

APPENDIX 26 – SITES SCORING SYSTEM

Location	Proximity to strategic highway network	Site adjacent to motorway junction – score 10 Site 1 km from motorway junction – score 9 Site 2 km from motorway junction – score 8 For each further km distance from junction, reduce score by one point, i.e. any site 10 km or further from motorway junction scores zero
	Prominence	Site adjacent to, and visible from motorway junction – score 10/9 Site adjacent to, and visible from dual carriageway – score 8/7 Site adjacent to, and visible from primary route – score 6/5 adjacent to, and visible from A-road – score 4/3 Site has local prominence, e.g. within its industrial location – score 2/1/0
Public Transport		Site within 250m of a bus route and within 0.5 km of a rail station – score 10 Site within 250m of a bus route <u>or</u> 0.5 km of a rail station – score 5 Limited public transport – score 0
Planning Status		If site has detailed planning status – score 10 If site has outline planning status – score 6 If site approved in the development plan – score 4 If site is available, subject to planning – score 1
Services Availability		If all services are provided and in place – score 10 If priority services are available with no abnormal costs – score 7 If all priority services are available, but with abnormal costs – score 3 Some services are unavailable – score 0
Constraints		May be physical, planning, or legal Take a subjective view – reduce score by 2 for each constraint If there are none – score 10
Environmental Setting		Subjective sliding scale, 0-10, for example if: High quality business park/greenfield location – score 10 Moderate quality industrial estate – score 5 Poor quality industrial estate/in-fill location – score 2
Flexibility		In terms of site shape and ability to sub-divide to suit smaller occupiers. Subjective, but consider the site within its context/category. Score 10 if it is flexible, 0 if it is inflexible.
Availability		Site is available to development immediately – score 10 Site is available to develop in 1 year – score 8 Site is available to develop in 2 years – score 6 Site is available to develop in 3 years – score 4 Site is available to develop in 4 years – score 2 Site is available to develop in 5 years – score 0