daily on weekdays connecting to Ongar and Chelmsford. No Sunday service (Routes: 46, 46A. School Route: 471)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	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		
Pub, Restaurant	Y	The Queens Head, The Black Bull,	
Community Facilities & Services			
Place of Worship	Y	St. Nicholas, Willingale Road	
Community Hall	Y	Fyfield Village Hall	
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Football fields adjacent to primary school	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	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

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High Beach			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Waltham Abbey	na	na	na
No official data for population/housing exists for High Beach itself. High Beach is estimated to form less than half of the Waltham Abbey High Beach Ward, which has a population of 2,236.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Colourbox Montessori Nursery, Beachoak Farm Montessori.	
Primary	Y	High Beach COE Primary School	
Secondary	N		
Higher / Further	Y	Police Cadet Training College	
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	N		
Local Shop	N		
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	Y	Duke of Wellington, Royal Oak, The Owl	
Community Facilities & Services			
Place of Worship	Y	High Beach Church	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	Y	High Beach Golf Club	
Public Park, Playgrounds, Playing Fields	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**6**		

Qualitative Analysis

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.

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.

Settlement Category

Hamlet

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High Ongar			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
High Ongar	1,255	1,586	494
Population/housing figures based on those for High Ongar Parish as so also include rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	Y	High Ongar Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	22 arrivals/departures daily on weekdays, connecting to Ongar, Epping and Chelmsford. No Sunday service (Routes: 7, 32. School Route: 472, 489)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	Y	High Ongar Post Office	
Local Shop	N	*Local gift shop, but none providing conveniences.	
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub	Y	The Foresters Arms, Sanuk Thai, Royal Masala	
Community Facilities & Services			
Place of Worship	Y	St Marys Church	
Community Hall	Y	Village Hall	
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Playing Fields at High Ongar Primary School, some small green spaces	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
Recycling Facilities	N		
TOTAL	**7**		
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			

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Loughton-Debden			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Loughton	31,106	1,512	13,415
Population/Housing 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, St John Fisher Catholic Primary School, Staples Road Primary 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 / Further	Y	Epping Forest College, Borders Lane, Loughton. University of Essex E15 Campus.	
Health			
GP	Y	Traps Hill Surgery, The Forest Practice, Loughton Health Centre, High Road Surgery, Rectory Lane Clinic (St. Margret's), Station Road Clinic (Whipps Cross)	
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. Day Lewis Pharmacy.	
Hospital	N		
Transport			
Bus Service (Level 1)	Y	596 departures/arrivals from Loughton Tube Station (181 from Debden Station) connecting to Waltham Abbey, Waltham Cross, Illford, Harlow, Chingford and South Chingford. (Routes: 20, 66, 167, 250, 255, 397, 542, 543. School/Limited Routes: 66B, 240, 251, 804)	
Bus Service (Level 2)	Y		
Rail Station	N		
Underground Station (Loop)	N	Loughton Station (Central Line, Direct), Debden (Central Line, Direct).	
Underground Station (Direct)	YY		
Retail			
Post Office	Y	Loughton Post Office, Goldings Hill Post Office, The Broadway Post Office	
Local Shop	Y	High Road, Broadway, Pyrles Lane, Oakland Hill and Goldings Hill 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). Goldings Hill Post Office, 46 Pyrles Lane.
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
Pub, Restaurant	Y	Numerous pubs throughout the Town. Clubs include Nu Bar, Luxe and Fifteen. Numerous restaurants and cafes on High Street and central areas.
Community Facilities & Services		
Place of Worship	Y	Loughton Baptist Church, Loughton Methodist Church, St. Marys Church, Goldings Church, Epping Forest Community Church, St Nicholas Church, Loughton, Chigwell and District Synagogue.
Community Hall	Y	Lopping Hall, The Murray Hall, Kingsley Hall. Many church facilities also available for use.
Fire Station	Y	Fire Station (Station 72)
Leisure/Sports Facility	Y	Loughton Leisure Centre, Debden Sports Club, Numerous sports clubs and private gyms.
Recreational Amenities	Y	Roding Valley Recreation Ground, Willingale Road Playing Fields. A number of amenities throughout the Town, Epping Forest adjacent to Town.
Library	Y	Loughton Library, Debden Library
Police Station	Y	Loughton Police Station
Citizens Advice Bureau	Y	Loughton Citizens Advice Bureau
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). Parking also available at Clifton Road.
TOTAL	**27**	

Qualitative Analysis

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.

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.

Settlement Category

Town

Lower Nazeing			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Nazeing	3,874	989	1632
Population and housing statistics have been based on those for Nazeing Ward. This also includes rural areas, and the Hamlet of Dobbs Weir.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	Y	Nazeing Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	Y	Nazeing Valley Health Centre	
Dentist	N		
Optician	N		
Pharmacy	Y	Elgon Chemists	
Hospital	N		
Transport			
Bus Service (Level 1)	Y	52 departures/arrivals daily on weekdays connecting to Harlow, Waltham Abbey and Chingford. No Sunday service. (Routes SB01, SB02, 390, 391, 392, 393, 505)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	N		
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, Nazeing General Store	
Bank	N		
Pub, Restaurant	Y	Sun Inn, Crooked Billet,	
Community Facilities & Services			
Place of Worship	Y	Saint Giles COE	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Lea Valley recreational amenities are located adjacent to the settlement.	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	Y	In front of Nazeingbury Parades	
TOTAL	**10**		

Qualitative Analysis

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.

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.

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

Harlow.
Settlement Category Small Village

DRAFT

Lower Sheering			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Sheering	2014	530	978
Population/housing figures are based on those for Lower Sheering Ward and so also cover rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	5 arrivals/departures daily on weekdays connecting to Sawbridgeworth and Harlow. No Sunday service (Route: 347)	
Bus Service (Level 2)	N		
Rail Station	Y	Sawbridgeworth station is on the District/ Parish boundary	
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	N		
Local Shop	N		
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	Y	The Railway Arms, Railway Hotel.	
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**3**		

Qualitative Analysis

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.

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.

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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			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Matching	661	1,262	292

"Matching" refers to the combined settled area of Matching, Matching Green and Matching Tye. Population/housing figures have been based on those for the overall Parish of Matching and so also include rural areas outside the settlement areas themselves.

Existing Services & Facilities		
Education		
Nursery / Childcare	Y	St. Edmund's Montessori, Matching Pre School
Primary	Y	Matching Green Church of England Voluntary Controlled Primary School
Secondary	N	
Higher / Further	N	
Health		
GP	N	
Dentist	N	
Optician	N	
Pharmacy	N	
Hospital	N	
Transport		
Bus Service (Level 1)	Y	2 departures/arrivals on weekdays from Matching Green connecting to Epping. No weekend service (Route: SB06)
Bus Service (Level 2)	N	
Rail Station	N	
Underground Station (Loop)	N	
Underground Station (Direct)	N	
Retail		
Post Office	Y	Sub Post Office
Local Shop	N	
Supermarket (over 3,000 m^2)	N	
ATM	N	
Bank	N	
Pub	Y	The Fox Inn, The Chequers
Community Facilities & Services		
Place of Worship	Y	Matching Church
Community Hall	Y	Matching Village Hall
Fire Station	N	
Leisure/Sports Facility	N	
Recreational Amenities	Y	Matching Green CC, Jubilee Fields,
Library	N	
Police Station	N	
Citizens Advice Bureau	N	
Public Car Park	N	
TOTAL	**8**	

Qualitative Analysis

"Matching" refers to the combined network of neighbouring settlements of Matching, Matching Green and Matching Tye, set within open farmland in the north east of Epping Forest District. While historically recognised as separate hamlets, their close proximity has led to the three hamlets operating as an individual settlement.

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

DRAFT

Moreton			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Moreton	321	596	159
Population/housing figures have been based on those for the Parish of Moreton and so include rural areas outside of the settlement itself.			
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 (Level 1)	Y	3 departures/arrivals daily on weekdays connecting to Epping, Ongar, and North Weald. No weekend service (Routes: SB05. School Route: 489)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	N		
Local Shop	N		
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	Y	White Hart Inn, The Nags Head	
Community Facilities & Services			
Place of Worship	Y	St. Mary the Virgin Moreton	
Community Hall	Y	Moreton Village Hall	
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Playing Fields at school grounds	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**6**		

Qualitative Analysis

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.

There is a primary school, but no local shop, therefore requiring residents to travel for most basic daily demands.

Settlement Category

Hamlet

North Weald			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
North Weald Bassett	4477	661	2014
Population and housing figures are based on those for North Weald Basset Ward and also include rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Barley Barn Day Nurseries Ltd	
Primary	Y	St Andrew's CofE Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	Y	North Weald Surgery (limited services)	
Dentist	N		
Optician	N		
Pharmacy	Y	North Weald Chemist	
Hospital	N		
Transport			
Bus Service (Level 1)	Y	112 departures/arrivals daily on weekdays connecting to Epping, Ongar, Harlow, Chelmsford, Brentwood and Shenfield. (Routes: SB06, SB05, 383, 389, 381, 382, 7, 19, 20, 21, 339. Sunday Route: 501)	
Bus Service (Level 2)	Y		
Rail Station	N	(NB – heritage route operated from Ongar to Coopersale, calls at North Weald)	
Underground Station (Loop)	N		
Underground Station (Direct)	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 (Limited to customers)	
Bank	N		
Pub, Restaurant	Y	The Kings Head, The Talbot	
Community Facilities & Services			
Place of Worship	Y	North Weald Methodist Church, St. Andrews Parish Church	
Community Hall	Y	Queens Hall Community Centre, North Weald Village Hall	
Fire Station	N		
Leisure/Sports Facility	Y	North Weald Health & Fitness Club Ltd, Bantham & Ongar Bowls Club, North Weald Golf Club, Blakes Golf Club, North Weald Cricket Club	
Recreational Amenities	Y	A number of residential greens and public green spaces.	
Library	Y	North Weald Library	
Police Station	N		
Citizens AdviceBureau	N		
Public Car Park	N		
TOTAL	**15**		

Qualitative Analysis

North Weald is broadly central to Epping Forest District, to the immediate east 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.

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.

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

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Roydon			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Roydon	2193	705	928
Population and housing figures based on those for Roydon Ward, which also include rural areas outside of the settlement, as well as Hamlets such as Roydon Hamlet and Halls Green.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Roydon Preschool	
Primary	Y	Roydon Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	Y	Dees Pharmacy	
Hospital	N		
Transport			
Bus Service (Level 1)	Y	15 Services Daily Monday to Friday connecting to Harlow and Epping. No Sunday service (Routes 380, 381, 382, 390, 391)	
Bus Service (Level 2)	N		
Rail Station	Y	Roydon Station	
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	Y	Roydon Sub Post Office (McColls Newsagents)	
Local Shop	Y	McColls Newsagents	
Supermarket (over 3,000 m^2)	N		
ATM	Y	McColls Newsagents	
Bank	N		
Pub, Restaurant	Y	Crusader, White Hart, The New Inn. Restaurants on High St. and Roydon Mill.	
Community Facilities & Services			
Place of Worship	Y	Saint Peter's Church	
Community Hall	Y	Roydon Village Hall	
Fire Station	N		
Leisure/Sports Facility	Y	Roydon Playing Fields & changing facilities	
Recreational Amenities	Y	Playground at Roydon Playing Fields	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	Y	Harlow Road, (Free, 42 Spaces)	
TOTAL	**14**		

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 provide by McColl's newsagents. At the time of writing (Sept 2015), McColl's was closed following a ram-raid incident. It is too early to know whether and when the shop and Sub-Post Office will re-open, but in the event it becomes clear that the shop will not re-open, this assessment will be reviewed.
Roydon Playing Fields contains a playground, hard surfaced tennis courts and changing facilities, in addition to football pitches and a cricket pitch. The Playing Fields are home to local football, cricket and tennis clubs, and the changing facilities are integral to the operation of at least the football and cricket teams. For this reason, the Playing Fields are included in both categories, as they meet a range of demands for leisure and sports uses.

Roydon is bounded to the west by the Lee Valley Regional Park. It contains a Conservation Area across the main area of the High Street, and also forms part of the Nazeing and South Roydon Conservation area. Strong representations have been received from local Ward Councillors, and the Parish Council on the position of Roydon in the Settlement Hierarchy. There is a recognition that the services to the train station are on the "stopping service" and are therefore less frequent at Roydon than at Harlow Town, for example. Both car parking and overall station facilities are limited, and opportunities for further enhancement and improvement are limited. Whilst Roydon contains the necessary number of services and facilities to be considered a large village, when taken in comparison with other settlements in both this category and the "small village" category, it would appear to fit more comfortably within the small village category.
Settlement Category Small Village

DRAFT

Sewardstone			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Waltham Abbey	na	na	na
No official data for population/housing exists for Sewardstone itself. Sewardstone is estimated to form less than half of the Waltham Abbey High Beach Ward, which has a population of 2,236.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Northfields Nursery, Nursery at Gilwell Hill	
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	19 departures/arrivals daily on weekdays with connections to Harlow, Waltham Abbey and Chingford. No Sunday service. (Route: 505)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	N		
Local Shop	Y	Local store at Gilwell Hill, Texaco filling station on Sewardstone Road	
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	Y	The Plough, Bakers Arms, Premier Inn Waltham Abbey	
Community Facilities & Services			
Place of Worship	Y	Gilwelll Open Chapel	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Lea Valley recreational area	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**6**		
Qualitative Analysis 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. Residents of this area would have to travel to meet the majority of their daily requirements for education, health, retail and community facilities.			
Settlement Category Hamlet			

DRAFT

Sheering			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Sheering	891	304	376
Population/housing figures have been based on the portion of Sheering Parish which is not contained within the Lower Sheering Ward. This also includes rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Sheering Village Pre-School	
Primary	Y	Sheering Church of England Voluntary Controlled Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	20 departures/arrivals daily on weekdays, connecting to Harlow, Chelmsford, and Sawbridgeworth.(Routes: 59, 347. School Route: 322)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)			
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		
Pub, Restaurant	Y	The Cock, The Crown	
Community Facilities & Services			
Place of Worship	Y	St. Mary the Virgin	
Community Hall	Y	Sheering Village Hall	
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Public green space in residential areas	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**9**		

Qualitative Analysis

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.

Settlement Category

Small Village

Stapleford Abbots			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Stapleford Abbotts	1,008	957	442
Population and housing figures are based on those for Stapleford Abbots Parish, and so also include rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Stapleford Abbotts Pre-School	
Primary	Y	Stapleford Abbotts Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	20 departures/arrivals daily on weekdays connecting to Epping, Debden, Harlow and Romford. No Sunday service (Routes: 375, 575)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	N		
Local Shop	Y	Tysea Stores	
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	Y	Rabbits, Royal Oak	
Community Facilities & Services			
Place of Worship	Y	St. Mary the Virgin	
Community Hall	Y	Stapleford Abbotts Village Hall	
Fire Station	N		
Leisure/Sports Facility	N	*Stapleford Abbotts Golf Club and Stapleford Airfield are nearby	
Recreational Amenities	Y	Small public green space in the centre of the settlement	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**8**		
Qualitative Analysis Stapleford Abbotts 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.			
Settlement Category Small Village			

DRAFT

Theydon Bois			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Theydon Bois	4,062	832	1,679
Population figures have been based on those for Theydon Bois Parish and also includes rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Theydon Bois Pre-school Group	
Primary	Y	Theydon Bois Primary School	
Secondary	N		
Higher / Further	N		
Health			
GP	Y	Theydon Bois Surgery (Part Time Service)	
Dentist	Y	Theydon Dental Surgery	
Optician	N		
Pharmacy	Y	Theydon Bois Pharmacy	
Hospital	N		
Transport			
Bus Service (Level 1)	Y	40 departures/arrivals daily on weekdays, connecting to Loughton, Epping, Harlow and Romford. (Routes: 541, 575)	
Bus Service (Level 2)	Y		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	YY	Theydon Bois Underground Station (Central Line, Direct)	
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		
Pub, Restaurant	Y	Queen Victoria, The Bull, Sixteen String Jack. Restaurants and takeaways in village centre.	
Community Facilities & Services			
Place of Worship	Y	Theydon Bois Baptist Church, St Mary Parish Church	
Community Hall	Y	Theydon Bois Village Hall, Theydon Bois Community & Youth Centre	
Fire Station	N		
Leisure/Sports Facility	Y	Theydon Bois Golf Club, Theydon Bois Lawn Tennis Club, Theydon Bois Cricket Club	
Recreational Amenities	Y	Theydon Bois Green, Theydon Plain.	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**17**		

Qualitative Analysis

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.

Theydon Bois is largely constrained to the west by parts of Epping Forest, and is bounded to the east by the Central Line.

DRAFT

Settlement Category

Large Village

DRAFT

Thornwood			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
North Weald Bassett	969	498	446
Figures are based on the portion of Epping Lindsey and Thornwood Common Ward which is not located within Epping Parish. This includes rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Little Flyers Day Nursery	
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	119 departures/arrivals daily on weekdays connecting to Harlow, Epping, Ongar, Brentwood, Loughton and Romford. (Routes 19, 20, 21, 575. Limited/Sunday Routes: 501, 541)	
Bus Service (Level 2)	Y		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	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)	
Bank	N		
Pub, Restaurant	N	**Indian Restaurant currently closed*	
Community Facilities & Services			
Place of Worship	N		
Community Hall	Y	Thornwood Village Hall	
Fire Station	N		
Leisure/Sports Facility	Y	Upper Clapton Football Club, Golf Range (Upland Road)	
Recreational Amenities	Y	Thornwood Common	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**8**		
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			

DRAFT

Waltham Abbey			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Waltham Abbey	18913	1999	8,435
Population/housing 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. This also covers some rural areas outside the Town itself.			
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 / Further	N		
Health			
GP	Y	Maynard Court Surgery, MISRA K (36 Howard Business Park), Keyhealth Medical Centre, The Market Square Surgery, Nazeing Valley Health Centre.	
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 (adjacent Tesco)	
Hospital	N		
Transport			
Bus Service (Level 1)	Y	191 departures/arrivals in Town Centre on weekdays connecting to Waltham Cross, Loughton, Epping, Harlow, and Chingford. (Routes: 66, 66A 211, 212, 213, 250, 251, 255, 390, 505. Limited Routes: 66B, 213C, 240, 254	
Bus Service (Level 2)	Y		
Rail Station	N	**Nearest is in Waltham Cross*	
Underground Station (Loop)	N		
Underground Station (Direct)	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, HSBC Bank plc, Royal Bank of Scotland(Tesco), InfoCash (93 Farm Hill Road), Omnicash (Roshni News), TSB (Post Office), TSB.	
Bank	Y	Barclays Bank PLC, HSBC Bank plc, TSB	
Pub, Restaurant	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. Numerous restaurants/cafes in Town Centre area.	
Community Facilities & Services			
Place of Worship	Y	Waltham Abbey Church, Lea Valley Church, St Thomas and St Edward Church	
Community Hall	Y	Waltham Abbey, Town Hall, Waltham Abbey Community Centre, W.D.D.B (Ninefields Estate), New Images	

		Centre, Town Mead Leisure Park.
Fire Station	Y	Fire Station (Station 73)
Leisure/Sports Facility	Y	Waltham Abbey Swimming Pool, Larsen's Bowls Club, Marriott Hotel (Leisure centre within). Town Mead Leisure Park.
Recreational Amenities	Y	Town Mead, Lea Valley facilities
Library	Y	Waltham Abbey Library
Police Station	N	Waltham Abbey Police Station has closed
Citizens Advice Bureau	Y	Citizens Advice Bureau Waltham Abbey
Public Car Park	Y	Quaker Lane, (Short Stay, 109 Spaces), Cornmill, (Combined, 197 Spaces), Darby Drive, (Combined, 69 Spaces)
TOTAL	**23**	

Qualitative Analysis

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 1999.

The majority of services and facilities assessed are present in Waltham Abbey, clearly identifying it as a town.

Settlement Category

Town

DRAFT

Willingale			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (2011 Census)**
Willingale	501	1,398	206
Population and housing figures are based on those for Willingale Parish and so also include a substantial rural area outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	4 departures/arrivals on weekdays connecting to Chelmsford and Ongar. No Sunday service (Routes 46 and 46A)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station (Loop)	N		
Underground Station (Direct)	N		
Retail			
Post Office	N		
Local Shop	N		
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	Y	Willingale St Christopher. St. Andrews (Redundant)	
Community Hall	Y	Willingale Village Hall	
Fire Station	N		
Leisure/Sports Facility	Y	Willingale Cricket Club	
Recreational Amenities	Y	Small public space at the north of the settlement	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	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			

DRAFT

Hamlets

Abbess Roding			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Abbess, Beauchamp & Berners Roding	na	na	na
Population and housing/ figures for the settlement of Abbess Roding itself are not available. The Parish of Abbess, Beauschamp and Berners Roding has an overall population of 481.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	2 departures/arrivals on weekdays connecting to Ongar, with weekly service to Epping. No Sunday service (Routes 146, SB05)	
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	Y	St. Edmunds Church	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**2**		
Qualitative Analysis Abbess Roding is small settlement in the North of the District. It has no discernible services or facilities aside from the local church, and has a very limited bus service.			
Settlement Category Hamlet			

DRAFT

Beauchamp Roding			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Abbess, Beauchamp & Berners Roding	na	na	na
Population/ housing figures for the settlement of Beauchamp Roding itself are not available. The Parish of Abbess, Beauschamp and Berners Roding has an overall population of 481.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	2 departures/arrivals on weekdays connecting to Ongar, with weekly service to Epping. No Sunday service(Routes 146, SB05)	
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**1**		
Qualitative Analysis Beauchamp Roding is small settlement in the North of the District. It has no discernible services or facilities, and has a very limited bus service.			
Settlement Category Hamlet			

DRAFT

Berners Roding			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Abbess, Beauchamp & Berners Roding	na	na	na
Population/ housing figures for the settlement of Berners Roding itself are not available. The Parish of Abbess, Beauschamp and Berners Roding has an overall population of 481.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**0**		
Qualitative Analysis Berners Roding is small housing cluster in the North of the District. It has no discernible services or facilities.			
Settlement Category Hamlet			

DRAFT

Bobbingworth			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Moreton, Bobbingworth and the Lavers	na	na	na
Population/ housing figures for the settlement of Bobbingworth itself are not available. The Parish of Moreton, Bobbingworth and the Lavers has an overall population of 321.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	Y	Parish Church of Saint Germain Bobbingworth	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**1**		
Qualitative Analysis Bobbingworth is a small settlement in the Parish of Moreton, Bobbingworth and the Lavers. It is home to a church, but no other discernible services or facilities.			
Settlement Category Hamlet			

DRAFT

Broadley Common			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Roydon	na	na	na
Population/ housing figures for the settlement of Broadley Common itself are not available. Broadley Common forms part of the Parish of Roydon which has a population of 2,828			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y		
Bus Service (Level 2)	Y	64 departures/arrivals daily on weekdays, plus limited weekend services, connecting to Waltham Abbey, Harlow, and Chingford (Routes: 66A, 392, 292, 505)	
Rail Station	N		
Underground Station	N		
Retail			
Post Office	N		
Local Shop	N		
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	Y	The Black Swan	
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Broadley Common Recreation Ground	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**4**		
Qualitative Analysis Broadley Common is a cluster of housing in the southern part of Roydon Parish. It contains a pub and recreational grounds, and has a relatively substantial bus service.			
Settlement Category Hamlet			

Dobbs Weir			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Nazeing	na	na	na
Population/ housing figures for the settlement of Dobbs Weir itself are not available. Dobbs Weir forms part of the Parish of Nazeing which has a population of 4,378			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	Very limited service on only certain weekdays connecting to Lower Nazeing and Harlow. (Routes: SB01, SB02)	
Bus Service (Level 2)	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		
Pub, Restaurant	Y	The Rivers Edge Café, The Fish and Ells	
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Public Park at River Lea	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**3**		
Qualitative Analysis Dobbs Weir is a small post war riverside development in the Lea Valley. The settlement has few facilities but has significant recreational amenities nearby.			
Settlement Category Hamlet			

DRAFT

Fiddlers Hamlet			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Epping	na	na	na
Population/ housing figures for the settlement of Fiddlers Hamlet itself are not available. Fiddlers Hamlet is a small settlement within the Parish of Epping, which has an overall population of 11,461, made up predominantly of the Town of Epping.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	21 departures/arrivals on weekdays connecting to Epping and Harlow. No Sunday service. (Routes: 380, 381, 382. School Route: 383)	
Bus Service (Level 2)	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		
Pub, Restaurant	Y	The Merry Fiddlers, Theydon Oak	
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
Recycling Facilities	N		
TOTAL	**2**		
Qualitative Analysis Fiddlers Hamlet is located east of Epping and west of the M11, and is formed primarily of a ribbon of housing development. It has no services or facilities aside from two local pubs and a relatively limited bus service.			
Settlement Category Hamlet			

DRAFT

Foster Street			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
North Weald Bassett	na	na	na
Population/ housing figures for the settlement of Foster Street itself are not available. The settlement forms a very small part of North Weald Bassett Parish which has an overall population of 6,032.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
Recycling Facilities	N		
TOTAL	**0**		
Qualitative Analysis Fosters Street is a small linear housing cluster to the south-east of Harlow. It has no discernible facilities or services, nor any fully functioning bus service.			
Settlement Category Hamlet			

DRAFT

Hare Street			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Stanford Rivers	na	na	na
Population/ housing figures for the settlement of Hare Street itself are not available. The settlement forms part of Stanford River Parish which has an overall population of 817.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**0**		
Qualitative Analysis Hare Street is a small linear housing cluster to the south-east of the District to the south of Ongar. It has no discernible facilities or services nor any fully functioning bus service, with some minor services instead in nearby Stanford Rivers.			
Settlement Category Hamlet			

DRAFT

Hastingwood			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
North Weald Bassett	na	na	na
Population/ housing figures for the settlement of Hastingwood itself are not available. The settlement forms a small part of North Weald Bassett Parish which has an overall population of 6,032.			
Existing Services & Facilities			
Education			
Nursery / Childcare	Y	Fidgety Fingers Nursery	
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	Y	The Rainbow & Dove, Horns and Horseshoes	
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**2**		
Qualitative Analysis Hastingwood is located South of Harlow, east of Junction 7 of the M11, and is formed of a ribbon of housing development. It has very few services, instead relying primarily on services in nearby Harlow.			
Settlement Category Hamlet			

DRAFT

High Laver			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
High Laver	493	765	224
Population/ housing figures for High Laver are based on the Parish of High Laver, and so also include rural areas outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	2 departures/arrivals daily on weekdays connecting to Harlow. No weekend service (Route 147, 47)	
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	Y	All Saints Church High Laver	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**2**		
Qualitative Analysis High Laver is small cluster of housing centred on the Parish Church in the north of the District, to the east of Harlow. It has very few discernible services, with the church playing a key role, and has a very limited bus service.			
Settlement Category Hamlet			

DRAFT

Jacks Hatch			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Epping Upland	na	na	na
Population/ housing figures for the settlement of Jacks Hatch itself are not available. The settlement forms a small part of Epping Upland Parish which has an overall population of 831.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	3 departures/arrivals daily on weekdays connecting to Harlow. No weekend service (Route 381, 382)	
Bus Service (Level 2)	N		
Rail Station	N		
Underground Station	N		
Retail			
Post Office	N		
Local Shop	Y	Convenience store and filling stations at Jacks Hatch Garage	
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**2**		
Qualitative Analysis Jacks Hatch is a small cluster of housing to the south-west of Harlow. It has no discernible services aside from the local filling station and has a very limited bus service.			
Settlement Category Hamlet			

DRAFT

Lambourne End			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Lambourne	na	na	na
Population/ housing figures for the settlement of Lambourne End itself are not available. The settlement forms part of Lambourne Parish which has an overall population of 2,013, and in which Abridge is the largest settlement.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	Y	Millar & Carter pub and restaurant	
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	Y	Lambourne End Centre	
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**2**		
Qualitative Analysis Lambourne End is located along the southern boundary of the District, to the north-east of Chigwell, and is formed primarily of a ribbon of housing. It has few discernible services and has no official bus service aside from a local pub/restaurant, and the Lambourne End outdoor recreational centre.			
Settlement Category Hamlet			

DRAFT

Little Laver			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Little Laver	na	na	na
Population/ housing figures for the settlement of Little Laver itself are not available. Official data for the Parish of Little Laver is also not available due to ONS confidentiality policies.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**0**		
Qualitative Analysis Little Laver is a small cluster of housing located in Parish of Little Laver in the predominantly rural north-eastern portion of the District. The settlement has no discernible services.			
Settlement Category Hamlet			

DRAFT

Epping Upland			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Epping Upland	na	na	na
Population/ housing figures for the settlement of Epping Upland itself are not available. The settlement forms part of Epping Upland Parish which has a population of 831			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	Y	All Saints Church of England	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**1**		
Qualitative Analysis Epping Upland is small settlement located between Harlow and Epping Town. The local church is a key feature of the settlement and wider community, however it has no evident services aside from this.			
Settlement Category Hamlet			

DRAFT

Magdalen Laver			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Magdalen Laver	232	604	97
Population/ housing figures for the settlement of Magdalen Laver have been based on those of the Parish of Magdalen Laver, and so also include rural areas outside of the settlement area itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	2 departures/arrivals on Monday and Wednesday connecting to Harlow, Ongar and Epping (Routes: SB06, 47, 147)	
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	Y	Saint Marys Magdalen Laver Parish Church	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**2**		
Qualitative Analysis Magdalen Laver is a small cluster of housing located in the rural north-east of the District. The local Parish church is a key focal point in the settlement itself and the wider community, however the settlement has no clear services aside from this and has a very limited bus service.			
Settlement Category Hamlet			

Newmans End			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Matching	na	na	na
Population/ housing figures for the settlement of Newmans End itself are not available. The settlement forms a small part of Matching Parish which has an overall population of 661.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**0**		
Qualitative Analysis Newmans End is a small cluster of housing located in Matching Parish in the rural north-eastern part of the District. The settlement has no clear services or local facilities.			
Settlement Category Hamlet			

DRAFT

Nine Ashes			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
High Ongar	na	na	na
Population/ housing figures for the settlement of Nine Ashes itself are not available. The settlement forms a small part of High Ongar Parish which has an overall population of 1,255.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	14 departures/arrivals daily on weekdays connecting to Chelmsford and Ongar. No Sunday Service (Route: 32)	
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**1**		

Qualitative Analysis

Nine Ashes is a small settlement located along the eastern boundary of the District, and is made up largely of ribboned housing development. The settlement has no clear services or local facilities, relying largely on the neighbouring village of Blackmore (outside of EFDC) for such services.

Settlement Category

Hamlet

Norton Heath			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
High Ongar	na	na	na
Population/ housing figures for the settlement of Norton Heath itself are not available. The settlement forms a small part of High Ongar Parish which has an overall population of 1,255.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	School bus route connecting to Brentwood. (Route: 472)	
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**1**		

Qualitative Analysis

Norton Heath a small cluster of housing to the east of High Ongar, just off the A414. It has no evident services aside from access to a local school bus route.

Settlement Category

Hamlet

DRAFT

Norton Mandeville			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
High Ongar	na	na	na
Population/ housing figures for the settlement of Norton Mandeville itself are not available. The settlement forms a very small part of High Ongar Parish which has an overall population of 1,255.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	Y	All Saints Church	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**1**		

Qualitative Analysis

Norton Mandeville is a small cluster of housing to the north of High Ongar. It has an historic church at the centre which plays an important role in the wider community, but has less than dozen houses, a farm yard and no evident services.

Settlement Category

Hamlet

DRAFT

Roydon Hamlet			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Roydon	na	na	na
Population/ housing figures for Roydon Hamlet itself are not available. The settlement forms a small part of Roydon Parish which has an overall population of 2,828, in which Roydon (the larger Village) forms the most significant part.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	8 departures/arrivals daily on weekdays connecting to Harlow and Waltham Abbey. No weekend service. (Routes: 390, 391.)	
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**1**		
Qualitative Analysis Roydon Hamlet is a cluster of housing located to the south of the larger Roydon Village. It has no evident services, with a limited weekday bus service. Surrounding Glasshouse sites are a significant influence on the area.			
Settlement Category Hamlet			

DRAFT

Sewardstonebury			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Waltham Abbey	na	na	na
Population/ housing figures for Sewardstonebury itself are not available. The settlement forms a small part of Waltham Abbey High Beach Ward which has an overall population of 2,236.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	Y	West Essex Golf Club is adjacent to the settlement	
Recreational Amenities	Y	Epping Forest is adjacent to the settlement and includes recreational walking/bike trails leading into the settlement.	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**2**		
Qualitative Analysis Sewardstonebury is a cluster of housing in the south-west of the District, just north of Chingford. While it has few services itself, there are some services located within the nearby Gilwell complex, while the West Essex golf course and Epping Forest provide a strong recreational provision.			
Settlement Category Hamlet			

DRAFT

Stanford Rivers			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Stanford Rivers	na	na	na
Population/ housing figures for Stanford Rivers itself are not available. The settlement forms part of Stanford Rivers Parish which has an overall population 817, and which also includes the nearby Hamlet of Little End, the Hamlet of Toot Hill, and a significant rural area.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	1 weekly bus service operating on Mondays connecting to Ongar and Epping (Route: SB05)	
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	Y	The Parish Church of St. Margaret	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**2**		

Qualitative Analysis

Stanford Rivers is a very small settlement to the south of Chipping Ongar. It is centred on the local church, with less than a dozen houses and no other evident services or facilities.

Settlement Category

Hamlet

Stapleford Tawney			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Stapleford Tawney	135	667	71
Population/ housing figures for Stapleford Tawney have been based on those for the Parish of Stapleford Tawney. This also includes the rural area outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**0**		
Qualitative Analysis Stapleford Tawney is located just north of the M25 in the east of the District. It has less than a dozen houses and no evident services or facilities aside from the small private hospital, Sutton's Manor.			
Settlement Category Hamlet			

DRAFT

Theydon Garnon			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Theydon Garnon	121	801.5	59
Population/ housing figures for Theydon Garnon have been based on those for the Parish of Theydon Garnon. This also includes the rural area outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	Y	All Saints Church	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**1**		
Qualitative Analysis Theydon Garnon, located south-east of the M11/M25 junction east of Theydon Bois, is a small cluster of housing centred on the local Parish Church. It has no other evident services or facilities.			
Settlement Category Hamlet			

DRAFT

Theydon Mount			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Theydon Mount	175	630	78
Population/ housing figures for Theydon Mount have been based on those for the Parish of Theydon Mount. This also includes the rural area outside of the settlement itself.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	N		
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**0**		

Qualitative Analysis

Theydon Mount is located the north-east of the M11/M25 junction, and is formed of a cluster of less than a dozen or so houses. It has no discernible services or facilities.

Settlement Category

Hamlet

DRAFT

Toot Hill			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Stanford Rivers	na	na	na
Population/ housing figures for the settlement of Toot Hill itself are not available. The settlement forms part of the Stanford Rivers Parish which has an overall population of 817, and which also includes the Hamlets of Little End and Stanford Rivers.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y	8 departures/arrivals daily on weekdays connecting to Harlow and Epping. No Sunday service. (Routes:147, 381, 382)	
Bus Service (Level 2)	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		
Pub, Restaurant	Y	The Green Man, The Mole Trap	
Community Facilities & Services			
Place of Worship	N		
Community Hall	Y	Toot Hill Village Hall	
Fire Station	N		
Leisure/Sports Facility	Y	Toot Hill Golf Club	
Recreational Amenities	Y	Village Green	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**5**		

Qualitative Analysis

Toot Hill is located between Chipping Ongar, North Weald Bassett and Epping, and is formed primarily of ribboned housing development leading from the central village green. Important services and facilities include the local Village hall, two local pubs and neighbouring golf course. It has also a relatively limited bus service.

Settlement Category

Hamlet

Upper Nazeing			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Nazeing	na	na	na
Population/ housing figures for Upper Nazeing itself are not available. The settlement forms a small part of Nazeing Parish which has an overall population of 4,378, in which Lower Nazeing forms the most significant part.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	N		
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	N		
Bus Service (Level 2)	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		
Pub, Restaurant	N		
Community Facilities & Services			
Place of Worship	Y	All Saints Parish Church	
Community Hall	N		
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	Y	Nazeing Triangle	
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**2**		
Qualitative Analysis Upper Nazeing, located to the north-east of Lower Nazing, is a small grouping of houses centred on a village green. It's home to a Parish Church, but has no other evident services or facilities.			
Settlement Category Hamlet			

DRAFT

Upshire			
Parish	**Population (2011 Census)**	**Area (hectares)**	**Number of Dwellings (Census 2011)**
Waltham Abbey	na	na	na
Population/ housing figures for Upshire itself are not available. The settlement forms a small part of Waltham Abbey Parish which has an overall population of 21,149 which is predominantly made up by the Town of Waltham Abbey.			
Existing Services & Facilities			
Education			
Nursery / Childcare	N		
Primary	Y	Upshire Primary and Foundation Level School	
Secondary	N		
Higher / Further	N		
Health			
GP	N		
Dentist	N		
Optician	N		
Pharmacy	N		
Hospital	N		
Transport			
Bus Service (Level 1)	Y		
Bus Service (Level 2)	Y	80 departures/arrivals daily on weekdays, with weekend service, connecting to Waltham Abbey, Waltham Cross and Harlow (Routes 251, 390)	
Rail Station	N		
Underground Station	N		
Retail			
Post Office	N		
Local Shop	N		
Supermarket (over 3,000 m^2)	N		
ATM	N		
Bank	N		
Pub, Restaurant	Y	The Horseshoes, The Good Intent	
Community Facilities & Services			
Place of Worship	Y	St. Thomas Church of England	
Community Hall	Y	Upshire Village Hall	
Fire Station	N		
Leisure/Sports Facility	N		
Recreational Amenities	N		
Library	N		
Police Station	N		
Citizens Advice Bureau	N		
Public Car Park	N		
TOTAL	**6**		

Qualitative Analysis

Upshire is a small settlement on the eastern boundaries of Waltham Abbey, a Town which has expanded directly out to what would be considered Upshire. While relying on Waltham Abbey for the majority of services and facilities, it does have some important local services within the settlement including a School, Church and Village Hall, as well as a comprehensive bus service.

Settlement Category

Hamlet