

Chapter Five

Places

Introduction

5.1 This section sets out the vision and policies for settlements, Town and Small District Centres within the District. The District's settlements are listed in Table 5.1, in line with the Settlement Hierarchy Technical Paper (2015). The Town Centres are as identified in the Town Centre Review (2016).

Table 5.1: Settlements in Epping Forest District

Category	Settlement
Town	Ongar, Epping, Loughton/Loughton Broadway, Waltham Abbey
Large Village	Buckhurst Hill, Chigwell, North Weald Bassett, Theydon Bois
Small Village	Abridge, Chigwell Row, Coopersale, Fyfield, High Ongar, Nazeing, "Matching" (incorporating Matching Green, Matching Tye and Matching), Roydon, Lower Sheering, Sheering, Stapleford Abbots, Thornwood

5.2 This section does not consider the strategic sites around Harlow, which are set out in Policy SP 3. A number of the District's settlements are in the process of developing Neighbourhood Plans. The Council will support the preparation and production of Neighbourhood Plans as set out in Policy D 6.

Overview of the Site Selection Process

5.3 The National Planning Policy Framework states that a Local Plan must allocate sufficient land in appropriate locations to ensure supply for the Plan period. This includes sites for residential development, Traveller Accommodation and employment land (B Use Class).

5.4 The Council has selected its allocated sites in line with the two site selection methodologies (residential and employment, and traveller). Sites identified for allocation have been selected following a rigorous application of the relevant site selection methodology, and represent those sites the Council considers to be suitable,

available and achievable within the Plan period based on the best available information.

Town and District Centres

5.5 The Council has identified two Town Centres and four Small District Centres within the District. The Local Plan sets out the defined Town Centre boundaries, Primary Shopping Areas, and Primary and Secondary Retail Frontages.

5.6 The District's town centre hierarchy, in accordance with Policy E 2 is set out in Table 5.2.

Table 5.2 Town Centre hierarchy

Category	Settlement
Town Centre	Epping, Loughton High Road
Small District Centre	Buckhurst Hill, Ongar, Loughton Broadway, Waltham Abbey

Key Evidence

5.7 Key evidence which informed the Council's approach to settlements in the District are:

- Settlement Hierarchy Technical Paper (EFDC, 2015);
- Site Selection Report (Arup, 2017);
- Town Centres Review (Arup, September 2016);
- Green Belt Review (Land Use Consultants, 2016);
- Employment Land Supply Assessment (Arup, 2017);
- Employment Review (Hardisty Jones Associates, 2017);
- Infrastructure Delivery Plan (Arup, 2017); and
- Epping Forest District Council: Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report (ORS, 2017).

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.