

APPENDIX

Scenario 1) new settlement(s)

Response from Issues and Options Consultation

Historic England

Positive and/or negative impacts depending on its location and how it alleviates pressure for growth in existing settlements.

Anglian Water Services

The implications of this scenario would be dependent upon the location of any new settlement. Therefore we are unable to comment further at this stage.

Essex County Council

A new settlement is considered sustainable as it enables the infrastructure necessary to support a new community to be delivered effectively

Highways England

There could be some advantages in a new settlement it gives the opportunity to design in sustainable transport objectives from the start rather than try to retro fit something. The difficulty always comes with trying to ensure that services and infrastructure comes on stream at the correct time to soak up the generated demand.

Natural England

Natural England considers that new settlements may be preferable to the over- development of existing settlements, which may place excessive strain on their infrastructure. However any new settlement needs to incorporate the full range of supporting infrastructure (including green infrastructure) and, crucially, this infrastructure must be put into place at a very early stage). Include consideration of potential increase in recreational pressures on Hatfield Forest SSSI and NNR and also the potential impacts of traffic-derived air pollution upon nearby designated sites.

Others (Town & Parish Councils (T & PC), developers, individuals)

- × Slow delivery / unable to deliver 5 year supply of houses
- × Vulnerable on deliverability and viability
- × Not compatible with rural character of district
- × Lack of choice in where to live
- × Deprives remainder of district from sustainable growth/ does not respond to smaller local development needs
- × Not release enough funding at early enough stages to secure the provision of educational, health and other facilities at the time necessary for new communities to function and existing communities not to see increased pressure on their services and facilities.
- ✓ Opportunities for well-planned sustainable growth/garden city design principles
- ✓ Critical mass to support comprehensive infrastructure delivery
- ✓ Avoids piecemeal development
- ✓ Minimises impact on intrinsic character of existing towns and villages.

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) of Scenarios in Issues and Options consultation

Potential issues to overcome

- It may be likely that any mitigation or potential remedial work could hinder the assumed delivery rate of 300 dwellings per year and affect the maintenance of a 5 year housing supply throughout the plan period.
- It is likely that there would be negative impacts on the landscape associated with the growth of Greenfield land although it should be acknowledged that such issues will be inevitable under all scenarios
- Scenario 1) would likely have some negative impacts associated with sustainable and inclusive housing growth in the District, through a focus on a single settlement. The scenario would not meet the needs that exist within individual established settlements.
- This assumed delivery rate is substantially below the 580 per year endorsed by the Local Plan inspector in the examination of the withdrawn Local Plan in 2014. The target of 580 dwellings per annum would not be achievable in the latter stages of the plan period assuming extant permissions and windfall sites have been developed to meet this target prior to the new settlement being developed (from the above assumption this would be in 2023).
- There would be interim uncertainties as to the capacity of existing infrastructure in the settlement's wider location that may have to support initial phases of housing delivery.

Summary of likely benefits

- There are likely to be minimal cumulative impacts on ecology under this scenario with the potential for them to be mitigated maximised in a single scheme
- It is likely to be the case that a focus on a new settlement would have less cumulative environmental impacts than a more dispersed distribution
- A new settlement of 10,000 homes has the ability to be built in accordance with high quality design features and 'garden settlement' principles
- The required scale would maximise the potential of wider gains in terms of serving existing communities
- The focus on a new settlement would alleviate the development pressures on the District's largely historic towns and villages
- The scale would maximise the possibility for, and viability of, the inclusion of renewable energy sources within the proposal
- The scale would reduce the likelihood of flood risk being a significant constraint, due to the possibility of developing in areas of Flood Zone 1 and / or factoring waterbodies into the design of development.
- Dependant on location to the strategic road and rail network and also the distance to existing settlements, a focus on a single new settlement would maximise the possibility of supporting sustainable transport methods to be fully integrated.
- The focus on a single new settlement and its possible scale would likely ensure that supporting open space and recreational facilities would be viable as part of the wider development. It is also possible that new healthcare facilities would be provided. This would likely offer benefits to the wider communities of surrounding existing villages.
- A focus on a new settlement will offer the largest possibility of sustainable self-contained development to be delivered
- This scenario would maximise the possibility of primary and secondary schools to be delivered on site.
- The focus on a new settlement will offer the largest possibility of sustainable self-contained development to be delivered, including the development of employment opportunities on site.

Conclusion

Although there are many benefits to new settlements namely the ability to comprehensively

plan the provision of infrastructure and that it reduces development pressure on the historic settlements, there are concerns about relying on only 1 or 2 large sites to deliver the housing and the ability for them to provide a 5 year supply of housing. It is this latter point which leads to the conclusion that this is not a sound development strategy.

Scenario 2) - Villages

Response from Issues and Options consultation

Historic England

Implications for many of the district's historic villages, although the edge of Bishop's Stortford is less constrained in terms of heritage assets. Need to consider the possible impacts on the significance of heritage assets and their setting.

Anglian Water Services

Need to consider impact on Water Recycling Centres which serve villages within Anglian Water's area of responsibility.

Essex County Council

ECC is concerned that this scenario would promote greater volumes of traffic growth on the district's rural road network; detailed considerations needs to be given to the availability of school places at the existing primary schools, whether the scale of development is sufficient to warrant a new school, whether the development would enable children to walk or cycle to school.

The gradual encircling of development within village locations may have detrimental impact of the historic cores

Others (T&PC, developers, individuals)

- × Scale of increase would have detrimental impact on villages and their heritage
- × Uncertain whether scale of development would provide the necessary infrastructure in the settlements.
- × Includes less sustainable locations such as small villages and excludes more sustainable locations such as the towns.
- ✓ Early delivery of sites / 5 year supply of houses
- ✓ Sustain existing services and facilities
- ✓ Allows proportional growth of villages

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) of Scenarios in Issues and Options consultation

Potential issues to overcome

- The cumulative impacts of allocations in the District's villages, in addition to any extant permissions and windfall sites within them, would likely have locally significant impacts on a number of environmental sustainability objectives, including biodiversity. There is a possibility that this could also extend to the water environment in the District.
- Cumulatively, dispersal to the District's villages at the scale required could be seen to have negative impacts on green infrastructure and networks generally throughout the District
- There are likely to be Green Belt implications that may limit growth in some villages. This in turn may exacerbate issues in other villages, which would presumably have to accommodate more than proportionate growth.
- There would be a large amount of isolated and potentially cumulatively significant

impacts on landscape in a number of the District's villages. It is likely that landscape constraints and coalescence issues will exist within large areas of land

- It is possible that a significantly lower proportion of previously developed land will be developed than if a proportion of growth was directed to the District's existing towns
- Development under this scenario is unlikely to respond well to the sustainable use of land, where density requirements are likely to be lower than development under other scenarios with one or more larger allocations.
- Dispersal to the District's villages would have a strong possibility of negative impacts on numerous cultural heritage assets located in historic settlements. Conservation Areas exist in the majority of the District's Villages and numerous have Scheduled Monuments located in close proximity.
- A potential secondary impact of this scenario could be a disproportionate amount of growth dispersed to some villages with fewer constraints
- The scale of developments in each village and the focus on a larger number of small allocations would reduce the possibility for, and viability of, renewable energy sources within proposals.
- The ability to mitigate, or for proposals to be designed to factor in areas that have a risk of flooding, would be less viable than in larger scale allocations
- These settlements, aside from those that have links to the strategic rail network, currently have poor public transport services and a small amount of services and facilities in walking and cycling distance.
- It can be expected that the expected scale of development distributed to each village would not be sufficient to meet thresholds for accompanying services, facilities and infrastructure to be provided. It is also unlikely that public transport providers would extend services to more remote parts of the District.
- This dispersal would not be without a number of significant social implications, particular regarding the cohesion of existing villages and any forthcoming developments that could potentially correspond to their significant expansion
- The scenario is unlikely, as a spatial strategy, to meet future needs and requirements in the District beyond the plan period.
- There will likely be pressure on local infrastructure and schools, with a potential scenario of no single development being of the scale to meet infrastructure thresholds or ensure their viability.
- It is unlikely that any single development, or cumulative amount of growth in any one settlement under this scenario, would stimulate the need for additional schools to be provided.
- Under this scenario it would be difficult to ensure the allocation and delivery of employment development in the District strategically in reflection of existing jobs and a desire to minimise travelling distances.
- It is likely that there would exist a situation where those villages in closer proximity to existing employment opportunities would be vastly more sustainable than those that are more isolated.

Summary of likely benefits

- This dispersal scenario may limit the significance of any loss of the best and most versatile agricultural land in the District.
- A focus on the District's villages would offer a dispersed distribution of development. This would respond well to meeting the District's identified existing housing needs

Conclusion

The sustainability appraisal shows that there are numerous sustainability issues arising from

this scenario especially the necessary scale of development required in the villages which is likely to have a detrimental impact on their character, the countryside and the highway network, with the uncertainty that the scale of individual developments would provide the infrastructure required. It is therefore concluded that this is not a sound distribution strategy.

Scenario 3) - Towns – Saffron Walden and Great Dunmow

Response from Issues and Options consultation

Historic England

Diminish the sense of place and local distinctiveness of Saffron Walden and Great Dunmow plus impact on transport movements, although it would depend on site locations

Anglian Water Services

Need to consider impact on Saffron Walden and Great Dunmow Water Recycling Centres.

Essex County Council

In Saffron Walden this would generate sufficient demand for a new primary school. In relation to secondary schooling in Saffron Walden, in the long term this would lead to fewer pupils from outside the school's priority admissions area but in the medium term is likely to lead to the displacement of some pupils from within the priority admission area. Any children displaced from SWCHS would need to be accommodated at The Joyce Frankland Academy. In Great Dunmow this would generate sufficient demand for a new primary school. In relation to secondary schooling in Great Dunmow, if the existing school is relocated as previously proposed, work would need to be undertaken to ascertain if it could accommodate additional pupils or whether any adjustments to the school's paa could lead to another new school accommodating some of the additional pupils that would be generated by the additional housing.

Others (T&PC, developers, individuals)

- × Limitations of towns for edge of town growth –impact on heritage/transport
- × Already significant commitments
- × Uncertain that infrastructure can be provided to accommodate growth.
- × Not meet needs of rural areas

✓ Focus on towns as sustainable locations with access to services, facilities and infrastructure

✓ Early delivery of sites / 5 year supply of houses

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) of Scenarios in Issues and Options consultation

Summary of potential issues to overcome

- There are a number of Local Wildlife Sites and one SSSI surrounding Great Dunmow, which may limit the suitability of extensions in certain locations.
- Regarding water quality there is the potential for negative cumulative effects arising from a number of urban extensions in the same town.
- This scenario would largely have negative landscape implications, where it can be assumed that a significant proportion of development directed to the towns would have to be accommodated through one or a number of relatively large urban extensions.
- Saffron Walden is surrounded by the best and most versatile soil in the District (Grade 2

Agricultural Land).

- Both Saffron Walden and Great Dunmow have historic cores protected as conservation areas and it is likely that there would be wider implications on character
- Specific to Saffron Walden, a significant constraint exists to the east with Audley End House and its registered historic park and garden
- It should be noted that an AQMA exists in Saffron Walden and any impacts on air quality will be magnified in this area
- Flood Risk Zones 2 and 3 are both prevalent on the edge of both towns.
- Neither town has rail links within existing development boundaries
- Significant growth would likely exacerbate transport pressures in Saffron Walden.
- The distribution of growth would not extend to meeting those needs of more rural areas.
- The distribution would be unlikely, as a spatial strategy, to meet future needs and requirements in the District beyond the plan period where further expansion of the towns should not be solely relied upon as a future strategy in line with existing constraints.
- There are likely to be concerns regarding infrastructure capacities
- Growth under this scenario would not stimulate the requirement for a new secondary school in the District
- There could be considered a discrepancy between provision in the towns and wider employment needs in the District. New employment opportunities should be well related to existing employment opportunities within the District in order for opportunities to be inclusive across a range of sectors.

Summary of likely benefits

- It is possible that a significantly higher proportion of previously developed land could be developed under this scenario than other options
- Development under this scenario is likely to respond well to the sustainable use of land, where density requirements are likely to be higher commensurate to urban locations
- Great Dunmow is largely surrounded by Grade 3 Agricultural Land
- It is possible that, supported by relevant infrastructure improvements, there would be less transport emissions resulting from expansion to the District's towns through accessibility to services
- Both towns have a good range of services and facilities, including frequent bus services to and from their centres
- Directing growth to the towns would correspond to the most socially inclusive scenario in that extensions to the existing settlements would benefit from the largest concentration of existing community facilities in the District commensurate to their status in the settlement hierarchy
- Expansion of the towns at the scale specified would require additional provision of open space, recreation and healthcare facilities. It is possible that the provision of such facilities would benefit the existing communities, dependant on scale and accessibility.
- A focus on the District's towns would direct growth to the centres of the largest population, responding well to identified housing needs in the District
- A focus on the District's main towns of Saffron Walden and Great Dunmow would see housing growth developed in what can be considered the District's most sustainable settlements in terms of existing infrastructure, jobs and services
- It is probable that the amount of growth in both settlements under this scenario would stimulate the need for additional primary schools to be provided
- The distribution of growth under this scenario would direct new housing to those settlements with existing secondary schools and their expansion would likely be required
- This scenario would see employment provision directed to those settlements with the highest population in the District

Conclusion

Towns with their range of services and facilities are generally sustainable locations for development, however a distribution strategy which directs all development to the District's two towns would have a significant impact on their historic character and landscape setting yet the scale of development may not deliver some key infrastructure. It is important to note that an assessment of the call for sites indicates that there are insufficient deliverable sites to support this distribution scenario. It is therefore concluded that this is not a sound distribution strategy.

Scenario 4) - Towns and Villages

Response from Issues and Options consultation

Historic England

Potential negative implications for the historic environment depending on location.

Anglian Water Services

Need to consider impact on Saffron Walden/Great Dunmow Water Recycling Centres and water recycling centres which serve villages within Anglian Waters area of responsibility.

Essex County Council

Concern about growth being spread throughout UDC as may not facilitate appropriate highway mitigation.

Others (T&PC, developers, individuals)

- × Harm character and integrity of market towns and villages
- × Includes less sustainable village locations
- × Unlikely to support new infrastructure

- ✓ Focus on towns as sustainable locations with access to services, facilities and infrastructure
- ✓ All take a share of the growth/lessens impacts fairest solution
- ✓ Towns and villages are sustainable locations for growth
- ✓ Less reliance/risk on just one or two sites which have potential to stall.
- ✓ Proportional growth of the villages
- ✓ Sustain existing services and facilities
- ✓ Early delivery of sites/deliver 5 year supply.

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) of Scenarios in Issues and Options consultation

Summary of potential issues to overcome

- The cumulative impacts of allocations under this scenario, in addition to any extant permissions and windfall sites within the District, would likely have locally significant impacts on a number of environmental sustainability objectives, including biodiversity. Cumulatively, this level of dispersal at the scale required could be seen to have negative impacts on green infrastructure and networks generally throughout the District.
- There is a possibility that this could also extend to the water environment in the District, with dispersal potentially affecting a larger number of water bodies than a reliance on

fewer larger development allocations that have enhanced potential to mitigate any impacts on site

- There are a number of Local Wildlife Sites and one SSSI surrounding Great Dunmow, which may limit the suitability of extensions in certain locations.
- There are likely to be Green Belt implications that may limit growth in some villages. This in turn may exacerbate issues in other villages, which would presumably have to accommodate more than proportionate growth.
- There is the potential for negative impacts to be realised on water quality through the cumulative effects of a number of urban extensions in the same town. This may arise, for example, to the east of Great Dunmow, where extensions could be located in the Upper Chelmer River Valley, and to the south of Saffron Walden regarding the Fulfen Slade.
- There would be a large amount of isolated and potentially cumulatively significant impacts on landscape in a number of the District's villages and any extensions of the District's towns.
- It is likely that landscape constraints and coalescence issues will exist and could be significant within large areas of land contiguous with development boundaries and it will be difficult to consistently determine which pressures are more acceptable than others in the allocation of land in all locations and in consideration of their unique characteristics
- Assuming that a significant proportion of development directed to the towns would have to be accommodated through one or a number of relatively large urban extensions; the cumulative impacts with extant permissions, particularly to the west of Great Dunmow would be significantly negative
- Development in the District's villages is unlikely to respond well to the sustainable use of land, where density requirements are likely to be lower than development under other scenarios with one or more larger allocations. This in turn may have viability issues surrounding the delivery of a mix of housing without increasing the scales of development with resulting associated impacts on the environment
- There would likely be significant negative impacts on the historic environment through development of the scale proposed in this Scenario. Both Saffron Walden and Great Dunmow have historic cores protected as conservation areas, numerous also exist in the District's villages, and although development would be unlikely to be located within or adjacent to these designations, it is likely that there would be wider implications on character and potential loss of amenity through increased traffic to these centres for services
- Specific to Saffron Walden, a significant constraint exists to the east with Audley End House and its Registered Historic Park and Garden
- Dispersal to the District's Villages at the scale required would have a strong possibility of negative impacts on numerous cultural heritage assets located in historic settlements. Conservation Areas exist in the majority of the District's Villages and numerous have Scheduled Monuments located in close proximity
- It should be noted that an AQMA exists in Saffron Walden and air quality impacts will be magnified
- The ability to mitigate, or for proposals to be designed to factor in areas that have a risk of flooding, would be less viable in smaller scale allocations
- Mitigation of flood risk may affect housing densities should extensive mitigation be required.
- Neither town in the District has rail links within existing development boundaries; the nearest train station Saffron Walden can benefit from is Audley End station in Wendens Ambo, approximately a mile and a half from Saffron Walden to the south west
- Outside the main towns it should also be noted that adequate sustainable transport infrastructure is unlikely to exist to support development in many instances in terms of both suitability and capacity. It is also unlikely that public transport providers would extend services to more remote parts of the District. Rail links only exist in the villages of Stansted Mountfitchet, Elsenham, Newport, Wendens Ambo and Great Chesterford.

- Significant growth would however likely exacerbate transport pressures in Saffron Walden
- It is also unlikely that any significant improvements to the road network would be feasible through any one development, or those in accumulation in any settlement.
- Dispersal across the District's villages would not be without a number of significant social implications, particular regarding the cohesion of existing villages and developments that could possibly correspond to their significant expansion
- Directing growth to the towns would correspond to the most socially inclusive scenario in that extensions to the existing settlements would benefit from the largest concentration of existing community facilities in the District commensurate to their status in the settlement hierarchy
- This Scenario is unlikely, as a spatial strategy, to meet needs and requirements in the District beyond the plan period
- There are likely to be concerns regarding infrastructure capacities, particularly in response to a significant amount of extant permissions and windfall sites being within / extensions of these settlements
- The cumulative impacts of allocations in the villages would be a likely pressure on local infrastructure and schools, with a potential scenario of no single development being of the scale to meet infrastructure thresholds or ensure their viability.
- Under this scenario it would be difficult to ensure the allocation and delivery of employment development strategically in terms of suitability, and also in reflection of existing jobs and employment land with a desire to minimise travelling distances.
- There would exist a situation where those villages in closer proximity to existing employment opportunities would be vastly more sustainable than those that are more isolated.

Summary of likely Benefits

- This dispersal scenario may however limit the significance of any loss of the best and most versatile agricultural land in the District, should development proposals be appropriate at a smaller scale commensurate with acceptable expansion of existing settlements
- It is possible that, supported by relevant infrastructure improvements, there would be less transport emissions resulting from expansion to the District's towns with better access to services
- The size of proposals, with the potential for one or a number of relatively large extensions forming the growth specified in this scenario, may have the potential for, and viability of, the inclusion of renewable energy sources within proposals.
- The ability to mitigate, or for proposals to be designed to factor in areas that have a risk of flooding, is likely to be more relevant on larger sites.
- Both towns however have a good range of services and facilities, including frequent bus services to and from their centres
- Expansion of the towns at the scale specified would require additional provision of open space, recreation and healthcare facilities. It is possible that the provision of such facilities would benefit existing and surrounding communities, dependant on scale and accessibility
- This Scenario would have positive impacts associated with a dispersed distribution of development. This would respond well to meeting the District's identified existing housing needs
- A focus on the District's main towns of Saffron Walden and Great Dunmow would see housing growth developed in what can be considered the District's most sustainable settlements in terms of existing infrastructure
- In the towns there is increased scope for a single development to meet the threshold for a new primary school(s) under this scenario, should this be forthcoming and allocated in

preference to a larger amount of smaller urban extensions.

Conclusion

This scenario combines the benefits and disbenefits of the previous two scenarios. It directs development to the towns which are generally sustainable locations for development and to the villages helping to sustain their vitality. However, significant constraints in some of the towns and villages will result in other settlements having to accommodate more than proportionate growth exacerbating issues in these settlements. It is therefore considered that this is a potentially sound option but it is not the recommended option.

Scenario 5)- Hybrid – New settlement / towns / key villages / Type A villages

Response from Issues and Options consultation

Historic England
Mixture of the above effects

Anglian Water Services
Need to consider impact on Water Recycling Centres which serve villages within Anglian Water's area of responsibility

Essex County Council
From a highways and transportation perspective this is the least sustainable option, as it would make the deliverability of sustainable transportation challenging, and also accommodating development within the more remote rural locations throughout UDC would require intervention. It is also the least sustainable for delivery of future education services and facilities as relatively small scale housing development is unlikely to fund anything other than the expansion of an existing school which can be difficult and/or expensive.

[Note: this comment was made in response to a scenario D in the Issues and Options Consultation of 500 in each of the towns, 500 in the key villages and 500 in the Type A villages and 500 in a new settlement; and scenario G which is 1000 in each of the towns, 1000 in the key villages and 1000 in Type A villages.]

Others (T&PC, developers, individuals)

- × May not deliver infrastructure
- × Detrimental impact on towns and villages
- × Too piecemeal

- ✓ Spreads development around district fairest option
- ✓ Potential for organic growth
- ✓ Minimises impact on intrinsic character of existing towns and villages.
- ✓ Gives maximum flexibility for settlements of all sizes to respond to their own development needs.
- ✓ Provides a variety of development types.
- ✓ Spread of delivery of sites/deliver 5 year supply.
- ✓ Need to ensure new settlement is of sufficient size to provide all necessary infrastructure, services and facilities.

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) of Scenarios in Issues and Options consultation

Summary of potential issues to overcome:

- The impacts of dispersal as specified in this scenario would likely have negative impacts on a number of environmental sustainability objectives at the local and site specific level, including biodiversity. Cumulatively, dispersal at this level could be seen to have negative impacts on green infrastructure and networks generally throughout the District.
- There is a possibility that this could also extend to the water environment in the District, with dispersal potentially affecting a larger number of water bodies than a reliance on fewer larger development allocations that have enhanced potential to mitigate any impacts on site.
- There would be a relatively large amount of isolated and potentially cumulatively significant impacts on landscape in a number of the District's villages. There is a possibility that the distribution could lead to more significant impacts in those smaller settlements where development would represent a larger proportionate expansion, with less scope for allocating land for development in less sensitive locations in regard to landscape character.
- It would be difficult to consistently determine which landscape pressures are more acceptable than others in the allocation of land in all villages and in consideration of their unique characteristics.
- There are likely to be Green Belt implications that may limit growth in some villages. This in turn may exacerbate issues in other villages, which would presumably have to accommodate more than proportionate growth.
- Development under this scenario is unlikely to respond well to the sustainable use of land, with little supplementary benefits arising from any one development in the District
- Conservation Areas exist in the majority of the District's villages and numerous have Scheduled Monuments located in close proximity
- The scale of distribution and the focus on a larger number of small allocations would reduce the possibility for, and viability of, the inclusion of renewable energy sources within proposals
- Should development at the existing towns be promoted in the form of a single urban extension in each instance, impacts relevant to pollution should also be considered in any selection criteria, particularly regarding the impact on the AQMA in Saffron Walden
- The ability to mitigate, or for proposals to be designed to factor in areas that have a risk of flooding, would be more viable in larger scale allocations forming the new settlement element of the scenario, or any single large urban extension to meet the growth distribution on the District's towns
- The villages, aside from those that have links to the strategic rail network, currently have poor public transport services and a small amount of services and facilities in walking and cycling distance. It can be expected that the expected scale of development distributed to each village would not be sufficient to meet thresholds for accompanying services, facilities and infrastructure to be provided. It is also unlikely that public transport providers would extend services to more remote parts of the District.
- It is uncertain at this stage what level of services and facilities could be expected from a new settlement at the specified scale, and the sustainability implications of this scenario, would depend on any upper limit that this new settlement could eventually reach beyond the plan period
- This dispersal would not be without a number of significant social implications, particular regarding the cohesion of existing villages and any forthcoming developments that could potentially correspond to their significant expansion under this scenario
- It is possible that there will be significant localised pressure on existing healthcare facilities under this scenario, with potentially no single development being of a larger

enough size to stimulate additional provision.

- There would be some concern however, whether such a distribution would be adequate to stimulate infrastructure improvements, particularly regarding schools and transport, with a potential scenario of no single allocated development being of the scale to meet infrastructure thresholds or ensure their viability in the plan period. The distribution of development is under the threshold for a new primary school to be provided to serve any new development
- The distribution would not respond well to the location of existing employment opportunities in the District. This distribution scenario would also lead to difficulties in ensuring the allocation and delivery of employment development in the District strategically in terms of suitability, and also in reflection of existing jobs and a desire to minimise travelling distances.

Summary of likely benefits:

- This dispersal scenario may limit the significance of any loss of the best and most versatile agricultural land in the District, should development proposals be appropriate at a smaller scale commensurate with acceptable expansion of existing settlements
- Although no rail links exist specifically at the towns, there are available a good existing level of services and facilities and public transport links exist in centres.
- The distribution of growth across the District would most likely be proportionate to the size of existing settlements should the scale and location of extant permissions and potential windfall sites additionally be considered. This ensures that new development has a reasonable level of accessibility to services.
- Distribution of development to the District's towns and to a new settlement would require open space and recreational provision that would be comparatively more easily delivered; particularly should development in the towns come forward as a single urban extension in each instance
- The hybrid option of delivery would be seen as offering the most dispersed distribution of development of all the scenarios. This would respond well to meeting the District's identified existing housing needs
- The start of a new settlement would seek to meet the future needs and requirements of the District.
- This hybrid scenario would respond well to the delivery rate of 580 dwellings per annum and adhere better to the maintenance of a 5 year housing supply over the plan period in the District than Scenario A; the only other Scenario that explores a new settlement at this delivery rate.

Conclusion

A distribution strategy based on a hybrid of the previous scenarios has the advantage of the benefits of each of the scenarios yet can distribute the scale of development in settlements so as to remove or reduce the disbenefits. This flexibility can overcome some of the concerns raised by the County Council, statutory consultees and others.