Site Suitability Appraisal Form

1. SITE
Site Name and Address/Location
Site Reference

2. POLICY		
2.1. Is the site a Greenfield or Brownfield site?		
☐ Brownfield Site	☐ Combination of brown and Greenfield	☐ Greenfield Site
2.2. Site location -		
☐ Within existing settlement boundary	☐ Adjoins existing settlement boundary	☐ Separate from existing settlement
2.3. Is site within Metropolitan Green Belt?		
☐ No	☐	☐ Yes
Source:- Uttlesford Local Plan Adopted 2005		

3. Environmental Conditions of Site		
3.1. Does site fall within Public Safety Zone		
☐ No	☐	☐ Yes
3.2. Does site fall within Poor Air Quality Zone		
☐ No	☐	☐ Yes
3.3. Will the site be affected by air traffic noise at 35 mppa (2015)		
☐ Beyond 54 dB(A)leq	☐ Between 54 -57 dB(A) leq	☐ Within 57dB(A) leq
3.4. Will the site be affected by air traffic noise at 76 mppa (2030) ie G2		
☐ Beyond 54 dB(A)leq	☐ Between 54 -57 dB(A) leq	☐ Within 57dB(A) leq
Source – 3.1 – 3.2 Uttlesford Local Plan Adopted 2005 3.3 – BAA planning application for Generation 2; Environmental Statement Volume 3 on Air Noise. Appendix 1 Figure 4 2015 Base Case Summer Average Day LAeq 16 hr Air Noise Contours 57-72 dBA Leq in 3 dB steps and Appendix 5 Figure 12 Base Case Summer Average day LAeq 16 hr 54dB Air Noise Contour 3.4 - BAA planning application for Generation 2; Environmental Statement Volume 3 on Air Noise. Appendix 1 Figure 19 2030 Base Case Summer Average Day LAeq 16 hr Air Noise Contours 57-72 dBA Leq in 3 dB steps and Appendix 5 Figure 12 Base Case Summer Average day LAeq 16 hr 54dB Air Noise Contour		

4. Impact on Biodiversity		
4.1. Does the site include a SSSI/ National Nature Reserve		
☐ No	☐	☐ Yes
4.2. Does the site adjoin or located where development could significantly affect a SSSI/ National Nature Reserve		
☐ No significant adverse impact/Opportunity to enhance	☐ Significant adverse impact that can be mitigated	☐ Significant adverse impact that cannot be mitigated
4.3. Does the site include or significantly affect any other site of local importance such as Local Wildlife Site, Ancient Woodland, and Protected Verge or affect protected habitat or species (if known).		
☐ No significant adverse	☐ Significant adverse	☐ Significant adverse

impact/Opportunity to enhance	impact that can be mitigated	impact that cannot be mitigated
Source – Uttlesford Local Plan Adopted 2005 Great Crested Newt Survey data		

5.	Impact on Landscape Character	
5.1. How would the site impact on the character of the landscape		
☐ No significant adverse impact/Opportunity to enhance	☐ Significant adverse impact that can be mitigated	☐ Significant adverse impact that cannot be mitigated
Source – A subjective assessment taking into account the size of the site and its relationship to the countryside and existing settlements. A site will have a significant impact if it is unrelated to an existing settlement or would change the character of the entrance to a village where low density development marks the transition between countryside and village.		

6.	Impact on historic, cultural and built environment	
6.1. Does the site include a Schedule Ancient Monument		
☐ No	☐	☐ Yes
Does the site adjoin or located where development could significantly affect a Schedule Ancient Monument		
☐ No significant adverse impact/Opportunity to enhance	☐ Significant adverse impact that can be mitigated	☐ Significant adverse impact that cannot be mitigated
How would the site affect the setting and character of a Listed Building, Conservation Area, Historic Park and Garden, Historic Landscape or Protected Lane?		
☐ No significant adverse impact/Opportunity to enhance	☐ Adverse impact/impact but could be mitigated	☐ Significant adverse impact that cannot be mitigated
Source – Uttlesford Local Plan Adopted 2005		

7.	Impact on Flood Risk	
7.1. Is site located within flood risk zone 3b?		
☐ No	☐	☐ YES
7.2. If NO what flood risk zone is the site situated in?		
☐ Zone 1 – little or no risk	☐ Zone 2 low to medium risk	☐ Zone 3a – High risk
Source – Environment Agency Flood Risk Maps 2007		

8.	Impact on Resources	
8.1. Would development require extraction of mineral resources?		
☐ Site below size threshold of 10 ha for Sand and 3 ha for chalk or not located in area of mineral resource	☐ Site of a size (over 10ha for sand and 3ha for gravel) and in a location where further investigation required to	☐ Site where prior extraction of minerals is required prior to development

	assess technical and economic viability of extraction	
Source – Minerals Development Document: Further Issues and Options Paper January 2009 Mineral Resource Map (Minerals Development Document: Further Issues and Options Paper Map 13) Advice from Essex County Council (Minerals & Waste Planning)		
8.2. Would development impact on air quality or an Air Quality Management Area (AQMA)?		
☐ No impact on air quality/ Opportunity for improvement	☐ Indirect/direct impact on AQMA in operation but mitigation possible	☐ Indirect/direct impact on AQMA and no mitigation possible
Source – UDC Detailed Assessment of Air Quality Saffron Walden December 2006		
8.3. Does site lie within a ground water protection Zone		
☐ No	☐ Yes – but low risk to contamination	☐ Yes – high risk to contamination
Source :- Uttlesford Local Plan Adopted 2005		
8.4. Would the development result in a loss of high quality agricultural land		
☐ No Land in Grade 4 or non-agricultural use	☐ Yes – Grade 3	☐ Yes Grade 2
Source:- Agricultural Land Classification of England and Wales (Provisional)		

9. Accessibility -		
- if facilities are not to be provided as part of development ….		
9.1. Is site related well related to bus stop or railway station?		
☐ Within 400m	☐ Between 400 and 800m	☐ Over 800m
9.2. Distance to existing local employment provision		
☐ Within 400m or 10 mins by walk/cycle/ bus/rail	☐ Within 30 minutes travel time by walk/cycle/ bus/rail	☐ Beyond 400m and 30 minutes travel time by walk/cycle/ bus/rail
9.3. Distance to nearest primary school		
☐ Within 400m or 10 mins by walk/cycle/ bus/rail	☐ Within 30 minutes travel time by walk/cycle/ bus/rail	☐ Beyond 400m and 30 minutes travel time by walk/cycle/ bus/rail
9.4. Distance to existing (village) shop/Post Office		
☐ Within 400m or 10 mins by walk/cycle/ bus/rail	☐ Within 30 minutes travel time by walk/cycle/ bus/rail	☐ Beyond 400m and 30 minutes travel time by walk/cycle/ bus/rail
9.5. Distance to GP surgery/health centre		
☐ Within 400m or 10 mins by walk/cycle/ bus/rail	☐ Within 30 minutes travel time by walk/cycle/ bus/rail	☐ Beyond 400m and 30 minutes travel time by walk/cycle/ bus/rail
9.6. Distance to nearest secondary school		
☐ Within 400m or 10 mins by walk/cycle/ bus/rail	☐ Within 30 minutes travel time by walk/cycle/ bus/rail	☐ Beyond 400m and 30 minutes travel time by walk/cycle/ bus/rail
9.7. Distance to nearest retail centre		

☐ Within 400m or 10 mins by walk/cycle/ bus/rail	☐ Within 30 minutes travel time by walk/cycle/ bus/rail	☐ Beyond 400m and 30 minutes travel time by walk/cycle/ bus/rail
9.8. Distance to Hospital		
☐ Within 400m or 10 mins by walk/cycle/ bus/rail	☐ Within 30 minutes travel time by walk/cycle/ bus/rail	☐ Beyond 400m and 30 minutes travel time by walk/cycle/ bus/rail
Source – Accessibility Maps produced by Essex County Council (Passenger Transport). Note:- maps do not take into account frequency of public transport. A note is made of this against question 9.1 on the Site Appraisal Information identifying the number of services per day per week based on ECC timetable April 2008. Access to hospitals is only to Addenbrookes, Cambridge; Broomfield, Chelmsford and Princess Alexandra, Harlow.		

10. Constraint to delivery		
10.1. Is the site likely to be subject to any development constraints affecting the likelihood of development (eg contaminated land, topography, land stability ransom strips, covenants, relocation of current uses etc)		
☐ No constraint	☐ Constraint which could be overcome through major mitigation	☐ Constraint which cannot be overcome through mitigation.
Source – Information on Availability of Potential Sites Form; site visit		

11. Open Space and Recreation		
11.1. Would the site result in the loss of open space and recreation facilities?		
☐ No	☐ Yes – but indication of replacement provision on , next to or near to the site as part of the development	☐ Yes – no possibility of replacement provision
Source – Information on Availability of Potential Sites Form; site visit		

12. Employment Land		
12.1. Would the development of the site result in the loss of employment land?		
☐ No	☐ Yes – but indication of replacement provision on , next to or near to the site as part of the development	☐ Yes – no possibility of replacement provision
Source – Information on Availability of Potential Sites Form; site visit		

13. Infrastructure Capacity		
13.1. Is the site considered adequately served by existing infrastructure (eg utilities and highways) or can it be adequately served?		
☐ Sufficient infrastructure in place to serve development	☐ Infrastructure constraints that would require investment to	☐ Significant infrastructure constraints ie strategic infrastructure required

	overcome but can be addressed by developer contributions	which goes beyond that which can be addressed by developer contributions
Source – Information on Availability of Potential Sites Form		

14. Highway Access		
14.1. Can the site be accessed by vehicle from the highway?		
☐ Yes - from adopted road	☐ Would require investment but can be addressed by developer contributions	☐ Fundamental strategic objection to new access, or scheme would be too expensive to make development viable.
Source – Information on Availability of Potential Sites Form. Advise from Essex County Council (Highways)		