



Uttlesford Local Development Framework
Uttlesford Core Strategy – Further Consultation on Preferred Options

Sustainability Appraisal of Options for delivering the balance of the housing requirement

February 2010

Introduction

The Local Development Framework is a framework of planning documents that are subject to Sustainability Appraisal in their development.

In 2006 the Council commissioned White Young Green to undertake the sustainability appraisal of the Core Strategy. The following documents have been published

- Scoping Report (June 2006)
- Initial Sustainability Appraisal of Core Strategy Options (January 2007)
- Sustainability Appraisal of Preferred Options Document (November 2007)

The Council's Preferred Option includes a housing strategy which involved the creation of a new linked settlement to the north east of Elsenham of 3000 dwellings and more limited development in the towns and villages. The latter is specified as 750 dwellings in the towns and 250 dwellings in the villages.

The purpose of this document is to provide a detailed sustainability assessment of the 6 options as to how the 1000 dwellings in the town and villages could be distributed

This document accompanies the Uttlesford Core Strategy – Further Consultation on Preferred Options (2010) with particular reference to Chapter 2.

Separate sustainability appraisals have been carried out of the review of the policies; the new settlement (a Comparative Sustainability Assessment) and scenarios for development at Stansted Airport. All the documents are available on the Council website.

If you have any comments on this or any other of the sustainability appraisal work then please write to the Council at:

**Planning Policy Team
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER**

Your comments need to be received before 9 April 2010

Summary of findings

The Preferred Options consultation document November 2007 proposed that the new allocations be distributed with 750 dwellings in the towns and 250 in the villages.

Saffron Walden and Great Dunmow are the two towns within the District. The preferred housing strategy (Policy DC2) includes the key villages of Great Chesterford, Newport, Stansted Mountfitchet, Thaxted, and Takeley. In addition to the key villages there are 18 villages with primary schools, of which half have a shop and a third an hourly bus service and the majority have a hall and public house. The Preferred Strategy considers such villages are appropriate for limited growth as there would be rural sustainability benefits. .

Six options as to how 1000 additional units can be distributed are assessed. In relation to the towns the options are to divide the development equally between the two or direct the majority of development to one or the other of the towns. There are numerous combinations as to how 250 dwellings could be distributed between the five key villages and the 18 villages. This ranges from concentrating development in any one of the key villages to an even distribution across the key villages and allowing for very limited development in the other villages in all options.

In assessing the impact on the villages the overall conclusion from the Sustainability Appraisal is that options (i), (ii), and (iii) which distribute the development across the key villages help achieve more sustainability appraisal objectives than options (iv), (v) and (vi). This is because the impact on the Key Villages is minimised and the scale of development proposed at the villages is small enough to be absorbed by existing infrastructure and have minimal impact on the environment. Having development of up to 250 dwellings in a village would increase the impact on resources and the environment but not necessarily bring any benefits of infrastructure and facilities.

In assessing the impact on the towns, objectives which seek the conservation of the historic environment and historic buildings favour option 4(i) directing development to Great Dunmow where development can take place with less impact on the historic character of the town than at Saffron Walden. Similarly the objective of improving school provision favours option 4(i) as Great Dunmow has more school capacity than Saffron Walden. In contrast, the objective of reducing waste and increasing recycling favours option 4(ii) as development in Saffron Walden would have easy access to the Civic Amenity Site. There are plans though to have a civic amenity site in Great Dunmow. Option 4(iii) which has the widest distribution of all the options best helps meet the objectives of meeting the District's housing need, and reducing inequalities between areas. Options 4(iii) and 4(iv) which propose development in Saffron Walden and Great Dunmow best help meet the objectives of improving the vitality of the town centres. The objective of achieving energy conservation and minimising use of natural resources favours options (iv), (v) and (vi) which benefit from economies of scale.

The above assessment of the sustainability objectives indicates that Great Dunmow is better placed to accommodate the majority of the 750 homes. At the meeting of the Environment Committee on 24 November 2009 members considered that as Saffron Walden is the largest settlement in the District providing employment, retail and leisure services, it is appropriate that it should accommodate a proportion of the housing requirement. Therefore it was resolved that option 4 include 500 homes at Great Dunmow; 250 at Saffron Walden. This distribution is very similar to Options 4(iii) and Option 4(vi) with only 125 more homes in Great Dunmow and 125 fewer homes in Saffron Walden than initially assessed. When assessing this distribution against the sustainability objectives the findings are the same as original assessment of splitting the development equally between the two towns.

- ✓ - Option moving towards achievement of sustainability appraisal objective
- ✗ - Option moving away from achievement of sustainability appraisal objective
- ? - Unknown – depends on how the option will be implemented
- n – Neutral: no relationship with Sustainability objective

		Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments					
		3000 NE of Elsenham Concentrate 750 dwellings in Gt Dunmow with minimal development in Saffron Walden. Disperse development through villages Gt Chesterford - 30 Newport - 50 Stansted Mountfitchet - 20 Takeley - 30 Thaxted - 30 Other villages - 90	3000 NE of Elsenham Minimal development in Gt Dunmow and concentrate 750 dwellings in Saffron Walden. Disperse development through villages Gt Chesterford - 30 Newport - 50 Stansted Mountfitchet - 20 Takeley - 30 Thaxted - 30 Other villages - 90	3000 NE of Elsenham Split development equally with 375 dwellings in Gt Dunmow and 375 dwellings in Saffron Walden. Disperse development through villages Gt Chesterford - 30 Newport - 50 Stansted Mountfitchet - 20 Takeley - 30 Thaxted - 30 Other villages - 90	3000 NE of Elsenham Concentrate 750 dwellings in Gt Dunmow with minimal development in Saffron Walden. Concentrate development of 250 dwellings in any one of the following villages with minimal development in the other villages. Gt Chesterford; Newport; Stansted Mountfitchet; Takeley; Thaxted.	3000 NE of Elsenham Minimal development in Gt Dunmow and concentrate 750 dwellings in Saffron Walden. Concentrate development of 250 dwellings in any one of the following villages with minimal development in the other villages. Gt Chesterford; Newport; Stansted Mountfitchet; Takeley; Thaxted.	3000 NE of Elsenham Split development equally with 375 dwellings in Gt Dunmow and 375 dwellings in Saffron Walden. Concentrate development of 250 dwellings in any one of the following villages with minimal development in the other villages. Gt Chesterford; Newport; Stansted Mountfitchet; Takeley; Thaxted.						
		Comment/Mitigation	Comment/Mitigation	Comment/Mitigation	Comment/Mitigation	Comment/Mitigation	Comment/Mitigation						
Enhance and conserve the countryside	✓/✗	Option involves loss of Greenfield sites most notably at Elsenham and Great Dunmow resulting in loss of countryside attributes. The impact on Great Dunmow could be minimised through use of Brownfield sites within the town and redevelopment of existing proposal sites for mixed development. Minimal development in Saffron Walden could take place on Brownfield sites thus preserving the surrounding countryside attributes. Development of the villages could involve sites with minimal impact on the countryside.	✓/✗	Option involves loss of Greenfield sites most notably at Elsenham and Saffron Walden resulting in loss of countryside attributes. The impact on Saffron Walden could be minimised through use of Brownfield sites within the town. Minimal development in Great Dunmow could take place on Brownfield sites thus preserving the surrounding countryside attributes. Development of the villages could involve sites with minimal impact on the countryside.	✓/✗	Option involves loss of Greenfield sites most notably at Elsenham, Great Dunmow and Saffron Walden resulting in loss of countryside attributes. The impact on Great Dunmow and Saffron Walden could be minimised through use of Brownfield sites within the town and redevelopment of existing proposal sites for mixed development thus preserving the surrounding countryside attributes. Development of the villages could involve sites with minimal impact on the countryside.	✓/✗	Option involves loss of Greenfield sites most notably at Elsenham and Great Dunmow resulting in loss of countryside attributes. The impact on Great Dunmow could be minimised through use of Brownfield sites within the town and redevelopment of existing proposal sites for mixed development. Minimal development in Saffron Walden could take place on Brownfield sites thus preserving the surrounding countryside attributes. Concentrating 250 dwellings at one of the villages would result in loss of countryside attributes.	✓/✗	Option involves loss of Greenfield sites most notably at Elsenham and Saffron Walden resulting in loss of countryside attributes. The impact on Saffron Walden could be minimised through use of Brownfield sites within the town. Minimal development in Great Dunmow could take place on Brownfield sites thus preserving the surrounding countryside attributes. Concentrating 250 dwellings at one of the villages would result in loss of countryside attributes.	✓/✗	Option involves loss of Greenfield sites most notably at Elsenham, Great Dunmow and Saffron Walden resulting in loss of countryside attributes. The impact on Great Dunmow and Saffron Walden could be minimised through use of Brownfield sites within the town and redevelopment of existing proposal sites for mixed development thus preserving the surrounding countryside attributes. Concentrating 250 dwellings at one of the villages would result in loss of countryside attributes.	Favours option iii because by distributing development across all settlements it minimises loss of countryside in any one location. The scale of development proposed can be accommodated on Brownfield sites and sites with minimal impact on the countryside.

		Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments	
Retain and enhance biodiversity	✓/✘	Option takes development away from sensitive areas. Scale of development in villages minimises any impact. Any impact needs to be properly managed. Large scale development at Elsenham and Great Dunmow gives potential for creation of areas for biodiversity.	✓/✘	Option takes development away from sensitive areas. Scale of development in villages minimises any impact. Any impact needs to be properly managed. Large scale development at Elsenham and Saffron Walden gives potential for creation of areas for biodiversity.	✓/✘	Option takes development away from sensitive areas. Any impact needs to be properly managed. Large scale development at Elsenham, Great Dunmow and one of the villages gives potential for creation of areas for biodiversity.	✓/✘	Option takes development away from sensitive areas. Any impact needs to be properly managed. Large scale development at Elsenham, Saffron Walden and one of the villages gives potential for creation of areas for biodiversity.	No option particularly better than another. Larger sites have potential for habitat creation. Smaller sites can be located away from sensitive sites.
Conserve the historic built environment	✓	A new settlement reduces impact on historic built environment. Scale of development at Great Dunmow may impact historic built environment but less so than options 1,2,& 3. Minimal development at Saffron Walden will protect historic built environment. Scale of development in the villages will have minimal impact on historic built environment.	✓/✘	A new settlement reduces impact on historic built environment. Scale of development at Saffron Walden may impact historic built environment but less so than options 1,2,& 3. Minimal development at Great Dunmow will protect historic built environment. Historic nature of Saffron Walden means it is sensitive to change thus making this option less favourable than options 4(i) and (IV). Scale of development in the villages will have minimal impact on historic built environment.	✓/✘	A new settlement reduces impact on historic built environment. Scale of development at Great Dunmow may impact historic built environment but less so than options 1,2,& 3. Minimal development at Saffron Walden will protect historic built environment. The development of 250 dwellings in any of the villages would potentially have the greatest impact on Great Chesterford and Thaxted and potentially a smaller impact on Newport, Stansted and Takeley.	✓/✘	A new settlement reduces impact on historic built environment. Scale of development at Saffron Walden may impact historic built environment but less so than options 1,2,& 3. Minimal development at Great Dunmow will protect historic built environment. The development of 250 dwellings in any of the villages would potentially have the greatest impact on Great Chesterford and Thaxted and potentially a smaller impact on Newport, Stansted and Takeley.	Favours option i because it has the least impact on Saffron Walden and the villages.

	Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments
Provide a high standard of design and maintenance for historic buildings and their surroundings	✓ Development at Elsenham, Great Dunmow and the villages will have minimal impact on historic buildings and surroundings.	✓/✗ Development at Elsenham, and the villages will have minimal impact on historic buildings and surroundings. Development at Saffron Walden may lead to additional through traffic which will impact on the historic buildings and their surroundings.	✓/✗ Development at Elsenham, Great Dunmow, and the villages will have minimal impact on historic buildings and surroundings. Development at Saffron Walden may lead to additional through traffic which will impact on the historic buildings and their surroundings	✓/✗ Development at Elsenham and Great Dunmow will have minimal impact on historic buildings and surroundings. The impact of 250 dwellings on historic buildings, in any of the villages will vary depending on the number and location of listed buildings in the village relative to the development site(s). There is potential for the development to have a minimal impact on historic buildings and surroundings.	✓/✗ Development at Elsenham will have minimal impact on historic buildings and surroundings. Development at Saffron Walden may lead to additional through traffic which will impact on the historic buildings and their surroundings. The impact of 250 dwellings on historic buildings, in any of the villages will vary depending on the number and location of listed buildings in the village relative to the development site(s). There is potential for the development to have a minimal impact on historic buildings and surroundings.	✓/✗ Development at Elsenham and Great Dunmow will have minimal impact on historic buildings and surroundings. Development at Saffron Walden may lead to additional through traffic which will impact on the historic buildings and their surroundings. The impact of 250 dwellings on historic buildings, in any of the villages will vary depending on the number and location of listed buildings in the village relative to the development site(s). There is potential for the development to have a minimal impact on historic buildings and surroundings.	Favours option i because it has the least impact on Saffron Walden and the villages.
Reduce and control noise	✗ Traffic generated by the development will create additional noise in the settlements identified for development. Where small scale development is proposed additional noise will be minimal.	✗ Traffic generated by the development will create additional noise in the settlements identified for development. Where small scale development is proposed additional noise will be minimal	✗ Traffic generated by the development will create additional noise in the settlements identified for development. Where small scale development is proposed additional noise will be minimal	✗ Traffic generated by the development will create additional noise in the settlements identified for development. Concentrating 250 dwellings in one village will prevent additional noise in the other villages but will increase noise in that one village compared to options 4(i) to 4(iii) which proposes minimal development in all the key villages.	✗ Traffic generated by the development will create additional noise in the settlements identified for development. Concentrating 250 dwellings in one village will prevent additional noise in the other villages but will increase noise in that one village compared to options 4(i) to 4(iii) which proposes minimal development in all the key villages.	✗ Traffic generated by the development will create additional noise in the settlements identified for development. Concentrating 250 dwellings in one village will prevent additional noise in the other villages but will increase noise in that one village compared to options 4(i) to 4(iii) which proposes minimal development in all the key villages.	Favours options i, ii & iii because the impact of the development is minimised in any one settlement.

	Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments
Reduce and control pollution of air, water, and soil	* Development will create additional pollution in the settlements identified for development but is unlikely to breach air quality objectives. Where small scale development is proposed additional pollution will minimal	* Development will create additional pollution in the settlements identified for development. Saffron Walden already has 3 air quality management areas where the annual mean objective for nitrogen oxide is exceeded. Additional traffic queuing in these locations will exacerbate the problem. Where small scale development is proposed additional pollution will minimal	* Development will create additional pollution in the settlements identified for development. Development in Dunmow is unlikely to breach air quality objectives. Saffron Walden already has 3 air quality management areas where the annual mean objective for nitrogen oxide is exceeded. Additional traffic queuing in these locations will exacerbate the problem. Where small scale development is proposed additional pollution will minimal	* Development will create additional pollution in the settlements identified for development but is unlikely to breach air quality objectives. Concentrating 250 dwellings in one village will prevent additional pollution in the other villages but will increase pollution in that one village compared to options 4(i) to 4(iii) which proposes minimal development in all the key villages.	* Development will create additional pollution in the settlements identified for development. Saffron Walden already has 3 air quality management areas where the annual mean objective for nitrogen oxide is exceeded. Additional traffic queuing in these locations will exacerbate the problem. Concentrating 250 dwellings in one village will prevent additional pollution in the other villages but will increase pollution in that one village compared to options 4(i) to 4(iii) which proposes minimal development in all the key villages.	* Development will create additional pollution in the settlements identified for development. Development in Dunmow is unlikely to breach air quality objectives. Saffron Walden already has 3 air quality management areas where the annual mean objective for nitrogen oxide is exceeded. Additional traffic queuing in these locations will exacerbate the problem. Concentrating 250 dwellings in one village will prevent additional pollution in the other villages but will increase pollution in that one village compared to options 4(i) to 4(iii) which proposes minimal development in all the key villages.	Favours options i, ii & iii because the impact of the development in minimised in any one settlement.
Conserve energy and improve the efficient use of natural resources	✓/* Scale of development at Elsenham will enable an energy strategy using a broad range of techniques and technologies. Larger developments at Great Dunmow may enable economies of scale to make achieving a higher rating of code for sustainable homes more viable. This is less likely for the scale of development proposed in the villages.	✓/* Scale of development at Elsenham will enable an energy strategy using a broad range of techniques and technologies. Larger developments at Saffron Walden may enable economies of scale to make achieving a higher rating of code for sustainable homes more viable. This is less likely for the scale of development proposed in the villages.	✓/* Scale of development at Elsenham will enable an energy strategy using a broad range of techniques and technologies. Larger developments at Great Dunmow and Saffron Walden may enable economies of scale to make achieving a higher rating of code for sustainable homes more viable. There is less potential in the villages.	✓ Scale of development at Elsenham will enable an energy strategy using a broad range of techniques and technologies. Larger developments at Great Dunmow and concentrating development in one of the villages may enable economies of scale to make achieving a higher rating of code for sustainable homes more viable.	✓ Scale of development at Elsenham will enable an energy strategy using a broad range of techniques and technologies. Larger developments at Saffron Walden and concentrating development in one of the villages may enable economies of scale to make achieving a higher rating of code for sustainable homes more viable.	✓ Scale of development at Elsenham will enable an energy strategy using a broad range of techniques and technologies. Larger developments at Great Dunmow and Saffron Walden and concentrating development in one of the villages may enable economies of scale to make achieving a higher rating of code for sustainable homes more viable.	Favours options iv, v & vi because concentrating development allows for economies of scale in the conservation of energy and the efficient use of resources.

	Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments
Deal with threats posed by flooding	<p>✓</p> <p>All development can take place within Flood Zone 1. At Elsenham there is a history of fluvial flooding on Old Mead Road from a tributary of the River Cam and there is a risk of Stansted Brook culvert becoming blocked under railway causing surface water flooding.</p> <p>Include sustainable urban drainage systems to mitigate against surface water flooding. Sites at Great Dunmow need to take account of surface water flows and possible ponding. Increased flood risk from additional effluent will need assessment and mitigation as required.</p> <p>Scale of development in villages would not lead to significant issues.</p>	<p>✓</p> <p>All development can take place within Flood Zone 1. At Elsenham there is a history of fluvial flooding on Old Mead Road from a tributary of the River Cam and there is a risk of Stansted Brook culvert becoming blocked under railway causing surface water flooding.</p> <p>Include sustainable urban drainage systems to mitigate against surface water flooding. Development at Saffron Walden needs to ensure does not lead to flooding of Kings Slade or Thaxted Road culverts. Scale of development in villages would not lead to significant issues</p>	<p>✓</p> <p>All development can take place within Flood Zone 1. At Elsenham there is a history of fluvial flooding on Old Mead Road from a tributary of the River Cam and there is a risk of Stansted Brook culvert becoming blocked under railway causing surface water flooding.</p> <p>Include sustainable urban drainage systems to mitigate against surface water flooding. Sites at Great Dunmow need to take account of surface water flows and possible ponding. Increased flood risk form additional effluent will need assessment and mitigation as required.</p> <p>Development at Saffron Walden needs to ensure does not lead to flooding of Kings Slade or Thaxted Road culverts. Scale of development in villages would not lead to significant issues</p>	<p>✓</p> <p>All development can take place within Flood Zone 1. At Elsenham there is a history of fluvial flooding on Old Mead Road from a tributary of the River Cam and there is a risk of Stansted Brook culvert becoming blocked under railway causing surface water flooding.</p> <p>Include sustainable urban drainage systems to mitigate against surface water flooding. Sites at Great Dunmow need to take account of surface water flows and possible ponding. Increased flood risk form additional effluent will need assessment and mitigation as required.</p>	<p>✓</p> <p>All development can take place within Flood Zone 1. At Elsenham there is a history of fluvial flooding on Old Mead Road from a tributary of the River Cam and there is a risk of Stansted Brook culvert becoming blocked under railway causing surface water flooding.</p> <p>Include sustainable urban drainage systems to mitigate against surface water flooding. Development at Saffron Walden needs to ensure does not lead to flooding of Kings Slade or Thaxted Road culverts.</p>	<p>✓</p> <p>All development can take place within Flood Zone 1. At Elsenham there is a history of fluvial flooding on Old Mead Road from a tributary of the River Cam and there is a risk of Stansted Brook culvert becoming blocked under railway causing surface water flooding.</p> <p>Include sustainable urban drainage systems to mitigate against surface water flooding. Sites at Great Dunmow need to take account of surface water flows and possible ponding. Increased flood risk form additional effluent will need assessment and mitigation as required.</p> <p>Development at Saffron Walden needs to ensure does not lead to flooding of Kings Slade or Thaxted Road culverts.</p>	No option particularly better than another.

	Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments
Reduce waste and increase recycling	✓/✘ All development will generate greater volumes of waste. There is potential for the development at Elsenham to include recycling facilities. The scale of development at Great Dunmow would put pressure on the local recycling points until the proposed site on Chelmsford Road is provided. The small scale of development in the villages would have minimal impact on the village recycling facilities.	✓ All development will generate greater volumes of waste. There is potential for the development at Elsenham to include recycling facilities. Development at Saffron Walden would utilise the existing Civic Amenity Site. The small scale of development in the villages would have minimal impact on the village recycling facilities.	✓/✘ All development will generate greater volumes of waste. There is potential for the development at Elsenham to include recycling facilities. The scale of development at Great Dunmow would put pressure on the local recycling points until the proposed site on Chelmsford Road is provided. Development at Saffron Walden would utilise the existing Civic Amenity Site. The small scale of development in the villages would have minimal impact on the village recycling facilities.	✓/✘ All development will generate greater volumes of waste. There is potential for the development at Elsenham to include recycling facilities. The scale of development at Great Dunmow would put pressure on the local recycling points until the proposed site on Chelmsford Road is provided. Concentrating 250 dwellings at one of the villages would put pressure on the village recycling facilities.	✓/✘ All development will generate greater volumes of waste. There is potential for the development at Elsenham to include recycling facilities. Development at Saffron Walden would utilise the existing Civic Amenity Site. Concentrating 250 dwellings at one of the villages would put pressure on the village recycling facilities.	✓/✘ All development will generate greater volumes of waste. There is potential for the development at Elsenham to include recycling facilities. The scale of development at Great Dunmow would put pressure on the local recycling points until the proposed site on Chelmsford Road is provided. Development at Saffron Walden would utilise the existing Civic Amenity Site. Concentrating 250 dwellings at one of the villages would put pressure on the village recycling facilities.	Favours Option ii because of access to Civic amenity sites.

	Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments
Encourage the use of public transport, walking and cycling	✓ Development at Elsenham is well located to the railway station and the scale of development will support the provision of improved public bus routes. Walking and cycling routes can be incorporated into the design. Development at Great Dunmow can link into existing public transport, walking and cycling routes. The villages identified for development have been chosen because of the existing services and facilities encouraging the use of public transport, walking and cycling.	✓ Development at Elsenham is well located to the railway station and the scale of development will support the provision of improved public bus routes. Walking and cycling routes can be incorporated into the design. Development at Saffron Walden can link into existing public transport hub, and walking and cycling routes. The villages identified for development have been chosen because of the existing services and facilities encouraging the use of public transport, walking and cycling	✓ Development at Elsenham is well located to the railway station and the scale of development will support the provision of improved public bus routes. Walking and cycling routes can be incorporated into the design. Development at Great Dunmow and Saffron Walden can link into existing public transport, walking and cycling routes. The villages identified for development have been chosen because of the existing services and facilities encouraging the use of public transport, walking and cycling	✓/* Development at Elsenham is well located to the railway station and the scale of development will support the provision of improved public bus routes. Walking and cycling routes can be incorporated into the design. Development at Great Dunmow can link into existing public transport, walking and cycling routes. The villages identified for development have been chosen because of the existing services and facilities encouraging the use of public transport, walking and cycling. Concentrating a development of 250 dwellings in one village though is unlikely to lead to improved public bus routes.	✓/* Development at Elsenham is well located to the railway station and the scale of development will support the provision of improved public bus routes. Walking and cycling routes can be incorporated into the design. Development at Saffron Walden can link into existing public transport hub, and walking and cycling routes. The villages identified for development have been chosen because of the existing services and facilities encouraging the use of public transport, walking and cycling. Concentrating a development of 250 dwellings in one village though is unlikely to lead to improved public bus routes.	✓/* Development at Elsenham is well located to the railway station and the scale of development will support the provision of improved public bus routes. Walking and cycling routes can be incorporated into the design. Development at Great Dunmow and Saffron Walden can link into existing public transport, walking and cycling routes. The villages identified for development have been chosen because of the existing services and facilities encouraging the use of public transport, walking and cycling. Concentrating a development of 250 dwellings in one village though is unlikely to lead to improved public bus routes.	Favours options i, ii & iii because development is of a scale to support improved services and link into existing services and routes.

	Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments
Integrate modes of transport and concentrate development and facilities in town centres	✓ Development at Elsenham will encourage the integrated use of rail and bus transport. Development at Great Dunmow will have access to town centre facilities. The villages identified for development have been chosen because of the existing services and facilities including public transport to higher order settlements.	✓ Development at Elsenham will encourage the integrated use of rail and bus transport. Development at Saffron Walden will have access to town centre facilities. The villages identified for development have been chosen because of the existing services and facilities including public transport to higher order settlements.	✓ Development at Elsenham will encourage the integrated use of rail and bus transport. Development at Great Dunmow and Saffron Walden will have access to town centre facilities. The villages identified for development have been chosen because of the existing services and facilities including public transport to higher order settlements.	✓/* Development at Elsenham will encourage the integrated use of rail and bus transport. Development at Great Dunmow will have access to town centre facilities. The villages identified for development have been chosen because of the existing services and facilities including public transport to higher order settlements. Concentrating a development of 250 dwellings in one village though is unlikely to lead to improved public bus routes or improved village facilities.	✓/* Development at Elsenham will encourage the integrated use of rail and bus transport. Development at Saffron Walden will have access to town centre facilities. The villages identified for development have been chosen because of the existing services and facilities including public transport to higher order settlements. Concentrating a development of 250 dwellings in one village though is unlikely to lead to improved public bus routes or improved village facilities.	✓/* Development at Elsenham will encourage the integrated use of rail and bus transport. Development at Great Dunmow and Saffron Walden will have access to town centre facilities. The villages identified for development have been chosen because of the existing services and facilities including public transport to higher order settlements. Concentrating a development of 250 dwellings in one village though is unlikely to lead to improved public bus routes or improved village facilities.	Favours options i, ii & iii because development is of a scale to support improved services and link into existing services and routes.
Improve rural public transport	✓ Development at Elsenham will enable a new public transport system to be designed including high frequency bus routes. Development at Great Dunmow will help maintain the viability of existing bus routes. The scale of development proposed in the villages is unlikely to have any impact on the provision of public transport.	✓ Development at Elsenham will enable a new public transport system to be designed including high frequency bus routes. Development at Saffron Walden will help maintain the viability of existing bus routes. The scale of development proposed in the villages is unlikely to have any impact on the provision of public transport.	✓ Development at Elsenham will enable a new public transport system to be designed including high frequency bus routes. Development at Great Dunmow, Saffron Walden will help maintain the viability of existing bus routes. The scale of development proposed in the villages is unlikely to have any impact on the provision of public transport.	✓ Development at Elsenham will enable a new public transport system to be designed including high frequency bus routes. Development at Great Dunmow and the village proposed for development will help maintain the viability of existing bus routes.	✓ Development at Elsenham will enable a new public transport system to be designed including high frequency bus routes. Development at Saffron Walden and the village proposed for development will help maintain the viability of existing bus routes.	✓ Development at Elsenham will enable a new public transport system to be designed including high frequency bus routes. Development at Great Dunmow, Saffron Walden and the village proposed for development will help maintain the viability of existing bus routes.	No option is particularly better than any other option. Improvement will depend on the additional population required to lead to an improvement which is also affected by other factors such as location and level of current bus use.

	Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments
Improve access to healthcare facilities	✓ New multipurpose health centre required to support development at Elsenham. Development at Great Dunmow would require additional facilities which would be best provided within a new single health centre premises. Need arising from scale of development in the villages would be met through existing services. All the villages have a surgery apart from Takeley. Patients from Takeley would be served by Great Dunmow.	✓ New multipurpose health centre required to support development at Elsenham. Development at Saffron Walden would require additional facilities which would be best provided within a new single health centre premises which could be accommodated adjacent to the hospital. Need arising from scale of development in the villages would be met through existing services. All the villages have a surgery apart from Takeley. Patients from Takeley would be served by surgeries at other settlements.	✓/* New multipurpose health centre required to support development at Elsenham. Development at Great Dunmow and Saffron Walden would require additional facilities however scale of development is unlikely to make new premises viable and therefore there would be increased pressure on existing services. Need arising from scale of development in the villages would be met through existing services. All the villages have a surgery apart from Takeley. Patients from Takeley would be served by surgeries at other settlements.	✓/* New multipurpose health centre required to support development at Elsenham. Development at Great Dunmow would require additional facilities which would be best provided within a new single health centre premises. Concentrating development in one of the villages would put pressure on existing facilities. All the villages have a surgery apart from Takeley. Patients from Takeley would be served by Great Dunmow.	✓/* New multipurpose health centre required to support development at Elsenham. Development at Saffron Walden would require additional facilities which would be best provided within a new single health centre premises which could be accommodated adjacent to the hospital. Concentrating development in one of the villages would put pressure on existing facilities. All the villages have a surgery apart from Takeley. Patients from Takeley would be served by surgeries at other settlements.	* New multipurpose health centre required to support development at Elsenham. Development at Great Dunmow and Saffron Walden would require additional facilities however scale of development is unlikely to make new premises viable and therefore there would be increased pressure on existing services. Concentrating development in one of the villages would put pressure on existing facilities. All the villages have a surgery apart from Takeley. Patients from Takeley would be served by surgeries at other settlements.	Favours options i & ii because they are the best options to achieve new/expanded facilities.

	Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments
Improve sports and cultural facilities	✓/✘ Scale of development at Elsenham will enable the provision of new facilities to be incorporated into the design. The Council's Green Space Audit shows a significant shortfall in sport and play space in Great Dunmow. The town has a number of cultural facilities. A development of 750 dwellings may be able to provide limited facilities but may put pressure on existing facilities. Existing provision in the villages varies but the scale of development proposed it likely to mean that children's play space can be incorporated into the design otherwise the need will be absorbed by existing facilities.	✓/✘ Scale of development at Elsenham will enable the provision of new facilities to be incorporated into the design. The Council's Green Space Audit shows a significant shortfall in green infrastructure in Saffron Walden. The town is well provided with cultural facilities. A development of 750 dwellings may be able to provide limited facilities but may put pressure on existing facilities. Existing provision in the villages varies but the scale of development proposed it likely to mean that children's play space can be incorporated into the design otherwise the need will be absorbed by existing facilities.	✓/✘ Scale of development at Elsenham will enable the provision of new facilities to be incorporated into the design. The Council's Green Space Audit shows a significant shortfall in sport facilities in Great Dunmow and Saffron Walden. The towns are well provided with cultural facilities. A development of 375 dwellings in each town may be able to provide limited facilities but may put pressure on existing facilities, more so than in options 4(i) and 4(ii). Existing provision in the villages varies but the scale of development proposed it likely to mean that children's play space can be incorporated into the design otherwise the need will be absorbed by existing facilities.	✓/✘ Scale of development at Elsenham will enable the provision of new facilities to be incorporated into the design. The Council's Green Space Audit shows a significant shortfall in sport and play space in Great Dunmow. The town has a number of cultural facilities. A development of 750 dwellings may be able to provide limited facilities but may put pressure on existing facilities. Existing provision in the villages varies but the scale of development proposed in one of the villages, is likely to mean that children's play space can be incorporated into the design otherwise the need will be absorbed by existing facilities. The scale of development proposed may place unacceptable pressures on facilities.	✓/✘ Scale of development at Elsenham will enable the provision of new facilities to be incorporated into the design. The Council's Green Space Audit shows a significant shortfall in green infrastructure in Saffron Walden. The town is well provided with cultural facilities. A development of 750 dwellings may be able to provide limited facilities but may put pressure on existing facilities. Existing provision in the villages varies but the scale of development proposed in one of the villages, is likely to mean that children's play space can be incorporated into the design otherwise the need will be absorbed by existing facilities. The scale of development proposed may place unacceptable pressures on facilities.	✓/✘ Scale of development at Elsenham will enable the provision of new facilities to be incorporated into the design. The Council's Green Space Audit shows a significant shortfall in sport facilities in Great Dunmow and Saffron Walden. The towns are well provided with cultural facilities. A development of 375 dwellings in each town may be able to provide limited facilities but may put pressure on existing facilities, more so than in options 4(i) and 4(ii). Existing provision in the villages varies but the scale of development proposed in one of the villages, is likely to mean that children's play space can be incorporated into the design otherwise the need will be absorbed by existing facilities. The scale of development proposed may place unacceptable pressures on facilities.	Favours options i, ii & iii because they are the best options to achieve new/expanded facilities.

		Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments					
Improve services for young people	✓/✘	Scale of development at Elsenham will enable the provision of new services to be incorporated into the infrastructure at design stage. A development of 750 dwellings at Great Dunmow may be able to provide limited services but may put pressure on existing facilities. Need arising from scale of development in the villages would be met through existing services.	✓/✘	Scale of development at Elsenham will enable the provision of new services to be incorporated into the infrastructure at design stage. A development of 750 dwellings at Saffron Walden may be able to provide limited services but may put pressure on existing facilities. Need arising from scale of development in the villages would be met through existing services.	✓/✘	Scale of development at Elsenham will enable the provision of new services to be incorporated into the infrastructure at design stage. A development of 375 dwellings in each town may be able to provide limited facilities but may put pressure on existing facilities, more so than in options 4(i) and 4(ii). Need arising from scale of development in the villages would be met through existing services.	✓/✘	Scale of development at Elsenham will enable the provision of new services to be incorporated into the infrastructure at design stage. A development of 750 dwellings at Great Dunmow may be able to provide limited services but may put pressure on existing facilities. Need arising from scale of development in the villages would be met through existing services which may place unacceptable pressures on facilities.	✓/✘	Scale of development at Elsenham will enable the provision of new services to be incorporated into the infrastructure at design stage. A development of 750 dwellings at Saffron Walden may be able to provide limited Services but may put pressure on existing facilities. Need arising from scale of development in the villages would be met through existing services which may place unacceptable pressures on facilities.	✓/✘	Scale of development at Elsenham will enable the provision of new services to be incorporated into the infrastructure at design stage. A development of 375 dwellings in each town may be able to provide limited facilities but may put pressure on existing facilities, more so than in options 4(i) and 4(ii). Need arising from scale of development in the villages would be met through existing services which may place unacceptable pressures on facilities..	Favours options i, ii & iii because they are the best options to achieve new/expanded facilities.
Provide housing to meet local needs, especially affordable housing for young people and low paid workers	✓/✘	Although this option concentrates the majority of affordable housing at Elsenham, local housing needs would also be met at Great Dunmow, to a lesser extent in the key villages but not to any extent at Saffron Walden.	✓/✘	Although this option concentrates the majority of affordable housing at Elsenham, local housing needs would also be met at Saffron Walden, to a lesser extent in the key villages but not to any extent at Great Dunmow	✓	Although this option concentrates the majority of affordable housing at Elsenham, local housing needs would also be met at Great Dunmow and Saffron Walden and the key villages.	✘	This option concentrates the majority of affordable housing at Elsenham, Great Dunmow and one of the villages. Local housing needs would not be met at to any extent at Saffron Walden and the other key villages.	✘	This option concentrates the majority of affordable housing at Elsenham, Saffron Walden and one of the villages. Local housing needs would not be met to any extent at Great Dunmow and the other key villages.	✘	This option concentrates the majority of affordable housing at Elsenham, Great Dunmow, Saffron Walden and one of the key villages. Local housing needs would not be met at other key villages.	Favours option iii because it offers the widest distribution.
Reduce inequalities between areas and promote social inclusion and support cultural	✓/✘	Although this option of concentrating the majority of development at Elsenham would draw resources away from other areas, having development at Great Dunmow and the key villages would support this objective.	✓/✘	Although this option of concentrating the majority of development at Elsenham would draw resources away from other areas, having development at Saffron Walden and the key villages would support this objective.	✓	Although this option of concentrating the majority of development at Elsenham would draw resources away from other areas, having development at Great Dunmow, Saffron Walden and the key villages would support this objective, more so than options 4(i) and 4(ii).	✘	This option of concentrating the majority of development at Elsenham, Great Dunmow and one of the key villages would draw resources away from other areas.	✘	This option of concentrating the majority of development at Elsenham, Saffron Walden and one of the key villages would draw resources away from other areas.	✘	This option of concentrating the majority of development at Elsenham, Great Dunmow, Saffron Walden and one of the key villages would draw resources away from other areas.	Favours option iii because it offers the widest distribution.

	Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments
Improve school leavers' qualifications and training	✓ The scale of development at Elsenham would enable the provision of new schools. At the Great Dunmow schools there is some spare capacity and the scale of development is sufficient to make a new primary school viable. School places arising from the scale of development in the villages can be absorbed by existing schools.	✓/✘ The scale of development at Elsenham would enable the provision of new schools. At the Saffron Walden schools there is some spare capacity at primary level but not secondary. The scale of development is sufficient to make a new primary school viable but not a secondary school. School places arising from the scale of development in the villages can be absorbed by existing schools	✓/✘ The scale of development at Elsenham would enable the provision of new schools. At the Great Dunmow schools there is some spare capacity. At the Saffron Walden schools there is some spare capacity at primary level but not secondary. .The scale of development proposed for the towns is insufficient to make a new primary school viable. School places arising from the scale of development in the villages can be absorbed by existing schools	✓/✘ The scale of development at Elsenham would enable the provision of new schools. At the Great Dunmow schools there is some spare capacity and the scale of development is sufficient to make a new primary school viable. School places arising from the scale of development proposed in one of the villages would place significant pressure on the existing primary and secondary school, which may not be able to expand. The scale of development would not make a new primary school viable.	✓/✘ The scale of development at Elsenham would enable the provision of new schools. At the Saffron Walden schools there is some spare capacity at primary level but not secondary. The scale of development is sufficient to make a new primary school viable but not a secondary school. School places arising from the scale of development proposed in one of the villages would place significant pressure on the existing primary and secondary school, which may not be able to expand. The scale of development would not make a new primary school viable.	✓/✘ The scale of development at Elsenham would enable the provision of new schools. At the Great Dunmow schools there is some spare capacity. At the Saffron Walden schools there is some spare capacity at primary level but not secondary. .The scale of development proposed for the towns is insufficient to make a new primary school viable. School places arising from the scale of development proposed in one of the villages would place significant pressure on the existing primary and secondary school, which may not be able to expand. The scale of development would not make a new primary school viable.	Favours option i because it is the best option to provide new schools and locate development within settlements with school capacity.
Help socially and environmentally responsible business growth	✓ There is potential for such business growth to support the development at Elsenham and Great Dunmow. Most of the Key service centres have some employment and additional development in these villages will help meet this objective	✓ There is potential for such business growth to support the development at Elsenham and Saffron Walden. Most of the Key service centres have some employment and additional development in these villages will help meet this objective	✓ There is potential for such business growth to support the development at Elsenham, Great Dunmow and Saffron Walden. Most of the Key service centres have some employment and additional development in these villages will help meet this objective	✓ There is potential for such business growth to support the development at Elsenham and Great Dunmow. Most of the Key service centres have some employment and additional development in one of these villages will help meet this objective	✓ There is potential for such business growth to support the development at Elsenham and Saffron Walden. Most of the Key service centres have some employment and additional development in one of these villages will help meet this objective	✓ There is potential for such business growth to support the development at Elsenham, Great Dunmow and Saffron Walden. Most of the Key service centres have some employment and additional development in one of these villages will help meet this objective	No option is particularly better than any other option.

		Option 4 (i)	Option 4 (ii)	Option 4 (iii)	Option 4 (iv)	Option 4 (v)	Option 4 (vi)	Comments					
Support the rural economy and village facilities	✓	This option provides a scale of development in the key service centres and other villages which will support this objective without putting pressure on existing facilities.	✓	This option provides a scale of development in the key service centres and other villages which will support this objective without putting pressure on existing facilities.	✓	This option provides a scale of development in the key service centres and other villages which will support this objective without putting pressure on existing facilities.	✗	This option provides a scale of development in one of the key service centres that will put pressure on existing facilities and may not lead to improved facilities.	✗	This option provides a scale of development in one of the key service centres that will put pressure on existing facilities and may not lead to improved facilities.	✗	This option provides a scale of development in one of the key service centres that will put pressure on existing facilities and may not lead to improved facilities.	Favours option i, ii & iii because it offers the widest distribution.
Ensure the vitality of town centres	✗	This option would support the vitality of Great Dunmow but not Saffron Walden.	✗	This option would support the vitality of Saffron Walden but not Great Dunmow.	✓	This option would support the vitality of Great Dunmow and Saffron Walden.	✗	This option would support the vitality of Great Dunmow but not Saffron Walden.	✗	This option would support the vitality of Saffron Walden but not Great Dunmow.	✓	This option would support the vitality of Great Dunmow and Saffron Walden.	Favours option iii and vi because it concentrates development in the towns.