

**Uttlesford Settlement Services and Facilities Topic Paper –  
Updated October 2023**

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## Introduction

- 1.1. The Council is preparing a new Local Plan to replace the current Plan adopted in 2005. As part of the process of preparing a Local Plan, it is important the Settlement Hierarchy is updated. This assigns each of our Settlements into different categories, which in turn, influences the type of development that may be acceptable in each of them. In simple terms, the larger settlements, that offer the widest range of facilities, employment, retail, services, and transport choices, will be most likely to be most suitable for supporting sustainable development. At the other end of the hierarchy, the smaller and more rural settlements will be much less likely to be suitable for any development, as clearly, they would not be sustainable.
- 1.2. The Settlement Hierarchy also helps to support the Spatial Strategy, which sets out the overarching strategy included in the Local Plan, which identifies what should happen where. This informs any housing or employment allocations set out in the Local Plan.
- 1.3. This Topic Paper is one of a series that provide supporting evidence and help to provide a more detailed explanation for how the Plan has been prepared and what evidence had informed it.
- 1.4. The Topic Paper updates our understanding of what Services and Facilities exist across the district. It groups the settlements into various 'tiers' that relate to how the settlements function and how they should be considered in the Local Plan.

## Policy Background

- 2.1. The National Planning Policy Framework (NPPF)<sup>1</sup> seeks to create sustainable development in settlements that are well served with 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.
- 2.2. There is no nationally recognized methodology for undertaking an assessment of settlement facilities. It is important that the new Hierarchy has an approach taken that recognizes the dispersed settlement pattern in Uttlesford and the different service provision and connectivity throughout the district.
- 2.3. The NPPF at Paragraph 78 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.
- 2.4. To comply with these policy frameworks a settlement hierarchy has been established which Identifies the most sustainable settlements across the district, where residents can access the greatest range of services, sustainably. This is key to ensuring that settlement growth supports the achievement of sustainable development in accordance with national policy.

## Local Policy Context

- 3.1. The current Uttlesford Local Plan, adopted in 2005, did not set out a formal hierarchy, but it did set out a strategy for development which defined some principles. These included:
  - Saffron Walden, Great Dunmow, and Stansted Mountfitchet are recognised as the main urban areas, which act as service hubs for the surrounding rural land.
  - 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, and having local employment opportunities.
  - Other villages were categorised together.

## Why Review?

- 3.2. The review has taken place because of the need to give the most up to date context to the emerging local plan. It is important to understand the changes in services and facilities from previous iterations of the hierarchy. This can include closures of public houses, post offices or changes in bus services. The recent speculative development throughout Uttlesford has meant that the infrastructure provision is always changing therefore providing the most up to date evidence for the local plan is key to understanding how Uttlesford's Services function.
- 3.3. It is important to note that whilst the Settlement Facilities Study Update considers what facilities exist at a point in time, the Settlement Hierarchy and Spatial Strategy, as set out in the Local Plan do form, as the title suggests, a 'strategy' for the district. So, it is likely that the precise level of services and facilities will vary over time, but this does not mean the 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 to delivery new infrastructure and also improve the vitality and viability of communities; it may be that bringing forward new development, the risk of services or facilities being lost, or shops closing, can be reversed and new facilities or shops provided to replace them.

## Methodology

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<sup>1</sup> National Planning Policy Framework (2021), Available online:  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

- 4.1. The approach followed recognises the dispersed settlement pattern within the district and the different morphologies of service provision and connectivity. The Settlements are categorised according to the number and type of services available. The first step in this process was to undertake a Parish Services Survey from the 15/12/2022 – 16/01/2023. A total of 60 surveys were distributed and 22 were returned. For any parishes where a form was not returned, the assessment was undertaken by officers. A copy of the survey used is copied in **Appendix 2**.
- 4.2. The categories shown by Table 1, and set out in the survey, were then added to a spreadsheet (**Appendix 3**) and assigned weighting through a scoring system based on the importance of the service and their overall distribution across the district. A description for each service type and the justification for the weighting is shown by **Appendix 1**.
- 4.3. Where secondary sources of data have been used these are also listed in Appendix 1. The parish survey responses were cross-referenced against the secondary sources to help improve the accuracy of the approach.
- 4.4. The services recorded in the audit will not consider the facilities within the boundaries of Stansted Airport as they do not serve the settlements surrounding the airport, they only serve the airport itself.

**Table 1: Types of Services and Facilities Recorded in the Assessment.**

Facility	Description
Education	Early years provision, Primary School, Secondary School, Sixth Form
Health	Doctors Surgery, Hospital, Dentist
Community Facilities	Community/ Village Hall, Day Centre, Museums, Library, Mobile Library (No of Stops), Theatre/Arts Centre, Places of Worship, Council Offices, Police Station, Fire Station
Commercial	Hairdressers, Public house/Inn, Hotel (Not Including airport hotels), 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

#### Finding suitable hierarchy tiers for each settlement

- 4.5. The analysis of the settlement scores enabled cut off points to be identified, which informed the 'tiers' (different categories of settlement) – which informed the Settlement Hierarchy.

#### Findings

- 4.6. It is proposed that there are four tiers of settlements within the hierarchy: Key Settlements, Local Rural Centres, Larger Villages and Small Villages. These were chosen to reflect the ranking that the emerging settlement hierarchy produced. The tiers were established using non-technical terms and the distribution of settlements in their respective tiers are shown below (Table 2). The service score was collated from the spreadsheet in **Appendix 3**.

**Table 2: Showing Proposed Tiers, Service Scores and Population**

Proposed Tier	Settlement	Service Score	Population Census 2021 (LGA)
Key Settlement	<b>Saffron Walden</b>	<b>545</b>	17,018
	<b>Great Dunmow</b>	<b>312</b>	10,624
	<b>Stansted Mountfitchet</b>	<b>249</b>	8,621
Local Rural Centre	<b>Thaxted</b>	<b>154</b>	3,446
	<b>Takeley Including Priors Green</b>	<b>146</b>	5,299
	<b>Hatfield Heath</b>	<b>93</b>	2,001
	<b>Newport</b>	<b>86</b>	2,941
	<b>Elsenham</b>	<b>83</b>	3574
	<b>Great Chesterford</b>	<b>82</b>	1,776
Large Villages	<b>Clavering</b>	<b>66</b>	1,343
	<b>Henham</b>	<b>63</b>	1,368
	<b>Birchanger</b>	<b>59</b>	958
	<b>Hatfield Broad Oak</b>	<b>51</b>	1,260
	<b>Little Hallingbury</b>	<b>50</b>	1,665
	<b>Stebbing</b>	<b>48</b>	1,466

	<b>Felsted</b>	<b>47</b>	3,164
	<b>Ashdon</b>	<b>47</b>	903
	<b>Wimbish</b>	<b>46</b>	1,474
	<b>Debden</b>	<b>46</b>	787
	<b>High Easter</b>	<b>43</b>	720
	<b>Manuden</b>	<b>43</b>	720
	<b>Great Easton</b>	<b>43</b>	1,156
Small Villages	<b>Wendens Ambo</b>	<b>39</b>	452
	<b>Quendon &amp; Rickling</b>	<b>38</b>	696
	<b>Littlebury</b>	<b>37</b>	868
	<b>Radwinter</b>	<b>37</b>	662
	<b>Chrishall</b>	<b>35</b>	575
	<b>Great Sampford</b>	<b>35</b>	578
	<b>Leaden Roding</b>	<b>33</b>	721
	<b>Great Hallingbury</b>	<b>31</b>	774
	<b>Hempsted</b>	<b>31</b>	431
	<b>White Roding</b>	<b>30</b>	257
	<b>Broxted</b>	<b>29</b>	552
	<b>Farnham</b>	<b>29</b>	418
	<b>Flitch Green</b>	<b>28</b>	2,643
	<b>Elmdon</b>	<b>27</b>	612
	<b>Aythorpe Roding</b>	<b>27</b>	257
	<b>High Roding</b>	<b>27</b>	581
	<b>Little Dunmow</b>	<b>27</b>	257
	<b>Little Easton</b>	<b>25</b>	432
	<b>Langley</b>	<b>25</b>	376
	<b>Barnston</b>	<b>24</b>	926
	<b>Widdington</b>	<b>23</b>	496
	<b>Berden</b>	<b>22</b>	473
	<b>Lindsell</b>	<b>22</b>	259
	<b>Sewards End</b>	<b>22</b>	531
	<b>Little Canfield (Excluding Priors Green)</b>	<b>20</b>	1,341

*Note: Any small settlements such as hamlets that score below 20 are deemed to fall in the 'Open Countryside' category. These settlements are not considered suitable for any level of development.*

4.7. It is possible to identify the emerging Settlement Hierarchy also has a spatial dimension with the Key Settlements located along the A120 and M11 corridor, and the Local Rural Centres also distributed roughly along these corridors as well, albeit with the exception of Thaxted. It is also noted that the 'Large Villages' are also broadly located along these corridors as well. The northeast and western corners of the district are generally more remote and less sustainable.

The descriptions below describe how the settlements have been categorised.

## Tier Descriptions

### Key Settlements

4.8. There are three Key Settlements in the district. These have a hierarchy score of over 200 (as per the scoring system laid out in **Appendix 3**). These are the most sustainable settlements in the district containing the highest level of services and facilities. They are defined as containing a supermarket and secondary school therefore are seen as the most sustainable settlements in the district and they have very good connections to the transport network across the district.

- they have a service score of over 200
- they have a secondary school and at least one primary school, and
- they have a bus service of at least an hourly frequency.

4.9. **Saffron Walden** Saffron Walden the largest town in the district, and the administrative and commercial centre. One of the finest preserved examples of a medieval market town with a wealth of listed buildings. Nucleated settlement focused on the market square and Common. Saffron Walden sits within a bowl in the attractive rolling landscape of the river Cam. According to our report it contains the highest level of service and facilities. With the highest provision of services in the district with a total of 5 primary schools and a secondary school with other provisions such as 3 supermarkets and a thriving town centre which has various community and commercial facilities. It is also well connected with bus services providing connections to the south, down to Stansted Mountfitchet and Bishops Stortford. The town also has services linking Cambridge and Haverhill to the north.

4.10. Saffron Walden also has a railway station located in a neighbouring village of Wendens Ambo and has a bus service that connects it in the week and a cycling and walking route that links it as well. The settlement also has the only a community museum in the district that showcases the towns heritage. In the historic centre of the settlement there are a wide variety of retail fronts and an industrial estate to the east of the town on Shire Hill. The settlement has a wide variety of services and with the proximity to a railway station and the bus connections to many larger towns outside the district, it can be considered as a key settlement in the context of Uttlesford.

**4.11. Great Dunmow** It is the second largest settlement in Uttlesford, it is a market town and the focal point for the southeastern part of the district. It is characterised by a historic settlement core centred on Parsonage Downs and the High Street. The town contains a variety of building styles and periods including 16th and 17th century housing, a former Guild Hall and numerous 19<sup>th</sup> century houses. The town has experienced significant growth in recent years with major housing commitments at Ongar Road and Woodlands Park. The settlements location along the 'A120 corridor' has meant it has been linked with reliable strategic bus services to the airport and Bishops Stortford to the west and Braintree to the east. The town also has services north towards Thaxted and Saffron Walden. Within the settlement there are a variety of retail fronts down the High Street. It also has an industrial estate to the south on Chelmsford Road.

**4.12. Stansted Mountfitchet** It is the third largest settlement in Uttlesford. It has an historic core and with the construction of the railway the village increased in size. The 20th and 21st centuries have seen considerable development south of the railway line, especially with the redeveloped Rochford nurseries. This settlement contains a wide range of services and with a primary and secondary school. The settlement has connections to Cambridge London and Stansted Airport as well as other settlements bus services that connect the village to Stansted Airport, north to Saffron Walden and South into the nearby town of Bishops Stortford. The settlement contains retail fronts along Cambridge Road and down Chapel Hill towards the railway station. It is seen as a very sustainable settlement due to its location along the railway line and the various other services it provides and as the town also contains a Secondary school therefore it can be considered as a Key Settlement.

### Local Rural Centres

**4.13.** These are six settlements with a hierarchy score between 200 – 80 as per the scoring system laid out in **Appendix 3** that are classified as Local Rural Centres. These also have a primary school and reasonable number of services and facilities and a reasonable level of connectivity. Key features include:

- they have a service score of between 200 – 80, and
- they have a primary school.

**4.14. Takeley** is a settlement that has formed along Stane Street, the roman road that connects Bishops Stortford and Braintree. Recently the settlement has seen some speculative development and it has grown from a small hamlet to a larger settlement, especially in recent years. It is located just south of Stansted Airport. The main services of the settlement include the primary school at Prior's Green and small shops located in the historic centre. There is also a Roseachres Primary School located closer to the historic crossroads. The settlement is served by a daily bus service that connects Thaxted with Great Dunmow, Saffron Walden, and Stansted Airport. Its location along the A120 corridor and recent developments with a second primary school and new community services has made it become an increasingly sustainable settlement.

**4.15.** In this assessment, the services provided at the Priors Green development, although located within the parish of Little Canfield, are counted under Takeley, due to its proximity to Takeley. This is because the residents of Priors Green will use the services provided in Takeley.

### Thaxted

**4.16.** is 7 miles southeast of Saffron Walden and 6 miles north of Great Dunmow. Thaxted is a settlement of exceptional environmental quality where the architectural and historic interest is of national importance. Thaxted runs along the B184 which runs from Saffron Walden to Great Dunmow where a bus runs from along serving Thaxted, it also has bus connections to Stansted Airport. The settlement has 1 primary school, a doctor's surgery, and a variety of commercial and retail services.

**4.17. 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. Elsenham was until recently a small village. The village expanded greatly during the second half of the 20th century, with more recent expansion to the west and east in the 21st century. It has a linear settlement pattern and extends along the railway line. Historic buildings are concentrated in the south-east along Henham Road. Also within the Parish are the hamlets of Tye Green and Gaunts End. The settlement contains a doctor's surgery, a primary school and employment centres to the north of the settlement next to the railway station that connects the settlement to Cambridge, London and Stansted Airport as well as other settlements on the rail network in Uttlesford.

**4.18. Newport** is a linear village which follows the line of the B1383. Growth of the village to the east is limited by the river Cam and the railway line which connects the village north to Cambridge and south. As a result of this, most of the more recent development has been to the west of the village. The village contains both a primary and secondary school and various commercial and community facilities so can be identified as a Local Rural centre serving the settlements population sufficiently and serving the surrounding rural hinterland.

**4.19. Great Chesterford** is some 11 miles south of Cambridge and 4 miles north of Saffron Walden. The town lies in the Cam valley immediately east of the M11 motorway where there is a major junction 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. The railway line provides passenger train services to Cambridge, Bishops Stortford, London, and Stansted Airport. The settlement forms along the B1383 and has hourly bus services up into Cambridge and down to Saffron Walden. Its location and services it provides within the settlements means that it can be considered as a sustainable settlement and located in the Local Rural Centre tier.

## Larger Villages

**4.20.** These are 13 settlements identified as Larger Villages that have a hierarchy score between 80 and 41 as per the scoring system laid out in **Appendix 3**. These are settlements that are defined to have a lower level of service infrastructure, but still have a primary school and form the larger and more sustainable of our rural villages. They also have some level of connectivity to the transport network in Uttlesford.

- they have a settlement hierarchy score between 80 – 41, and
- they have a Primary School

**4.21.** It is important to note that Felsted falls within this category, which has 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 and where there are opportunities for the community to benefit. This is consistent with Paragraph 79 of the NPPF which states that where there are groups of smaller settlements development in one village may support services in nearby villages.

**4.22.** It is also noted that High Easter does not have a primary school, but there is a primary school nearby. Coupled with the settlement hierarchy score it produced, it is identified as one of the more sustainable settlements in the larger village category.

## Smaller Villages

**4.23.** There are 24 settlements in the Smaller Villages category that have a hierarchy score between 40 and 20 as per the scoring system laid out in **Appendix 3**. These are settlements with a relatively low service level and are not considered suitable for any proposed development allocations other than the potential for limited infill.

- **They have a service score between 40 and 20.**

**4.24.** Flitch Green in this category although is located near to the village of Felsted it is considered its own settlement due to the different character of the settlement and that due to the high density of housing and the location of the settlement, they are considered to only serve flitch green itself.

## Open Countryside

**4.25.** Any settlements that fall below the Smaller Village category, which may include small groups of dwellings or hamlets are classified as falling with the Open Countryside. These are not suitable for any development unless compatible with the rural exception policies set out within the Local Plan.

## Conclusions

**5.1.** This paper has summarised the approach for assessing the classification of our settlements. This assessment has helped to inform the Settlement Hierarchy, which in turn, helps us to support sustainable development.

**5.2.** It is clear that the most sustainable settlements are, Saffron Walden, Great Dunmow, and Stansted Mountfitchet. The next most sustainable settlement category is the Local Rural Centres. Of Elsenham, Great Chesterford, Hatfield Heath, Newport, Takeley and Thaxted, .

## Appendix 1 – Breakdown of scores attributed to service types with justifications

Service	Score	Description	Scored	Secondary Source
<b>Education Facilities</b>				
Formal EYP	3	Nursery/ Pre School-Provision registered under the Local Education Authority.	By Facility	Essex County Childcare
Informal EYP	2	Informal early years provision such as a creche and playgroups. Usually unsupervised, in shared community building therefore a lower score is justified.	By Facility	Essex County Childcare
Primary School	3	Primary Education (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 usually served with a school bus service. They were scored at a 5 due to it being a key service and the s	By Facility	Google Maps
Further Education	5	Further education centre such as a sixth form or adult education centre. These are usually associated with a Secondary School.	By Facility	Google Maps
<b>Health and Well-Being</b>				
Doctors Surgery/Health Centre	4	A key service that provides 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	<a href="https://www.nhs.uk/service-search/find-a-dentist">https://www.nhs.uk/service-search/find-a-dentist</a>
<b>Community Facilities</b>				
Community/Village Hall	3	A community hall 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	3	A community facility showcasing objects of artistic or cultural interest. These tend to have a wide catchment area and have a high cultural significance to the district.	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, this tends to support rural communities without access to a physical library, it runs on a timetable where most settlements are roughly served once a month.	By number of stops in settlement	Essex Libraries ( <a href="https://libraries.essex.gov.uk/digital-content/our-mobile-and-home-library-services/mobile-libraries/uttlesford">https://libraries.essex.gov.uk/digital-content/our-mobile-and-home-library-services/mobile-libraries/uttlesford</a> )
Theatre/Arts Centre	3	A high-level facility which provides cultural facilities for a large catchment population	By Facility	Google Maps
Places of Worship	1	Very common in all settlement tiers across the district and are 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 ( <a href="https://www.essex.police.uk/contact/find-a-police-station/">https://www.essex.police.uk/contact/find-a-police-station/</a> )
Fire Station	4	Registered Essex Fire service provision. This service is counted in a settlement where a fires station is present. These tend to have a large catchment population.	By Facility	Essex County Fire & Rescue Service ( <a href="https://www.essex-fire.gov.uk/about-us/fire-stations">https://www.essex-fire.gov.uk/about-us/fire-stations</a> )
Hairdressers	2	Common service is 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.	By Facility	Google Maps
Hotel (Not Including airport hotels)	5	Hotel Providing Accommodation within the settlement, these can generate sales for nearby businesses and capture tourism income in the community.	By Facility	Google Maps
B&B	2	A smaller accommodation centre providing sales for nearby businesses and captures tourist income for the settlement. Doesn't include small scale Airbnb lettings where singular room/house is rented out.	By Facility	Google Maps
Restaurant	2	Commercial Establishment that is common in most settlement tiers, sometimes located in rural settings therefore a lower score is justified not to skew the lower tier settlements	By Facility	Google Maps
Takeaway	1	Requires larger catchment and often serves a wider 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 small villages or are sometimes located in suburbs of larger settlements to serve newer developments.	By Facility	Google Maps

Supermarket	5	Supermarket with a floor space of over 500 sq meters. This is a key piece of infrastructure supporting a wide catchment population therefore tends to be in higher order settlements. These are food shops that supply larger settlements with a wide rural catchment area.	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 ( <a href="https://www.nhs.uk/service-search/pharmacy/find-a-pharmacy">https://www.nhs.uk/service-search/pharmacy/find-a-pharmacy</a> )
Post Box	1	Post Box which mail can be posted and will be collected on a regular basis. These are common in most settlements across Uttlesford.	By Facility	Royal Mail ( <a href="https://www.royalmail.com/services-near-you">https://www.royalmail.com/services-near-you</a> )
Post Office	4	A permanent building providing various postal services	By Facility	Royal Mail ( <a href="https://www.royalmail.com/services-near-you">https://www.royalmail.com/services-near-you</a> )
Cash Point	2	Cash point 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	4	Usually located in principle routes across the district	By Facility	Google Maps
Leisure Centre/ Indoor sports facilities	5	Indoor sports facility providing gym or other indoor sport facilities	By Facility	<a href="https://www.uttlesford.gov.uk/article/5578/Leisure-centres-swimming-pools-and-gyms">https://www.uttlesford.gov.uk/article/5578/Leisure-centres-swimming-pools-and-gyms</a>
Outdoor sports facilities	3	These are outdoor sports facilities, these can be football pitches etc. Only public use facilities are counted in this audit.	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 always provided in new estate developments.	By Facility	Uttlesford Open Space Assessment 2021
Amenity Greenspace	1	Natural informal space that is typical for most settlements in Uttlesford.	By Facility	Uttlesford Open Space Assessment 2021
Allotments	3	Provision for local populations where plots of land are sold for growing vegetables. Tend to be community run and can act as both a community space but also benefits the environment.	By Facility	Uttlesford Open Space Assessment 2021
<b>Transport, Utilities and Connectivity</b>				
Public Car Parks	3	Paved Car Park for public use. Tends to provide car parking provision for other service centres.	By Facility	Uttlesford Car Parking Map
Railway Station	5	A rail station providing good connectivity beyond the district north towards Cambridge and South Towards London. Also provides access to Stansted Airport. The most sustainable mode of transport providing high-capacity regional services across district boundaries and locally along the rail corridor In Uttlesford.	By Facility	Uttlesford Settlement Hierarchy 2019 <a href="https://www.nationalrail.co.uk/travel-information/maps-of-the-national-rail-network/">https://www.nationalrail.co.uk/travel-information/maps-of-the-national-rail-network/</a>
Taxi Rank	5	A physical allocation of land for taxi services to operate. Indicative of a larger population centres where taxi demand is higher	By Facility	Google Maps
Community Transport Service	2	Supplements bus service with an on-demand pilot project through Essex County Council. This service works through users contacting DaRT/DIgigo through a mobile device and this provides services to more cut off areas. This service can cover a wide section of the district and is indicative of a need for more rural, isolated, and dispersed population. No physical infrastructure in the settlements it serves. The service has no timetable as it is on demand	By available coverage across the parish.	Essex Community Transport Services <a href="https://www.essexhighways.org/getting-around/bus/community-transport/demand-responsive-transport-dart">https://www.essexhighways.org/getting-around/bus/community-transport/demand-responsive-transport-dart</a>
Electric Charging Points	3	Currently indicative of wider patronage but will become a feature in all settlement tiers. The provision identified in this hierarchy is of charging points that have public access.	By Facility	Uttlesford Electric Charging page <a href="https://www.uttlesford.gov.uk/electric-vehicle-charging">https://www.uttlesford.gov.uk/electric-vehicle-charging</a> )
Frequent Daily Bus Service	4	The settlement gets this score if it has a bus service that has a frequency of hourly or more, this ensures that the settlement has 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 are services that provide an infrequent (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 serve a settlement but do not run daily and are either serving the settlement weekly or only part of the week.	By level of service	Essex County Council Bus Map/Bustimes.org
Bus Service 7 Days A week	1	This score is given to settlements where buses run 7 days a week.	By level of service	Essex County Council Bus Map/Bustimes.org
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 <a href="https://checker.ofcom.org.uk/en-gb/broadband-coverage">https://checker.ofcom.org.uk/en-gb/broadband-coverage</a>
Mobile Telephone Service	2/1/0	Level of service based on the amount of 4g providers available to the settlement and it considers whether the settlement has 5g connectivity as well. This is key to modern settlement connectivity and with the rise of working from home is becoming increasingly important.	By level of service	Signal Checker <a href="https://www.signalchecker.co.uk/">https://www.signalchecker.co.uk/</a>

Key Employment Site	3	Employment site 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 for economic activity and interaction for all sectors of society	By Presence of Employment site identified in the assessment.	Uttlesford Economic Development & Employment Needs Assessment (2021)
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**Appendix 2 – Services and Facilities Scoring Sheet.**

Settlement	Education					Health			Community Facilities									
	Early Years provision (Formal)	Early Years Provision (Informal)	Primary School	Secondary School	Further Education	Doctors/Surgery/Health	Hospital	Dentist	Community/Village Hall	Day Centre	Museums	Library	Mobile Library (No of Stops)	Theatre/Arts Centre	Places of Worship	Council Offices	Police Station	Fire Station
<b>SCORE PER SERVICE</b>	3	2	3	5	5	4	5	3	3	4	3	5	2	3	3	5	4	4
Saffron Walden	15	6	15	5	5	8	5	18	9	4	3	15		9	21	5	4	4
Great Dunmow	9	2	6	5	5	8		12	6	4	3	5		3	12	5		4
Stansted Mountfitchet	9		9	5	5	4		9		4		5			12	5		4
Thaxted	3	2	3			4		3	9	4		5			9	5		4
Takeley Including Priors Green	3	12	6					6	6						3		4	
Hatfield Heath	3	2	3			4			3						6			
Newport	3	2	3	5	5	4			3				2		3			4
Elsenham		2	3			4			3				2		3			
Great Chesterford	3		3			8			3		3		2		6			
Clavering	3		3						3				2		6			
Henham	3		3						12			5			3			
Birchanger	3		3						3				2		3			
Hatfield Broad Oak	3		3			4			3				2		3			
Little Hallingbury	3		3	5					3				2		3			
Stebbing	3	2	3						3				2		3			
Felsted		2	3			4			3				2		3			
Ashdon		2	3						3		3		2		3			
Wimbish	3		3						3				2		3			
Debden		2	3						3						6			
High Easter	3								3				2		3			
Manuden			3						3						3			
Great Easton			3						3				2		3			
Wendens Ambo	3														3			
Quendon & Rickling			3						3						3			
Littlebury		2							3		3		2		3			
Radwinter			3						3				2		3			
Chrishall	3		3						3						3			
Great Sampford			3						3				2		3			
Leaden Roding			3						3				2		3			4
Farnham	3		3						3				2		3			
Great Hallingbury	3								3				2		3			
Hempsted	3								3				2		3			
White Roding													2		3			
Broxted									3				2		3			
Flitch Green	3		3						3									
Elmdon									6				2		3			
Aythorpe Roding		2							3						3			
High Roding									3						3			
Little Dunmow															3			
Little Easton									3						3			
Langley									3			2			3			
Barnston									3						3			
Widdington									3				2		3			
Berden									3				2					
Lindsell									3				2		3			
Sewards End													2		3			
Little Canfield Excluding Priors Green		2													3			
Little Chesterford									3				2		3			
Arkesden									3				2		3			
Hadstock									3						3			
Margaret Roding															3			
Little Sampford													2		3			
Ugley									3						3			
Tilty															3			
Great Canfield									3				2		3			
Little Bardfield	3														3			
Wicken Bonhunt															3			
Wenden Lofts															3			
Strethall															3			
Chickney															3			

Settlement	Commercial																
	Hairdressers	Public house/Inn	Hotel (Not including B&B)	Restaurant	Takeaway	Small Convenience	Supermarket	Other Non-Food Shops	Chemist/Pharmacy	Post Box	Post Office	Cash Point	Financial Services	Tourism/Visitor Information	Vet	Petrol filling station	
<b>SCORE PER SERVICE</b>	2	3	5	2	2	1	2	4	1	3	1	4	2	4	4	4	2
Saffron Walden	38	18	15	4	62	14	4	12	38	6	24	4	12	24	4	16	2
Great Dunmow	6	15	5	4	26	11	2	4	23	6	13	4	8	4		12	2
Stansted Mountfitchet	12	18	5	2	6	6	8	8	5	6	5	4	8		4	4	
Thaxted	4	15	5	6	10	2	6		5	3	4	4	6		4		2
Takeley Including Priors Green	2	6	5	8	6	4	6		13	3	1	4	6			4	4
Hatfield Heath		6	5	2	10	8	2		5		5						
Newport		6		4	6	4	2		4	3	4	4					2
Elsenham	2	3	5	4		2			2	3	5	4	4				
Great Chesterford		6	5			1	2				3						
Clavering		3	5	4	2		2				7	4	2				
Henham	2	3		4	2		2				3	4					
Birchanger		3	15	2	2				1		3						2
Hatfield Broad Oak		6			4	1			3		5						
Little Hallingbury		3		2			2				5	4					
Stebbing		3		2	2	1	2		1		7	4					
Felsted		6		2	2		2				1	4					
Ashdon		3			2	1					4						
Wimbish		3		2			2				2	4					2
Debden		3		2	2						3	4					
High Easter		3		2							1	4					
Manuden		3	5	2	2						2						
Great Easton		6									3						
Wendens Ambo		3			2	1	4		1		4						
Quendon & Rickling		3		2	2						3						
Littlebury		3							1		5						
Radwinter		3			2	1	2				4						
Chrishall		3		2	2						3						
Great Sampford					2						4	4					
Leaden Roding					2	1	2		1		2						
Farnham		3									3						
Great Hallingbury			5						1		2						
Hempsted		3									4						2
White Roding					2	1	2		2		2						
Broxted		3		4	2						5						
Flitch Green						1	2				1						
Elmdon									2		4						2
Aythorpe Roding		3			2	1					1						
High Roding		3			2	1			1		1						
Little Dunmow		3		4	2						2						
Little Easton		3									3						
Langley		3									3						
Barnston									5		2						
Widdington		3									1						
Berden																	
Lindsell							2				5						
Sewards End				4							2						
Little Canfield Excluding Priors Green					2				3		2						
Little Chesterford											2						
Arkesden		3									3						
Hadstock												4					
Margaret Roding											1						
Little Sampford				4							3						
Ugley											2						
Tilty				4							4						
Great Canfield											3						
Little Bardfield											3						
Wicken Bonhunt		3			2	1					2						
Wenden Lofts									1		1						
Strethall																	
Chickney																	

Settlement	Open Space					Transport									
	Leisure centre/ Indoor sports facilities	Outdoor sports facilities	Provision for C/YP	Amenity Greenspace (Community)	Allotments	Public Car Parks	Railway Station	Taxi Rank	Community Transport service E.g	Electric charging points (Community Use)	Bicycle Storage	Frequent Daily Bus Service (1/2 hourly)	Infrequent Daily Bus Service	less than daily bus service	7 day service
<b>SCORE PER SERVICE</b>	5	3	2	1	3	3	5	5	3	3	3	4	2	1	1
Saffron Walden	5	12	12	11	9	15	5	5	3	9	3	4			
Great Dunmow	5	9	12	9	3	12	5			12		4			1
Stansted Mountfitchet	5	6	12	6	6	6	5	5	3	12		4			1
Thaxted			4	3	6	6			3				2		
Takeley Including Priors Green		9	6	6						3		4			
Hatfield Heath			2	8	6		5					4			1
Newport			2	2	3							4			
Elsenham		6		3	6	3	5						2		
Great Chesterford	5	3	12	1	3	3						4			
Clavering		6	2	4	3										
Henham				3	3							4			
Birchanger		3	2	1								4			
Hatfield Broad Oak			2	2	3							4			
Little Hallingbury		3		2								4			
Stebbing				2	3								2		
Felsted		3		4								4			
Ashdon		6	4	3	3								2		
Wimbish		6	2	1					3			4			
Debden		3	2	1	3							4			
High Easter		6	2	2	3	3			3				2		
Manuden		3	2	1	6	3								1	
Great Easton		6	4	3					3				2		
Wendens Ambo		3	2	1							3	4			
Quendon & Rickling		6		4	3							4			
Littlebury		3	4	1								4			
Radwinter		3	2	1					3				2		
Chrishall		3	2						3				2		
Great Sampford		3	4	2											
Leaden Roding				2								4			1
Farnham		3		2									2		
Great Hallingbury				1					3				2		
Hempsted		3	2	1								4			1
White Roding			2	1					3						
Broxted												4			
Flitch Green		3	2	3								4			
Elmdon		3							3						
Aythorpe Roding		6							3					1	
High Roding		3	2	1	3									1	
Little Dunmow			2	1					3			4			1
Little Easton		3	2										2		
Langley		3	2	2					3						
Barnston			2									4			
Widdington			2		3							4			
Berden		3	2	2					3						1
Lindsell		3											2		
Sewards End		3	2	2									2		
Little Canfield Excluding Priors Green				1								4			
Little Chesterford			2										2		
Arkesden				1					3						
Hadstock			2	1											
Margaret Roding									3			4			1
Little Sampford													2		
Ugley				1								4			
Tilty									3						
Great Canfield															
Little Bardfield		3													
Wicken Bonhunt															
Wenden Lofts									3						
Strethall									3						
Chickney															

Settlement	Utilities							Employment	Score Total
	Good Broadband	Limited Broadband	Poor Broadband	Good Mobile Telephone	Limited Mobile	Poor Mobile Connection	Key Employment Site		
<b>SCORE PER SERVICE</b>	2	1	0	2	1	0	3		
Saffron Walden	2			2			3	545	
Great Dunmow		1		2			3	312	
Stansted Mountfitchet		1		2			3	249	
Thaxted	2				1			154	
Takeley Including Priors Green		1		2			3	146	
Hatfield Heath	2				1			93	
Newport		1			1			86	
Elsenham	2			2			3	83	
Great Chesterford	2				1		3	82	
Clavering		1			1		3	66	
Henham	2			2			3	63	
Birchanger	2			2			3	59	
Hatfield Broad Oak	2				1			51	
Little Hallingbury	2				1		3	50	
Stebbing	2				1			48	
Felsted		1			1			47	
Ashdon	2				1			47	
Wimbish					1			46	
Debden		1			1		3	46	
High Easter					1			43	
Manuden		1					3	43	
Great Easton		1			1		3	43	
Wendens Ambo		1			1		3	39	
Quendon & Rickling		1			1			38	
Littlebury	2				1			37	
Radwinter	2				1			37	
Chrishall	2				1			35	
Great Sampford		1			1		3	35	
Leaden Roding	2				1			33	
Great Hallingbury		1			1		3	31	
Hempsted	2						3	31	
White Roding		1			1		3	30	
Farnham							3	29	
Broxted	2				1			29	
Flitch Green	2				1			28	
Elmdon		1			1			27	
Aythorpe Roding		1			1			27	
High Roding	2				1			27	
Little Dunmow		1			1			27	
Little Easton	2				1		3	25	
Langley		1						25	
Barnston		1			1		3	24	
Widdington		1			1			23	
Berden		1		2			3	22	
Lindsell		1			1			22	
Sewards End		1			1			22	
Little Canfield Excluding Priors Green		1			1			19	
Little Chesterford		1			1		3	19	
Arkesden								18	
Hadstock	2						3	18	
Margaret Roding	2				1		3	18	
Little Sampford		1			1			16	
Ugley		1		2				16	
Tilty					1			15	
Great Canfield		1			1			13	
Little Bardfield					1			13	
Wicken Bonhunt		1						12	
Wenden Lofts		1			1			10	
Strethall		1			1			8	
Chickney		1			1			5	

**Appendix 3 – Parish Survey Template**



**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 16<sup>th</sup> January 2023. Please copy this Word document and return to the following email address: [localplan@uttlesford.gov.uk](mailto: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	

1

**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
<b>EDUCATION AND LEARNING</b>			
Early years provision			
Primary school			
Secondary school			
Sixth form college			
Adult education/learning centre			
<b>HEALTH AND WELL-BEING</b>			
Doctor's surgery / health centre			
Baby clinic			
Hospital			
Dentist			
<b>COMMUNITY FACILITIES</b>			
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			

2

	Number	Name	Comments
<b>RETAIL AND COMMERCIAL</b>			
Hairdressers			
Public house/Inn			
Hotel			
B&B			
Self-catering visitor accommodation			
Restaurant			
Cafe/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, Hermes, yodel)			
Cash point			
Financial services (bank or building society)			
Tourism/visitor information centre			
Vet			
Petrol filling station/car repairs			
<b>RECREATION</b>			
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			

3

	Number	Name	Comments
Public Park or garden			
Common or village green			
Other open space			
Allotments			
<b>TRANSPORT AND CONNECTIVITY</b>			
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			
<b>Bus Routes (Please detail each route)</b>			
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?

4

	Number	Name	Comments
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

5

### 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](mailto:localplan@uttlesford.gov.uk) by 16<sup>th</sup> January 2023  
Please put 'Parish Survey' in the subject line

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