

CRITERIA FOR ASSESSING POTENTIAL SITES

Criteria references	Criteria	Applied to housing land uses	Applied to employment land uses
1.1	Impact on Internationally Protected Sites	yes	yes
1.2	Impact on Nationally Protected sites	yes	yes
1.3a	Impact on Ancient Woodland	yes	yes
1.3b	Impact on Ancient and Veteran Trees outside of Ancient Woodland	yes	yes
1.4	Impact on Epping Forest Buffer Land	yes	yes
1.5	Impact on BAP priority species or Habitats	yes	yes
1.6	Impact on Local Wildlife Sites	yes	yes
1.7a	Flood Risk (with regard to Housing)	yes	
1.7b	Flood Risk (with regard to Employment)		yes
1.8a	Impact on Scheduled Ancient Monument / Listed Building / Conservation Area/ Historic Park or Garden	yes	yes
1.8b	Impact on Archaeology	yes	yes
1.9	Impact of Air Quality	yes	yes
2.1	Level of harm to Green Belt	yes	yes
3.1	Distance to the nearest rail/tube station	yes	yes
3.2	Walking distance to nearest bus stop (with at least peak hourly day service)	yes	yes
3.3	Access to employment	yes	
3.4	Distance to local amenities	yes	yes
3.5	Distance to nearest infant/primary school	yes	
3.6	Distance to nearest secondary school	yes	
3.7	Distance to nearest GP surgery	yes	
3.8	Access to Strategic Road Network		yes
4.1	Brownfield and Greenfield Land	yes	yes
4.2	Impact on agricultural land	yes	yes
4.3	Capacity to improve access to open space	yes	yes
5.1	Landscape sensitivity	yes	yes
5.2	Settlement character sensitivity	yes	yes
6.1	Topography constraints	yes	yes
6.2a	Distance to gas and oil pipelines	yes	yes
6.2b	Distance to constraining power lines	yes	yes
6.3	Impact on Tree Preservation Order (TPO) trees	yes	yes
6.4	Access to site	yes	yes
6.5	Contamination constraints	yes	yes
6.6	Traffic impact	yes	