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**From:** Jon Whitehouse [REDACTED]  
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Please find attached a response from the Epping Forest DC Liberal Democrat group.

Please contact me if you have any queries.

Regards

Jon Whitehouse  
Liberal Democrat Group Leader, Epping Forest DC

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## ELECTORAL REVIEW OF EPPING FOREST DISTRICT COUNCIL: WARDING ARRANGEMENTS

### Response to initial consultation

This proposal seeks to balance the requirements to:

#### *Provide good electoral equality*

All wards meet the expectation of less than 20% variance from the average electorate per councillor in both 2022 and 2028 and the vast majority of wards vary less than 10% from the average in both 2022 and 2029

	<b>2022</b>		<b>2028</b>	
	<b>Wards</b>	<b>% wards</b>	<b>Wards</b>	<b>% wards</b>
<10% variance	18	90%	17	85%
>10% and <20%	2	10%	3	15%
>20%	0		0	

It may be possible to improve electoral equality further by amending the boundaries of polling districts in some parishes (notably Roydon and Sheering) to bring pairs of wards closer to equality. This is highlighted in the individual sections below.

Greater electoral equality could also be achieved by varying the number of councillors from 54.

#### *Reflect community interests and identities*

We have used parish boundaries as the building blocks for our proposal and striven as far as possible to ensure small parishes are entirely contained within a single ward and large parishes as far as possible contain a whole number of wards. The following parishes either form a ward on their own or lie entirely within a larger ward:

1. Abbess Berners and Beauchamp Roding (part of Epping Forest Rural East ward)
2. Epping Upland (part of Nazeing and Epping Upland)
3. Fyfield (part of Epping Forest Rural East ward)
4. High Ongar (part of Epping Forest Rural East ward)
5. Lambourne (part of Chigwell and Lambourne ward)
6. Matching (part of Epping Forest Rural East ward)
7. Moreton, Bobbingworth and the Lavers (part of Epping Forest Rural East ward)
8. Nazeing (part of Nazeing and Epping Upland)
9. North Weald Bassett (forms a single-parish three-member ward)
10. Ongar (forms a single-parish three-member ward)
11. Stanford Rivers (part of Passingford ward)
12. Stapleford Abbots (part of Passingford ward)
13. Stapleford Tawney (part of Passingford ward)
14. Theydon Bois (part of Theydon Bois and South Epping ward)
15. Theydon Garnon (part of Passingford ward)
16. Theydon Mount (part of Passingford ward)
17. Willingale (part of Epping Forest Rural East ward)

The large parish of Waltham Abbey is divided between three three-member wards.

However for reasons of electoral equality we have needed to split the following parishes:

- **Chigwell** – Chigwell Row (AE), Chigwell Village (AG) and 30 per cent of St Winifreds (AJ) have been joined with Lambourne parish as the areas share common characteristics and for reasons of electoral equality.
- **Epping** – Eighty per cent of Hemnall (AM) and 30 per cent of Lindsey South (AN) polling districts have been combined with Theydon Bois for reasons of electoral equality and because of the community links between Epping and Theydon Bois
- **Loughton** – Whitebridge (AX) and 50 per cent of St Michaels (BA) polling district have been joined with part of Buckhurst Hill for reasons of electoral equality and because of the community identity shared by those parts of Buckhurst Hill and Loughton that lie between the Central Line and River Roding.
- **Roydon** – the village part of Roydon forms a single-member ward and the more sparsely populated part of the parish, where Harlow and Gilston garden Town development is anticipated, is combined with similar area of Nazeing and Epping Upland parishes.
- **Sheering** – the distinct community of Lower Sheering forms a single-member ward and the more rural part of the parish is combined with Epping Forest Rural East.

In all these cases we have ensured there are community and geographical links and common interest shared between the areas either side of the parish boundary.

*Deliver effective and convenient local government*

We have created a scheme of 17 three-member wards and three one-member wards meaning that eighteen councillors will be up for election in each election year. All schemes with 18 three-member wards had worse electoral equality and failed to respect community identity in important respects.

We have suggested straight forward ward names based mainly on parish names and compass points but in some cases it is possible that alternative names with more local resonance could be suggested.

## BUCKHURST HILL AND LOUGHTON

*Proposed wards*

<i>Name of ward</i>	<i>Number of cllrs</i>	<i>Electorate 2022</i>	<i>Variance 2022</i>	<i>Electorate 2028</i>	<i>Variance 2028</i>
<b>Buckhurst Hill East and Whitebridge</b>	<b>3</b>	5,624	1%	6,389	-3%
<b>Buckhurst Hill West</b>	<b>3</b>	5,343	-4%	6,129	-6%
<b>Loughton Roding</b>	<b>3</b>	5,463	-2%	6,372	-3%
<b>Loughton West</b>	<b>3</b>	5,650	1%	6,475	-1%
<b>Loughton Forest</b>	<b>3</b>	5,629	1%	6,224	-5%
<b>Loughton North</b>	<b>3</b>	5,388	-3%	6,119	-7%

<i>PD</i>	<i>PD name</i>	<i>Parish</i>	<i>Parish ward</i>	<i>Proposed ward</i>	<i>2022</i>	<i>2028</i>
AA	Buckhurst Way	Buckhurst Hill	Buckhurst Hill East	<b>Buckhurst Hill East and Whitebridge</b>	1,710	<b>2,008</b>
AB	Loughton Way	Buckhurst Hill	Buckhurst Hill East	<b>Buckhurst Hill East and Whitebridge</b>	1,803	2,023

AZ	Whitebridge	Loughton	Loughton Roding	<b>Buckhurst Hill East and Whitebridge</b>	1,084	1,214
BA 50%	St Michaels	Loughton	Loughton Roding	<b>Buckhurst Hill East and Whitebridge</b>	1,027	1,144
AC	St. Johns	Buckhurst Hill	Buckhurst Hill West	<b>Buckhurst Hill West</b>	2,683	<b>3,189</b>
AD	Westbury	Buckhurst Hill	Buckhurst Hill West	<b>Buckhurst Hill West</b>	2,660	2,940
AX	Loughton Forest	Loughton	Loughton Forest	<b>Loughton Forest</b>	3,344	3,721
BB 10%	Loughton St Johns	Loughton	Loughton St Johns	<b>Loughton Forest</b>	345	383
BC	St Marys	Loughton	Loughton St Marys	<b>Loughton Forest</b>	1,940	2,120
AW 50%	Hillyfields	Loughton	Loughton Fairmead	<b>Loughton North</b>	337	385
BB 90%	Loughton St Johns	Loughton	Loughton St Johns	<b>Loughton North</b>	3,108	3,445
BD	Whitehills	Loughton	Loughton St Marys	<b>Loughton North</b>	1,943	<b>2,289</b>
AQ 50%	Barfields	Loughton	Loughton Alderton	<b>Loughton Roding</b>	1,367	<b>1,670</b>
AR	Oakwood	Loughton	Loughton Alderton	<b>Loughton Roding</b>	629	705
AS	Willingale	Loughton	Loughton Broadway	<b>Loughton Roding</b>	1,994	<b>2,368</b>
AY	Barncroft	Loughton	Loughton Roding	<b>Loughton Roding</b>	446	486
BA 50%	St Michaels	Loughton	Loughton Roding	<b>Loughton Roding</b>	1,027	1,144
AQ 50%	Barfields	Loughton	Loughton Alderton	<b>Loughton West</b>	1,367	<b>1,670</b>
AT	Hereward	Loughton	Loughton Broadway	<b>Loughton West</b>	1,432	1,623
AU	Fairmead	Loughton	Loughton Fairmead	<b>Loughton West</b>	1,581	1,765
AV	Colebrook	Loughton	Loughton Fairmead	<b>Loughton West</b>	933	1,033
AW 50%	Hillyfields	Loughton	Loughton Fairmead	<b>Loughton West</b>	337	385

### **Buckhurst Hill**

It is not possible to achieve acceptable electoral equality by dividing the parish into two three-member wards so we have combined Buckhurst Hill with the Whitebridge (AZ) polling district in Loughton and 50% of the St Michaels (BA) polling district. Whitebridge adjoins the Loughton Way (AB) polling district in Buckhurst Hill. Both polling districts share local facilities such as Loughton Way shops and the Roding Valley Recreation Ground, and lie along the Albert Road – Loughton Way – Buckhurst Way route which runs parallel to the River Roding to the east and Central Line to the west. The housing make-up of both areas is similar and both polling districts are built-up to the common boundary so that the parish boundary is not obvious on the ground.

The St Michael's polling district (BA) also lies between the Central Line and Roding Valley and has similar characteristics to Whitebridge and Loughton Way.

### **Loughton**

Loughton can be divided into four three-member wards with good levels of electoral equality, even allowing for joining the Whitebridge (AZ) and part of St Michaels (BA) polling districts with Buckhurst Hill (see above). We have based our wards on existing polling districts to create four wards: Loughton Forest, Loughton Roding, Loughton North and Loughton West but accept there are other ways of dividing the parish that could also provide good electoral equality.

Loughton shares a common identity and has strong community links across the parish although we note the railway line is a strong boundary which separates the Roding part of the parish from the rest. Most local services (secondary schools x3, supermarkets and shopping, doctors' surgeries etc, can be found within the parish so residents do not need to travel to other communities to access them. Wards to the east of the parish share a historic identity as part of the old Debden housing estate, parts of which look more towards the Broadway shopping centre and shopping park than the High Street. There are many large roads which can form strong boundaries.

### **CHIGWELL AND LAMBOURNE**

#### ***Proposed wards***

<b><i>Name of ward</i></b>	<b><i>Number of cllrs</i></b>	<b><i>Electorate 2022</i></b>	<b><i>Variance 2022</i></b>	<b><i>Electorate 2028</i></b>	<b><i>Variance 2028</i></b>
<b>Chigwell and Lambourne</b>	<b>3</b>	5,992	8%	6,785	4%
<b>Grange Hill and South Chigwell</b>	<b>3</b>	6,058	9%	6,827	4%

<b><i>PD</i></b>	<b><i>PD name</i></b>	<b><i>Parish</i></b>	<b><i>Parish ward</i></b>	<b><i>Proposed ward</i></b>	<b><i>2022</i></b>	<b><i>2028</i></b>
AE	Chigwell Row	Chigwell	Chigwell Row	<b>Chigwell and Lambourne</b>	1,816	<b>2,102</b>
AG	Chigwell Village	Chigwell	Chigwell Village	<b>Chigwell and Lambourne</b>	1,631	1,805
AJ 30%	St Winifreds	Chigwell	Grange Hill	<b>Chigwell and Lambourne</b>	951	<b>1,107</b>
CG	Abridge	Lambourne	Abridge	<b>Chigwell and Lambourne</b>	1,383	1,528
CH	Lambourne End	Lambourne	Lambourne End	<b>Chigwell and Lambourne</b>	211	243
AF	St Johns	Chigwell	Chigwell Village	<b>Grange Hill and South Chigwell</b>	1,801	2,001
AH	Limes Farm	Chigwell	Grange Hill	<b>Grange Hill and South Chigwell</b>	2,037	2,242
AJ 70%	St Winifreds	Chigwell	Grange Hill	<b>Grange Hill and South Chigwell</b>	2,220	<b>2,584</b>

Chigwell and Lambourne sit on the south side of the Roding Valley. Chigwell parish encompasses a wide variety of housing types ranging from the urban flats and houses on the London boundary at

Limes Farm (AH) and St Johns (AF) to the more dispersed development around Chigwell Row (AE) and much of Chigwell Village (AG). These areas share characteristics (concentrated village centres surrounded by more dispersed scattered and ribbon development) with Lambourne parish so we have created two three-member wards.

The Chigwell and Grange Hill ward consists of most of the built-up part of Chigwell: St Johns (AF), Limes Farm (AH) and part of St Winifreds (AJ) whereas the Chigwell and Lambourne ward comprises Lambourne parish, Chigwell Row (AE) and part of St Winifreds (AJ).

## **EPPING AND THEYDON BOIS**

### ***Proposed wards***

<b><i>Name of ward</i></b>	<b><i>Number of cllrs</i></b>	<b><i>Electorate 2022</i></b>	<b><i>Variance 2022</i></b>	<b><i>Electorate 2028</i></b>	<b><i>Variance 2028</i></b>
<b>Epping</b>	<b>3</b>	6,344	14%	7,299	11%
<b>Theydon Bois and South Epping</b>	<b>3</b>	6,319	13%	7,222	10%

<b><i>PD</i></b>	<b><i>PD name</i></b>	<b><i>Parish</i></b>	<b><i>Parish ward</i></b>	<b><i>Proposed ward</i></b>	<b><i>2022</i></b>	<b><i>2028</i></b>
AK	Allnutts	Epping	Hemnall	Epping	1,162	<b>1,365</b>
AL	Coopersale	Epping	Hemnall	Epping	839	912
AM 20%	Hemnall	Epping	Hemnall	Epping	586	<b>663</b>
AN	Lindsey North	Epping	St Johns	Epping	2,056	2,273
AO 70%	Lindsey South	Epping	St Johns	Epping	1,702	<b>2,085</b>
AM 80%	Hemnall	Epping	Hemnall	Theydon Bois and South Epping	2,342	<b>2,653</b>
AO 30%	Lindsey South	Epping	St Johns	Theydon Bois and South Epping	729	<b>894</b>
BE	Theydon Bois	Theydon Bois	Theydon Bois	Theydon Bois and South Epping	3,247	<b>3,675</b>

Theydon Bois parish currently comprises a two-member ward. Under the proposed electoral arrangements, the parish is too large to justify a single-member ward and too small to justify a three-member ward. It will therefore be necessary to combine Theydon Bois with a neighbouring area.

The neighbouring Epping parish is too large for a single three-member ward but combining Epping and Theydon Bois parishes justifies two three-member wards.

The Local Government Boundary Commission for England recognised the community links and common interests shared by Epping and Theydon Bois when it combined the two areas in the last county council review, maintaining the long-standing Epping and Theydon Bois division. The two parishes are both on the Central Line (the penultimate and terminus stations) and both areas are forest parishes. Epping Forest is an important point of common interest and shared identity. The two areas are in the same school planning group (children from Epping regularly attend Theydon Bois Primary School) and share a doctor's surgery (the Limes practice which has premises in both Epping

and Theydon Bois). On the ground the ribbon development along Theydon Road runs into the ribbon development along Bell Common at the parish boundary.

Our proposed Epping ward comprises the existing Allnutts (AK), Coopersale (AL), Lindsey North (AN), Lindsey South (AO) and part of Hemnall (AM) polling districts.

Our proposed Theydon Bois and Epping South ward comprises Theydon Bois (BE) and the southern parts of Hemnall (AM) and Lindsey South (AO) polling districts. The railway line through Epping and significant roads such as Centre Drive, Station Road and Bury Lane enable the creation of strong boundaries between wards. Electoral equality improves between 2022 and 2028

## PASSINGFORD

<i><b>Name of ward</b></i>	<i><b>Number of cllrs</b></i>	<i><b>Electorate 2022</b></i>	<i><b>Variance 2022</b></i>	<i><b>Electorate 2028</b></i>	<i><b>Variance 2028</b></i>
Passingford	1	1,931	4%	2,148	-2%

<i><b>PD</b></i>	<i><b>PD name</b></i>	<i><b>Parish</b></i>	<i><b>Parish ward</b></i>	<i><b>Proposed ward</b></i>	<i><b>2022</b></i>	<i><b>2028</b></i>
CQ	Stanford Rivers	Stanford Rivers		Passingford	648	717
CR	Stapleford Abbots	Stapleford Abbots		Passingford	860	<b>985</b>
CS	Stapleford Tawney	Stapleford Tawney		Passingford	107	117
CT	Theydon Garnon	Theydon Garnon		Passingford	143	139
CU	Theydon Mount	Theydon Mount		Passingford	173	190

This one-member ward comprises the rural parishes east of Epping and south of Ongar: Stanford Rivers, Stapleford Abbots, Stapleford Tawney, Theydon Garnon and Theydon Mount. They share a common interest and identity as relatively sparsely populated rural villages and hamlets connected by local roads off the A113. The proposed ward delivers excellent electoral equality.

## ONGAR

<i><b>Name of ward</b></i>	<i><b>Number of cllrs</b></i>	<i><b>Electorate 2022</b></i>	<i><b>Variance 2022</b></i>	<i><b>Electorate 2028</b></i>	<i><b>Variance 2028</b></i>
Ongar	3	5,297	-5%	6,670	2%

<i><b>PD</b></i>	<i><b>PD name</b></i>	<i><b>Parish</b></i>	<i><b>Parish ward</b></i>	<i><b>Proposed ward</b></i>	<i><b>2022</b></i>	<i><b>2028</b></i>
BX	Chipping Ongar	Ongar	Chipping Ongar	Ongar	1,454	<b>1,844</b>
BY	Greensted	Ongar	Greensted	Ongar	579	<b>808</b>
BZ	Marden Ash	Ongar	Marden Ash	Ongar	1,367	<b>1,560</b>
CA	Shelley	Ongar	Shelley	Ongar	1,897	<b>2,458</b>

Our proposal unites the parish of Ongar into a single three-member ward. This delivers very good electoral equality and excellent community identity.

#### **EASTERN RURAL PARISHES AND SHEERING**

<i><b>Name of ward</b></i>	<i><b>Number of cllrs</b></i>	<i><b>Electorate 2022</b></i>	<i><b>Variance 2022</b></i>	<i><b>Electorate 2028</b></i>	<i><b>Variance 2028</b></i>
Epping Forest Rural East	3	5,108	-8%	5,637	-14%
Lower Sheering	1	1,738	-6%	2,183	0%

<i><b>PD</b></i>	<i><b>PD name</b></i>	<i><b>Parish</b></i>	<i><b>Parish ward</b></i>	<i><b>Proposed ward</b></i>	<i><b>2022</b></i>	<i><b>2028</b></i>
CB	High Ongar	High Ongar		Epping Forest Rural East	490	546
CC	Norton Mandeville	High Ongar	Norton Mandeville	Epping Forest Rural East	219	<b>234</b>
CD	Paslow Common	High Ongar	Paslow Common	Epping Forest Rural East	378	407
CE	Willingale	Willingale		Epping Forest Rural East	432	466
CF	AB & BR	AB & BR		Epping Forest Rural East	428	439
CJ	Bobbingworth		Bobbingworth	Epping Forest Rural East	251	250
CK	High Laver East		The Lavers	Epping Forest Rural East	71	76
CL	High Laver West		The Lavers	Epping Forest Rural East	131	145
CM	Little Laver		The Lavers	Epping Forest Rural East	80	95
CN	Moreton		Moreton	Epping Forest Rural East	343	367
CO	Magdalen Laver		The Lavers	Epping Forest Rural East	190	221
CP	Fyfield	Fyfield		Epping Forest Rural East	663	722
CX (1)	Matching (1)	Matching		Epping Forest Rural East	564	616
CX (2)	Matching (2)	Matching		Epping Forest Rural East	185	195
CY	Sheering Village	Sheering	Sheering Village	Epping Forest Rural East	683	858
CZ	Lower Sheering	Sheering	Lower Sheering	Lower Sheering	1738	2183

We propose maintaining a single-member Lower Sheering ward (CZ) which is a distinct community which looks as much to Sawbridgeworth for local facilities including the railway station as it does to



the rest of Epping Forest. The remainder of the proposed Epping Forest Rural East ward consists of scattered villages and hamlets set in countryside linked by a network of local roads off the A414.

#### **NORTH WEALD BASSETT**

<i><b>Name of ward</b></i>	<i><b>Number of cllrs</b></i>	<i><b>Electorate 2022</b></i>	<i><b>Variance 2022</b></i>	<i><b>Electorate 2028</b></i>	<i><b>Variance 2028</b></i>
North Weald Bassett	3	5,030	-10%	7,192	10%

<i><b>PD</b></i>	<i><b>PD name</b></i>	<i><b>Parish</b></i>	<i><b>Parish ward</b></i>	<i><b>Proposed ward</b></i>	<i><b>2022</b></i>	<i><b>2028</b></i>
AP	Thornwood	Epping	St Johns	North Weald Bassett	810	<b>1186</b>
BW	Village	North Weald Bassett	Village	North Weald Bassett	3,673	<b>4,850</b>
CV	Hastingwood North	North Weald Bassett	Hastingwood	North Weald Bassett	328	927
CW	Hastingwood South	North Weald Bassett	Hastingwood	North Weald Bassett	219	229

Our proposal unites the parish of North Weald Bassett into a single three-member ward. The parish is current divided between three different district wards so our proposal delivers a significant improvement in community identity. It also delivers good electoral equality both in 2022 and 2028 despite the significant increase in electorate between the two dates.

#### **ROYDON NAZEING AND WESTERN RURAL PARISHES**

<i><b>Name of ward</b></i>	<i><b>Number of cllrs</b></i>	<i><b>Electorate 2022</b></i>	<i><b>Variance 2022</b></i>	<i><b>Electorate 2028</b></i>	<i><b>Variance 2028</b></i>
Nazeing and Epping Upland	3	5,130	-8%	7,048	8%
Roydon	1	1,751	-6%	1,926	-12%

<i><b>PD</b></i>	<i><b>PD name</b></i>	<i><b>Parish</b></i>	<i><b>Parish ward</b></i>	<i><b>Proposed ward</b></i>	<i><b>2022</b></i>	<i><b>2028</b></i>
BS	Upland North	Epping Upland		Nazeing and Epping Upland	610	695
BT	Upland South	Epping Upland		Nazeing and Epping Upland	66	75
BU	Bumbles Green	Nazeing	Bumbles Green	Nazeing and Epping Upland	464	522
BV	Broadley Common	Roydon	Broadley Common	Nazeing and Epping Upland	624	<b>1,876</b>
DA	Nazeingbury	Nazeing	Nazeingbury	Nazeing and Epping Upland	2,518	2,909

DB	Riverside	Nazeing	Riverside	Nazeing and Epping Upland	848	971
DC	Dobbs Weir	Roydon	Dobbs Weir	Roydon	415	455
DD	Roydon Village	Roydon	Roydon Village	Roydon	1,336	1,471

It is challenging to achieve both strong community identity and electoral equality in this area because of the significant growth in electorate predicted. We considered a single one-member ward covering Epping Upland and other rural areas but this would have led to poor electoral equality because of the change in electorate over five years.

We therefore propose maintaining a single-member Roydon ward ((DC, DD) and combining Nazeing (BU, DA, DB), Epping Upland (BS, BT) and the Broadley Common (BV) polling district from Roding into a new Nazeing and Epping Upland ward. These areas are already in the same county division, share the characteristics of being villages and hamlets set in countryside with substantial new development planned south of Harlow and use the same road network.

#### WALTHAM ABBEY

<i>Name of ward</i>	<i>Number of cllrs</i>	<i>Electorate 2022</i>	<i>Variance 2022</i>	<i>Electorate 2028</i>	<i>Variance 2028</i>
Waltham Abbey South and Rural	3	5,418	-3%	6,003	-8%
Waltham Abbey East	3	5,525	-1%	6,653	1%
Waltham Abbey West	3	5,485	-1%	6,690	2%

<i>PD</i>	<i>PD name</i>	<i>Parish</i>	<i>Parish ward</i>	<i>Proposed ward</i>	<i>2022</i>	<i>2028</i>
BK	Ninefields	W Abbey	Paternoster	Waltham Abbey East	1,618	<b>1,923</b>
BL	Paternoster	W Abbey	Paternoster	Waltham Abbey East	1,817	1,991
BO	Honey Lane	W Abbey	Honey Lane	Waltham Abbey East	1,127	1,289
BP	Breach Barns	W Abbey	North East	Waltham Abbey East	415	<b>735</b>
BQ 20%	Monkswood	W Abbey	North East	Waltham Abbey East	548	<b>715</b>
BF	High Beach	W Abbey	High Beach	Waltham Abbey South and Rural	522	543
BG	Sewardstone	W Abbey	High Beach	Waltham Abbey South and Rural	980	1045
BH	Upshire	W Abbey	High Beach	Waltham Abbey South and Rural	305	347
BJ	Woodbine Close	W Abbey	High Beach	Waltham Abbey South and Rural	257	292
BM	Leverton	W Abbey	Honey Lane	Waltham Abbey South and Rural	1,888	2,150
BN	Brookways	W Abbey	Honey Lane	Waltham Abbey South and Rural	1,466	1,626
BQ 80%	Monkswood	W Abbey	North East	Waltham Abbey West	2,192	<b>2859</b>

BR	Abbey	W Abbey	South West	Waltham Abbey West	3,293	<b>3831</b>
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Waltham Abbey can be divided into three three-member wards with acceptable levels of electoral equality. We have used existing polling districts to create three wards: Waltham Abbey Rural, Waltham Abbey West and Waltham Abbey East but accept there may be other acceptable ways of dividing the parish into wards.

Waltham Abbey shares a common identity and has strong community links across the parish although we have taken into account the difference between the more urban areas in the centre of the parish and the scattered settlements around the edges of the parish (Sewardstone, High Beach, Upshire, Woodbine Close).