

Table H.1 - East Northamptonshire Employment Sites Portfolio - Rationale for Evaluation of Existing Sites

ASSESSMENT CRITERIA	SCORING GUIDELINES	RATIONALE
ACCESS		
A1 - ACCESS TO PUBLIC TRANSPORT	EXCELLENT (5 PTS) – WITHIN 100 M OF BUS-STOP GOOD (4 PTS) – WITHIN 250 M OF BUS-STOP FAIR (3 PTS) – WITHIN 500 M OF BUS-STOP POOR (1 PT) – FURTHER THAN 500 M FROM A BUS-STOP	Distance from site entrance to nearest bus-stop
A2 - PROXIMITY TO THE STRATEGIC ROAD NETWORK	EXCELLENT (5 PTS) - IMMEDIATELY ADJACENT TO SRN GOOD (4 PTS) – WITHIN 1KM OF SRN FAIR (3 PTS) – WITHIN 1 AND 3 KM FROM SRN POOR (1 PTS) – BETWEEN 3 AND 5KM FROM SRN	Distance from site entrance to strategic road network
ACCESS SCORE (AX)	AX = (A1+A2)/2	Composite Access Score
SUSTAINABILITY		
S1 - SEQUENTIAL TEST	GOOD (5 PTS) – WITHIN URBAN AREA FAIR (3 PTS) – URBAN FRINGE (ADJACENT TO SETTLEMENT BOUNDARY) POOR (1 PT) –RURAL LOCATION (OUTSIDE SETTLEMENT BOUNDARY;	Proximity of site from urban settlements
SUSTAINABILITY SCORE (SX)	SX = S1	Composite sustainability score
ENVIRONMENTAL QUALITY OF SITE AND SURROUNDINGS		
E1 - SITE QUALITY, IMAGE AND MANAGEMENT	EXCELLENT (5PTS) – SITE OF HIGHEST QUALITY WITH GOOD QUALITY LANDSCAPING, HIGH SPEC OCCUPIERS AND GOOD LEVEL OF SITE MANAGEMENT GOOD (4 PTS) – SITE OF GOOD QUALITY WITH ADEQUATE LANDSCAPING, SOME EVIDENCE OF MANAGEMENT AND RANGE OF OCCUPIERS. FAIR (3 PTS) – SOME ATTEMPT MADE AT LANDSCAPING AND SITE MANAGEMENT. IMPROVEMENTS REQUIRED IN PLACES POOR (1PT) – LITTLE EVIDENCE OF LANDSCAPING OR SITE MANAGEMENT. SITE UNTIDY WITH CONSIDERABLE WORKS REQUIRED TO BRING UP TO STANDARD.	Quality of site landscaping in relation to other sites in District. On site evidence of site management including upkeep of planting, removal of litter/vandalism etc, upkeep of signag
E2 – ACCESS TO AMENITIES	EXCELLENT (5pts) – RANGE OF ON-SITE AMENITIES GOOD (4 PTS) – CAFÉ ON SITE, OR IMMEDIATELY ADJACENT TO SITE. FAIR (3 PTS) – LOCAL AMENITIES LOCATED WITHIN 10 MINUTE WALK OF SITE ENTRANCE. POOR (1 pt) – NO AMENITIES WITHIN 10 MINUTE WALK OF SITE.	Proximity of site to local amenities including catering, childcare, entertainment et
E3 – BUILDING CONDITION/FIT FOR PURPOSE	EXCELLENT (5PTS) –ALL BUILDINGS IN GOOD CONDITION, NO REQUIREMENT FOR CHANGE. GOOD (4PTS) – MAJORITY OF BUILDINGS IN GOOD CONDITION. POSSIBLE EVIDENCE OF SOME LACK OF UPKEEP/MAINTENANCE. GOOD CHANCE OF REOCCUPATION IF BUILDINGS BECOME VACANT. FAIR (3 PTS) – BUILDINGS ADEQUATE FOR EXISTING OCCUPIERS WITH NO VISUAL EVIDENCE OF MAJOR DILAPIDATION. REASONABLE CHANCE OF BUILDINGS BECOMING REOCCUPIED IF VACANT. POOR (1 PT) – MAJORITY OF BUILDINGS REQUIRE REFURBISHMENT. POSSIBLE STRUCTURAL PROBLEMS INCLUDING CRACKS IN EXTERNAL; WALLS, LEAKING ROOFS, DAMP, BROKEN WINDOWS. LIMITED BUILDING LIFESPAN WITHOUT MAJOR REPAIRS/ RENOVATION.	Score refers to majority of buildings on site.
ENVIRONMENT SCORE (EX)	EX = (E1+E2+E3)/3	Composite Environmental Score
MARKET CONSIDERATIONS		
M1 - PRESENT MARKETABILITY (PERCEPTION AND DEMAND) FOR B-CLASS USES WITHIN THE SITE	5 PTS – HIGHEST LEVEL OF DEMAND 4 PTS – STRONG DEMAND 3 PTS – AVERAGE DEMAND 2 PTS – WEAK DEMAND 1PT – NO DEMAND	Marketability based upon LSH appraisal of commercial property sector within the District (APPENDIX I), discussions with local property agents and council officials, and on site observations..
M2 - MEDIUM TO LONG-TERM MARKETABILITY (PERCEPTION AND DEMAND) FOR B-CLASS USES WITHIN THE SITE	5 PTS – HIGHEST LEVEL OF DEMAND 4 PTS – STRONG DEMAND 3 PTS – AVERAGE DEMAND 2 PTS – WEAK DEMAND 1PT – NO DEMAND	
MARKETABILITY SCORE (MX)	MX = MAX(M1,M2)	Composite Marketability Score
POLICY CONSIDERATIONS		
P1 - EVALUATION AGAINST REGIONAL EMPLOYMENT POLICIES	5PTS – GOOD CONFORMITY WITH REGIONAL EMPLOYMENT POLICIES 3 PTS – ADEQUATE CONFORMITY WITH REGIONAL EMPLOYMENT POLICIES 1 PT – POOR CONFORMITY WITH REGIONAL EMPLOYMENT POLICIES	Reflects conformity with regional employment policy (including the emerging RSS, the East Midlands Integrated Regional Strategy, the East Midlands Regional Economic Strategy and the Milton Keynes and South Midlands Regional Growth Strategy)
P2 - EVALUATION AGAINST LOCAL EMPLOYMENT POLICIES	5PTS – GOOD CONFORMITY WITH LOCAL EMPLOYMENT POLICIES 3 PTS – ADEQUATE CONFORMITY WITH LOCAL EMPLOYMENT POLICIES 1 PT – POOR CONFORMITY WITH LOCAL EMPLOYMENT POLICIES	Reflects conformity with current strategic local and sub-regional policy (including relevant emerging North Northamptonshire LDF documents, the RNOT IC feasibility study, East Northamptonshire Economic Development Strategy and the North Northamptonshire Economic and Employment Strategy)
POLICY SCORE (PX)	PX = (P1+P2)/2	Composite Policy Score
OVERALL SUITABILITY SCORE	SUITABILITY % = (AX+SX+EX+MX+PX)x4	Composite suitability score based upon all criteria (out of 25) and rounded up to give percentage score.