

Settlement Services and Facilities Topic Paper

July 2024

Uttlesford District Council

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Introduction

- 1.1. The Council is preparing a new Local Plan to replace the current Plan adopted in 2005. One of the objectives of the Local Plan is to ensure that any proposed growth is as sustainable as possible, and that all our settlements, including smaller rural communities, maintain their vitality as thriving places to live, work and play. This means that a range of services, such as public transport, and facilities like a village hall, are available and easily accessible to residents.
- 1.2. Clearly not all settlements can have the full range of services that larger cities or towns such as Cambridge, Bishops Stortford or Saffron Walden can offer, because they perform different roles and functions and may not have a sufficient catchment population to make certain services or facilities viable. These varying ‘tiers’ of settlement types together form what we call the **Settlement Hierarchy** across the district. The use of a settlement hierarchy is crucial for Uttlesford as it is a diverse area which includes vast rural areas with sparse small settlements and larger urban areas that serve local and regional needs.
- 1.3. The Local Plan uses the settlement hierarchy to help direct development to the most sustainable locations for growth that are supported by a wide range of services and facilities, in order to achieve sustainable development in accordance with paragraph 2 of the NPPF¹It ensures that new development is focused on larger settlements as they provide the best range of services and facilities, and new development will help to support and enhance them. Locating new homes close to communities with services and jobs will also enable the residents in new homes to access them by walking, cycling and public transport, thereby reducing the need to travel by car. This strategy also supports the delivery of affordable homes where they are most needed and facilitates the effective provision of main services provided by the Essex Integrated Care Service, the County Council and emergency services.
- 1.4. It is also important to ensure that any new development, especially of larger schemes of over ten dwellings, makes provision for new facilities and adequate community infrastructure. This could involve improvements to local transport and walking/cycling networks; enhancements to the quality or capacity of existing facilities; and provision of land for sports and outdoor recreation and smaller scale children’s play areas. However, many of Uttlesford’s settlements have not always benefitted from such investment because, without an up-to-date local plan, there has been no overall strategic approach to infrastructure investment or new delivery. This Local Plan aims to address identified shortfalls wherever possible within the parameters of local planning guidance and viability testing. Importantly, it will also require

¹ National Planning Policy Framework (2023) Achieving sustainable development. Available online: <https://www.gov.uk/guidance/national-planning-policy-framework/2-achieving-sustainable-development>

commensurate investment in local infrastructure wherever there is strategic or site-specific development to meet the needs arising from the impact of proposed dwellings or employment uses, and to serve the existing and new populations. The *Infrastructure Delivery Plan* summarises the major infrastructure requirements that need to be provided primarily from the strategic allocations².

1.5. As part of the process of preparing a Local Plan, it is essential to update the settlement hierarchy to understand how our towns, villages and smaller settlements function at the moment. While it is important to be as accurate as possible, the overall objective of the study is to derive and check each settlements' role and function within the district. It is the tier itself that will help determine the level of growth appropriate, not the position of the settlement within its assigned tier. It is important to note this study represents a position in time and service provision can change based on local circumstances, to plan for growth in the district in a local plan this is sufficient and through monitoring and reviews of the local plan, this study will then in turn reflect these changes.

1.6. Each settlement was assessed and scored based on the level and type of facilities and services available, and then assigned to one of the five settlement hierarchy tiers. This in turn influences the type of development that may be acceptable in each of settlement. In simple terms, the larger settlements, which offer the widest range of facilities, services, employment and transport choices, are most likely to be more suitable for supporting new development. Conversely, the smaller and more rural settlements at the lower end of the settlement hierarchy will be much less likely to be suitable for any development, as this would not be sustainable or able to support the wellbeing needs of residents.

1.7. This Topic Paper is part of a series that provides supporting evidence and helps to explain how the Plan has been prepared. It updates our understanding of what services and facilities available across the district and then groups the settlements into five 'tiers' that relate to how the settlements function and how they should be considered in the Local Plan. The settlement tiers are:

Key Settlement: Key Settlements are settlements that have the ability to support the most sustainable patterns of living within the district through their current levels of facilities, services and employment opportunities.

Local Rural Centre: Local Rural Centres are either small towns or large villages with a level of facilities and services and local employment to provide the next best opportunities for sustainable development outside of the Key Settlements.

² UttlesfordInfrastructure Delivery Plan (2024)

Larger Village: Larger Villages are settlements with a more limited range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities.

Smaller Village: The Smaller Villages have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily to meet local needs.

Open countryside – where development is not appropriate comprising scattered farmsteads, dwellings, hamlets.

- 1.8. This study presents a snapshot in time of the data available and recommends a settlement hierarchy for consideration in the new Local Plan. Although the level of services and facilities available may vary over time, this does not mean the relative classification of different settlements should necessarily change. The ‘strategy’ within the Plan seeks to promote sustainable development in the most appropriate locations and to support the vitality of our most sustainable rural communities. New development can help deliver new infrastructure and improve the vitality and viability of communities. It may be that by bringing forward new development, the risk of services or facilities being lost, or shops closing can be reversed, and new facilities or shops can be provided to replace them. The settlement hierarchy helps to inform the Spatial Strategy, which sets out the level of growth required and its distribution within the district over the plan period and guides the location of strategic housing and employment allocations.

Policy Context

- 2.1. Paragraph 7 of the National Planning Policy Framework (NPPF)³ seeks to create sustainable development in settlements that are well served by local facilities and services such as local shops, meeting places, sports venues, public houses, places of worship and cultural buildings. It also seeks to support development in the more sustainable rural settlements that can support the community’s vitality and viability. Paragraph 83 of the NPPF states that housing should be located where it will enhance or maintain the vitality of rural communities and that planning policy should identify opportunities for villages to grow and thrive.
- 2.2. The adopted Uttlesford Local Plan (2005) did not establish a formal settlement hierarchy, but employed a strategy for development which defined some principles. These included:
- Saffron Walden, Great Dunmow, and Stansted Mountfitchet were recognised as the **main ‘urban’ areas** that act as service hubs for the surrounding rural land.

³ National Planning Policy Framework (2023), Available online: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- The **A120 corridor** was identified for growth.
- Elsenham, Great Chesterford, Newport, Takeley and Thaxted were identified as **key rural settlements**, located on main transport networks with local employment opportunities.
- **Other villages** were categorised as such

Methodology

3.1. There is no nationally recognised methodology for assessing local facilities and services and determining a settlement hierarchy. This study seeks to identify the more sustainable settlements across the district, where residents can access a greater range of services and ensure that settlement growth supports the achievement of sustainable development in accordance with national policy. The methodology used recognises the dispersed settlement pattern in Uttlesford and considers the different types of service provision and connectivity throughout the district. The methodology is set out in 3 stages below:

Stage 1: Data Collection

3.2. A Parish Services Survey was undertaken between 15th December 2022 and 16th January 2023. 60 surveys were distributed and 22 were returned following reminders. For any parishes where the form was not returned, the assessment was undertaken by officers using secondary data describe. A copy of the survey is in **Appendix 3**.

3.3. The initial unit for measurement was the parish because of data availability. This was reviewed following the Regulation 18 consultation, and individual settlements were used as the unit of measurement to address some skewed results caused by large communities located on the edges of rural parishes, and to better understand the roles and functions of individual settlements. The audit of settlement services and facilities was also updated following the Regulation 18 consultation considering any submitted information on updated circumstances.

3.4. The facilities and services identified were then weighted, based on the nature of the facility or service, its order of importance in contributing to sustainable development and its catchment area. For example, a railway station is generally found where it is accessible and usable by a wide and populous catchment area whereas a small convenience store has a much more local and smaller catchment. Less common and higher order facilities received higher weightings on a scale from 1 (lowest) to 5 (highest) and its presence is generally reflected in the higher tier settlement in the hierarchy. Table 1 below lists the type of services and facilities recorded and assessed. **Appendix 1** provides descriptions of each service type, along with

justifications for the assigned weightings. It also documents secondary sources of data used to supplement the parish survey responses.

Table 1: Types of Services and Facilities that contribute to settlement sustainability

Theme	Description
Education	Early years provision (Formal/Informal), Primary School, Secondary School, Sixth Form
Health	Doctors Surgery, Hospital, Dentist
Community Facilities	Community/Village Hall, Day Centre, Museums, Library, Mobile Library, Theatre/Arts Centre, Places of Worship, Council Offices, Police Station, Fire Station
Commercial	Hairdressers, Public house/Inn, B&B, Restaurant, Takeaway, Café/Coffee Shop, Small Convenience Store/Farm Shop, Supermarket, Non-Food Shops, Chemist/Pharmacy, Post Box, Post Office, Cash Point, Financial Services, Tourism/Visitor Information Centre, Vet, Petrol Station
Open Space	Leisure centre/ Indoor sports facilities, Outdoor sports facilities, Children/Young Persons provision, Amenity Greenspace, Allotments
Transport and Connectivity	Public Car Parks, Railway Station, Taxi Ranks, Community Transport Service, Electric Charging points, Bicycle Storage, Bus Service, Broadband, Mobile Telephone
Utilities	Broadband Connection, Mobile Connection
Employment	Key Employment Site

3.5. While Stansted Airport’s role in supporting the regional economy is recognised, airport-related facilities and services at Stansted Airport were not included as they do not serve a primarily local function to support growth at individual settlements (such as convenience stores within Stansted Airport, airport parking and airport hotels within Stansted Airport).

Stage 3: Settlement Analysis

3.6. While Stansted Airport’s role in supporting the regional economy is recognised, airport-related facilities and services at Stansted Airport were not included as they do not serve a primarily local function to support growth at individual settlements (such as convenience stores within Stansted Airport, airport parking and airport hotels within Stansted Airport).

3.7. Analysis of the settlement weighted scores enabled settlement tiers to be identified. These tiers form the settlement hierarchy, consisting of five categories: Key Settlement; Local Rural Centre; Large Village, Small Village and Open Countryside.

Outcome: The Settlement Hierarchy

- 3.8. The five tiers of settlements – Key Settlements, Local Rural Centres, Larger Villages and Smaller Villages – reflect the ranking using the collated service score presented in **Appendix 2**. This ranking is illustrated in Table 2 below and displayed geographically in figure 1.

Table 2: Proposed Tiers and Associated Service Scores

Hierarchy Tier	Settlement	Service Score
Key Settlements	Saffron Walden	500
	Great Dunmow	300
	Stansted Mountfitchet	246
Local Rural Centres	Thaxted	150
	Takeley Including Priors Green	146
	Newport	87
	Hatfield Heath	85
	Elsenham	85
	Great Chesterford	82
	Clavering	74
Larger Villages	Henham	74
	Felsted	67
	Stebbing	50
	Hatfield Broad Oak	48
	Little Hallingbury	46
	Birchanger	45
	Debden	44
	Quendon & Rickling	39
Smaller Villages	Wendens Ambo	39
	High Easter	38
	Great Easton	37
	Manuden	36
	Ashdon	36
	Chrishall	35
	Radwinter	35
	Littlebury	34
	Leaden Roding	32
	Great Sampford	31
	Wimbish	31
	Fritch Green	30
	Elmdon	29
	White Roding	28
	Great Hallingbury	27

	Broxted	27
	Farnham	26
	High Roding	26
	Barnston	26
	Little Easton (Butchers Pasture)	25
	Langley	25
	Elder Street*	24
	Hempstead	22
	Little Dunmow	22
	Berden	22
	Sewards End	22
	Aythorpe Roding (Roundbush Green and Surrounds)	21
	Widdington	21
	Lindsell	20
	Little Canfield Excluding Priors Green	20
	Open Countryside	Little Chesterford
Arkesden		18
Hadstock		18
Margaret Roding		18
Little Sampford		16
Ugley		16
Duton Hill		16
Great Canfield		13
Little Bardfield		13
Tilty		12
Church End (Ashdon)		12
Wicken Bonhunt		11
Wenden Lofts		10
Strethall		8
Chickney		5

Notes:

Small settlements and hamlets that scored below 20 are deemed to fall in the 'Open Countryside' category and are not considered suitable for any level of allocated development.

¹ *High Easter was re-assessed to a 'small village' at Regulation 19 following a review of higher scoring services particularly the absence of a primary school.*

² *Ashdon was re-assessed as a small village and separated from the nearby hamlet of Church End (open countryside) whose inclusion in the same parish figures at Regulation 18 had skewed the tier allocation.*

³ *Wimbish and Elder Street were separated at Regulation 19 each into the Small Village category from the previous combined Large Village at Regulation 18 because of their geographical distance.*

⁴ *Great Easton and Duton Hill were assessed separately as Small Village and Open Countryside at Regulation 19 from the previous Reg 18 combined category of Large Village*

⁵ *Manuden was reassessed as a small village due to circumstances changing for some of the services in the settlement.*



Settlement Hierarchy

Legend

- Key Settlements
- Local Rural Centres
- Larger Villages
- Smaller Villages
- ▭ District Boundary

Figure 1 - Map of Settlements of the Settlement Hierarchy

4.1. The emerging settlement hierarchy exhibits a spatial dimension, with Key Settlements and Local Rural Centres generally located along the A120 and M11 corridors, with the exception of Thaxted. The northeastern and western parts of the district, characterised by their rural nature, offer a lower level and range of services and facilities and are therefore generally less able to accommodate sustainable development

Key Settlements

4.2. There are **three Key Settlements in the district, each with a hierarchy score of over 200**. These settlements contain the highest range and level of services and facilities and represent the most sustainable location within the district. They are all supported by a secondary school, at least one primary school and supermarkets. They have good connections to the transport network as a whole and are supported by at least an hourly bus service.

Saffron Walden: Saffron Walden is the largest town in the district and serves as the administrative and commercial centre. It has a strong visitor attraction with its medieval market and wealth of listed buildings as a nucleated settlement around the market square, and the Common within the attractive rolling landscape of the river Cam. It has the highest level of service and facilities including five primary schools, a secondary school, three supermarkets and a thriving town centre with various community and commercial facilities. It is also well connected with frequent bus services linking it to Stansted Mountfitchet, Bishops Stortford, Haverhill and Cambridge. Saffron Walden is within a couple of miles from Audley End railway station located in the neighbouring village of Wendens Ambo with a connecting bus service and linked cycling and walking route. The settlement also has the only community museum in the district that showcases the town's heritage. In the historic centre of the settlement there is a wide variety of independent and chain retail units and an industrial estate to the east of the town on Shire Hill.

Great Dunmow: Great Dunmow is the second largest settlement in Uttlesford, a historic market town and the service centre focus of the south-eastern part of the district. It is characterised by a historic settlement core spanning from Parsonage Downs to the High Street, which features a variety of building styles from the 16th and 17th century, a former Guild Hall and numerous 19th century houses. The town has experienced significant growth in recent years with major housing commitments at Ongar Road and Woodlands Park. The settlement's location along the 'A120 corridor' has brought the benefit of frequent bus services to the airport, Bishops Stortford, Braintree, Thaxted and Saffron Walden. It has a range of retail and service units and several areas of small and larger scale industry including an industrial estate to the south on Chelmsford Road.

Stansted Mountfitchet: Stansted Mountfitchet is the third largest settlement in Uttlesford. It has an historic core and benefits from excellent rail connections to London, Cambridge and Stansted Airport. A former railway line connected to Braintree now serves as the Flich Way recreational route and country park. Bus

and train services connect the village to Stansted Airport, north to Saffron Walden and south to Bishops Stortford. There has been some new development south of the railway line, especially at the redeveloped Rochford nurseries. Stansted Mountfitchet contains a wide range of services and retail units along Cambridge Road and along Chapel Hill towards the railway station. It also has a secondary school which requires expansion to accommodate recent population growth. The settlement is contained by the Green Belt to the south and east.

Local Rural Centres

4.3. There are **six settlements with a hierarchy score between 80-200 and classified as Local Rural Centres**. They all have a primary school, a good number of services and facilities for everyday needs and a reasonable level of connectivity.

Takeley is an historic settlement that developed along Stane Street, the Roman road that connects Bishops Stortford, Braintree and beyond to the east, and round the former priory at Warish Hall. It has experienced speculative development and has grown from a small linear village, though largely retaining its rural character. It is located south of Stansted Airport and in recent years has developed a new local centre and primary school at Priors Green, complementing existing housing and Roseacres school to the west and adjoining the Four Ashes junction. It is served by several bus services that connect across the district, as well as to Stansted Airport and mid/south Essex. New housing development and employment uses together with a new health centre off Parsonage Road add to its sustainability and as a sustainable growth point.

In this assessment, the services provided at the Priors Green development, although located within the parish of Little Canfield, are considered for practical purposes under Takeley due to its proximity.

Thaxted is located seven miles southeast of Saffron Walden and six miles north of Great Dunmow. It is a thriving and ancient settlement of exceptional environmental quality with architectural and historic interest of national importance. The B184 forms the main artery of the settlement, with regular bus services connecting to Stansted Airport. Thaxted is well served by a doctor's surgery, a variety of commercial and retail services, a primary school which is at capacity and a range of thriving community activities which place it fourth in the settlement hierarchy. There have been some recent new development and planning consents on the eastern side of the town.

Elsenham is a large village in the western part of Uttlesford district, lying to the north-east of Stansted Mountfitchet and to the north of Stansted Airport. The village expanded greatly with recent expansion to the west and east in the last twenty years. It has a linear settlement pattern dissected by the railway line with historic buildings concentrated in the south-east along Henham Road. The hamlets of Tye Green and Gaunts End lie within the parish. The settlement contains a doctor's surgery, a primary school and employment centres to the north next to the railway station.

Newport is an elongated village astride the B1383. Growth of the village to the east is limited by the River Cam and the Cambridge – London railway line with most of the more recent development located to the west of the village. The village benefits from a long-established secondary school, a primary school and various commercial and community facilities. It falls within the Large Village category close to Elsenham.

Great Chesterford is some eleven miles south of Cambridge and four miles north of Saffron Walden. The town lies in the Cam valley immediately east of the M11 motorway where Junction 9 gives access for south bound traffic to London and a link with the A11/A14 road network to Newmarket and Norwich. The B1383 (previously the A11) forms the western boundary to the Conservation Area and is the main route to Stansted Mountfitchet and Bishops Stortford. There are bus services to Cambridge and Saffron Walden, and a railway station on the London-Cambridge line. Its location and services consider it as a sustainable settlement and located in the Local Rural Centre tier.

Larger Villages

There are **8 settlements identified as Larger Villages** that have a hierarchy score of 40-80. These settlements have a lower level of service infrastructure, but essentially, provide for local needs and crucially have a primary school and a reasonable level of public transport or call-up access to mini-bus transport which help significantly to make them the more sustainable of our rural villages.

Felsted falls within this category with a relevantly high population level compared to its service level; this is due to there being a number of smaller villages being located close together in the vicinity with opportunities to benefit from services. Paragraph 79 of the NPPF states that where there are groups of smaller settlements, development in one village may support services in nearby villages. High Easter, Ashdon, Manuden, Great Easton and Wimbish were removed from the Larger Village category following a review of local service availability and accessibility with updated evidence.

Smaller Villages

There are **31 settlements identified as Smaller Villages**, that have a hierarchy score of 20-40. They have a relatively low service level and are not considered suitable for any proposed development allocations other than the potential for limited infill or as otherwise allocated in the future in Neighbourhood Plans.

Fritch Green is in this category although it is located near to, though not contiguous with, Felsted from which it has a different character and relative self-containment for lower-level needs.

Open Countryside

Any settlements that score below the Smaller Village category, which may include small groups of dwellings or hamlets are classified as falling with the 'Open Countryside'. These areas are not suitable for any development unless compatible

with the rural exception policies set out within the Local Plan. -There are fifteen hamlets and isolated settlements in the open countryside, some of which are close to but distinct from large villages such as Church End (near Ashdon) and Ashdon.

Conclusion

5.1. This paper summarises our approach to auditing services and facilities available in our settlements and classifying their settlement hierarchy. The assessment has informed the Settlement Hierarchy, which in turn, and in accordance with the Spatial Strategy, helps to identify the more sustainable settlements and potential locations for development. The most sustainable settlements identified are Saffron Walden, Great Dunmow, and Stansted Mountfitchet, with the local rural centres of Elsenham, Great Chesterford, Hatfield Heath, Newport, Takeley and Thaxted offering sustainable locations for potential development.

Appendix 1 – Description of Weighted Scores Attributed to Service Types

Service	Score	Description	Scored	Secondary Source
Education Facilities				
Formal early years provision	3	Nursery/ Pre School-Early Years Provision designated by the Local Education Authority.	By Facility	Essex County Childcare
Informal early years provision	2	Informal early years provision such as a creche or playgroup. Usually unsupervised, in shared community building therefore a lower score is justified.	By Facility	Essex County Childcare
Primary School	3	Primary Education (generally 1 and 2 form entry schools) registered under the LEA. These are key services that were identified as an important service to local communities in the parish survey.	By Facility	Google Maps
Secondary School	5	Wide catchment area serving villages/hamlets with a school bus service. They were scored at a 5 as a key and high order service	By Facility	Google Maps
Further Education	5	Further education centre such as sixth form or adult education, often associated with a Secondary School.	By Facility	Google Maps
Health and Well-Being				
Doctors Surgery or Health Centre	4	A key service that provides health services to a wide catchment area	By Facility	West Essex Clinical Commissioning Group
Hospital	5	A key piece of infrastructure as it is the only hospital located in the district.	By Facility	West Essex Clinical Commissioning Group
Dentist	3	Although essential infrastructure is not as essential as other healthcare facilities.	By Facility	https://www.nhs.uk/service-search/find-a-dentist
Community Facilities				

Community/Village Hall	3	A community hall or building that provides a central community centre for various cultural events.	By Facility	Google Maps
Day Centre	4	Formal provision for older people in a bespoke building. This service has a wider catchment which usually requires vehicular access for clients.	By Facility	Google Maps
Museums	5	A community facility showcasing objects of artistic or cultural interest. These have a wide catchment area and are of high cultural significance to the district. Small and locally run or private museums are discounted.	By Facility	Google Maps
Library	5	A registered permanent library that provides access to the internet and books to residents. A key service that functions in high tier, larger settlements.	By Facility	Google Maps
Mobile Library	2	A mobile library service where a vehicle with a library of books inside that tends to support rural communities without access to a physical library; it runs to a timetable where most settlements may be monthly.	Stops in settlement	Essex Libraries (https://libraries.essex.gov.uk/digital-content/our-mobile-and-home-library-services/mobile-libraries/uttlesford)
Theatre/Arts Centre	3	A high-level facility which provides cultural facilities for a large catchment population	By Facility	Google Maps
Places of Worship	3	Very common in all settlement tiers across the district, typically historical provision for a local catchment area.	By Facility	Church of England and google maps search.
Council Offices	5	Provides various council services. This survey includes parish or district council buildings	By Facility	Google Maps
Police Station	4	Registered Essex Police service provision. This service is counted in a settlement when community policing or a police station is present	By Facility	Essex Police (https://www.essex.police.uk/contact/find-a-police-station/)

Fire Station	4	Registered Essex Fire service provision. This service is counted in a settlement where a fire station is present.	By Facility	Essex County Fire & Rescue Service (https://www.essex-fire.gov.uk/about-us/fire-stations)
Commercial				
Hairdressers	2	Common service often located in small retail units	By Facility	Google Maps
Public house/Inn	3	Registered pub provision, this can be a key community facility in a settlement. Many are subject to closure.	By Facility	Google Maps
B&B	4	A smaller accommodation centre providing sales for nearby businesses and captures tourist income for the settlement. Does not include small scale Airbnb lettings where singular room/house is rented out.	By Facility	Google Maps
Restaurant	1	Commercial establishment that is common in most settlement tiers, sometimes located in rural settings therefore a lower score is justified.	By Facility	Google Maps
Takeaway	1	Additional takeaway service provided by restaurant, which has a lower catchment area.	By Facility	Google Maps
Small Convenience Store/Farm Shop	2	Food Store that has floor space less than 500 sq meters, these tend to serve smaller villages or are sometimes located in 'suburbs' of larger settlements to serve newer developments.	By Facility	Google Maps
Supermarket	4	Supermarket with a floor space of over 500 sq meters. This is a key piece of infrastructure supporting a wide catchment population in higher order settlements.	By Facility	Google Maps
Other Non-Food Shops	1	These can include a wide range of other shops providing commercial services to the district	By Facility	Google Maps

Chemist/Pharmacy	3	Health Facilities providing prescription services, common of higher tier settlements.	By Facility	National Health Service (https://www.nhs.uk/service-search/pharmacy/find-a-pharmacy)
Post Box	1	Post Box where mail can be posted and will be collected on a regular basis, common in most settlements.	By Facility	Royal Mail(https://www.royalmail.com/services-near-you)
Post Office	4	A permanent building providing various postal services	By Facility	Royal Mail (https://www.royalmail.com/services-near-you)
Cash Point	2	Cashpoint only, providing self-service banking requests including withdrawing, deposits, and bill payments. Common alongside banks and supermarkets.	By Facility	Google Maps
Financial Services (Bank/Building Society)	4	Building providing the full range of banking services. These commercial service centres can either be a building society or a bank.	By Facility	Google Maps
Tourism/Visitor Information Centre	4	Centre providing information on services, events and community facilities in a settlement and the wider district.	By Facility	Google Maps
Vet	4	Veterinary facilities providing pet care.	By Facility	Google Maps
Petrol Station	2	Usually located on principal routes across the district	By Facility	Google Maps
Leisure/open space				
Leisure Centre/ Indoor sports facilities	5	Indoor sports facility providing gym or other indoor sport facilities	By Facility	https://www.uttlesford.gov.uk/article/5578/Leisure-centres-swimming-pools-and-gyms
Outdoor sports facilities	3	These are outdoor sports facilities, these can be football pitches etc. Only public use facilities are counted in this audit and may include hard and soft surfaces.	By Facility	Google Maps
Provision for Children/ Young People	2	Provision for children/ young people, this can include play equipment or skate parks. These are required to be provided in new estate developments.	By Facility	Uttlesford Open Space Assessment 2019

Amenity Greenspace	1	Natural informal space that is typical for most settlements in Uttlesford.	By Facility	Uttlesford Open Space Assessment 2019
Allotments	3	Provision for local populations where plots of land are used for growing vegetables. Tend to be community run and can also benefits the environment.	By Facility	Uttlesford Open Space Assessment 2019
Transport				
Public Car Parks	3	Surfaced Car Park for general public or service use	By Facility	Uttlesford Car Parking Map
Railway Station	5	A rail station providing good connectivity beyond the district to Cambridge and London though not all trains run to Stansted Airport. It accesses a highly sustainable mode of transport providing high-capacity regional movement to services or places of employment.	By Facility	Uttlesford Settlement Hierarchy 2019 https://www.nationalrail.co.uk/travel-information/maps-of-the-national-rail-network/
Taxi Rank	5	Physical allocation of land for taxi services to operate. Indicative of larger population centres and transport nodes where taxi demand is higher	By Facility	Google Maps
Community transport service	3	Supplements bus service with an on-demand project through Essex County Council. This on-demand service works by users contacting DaRT/DigiGo through a mobile device. It provides services to more remote areas over a wide part of the district and serves more rural, isolated, and dispersed population, and hence adds to transport sustainability for those settlements not served by a formal bus route.	By available coverage across the parish.	Essex Community Transport Services https://www.essexhighways.org/getting-around/bus/community-transport/demand-responsive-transport-dart
Electric charging points	3	Currently indicative of wider patronage but will become a feature in all settlement tiers. The provision identified is of charging points that have public access.	By Facility	Uttlesford Electric Charging (https://www.uttlesford.gov.uk/electric-vehicle-charging)

Frequent daily bus service	4	The settlement is awarded this score if it has an hourly bus service or more, with a reliable connection to the public transport network	By level of service	Essex County Council Bus Map/Bustimes.org
Infrequent daily bus service	2	These services provide less than hourly but daily service to settlements.	By level of service	Essex County Council Bus Map/Bustimes.org
Less than daily bus service	1	Bus services that do not run daily but serve the settlement weekly or only part of the week.	By level of service	Essex County Council Bus Map/Bustimes.org
Bus service seven days/week	1	This score is given to settlements where buses run seven days a week.	By level of service	Essex County Council Bus Map/Bustimes.org
Utilities				
Broadband Service	2/1/0	Level of service within the settlement as per the availability of standard/superfast and ultrafast broadband speeds from a central postcode within the settlement boundaries. This is recorded either by reported levels from parish councils or through the Ofcom checker referenced in the source column.	By level of service	Ofcom Broadband coverage checker https://checker.ofcom.org.uk/en-gb/broadband-coverage
Mobile telephone service	2/1/0	Level of service based on the amount of 4G or 5G providers available to the settlement. This is key to modern settlement connectivity and with working from home is becoming increasingly important.	By level of service	Signal Checker https://www.signalchecker.co.uk/
Employment				
Key Employment Site	3	Employment area identified in the baseline assessment of employment sites in Uttlesford. Presence of outside-home-based employment indicates higher level of economic activity and opportunity to coalesce services and provide business support; more local employment reduces need to use car and enhances opportunity	By presence of identified Employment site.	Uttlesford Economic Development & Employment Needs Assessment (2021)

		for economic activity and interaction for all sectors of society		
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Appendix 2 – Services and Facilities Scoring by Theme

Education/Health

			Education					Health		
Hierarchy Level	Settlement	TOTAL	Early Years provision (Formal)	Early Years Provision (Informal)	Primary School	Secondary School	Further Education	Doctors Surgery/Health centre	Hospital	Dentist
SCORE PER SERVICE			3	2	3	5	5	4	5	3
Key	Saffron Walden	500	15	6	15	5	5	8	5	18
	Great Dunmow	300	9	2	6	5	5	8		12
	Stansted Mountfitchet	246	9		9	5	5	4		9
Local Rural	Thaxted	150	3	2	3			4		3
	Takeley Including Priors Green	146	3	12	6					6
	Newport	87	3	2	3	5	5	4		
	Hatfield Heath	85	3	2	3			4		
	Elsenham	85		2	3			4		
	Great Chesterford	82	3		3			8		
Large Village	Clavering	74	3		3					
	Henham	74	3		3					
	Felsted	67	3		3			4		
	Stebbing	50	3	2	3					
	Hatfield Broad Oak	48	3		3			4		
	Little Hallingbury	46		2	3					
	Birchanger	45	3		3					
	Debden	44		2	3					
Small Village	Quendon & Rickling	39			3					
	Wendens Ambo	39	3							
	High Easter	38	3							
	Great Easton	37			3					
	Manuden	36			3					
	Ashdon	36	3		3					
	Chrishall	35	3		3					
	Radwinter	35			3					
	Littlebury	34		2						

	Leaden Roding	32			3					
	Great Sampford	31			3					
	Wimbish	31			3					
	Flitch Green	30	3	2	3					
	Elmdon	29								
	White Roding	28								
	Great Hallingbury	27	3							
	Broxted	27								
	Farnham	26		2	3					
	High Roding	26								
	Barnston	26								
	Little Easton (Butchers Pasture)	25								
	Langley	25								
	Elder Street*	24	3							
	Hempstead	22								
	Little Dunmow	22								
	Berden	22								
	Sewards End	22								
	Aythorpe Roding (Roundbush Green and Surrounds)	21		2						
	Widdington	21								
	Lindsell	20								
	Little Canfield Excluding Priors Green	20		2						
Open Countryside	Little Chesterford	19								
	Arkesden	18								
	Hadstock	18								
	Margaret Roding	18								
	Little Sampford	16								
	Ugley	16								
	Duton Hill	16								
	Great Canfield	13								
	Little Bardfield	13	3							
	Tilty	12								
	Church End	12								
	Wicken Bonhunt	11								
	Wenden Lofts	10								
	Strethall	8								
	Chickney	5								

Commercial/Open Space

			Commercial																	Open Space				
Hierarchy Level	Settlement	TOTAL	Hairdressers	Public house/Inn	B&B	Restaurant	Takeaway	Small Convenience Store/Farm Shop	Supermarket	Other Non-Food Shops	Chemist/Pharmacy	Post Box	Post Office	Post Office (Mobile)	Cash Point	Financial Services (Bank/Building Society)	Tourism/Visitor Information Centre	Vet	Petrol filling station	Leisure centre/ Indoor sports facilities	Outdoor sports facilities	Provision for C/Y/P	Amenity Greenspace (Common/ Village Green)	Allotments
	SCORE PER SERVICE		2	3	4	1	1	2	4	1	3	1	4	2	2	4	4	4	2	5	3	2	1	3
Key Settlement	Saffron Walden	500	38	18	8	31	14	4	12	38	6	24	4		12	24	4	16	2	5	12	12	11	9
	Great Dunmow	300	6	15	8	13	11	2	4	23	6	13	4		8	4		12	2	5	9	12	9	3
	Stansted Mountfitchet	246	12	18	4	3	6	8	8	5	6	5	4		8			4	4	5	6	12	6	6
Local Rural Centre	Thaxted	150	4	15	12	5	2	6		5	3	4	4		6		4		2			4	3	6
	Takeley Including Priors Green	146	2	6	16	3	4	6		13	3	1	4		6			4	4		9	6	6	
	Newport	87		6	8	3	4	2		4	3	4	4						2			2	2	3
	Hatfield Heath	85		6	4	5	8	2		5		5										2	8	6
	Elsenham	85	2	3	8		2			2	3	5	4		4						6		3	6
	Great Chesterford	82		6			1	2				3									5	3	12	1
Large Village	Clavering	74		6	8	1		2				6	4		2					5	6	2	4	3
	Henham	74	2	3	8	1		2				3	4							5	3		3	3
	Felsted	67		6	4	1		2		2		4	4							5	3	2	4	3
	Stebbing	50		3	4	1	1	2		1		5	4								3		2	3
	Hatfield Broad Oak	48		6		2	1	2		3		1	4									2	2	
	Little Hallingbury	46		3	4			2				5	4								3		2	
	Birchanger	45		6	4	1				1		2									3	2	1	
	Debden	44		3		2						3	4								3	2	1	3
Small Village	Quendon & Rickling	39		3	4	1						3									6		4	3
	Wendens Ambo	39		3			1			1		2									3	2	1	
	High Easter	38				1						1	4								6	2	1	3
	Great Easton	37		3		1	1					3									3	2	3	
	Manuden	36		3								2								5	3	2	1	6
	Ashdon	36		3		1	1					1									6	2	1	3
	Chrishall	35		3	4	1						2									3	2		
	Radwinter	35		3		1	1	2				3									3	2	1	
	Littlebury	34		3						1		5									3	4	1	
	Leaden Roding	32						2		1		2		2									2	
	Great Sampford	31				1						3		2								3	4	2
	Wimbish	31			4							2										3	2	1

	Flitch Green	30				1	2			1								3	2	3		
	Elmdon	29							2	4								3		1		
	White Roding	28			1	1	2		2	1								3	2	1		
	Great Hallingbury	27							1	2								3	2	1		
	Broxted	27	3	4	1	1			1	2												
	Farnham	26	3							1									2	1		
	High Roding	26	3		1	1			1	1								3	2	1	3	
	Barnston	26							5	1									3	2		
	Little Easton (Butchers Pasture)	25	3							3									3	2		
	Langley	25	3							3									3	2	2	
	Elder Street*	24					2			3					2				3	2	1	
	Hempstead	22								1										2	1	
	Little Dunmow	22	3	4	1					1										2	1	
	Berden	22																	3	2	2	
	Sewards End	22		4							2								3	2	2	
	Aythorpe Roding (Roundbush Green and Surrounds)	21	3		1	1					1								3		1	
	Widdington	21	3							1										2		3
	Lindsell	20					2				3								3			
	Little Canfield Excluding Priors Green	20			1				3		2										1	
Open Countryside	Little Chesterford	19								2									2			
	Arkesden	18	3							3											1	
	Hadstock	18									4								2		1	
	Margaret Roding	18								1												
	Little Sampford	16		4						3												
	Ugley	16								2											1	
	Duton Hill	16	3							1								3	2			
	Great Canfield	13								3												
	Little Bardfield	13								3								3				
	Tilty	12		4							1											
	Church End	12									1									2	2	
	Wicken Bonhunt	11	3		1	1					2											
	Wenden Lofts	10							1		1											
	Strethall	8																				
	Chickney	5																				

Transport/Utilities/Employment

			Transport										Utilities						Employment
Hierarchy Level	Settlement	TOTAL	Public Car Parks	Railway Station	Taxi Rank	Community Transport service E.g DaRT	Electric charging points (Cimcommunity Use)	Bicycle Storage	Frequent Daily Bus Service (Hourly)	Infrequent Daily Bus Service	Less than daily bus service	7 day service	Good Broadband Connection	Limited Broadband Connection	Poor Broadband Connection	Good Mobile Connection	Limited Mobile Connection	Poor Mobile Connection	Key Employment Site
SCORE PER SERVICE			3	5	5	3	3	3	4	2	1	1	2	1	0	2	1	0	3
Key Settlement	Saffron Walden	500	15		5	3	9		4				2			2			3
	Great Dunmow	300	12	5			12		4			1		1		2			3
	Stansted Mountfitchet	246	6	5	5	3	12	3	4			1		1		2			3
Local Rural Centre	Thaxted	150	6			3				2			2				1		
	Takeley Including Priors Green	146					3		4					1		2			3
	Newport	87						3	4					1			1		
	Hatfield Heath	85		5					4			1	2				1		
	Elsenham	85	3	5				3		2			2			2			3
	Great Chesterford	82	3					3	4				2				1		3
Large Village	Clavering	74				3								1			1		3
	Henham	74							4				2			2			3
	Felsted	67							4					1			1		
	Stebbing	50								2			2				1		
	Hatfield Broad Oak	48							4				2				1		
	Little Hallingbury	46							4				2				1		3
	Birchanger	45							4				2			2			3
	Debden	44							4					1			1		3
Small Village	Quendon & Rickling	39							4					1			1		
	Wendens Ambo	39		5				3	4					1			1		3
	High Easter	38	3			3					1			1			1		
	Great Easton	37				3				2				1			1		3
	Manuden	36									1			1					3
	Ashdon	36								2				1			1		
	Chrishall	35				3				2			2				1		
	Radwinter	35				3				2			2				1		
	Littlebury	34							4				2				1		
	Leaden Roding	32							4			1	2				1		
	Great Sampford	31												1			1		3
	Wimbish	31				3			4								1		

	Flitch Green	30					4			2			1		
	Elmdon	29				3						1		1	
	White Roding	28					4		1			1		1	3
	Great Hallingbury	27						2				1		1	3
	Broxted	27					4			2				1	
	Farnham	26				3								0	3
	High Roding	26							1	2				1	
	Barnston	26					4					1		1	3
	Little Easton (Butchers Pasture)	25						2		2				1	3
	Langley	25				3						1		0	
	Elder Street*	24				3		4						1	
	Hempstead	22				3		2		2				0	3
	Little Dunmow	22					4			1		1		1	
	Berden	22				3			1			1	2		3
	Sewards End	22						2				1		1	
	Aythorpe Roding (Roundbush Green and Surrounds)	21							1			1		1	
	Widdington	21					4					1		1	
	Lindsell	20						2				1		1	
	Little Canfield Excluding Priors Green	20					4			2			2		
Open Countryside	Little Chesterford	19						2				1		1	3
	Arkesden	18				3									
	Hadstock	18								2					3
	Margaret Roding	18				3		4		1	2			1	3
	Little Sampford	16						2				1		1	
	Ugley	16					4					1	2		
	Duton Hill	16				3			2			1		1	
	Great Canfield	13										1		1	
	Little Bardfield	13												1	
	Tilty	12				3								1	
	Church End	12							2			1		1	
	Wicken Bonhunt	11										1			
	Wenden Lofts	10				3						1		1	
	Strethall	8				3						1		1	
	Chickney	5										1		1	

Appendix 3 – Copy of Parish Survey Sent out December 2022



Uttlesford Parish & Town Council Survey – Services and Facilities December 2022

NAME OF PARISH:

This survey is intended for town and parish councils and parish meetings in Uttlesford. It will help to make sure the Council has the most up-to-date information for each parish/settlement as part of the process of preparing the Local Plan. We are asking if each parish could review the forms we have set out below, make any amendments or additions and return to us by 16th January 2023. Please copy this Word document and return to the following email address: localplan@uttlesford.gov.uk

This is a non-statutory consultation that we are undertaking to inform the development of the new draft Local Plan, in particular the descriptive profile of each settlement and the hierarchy of settlements. The statutory consultation on the draft Local Plan (Regulation 18) is scheduled for summer 2023.

The purpose of this survey is to check the services and facilities in the main settlement and other villages/hamlets in your parish. Please fill in the information about your settlements in the various boxes provided (You may need to copy if you have more than one settlement in your parish)

1. SETTLEMENTS IN YOUR PARISH

Name of Parish	
Name of Main settlement	
Other villages/hamlets	

2. SERVICES IN THE MAIN SETTLEMENT

(Please copy this form and complete for any smaller villages/ in your parish)

Please check the number and any names of facilities and services in your parish which are open as of 1st January 2023 (If premises have closed post pandemic, please indicate this)

Please add any comments with further information as you wish.

	Number	Name	Comments
EDUCATION AND LEARNING			
Early years provision			
Primary school			
Secondary school			
Sixth form college			
Adult education/learning centre			
HEALTH AND WELL-BEING			
Doctor's surgery / health centre			
Baby clinic			
Hospital			

Dentist			
COMMUNITY FACILITIES			
Community or village hall			
Day centre			
Creche and day nurseries			
Playgroup			
Youth clubs/centre			
Social Clubs			
Museum			
Library			
Mobile library			
Theatre/arts centre			
Places of worship			
Council offices			
Police presence			
RETAIL AND COMMERCIAL			
Hairdressers			
Public house/Inn			
Hotel			
B&B			
Self-catering visitor accommodation			
Restaurant			
Café/coffee shop			
Takeaway			
Small Convenience stores			
Supermarket			
Non- food shops stores (approximate number)			
Chemist/pharmacy			
Post box			
Post Office			
Other parcel services (e.g. drop off point myhermes, yodel)			
Cash point			
Financial services (bank or building society)			
Tourism/visitor information centre			
Vet			
Petrol filling station/car repairs			
RECREATION			
Leisure centre /indoor sports facilities			
Outdoor sports pitches/facilities			
Recreation ground			
Tennis courts/club			
Bowling Green			
Kickabout area			
Skate Park			
Children's play park with equipment e.g. swings			
Public Park or garden			
Common or village green			

Other open space			
Allotments			
TRANSPORT AND CONNECTIVITY			
Public car parks			
Railway station			
Taxi rank			
Community transport service			
Electric charging points – for community use			
Public car parks			
Bicycle storage			
Bicycle hire			
DaRT (Demand Responsive Transport) local bus service			
Bus Routes (Please detail each route)			
Bus route and destinations			Frequency of service
Bus route and destinations			Frequency of service
Bus route and destinations			Frequency of service
Bus route and destinations			Frequency of service
Broadband - level of service			Standard/Superfast? Reliability?
Mobile telephone - level of service			

3. SERVICES AND FACILITIES IN THE PARISH

a) Are there any issues with services and facilities? If so, please outline them below. (E.g. Loss of village shop, pub etc)

Service	Comments

b) Are there any services and facilities that you would like to see in the parish or that the community needs? If so, please outline them below.

Service	Comments

4. EMPLOYMENT

Access to employment and linking jobs with homes is important in maintaining sustainable places. Please would you list the main employment or business sites/small estates in your parish if you have any and give a rough idea of the number and type of businesses there if you can.

Employment site:		
Name	Address /location	Nature of businesses

Employment site:		
Name	Address /location	Nature of businesses

Employment site:		
Name	Address /location	Nature of businesses

MANY THANKS YOUR HELP.
 Please return this form to localplan@uttlesford.gov.uk by **16th January 2023**
Please put 'Parish Survey' in the subject line