

Ref.	Criteria	Land use applicable	Score				
			(++)	(+)	0	(-)	(--)
1.5	Impact on BAP priority species or Habitats	Housing and Employment (B class uses)		Features and species in the site are retained and there are opportunities to enhance existing features.	Site has no effect as features and species could be retained or due to distance of BAP priority habitats from site.	Features and species in the site may not be retained in their entirety but effects can be mitigated.	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.6	Impact on Local Wildlife Sites	Housing and Employment (B class uses)		Features and species in the site are retained and there are opportunities to enhance existing features.	Site has no effect as features and species could be retained or due to distance of local wildlife sites from site.	Features and species in the site may not be retained in their entirety but effects can be mitigated.	Features and species in the site unlikely to be retained and effects cannot be mitigated.
1.7a	Flood Risk	Housing	Site within Flood Zone 1	Site within Flood Zone 2 and exception test not required		Site within Flood Zone 3a where exception test required	Site within Flood Zone 3b and not likely to be suitable for development
1.7b	Flood Risk	Employment (B class uses)	Site within Flood Zone 1	Site within Flood Zone 2 and exception test not required	Site within Flood Zone 3a and exception test not likely to be required		Site within Flood Zone 3b and not likely to be suitable for development

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1.8a	Impact on Scheduled Ancient Monument / Listed Building / Conservation Area/ Historic Park or Garden	Housing and Employment (B class uses)	Opportunity for the site to enhance the significance of the heritage asset / further reveal its significance / enhance the setting.	Site is not likely to affect heritage assets due to their distance from the site.	Site is located within the setting of an heritage asset and effects can be mitigated.	Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.	Site would likely result in the loss of a heritage asset or result in a significant impact that cannot be mitigated.
1.8b	Impact on Archaeology	Housing and Employment (B class uses)		There is a low likelihood that further archaeological assets would be discovered on the site	There is a medium likelihood that further archaeological assets may be discovered on the site, but potential is unknown as a result of previous lack of investigation	Existing evidence and/or a lack of previous disturbance indicates a high likelihood for the discovery of high quality archaeological assets on the site	

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1.9	Impact of Air Quality	Housing and Employment (B class uses)			Site lies outside of areas identified as being at risk of poor air quality.	Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced.	Site lies within an area which has been identified as being at risk of poor air quality, and it is unlikely that the risk could be mitigated.
2.1	Level of harm to Green Belt ⁹	Housing and Employment (B class uses)	Site provides opportunities to assist in the active use of Green Belt without any loss.	Site is not located in the Green Belt.	Site is within Green Belt, but the level of harm caused by release of the land for development would be none ¹⁰ .	Site is within Green Belt, where the level of harm caused by release of the land for development would be very low, low or medium.	Site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high.

⁹ Paragraph 80 of the NPPF sets out the five purposes of Green Belt. In undertaking its Stage 2 Green Belt Review the Council has considered the extent to which these criteria apply to the District and the areas designated as Green Belt. For the Stage 2 Green Belt Assessment a decision was made that individual Green Belt parcels should not be assessed against purpose 5 (to assist in urban regeneration) as it was not possible to distinguish the extent to which individual Green Belt parcels deliver against this purpose and therefore could not be applied in the context of the District which is predominantly rural in character and with limited derelict or other urban land in need of recycling. The Council has also considered how to treat purpose 3 in its Stage 2 Green Belt Assessment, which relates to safeguarding the countryside from encroachment. Given the rural nature of the District the majority of the District's Green Belt performs strongly against this purpose. Therefore, the Council has undertaken some sensitivity testing in its Stage 2 Green Belt Review to look at how Green Belt performs if purpose 3 is removed from the assessment (and therefore parcels are assessed against purposes 1, 2 and 4). The results of this assessment provide a more nuanced picture of how Green Belt performs across the District. As

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3.1	Distance to the nearest rail/tube station	Housing and Employment (B class uses)		Site is less than 1000m from the nearest rail or tube station	Site is between 1000m and 4000m from the nearest rail or tube station	Site is more than 4000m from the nearest rail or tube station	
3.2	Walking distance to nearest bus stop (with at least peak hourly day service)	Housing and Employment (B class uses)		Site is within 400m of a bus stop.	Site between 400m and 1000m of a bus stop.	Site more than a 1000m from a bus stop.	
3.3	Access to employment	Housing		Site is within 1600m of an employment site/location.	Site is more than 1600m and less than 2400m of an employment site/location.	Site is more than 2400m from an employment site/location.	
3.4	Distance to local amenities	Housing and Employment (B class uses)		Site is less than 1000m from nearest town, large village or small village.	Site is between 1000m and 4000m from nearest town, large village or small village.	Site is more than 4000m from the nearest town, large village or small village.	

acknowledged in preceding sections of the SSM, if the Council is to meet its objectively assessed housing and employment needs the case for Green Belt release will need to be considered. It is the Council's view that using the Green Belt assessment which considers the 3 purposes (rather than 4) will provide the Council with a better tool and evidence base upon which to make decisions about the performance of Green Belt across the District and those locations where Green Belt release may be more appropriate. It is on this basis that the Council proposes to use the results of the sensitivity testing for site selection. Further justification for adopting this approach is contained in the Stage 2 Green Belt Assessment.

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It is noted that all releases of designated Green Belt land will result, at least to some extent, in harm due to the loss of land from the Green Belt. This phrasing reflects that based on the draft Stage 2 Green Belt Assessment that some parcels of the District's existing Green Belt do not meet the purposes as set out in paragraph 80 of the NPPF.

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3.5	Distance to nearest infant/primary school	Housing		Site is less than 1000m from the nearest infant/primary school	Site is between 1000m and 4000m from the nearest infant/primary school	Site is more than 4000m from the nearest infant/primary school	
3.6	Distance to nearest secondary school	Housing		Site is less than 1000m from the nearest secondary school	Site is between 1000m and 4000m from the nearest secondary school	Site is more than 4000m from the nearest secondary school	
3.7	Distance to nearest GP surgery	Housing		Site is less than 1000m from the nearest GP surgery	Site is between 1000m and 4000m from the nearest GP surgery	Site is more than 4000m from the nearest GP surgery	
3.8	Access to Strategic Road Network	Employment (B class uses)	The site is immediately adjacent to the Strategic Road Network	The site is within 1km of the Strategic Road Network	The site is 1-3km from the Strategic Road Network	The site is 3-10km from the Strategic Road Network	The site is more than 10km from the Strategic Road Network
4.1	Brownfield and Greenfield Land	Housing and Employment (B class uses)	Majority of the site is previously developed land within or adjacent to a settlement	Majority of the site is greenfield land within a settlement	Majority of the site is previously developed land that is neither within nor adjacent to a settlement	Majority of the site is greenfield land adjacent to a settlement	Majority of the site is greenfield land that is neither within nor adjacent to a settlement

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4.2	Impact on agricultural land	Housing and Employment (B class uses)			Development of the site would not result in the loss of agricultural land	Development of the site would result in the loss of poorer quality agricultural land (grade 4-5)	Development of the site would involve loss of the best and most versatile agricultural land (grades 1-3)
4.3	Capacity to improve access to open space	Housing and Employment (B class uses)		Development could provide an opportunity to improve links to adjacent existing public open space or provide access to open space which is currently private.	Development unlikely to involve the loss of public open space.	Development may involve the loss of public open space but there are opportunities for on-site off-setting or mitigation.	Development may involve the loss of public open space with no opportunities for on-site off-setting or mitigation.
5.1	Landscape sensitivity	Housing and Employment (B class uses)			Site falls within an area of low landscape sensitivity - characteristics of the landscape are able to accommodate development without significant character change.	Site falls within an area of medium landscape sensitivity - characteristics of the landscape are resilient to change and able to absorb development without significant character change.	Site falls within an area of high landscape sensitivity - characteristics of the landscape are vulnerable to change and unable to absorb development without significant character change.

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5.2	Settlement character sensitivity	Housing and Employment (B class uses)		Development may improve settlement character through redevelopment of a run-down site or improvement in townscape.	Development is unlikely to have an effect on settlement character.	Development could detract from the existing settlement character.	Development is likely to substantially harm the existing settlement character.
6.1	Topography constraints ¹¹	Housing and Employment (B class uses)			No topography constraints are identified in the site.	Topographical constraints exist in the site but there is potential for mitigation.	Topographical constraints in the site may preclude development.

¹¹ It is noted that topographical constraints will not be a relevant consideration for all residential and employment (Use Class B) sites. Nevertheless, given the large number of sites which will be subject to the SSM and the undulating land form in parts of the District, the inclusion of this criterion is considered to provide additional information which can assist in understanding the characteristics of each site. Also, where appropriate, the Council has sought to align the approach taken in the SSM and TSSM. Discussions with the traveller community have indicated that the topography of a site does materially alter the suitability of a site for stationing caravans; undulating sites are considered less suitable by the traveller community due to the constraints this poses in situating caravans on the site. In light of these considerations, the Council considers it is appropriate to assess sites for their topographical constraints but acknowledges that this criterion should not be given undue weight when deciding which sites proceed to Stage 3. Accordingly, sites will not be discounted from consideration in the site selection process solely on the basis of how they score on this criterion.

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6.2a	Distance to gas and oil pipelines	Housing and Employment (B class uses)			Gas or oil pipelines do not pose a constraint to the site.	Gas or oil pipelines may constrain part of the site but there is potential for mitigation.	Gas or oil pipelines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site
6.2b	Distance to constraining power lines	Housing and Employment (B class uses)			Power lines do not pose a constraint to the site.	Power lines may constrain part of the site but there is potential for mitigation.	Power lines pose a major constraint to development. They will be difficult to overcome and affect a large part of the site
6.3	Impact on Tree Preservation Order (TPO) trees	Housing and Employment (B class uses)			The intensity of site development would not be constrained by the presence of protected trees either on or adjacent to the site	The intensity of site development would be constrained by the presence of protected trees either on or adjacent to the site	The site has severely limited feasibility for development as a result of the extensive presence of protected trees, either on or adjacent to the site

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6.4	Access to site	Housing and Employment (B class uses)		Suitable access to the site already exists.	Access to the site can be created within landholding to adjacent to the highway.	Potential for access to the site to be created through third party land and agreement in place, or existing access would require upgrade.	There is no means of access to the site and no likely prospect of achieving access.
6.5	Contamination constraints	Housing and Employment (B class uses)			No contamination issues identified on site to date.	Potential contamination on site, which could be mitigated.	Potential severe contamination on site, where assurances would have to be sought from the developer that remediation would not harm site viability.
6.6	Traffic impact	Housing			Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to significantly affect congestion.	Low level congestion expected at peak times within the vicinity of the site.	Moderate peak time congestion expected within the vicinity of the site.

Appendix B Stages 4 and 6.4 Criteria

Ref	Criteria	Land use applicable	Score		
			(+)	0	(-)
1	Availability				
1.1	Site ownership	Housing and Employment (B class uses)	Site is in single ownership	Site is in multiple ownership where landowners are promoting independent schemes that are not in conflict, or working collaboratively on a scheme, and there is an agreement in place between the parties	Site ownership is unknown or is in multiple ownership and the other owners are either unknown, oppose the development or are promoting another conflicting scheme
1.2	Existing uses	Housing and Employment (B class uses)	There are no existing uses on-site or existing uses could cease in less than two years	Existing uses on-site which could cease between two and 10 years	Existing uses on-site where the use could cease in more than 10 years or the timescale for on-site uses ceasing is unknown
1.3	On-site restrictions	Housing and Employment (B class uses)	Site is not subject to any known restrictions	Site is subject to restrictions but agreement in place or being negotiated to overcome them, or not judged to be a constraint	Site subject to restrictions and there is limited prospect of the restriction being overcome
1.4	Availability	Housing and Employment (B class uses)	Site expected to be available between 2016 and 2020	Site expected to be available between 2021 and 2025	Site not expected to be available until at least 2026 or site availability is unknown
2	Achievability				

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2.1	Marketability	Housing and Employment (B class uses)	Site is under option to a developer	Site is being actively marketed for development or enquiries have been received from a developer	Site is not being actively marketed
2.2	Site viability	Housing and Employment (B class uses)	No viability issues identified	Site viability is marginal or weaker demand for development	Viability and the market for development is poor
2.3	On-site physical and infrastructure constraints	Housing and Employment (B class uses)	There are no known on-site constraints which would impact upon deliverability	On-site constraints have been identified but mitigation or design solutions mean that there would be no impact upon deliverability	Identified on-site constraints may impact upon deliverability
2.3a	Primary Schools (Planning Area)	Housing	Site is located within a Primary Forecast Planning Group that has existing and future capacity	Site is located within a Primary Forecast Planning Group that does not have capacity, however has the potential to expand in the future	Site is located within a Primary Forecast Planning Group with no capacity, and limited scope to expand in the future
2.4b	Primary Schools (Individual)	Housing	Site is located within 1km of a primary school with existing and future capacity	Site is located within 1km of a primary school with either a current or forecast capacity deficit	Site is not located within 1km of a primary school
2.5a	Secondary Schools (Planning Area)	Housing	Site is located within a Secondary Forecast Planning	Site is located within a Secondary Forecast Planning Group that does not have	Site is located within a Secondary Forecast Planning Group with no capacity, and

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			Group that has existing and future capacity	capacity, however has the potential to expand in the future, either through the expansion of existing schools or the provision of a new school site	limited scope to expand in the future
2.5b	Secondary Schools (Individual)	Housing	The site is located within 1km of a secondary school with current capacity and no forecast deficit	Site is located within 1km of a secondary school with either a current or forecast capacity deficit	Site is not located within 1km of a secondary school
2.6	Access to open space	Housing	Site is located within 400m of existing publicly accessible open space, or there are proposals for new on-site open space provision as part of the development	Site is located 400-600m from existing publicly accessible open space	Site is more than 600m from existing publicly accessible open space
2.7	Health	Housing	Site is located within 1km of a GP surgery with capacity	Site is located within 1km of a doctors surgery with no capacity	Site is not located within 1km of doctors surgery
2.8	Impact on Minerals Deposits	Housing, Employment (B class uses)	None of the site is located within a minerals safeguarding area	Part of the site is located within a minerals safeguarding area, but possible impacts could be mitigated	Part of the site is located within a minerals safeguarding area and impacts could not be mitigated, or the whole of the site is within a minerals safeguarding area

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3	Cumulative achievability				
3.1	Impact on open space	Housing	There are no identified current deficiencies in the quantum of open space within the settlement. No open space is lost as a result of the proposed allocations in the settlement.	There are no identified current deficiencies in the quantum of open space within the settlement, however the cumulative impact of the proposed allocations would result in a reduction in land for open space.	There is a current deficiency in the quantum of open space within this settlement. The cumulative impact of the proposed allocations would result in a reduction in land for open space.
3.2	Impact on primary schools	Housing	The proposed allocations in the settlement can be accommodated within the current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site	The proposed allocations in the settlement would lead to a shortage of current primary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints
3.3	Impact on secondary schools	Housing	The proposed allocations in the settlement can be accommodated within the current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is potential to accommodate growth by either expanding schools or identifying a new site	The proposed allocations in the settlement would lead to a shortage of current secondary school places in the Schools Planning Area. There is limited scope to further expand school provision due to site constraints

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3.4	Impact on Green Infrastructure (GI)	Housing	The proposed site allocations provide opportunities to enhance Green Infrastructure	The proposed site allocations generally provide opportunities to enhance GI; on some sites there is likely to be some loss of GI	The proposed site allocations do not provide opportunities to enhance Green Infrastructure
3.5	Impact on Sewage Treatment	Housing	Settlement is served by a Sewage Treatment Works which has known spare capacity or planned additional capacity	No known capacity issues, with further engagement with Thames Water to take place as part of the Infrastructure Delivery Plan	Settlement is served by a Sewage Treatment Works with known limited capacity
3.6	Impact on Central Line Capacity	Housing	The proposed allocations in this settlement do not have a material impact on the current or expected forecast peak use of the Central Line stations within Epping Forest District	The proposed allocations in this settlement are expected to result in a minor increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will not affect the capacity of these stations	The proposed allocations in this settlement are expected to result in a moderate or major increase in the expected forecast peak use of the Central Line stations within Epping Forest District, which will affect the capacity of these stations
3.7	Impact on Water Networks	Housing	Settlement is served by water and network with no known capacity issues	-	Settlement is served by water network which is unlikely to be able to meet additional demand - upgrades to the existing infrastructure expected to be required

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3.8	Impact on Wastewater Networks	Housing	Settlement is served by wastewater network with capacity to meet additional demand	Settlement is served by wastewater network which may be unable to meet additional demand – local upgrades to the existing infrastructure expected to be required	Settlement is served by wastewater network which is unlikely to be able to meet additional demand – strategic infrastructure expected to be required