

## APPENDIX 2

### Site Appraisal Criteria and indicators Applied in the Qualitative Site Assessment

#### Market Attractiveness

Appraisal Criteria	Indicator	Score	Scoring Criteria
<b>Accessibility</b>	Ease of access to the motorway or major arterial route (i.e. an 'A' Road)	1	Located more than 2 kilometres away from a motorway or major arterial route
		2	Located 1 - 2 kilometres away from a motorway or major arterial route
		3	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
		4	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes
	Quality of local road access	1	Very narrow surrounding roads potentially unadopted / heavy congestion possible at most periods
		2	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods
		3	Surrounding roads are relatively wide / likely to be limited congestion at peak periods
		4	Surrounding roads are wide / no apparent issues of congestion
<b>Business Image</b>	Quality of the external environment ( <i>vacant / part vacant sites and redevelopment opportunities</i> )	1	Poor quality of surrounding environment
		2	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users

Appraisal Criteria	Indicator	Score	Scoring Criteria	
		3	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users	
		4	Quality / nature of surrounding environment will be a positive factor to attracting occupiers	
	Quality of the existing portfolio, internal and external environment ( <i>occupied sites / re-use opportunities</i> )	1	Buildings and external areas are of very poor quality and condition / very restricted provision of parking, circulation and servicing / poor quality of surrounding environment	
		2	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users	
		3	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users	
		4	Buildings and external areas are of good quality and condition providing a good range of building type, size and tenure / good provision of parking, circulation and servicing / quality of surrounding environment will likely be a positive factor to attracting occupiers	
	Duration of availability ( <i>vacant / part vacant sites</i> )	1	Site has been available (e.g. allocated but not developed) for more than 10 years	
		2	Site has been available (e.g. allocated but not developed) for 6 – 10 years	
		3	Site has been available (e.g. allocated or committed but not developed) for 2 – 5 years	
		4	Site has been available (e.g. allocated or committed but not developed) for less than 2 years	
	Marketing and enquiry interest		1	No evidence of active marketing, recent completions or development under construction at the time of the survey. On developed sites vacancy levels appear very high

Appraisal Criteria	Indicator	Score	Scoring Criteria
		2	Evidence of limited marketing but low level of interest for employment uses indicated by agents / limited or no recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear high
		3	Evidence of active marketing with moderate levels of interest for employment uses indicated by agents / may be some recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear average
		4	Evidence of active marketing with high levels of interest for employment uses indicated by agents / good level of recent completions or development under construction at the time of the survey. On developed sites, vacancy levels are low
	Adjoining Land Uses	1	The site is surrounded entirely by 'bad' neighbour uses and/or sensitive uses
		2	The site has some 'bad' neighbour uses/ or sensitive uses adjoining or within the site
		3	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby
		4	The site is located in an area of other similar uses or open countryside
	Road Frontage Visibility	1	The site is not visible from any road frontage
		2	The site has some visibility to a local road
		3	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road
		4	The site has a highly visible frontage to an 'A' road or motorway
	<b>Site Development Constraints</b>	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site)	1
2			Site is between 0.5 and 1 hectare / constrained by certain physical site features

Appraisal Criteria	Indicator	Score	Scoring Criteria	
	<i>(vacant / part vacant sites and redevelopment opportunities)</i>	3	Site is between 1 and 5 hectares / may be some physical constraining features	
		4	Site is in excess of 5 hectares / no apparent evidence of physical constraining features	
	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]	1	The site is constrained by several of environmental constraints / abnormal development requirements which will likely significantly limit development potential	
		2	The site is constrained by some environmental constraints / abnormal development requirements which could limit development potential	
		3	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential	
		4	There are no identified environmental or known abnormal development requirements applying to the site	
	<i>(vacant / part vacant sites and redevelopment opportunities)</i>	Flooding	1	High risk of flooding on the site (Flood Risk Category 3a or 3b)
			2	Medium risk of flooding on the site (Flood Risk Category 2)
			3	Low risk of flooding on the site (Flood Risk Category 1)
			4	No flood risk (outside of any identified flood risk zone)
	<i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination	1	Likely to be significantly contaminated requiring substantial ground preparation and remediation
			2	Likely to be contaminated requiring some ground preparation and remediation
			3	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works

Appraisal Criteria	Indicator	Score	Scoring Criteria
	Ownership / Owner Aspirations	4	Contamination unlikely, no significant ground preparation works required
		1	Site owner(s) actively pursuing non-employment uses (e.g. extant planning permission exists for non-employment use / recent pre-application discussions)
		2	Site is in unknown multiple / single ownership, no extant planning permissions / recent pre-application discussions for employment or non-employment development, owner aspirations unknown
		3	Site is in known multiple / single ownership, no extant planning permissions for employment or non-employment development, owner aspirations for employment appear neutral
		4	Site owner(s) actively pursuing employment uses (e.g. extant planning permission exists for employment use / recent pre-application discussions)
	Site access	1	Significant site access (visibility) constraints / possible 'ransom' issues
		2	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development
		3	Likely to be only minimal site access (visibility) constraints
		4	No apparent site access (visibility) constraints

### Strategic Planning and Sustainability

Appraisal Criteria	Indicator	Score	Scoring Criteria
<b>Accessibility to Non Car Transport Modes</b>	Ease of access to public transport	1	The site is more than 500m from a main bus route and more than 1 km of a train or bus station
		2	The site is located within 500m of a main bus route (but not immediately adjacent) and / or within 1 km of a train or bus station
		3	The site immediately adjacent to a main bus route and within 1 km of a train or bus station
		4	The site is located within 500m of a train or bus station
	Ease of walking and cycling	1	There are no existing footpaths or cycle links to the site
		2	There are some footpaths or cycle links to the site although provision is limited and is not continuous
		3	There are reasonable footpath and/ or cycle links to the site but use may be constrained by certain factors
		4	There are good and attractive footpath and cycle links to the site
<b>Enhancement of the Environment</b>	Land classification	1	The site is predominately / wholly Greenfield
		2	The site is less that 50% brownfield
		3	The site is more than 50% brownfield
		4	The site is predominately / wholly brownfield.

Appraisal Criteria	Indicator	Score	Scoring Criteria
	Potential to enhance environmental quality  <i>(vacant / part vacant sites and redevelopment opportunities)</i>	1	Development / redevelopment of the site would detract from existing environmental quality (e.g. development would impact on attractive open countryside) and / or would significantly conflict with local regeneration strategies for the area
		2	Development / redevelopment of the site would likely have a neutral impact on existing environmental and / or local regeneration strategies for the area
		3	Development / redevelopment of the site would improve existing environmental quality and / or could contribute towards local regeneration strategies for the area
		4	Development / redevelopment of the site would make a significant improvement to existing environmental quality and could make a substantial contribution towards local regeneration strategies for the area
<b>Regeneration and Economic Development</b>	Sequential location	1	The site is located completely outside of a defined urban area
		2	The site is located out of centre, but within the urban area
		3	The site is located within or on the edge of an existing district or town centre
		4	The site is located within or edge of existing city centre
	Economic Activity	1	The site is located in an area of high economic activity (72.5 -77.1%)
		2	The site is located in an area of good economic activity (67.7-72.5%)

Appraisal Criteria	Indicator	Score	Scoring Criteria
		3	The site is located in an area of moderate economic activity (58.1 - 67.7%)
		4	The site is located in an area of low economic activity (53.3 -58.1%)
	Multiple Deprivation Indices	1	The site is within an area ranked in the most affluent wards (75%) for multiple deprivation
		2	The site is within an area ranked as an affluent ward (50%) for multiple deprivation indices
		3	The site is within an area ranked within top 10% and 20% of deprived wards for multiple deprivation indices
		4	The site is within an area ranked within the top 5% of the most deprived wards for multiple deprivation indices
	Economic Development	1	Site does not have the ability to deliver any regional or local economic development objectives
		2	The site has a limited ability to deliver regional or local economic development objectives
		3	The site has a good ability to deliver a number of regional or local economic development objectives
		4	The site has an excellent ability to deliver several significant regional and local policy objectives