

Table H.2 - Employment Suitability Assessment of Existing Sites

ID number	Site Name	Settlement	Access				Sustainability		Environmental quality of site and surroundings					Market considerations			Policy considerations		Composite Value				Justification										
			Size of Site (ha)	Size of Opportunity Area (ha)	Size of Vacant Land (ha)	Vacant Floorspace (m <sup>2</sup> )	Public Transport Access	Strategic Road Network	Sequential test	Site quality & image	Local Amenities	Building Condition/ Fit for Purpose	Present Market-ability	Medium / Long-Term Market-ability	Regional Employment Policies	Local Employment Policies	Overall suitability Score %	Site Suitable for Employment Protection	Site Suitable for Extension/Intensification/Regeneration of Existing Employment Uses	Public Intervention Potentially Required													
								Access Score (5 = best, 0 = worst)	Within urban area = Good; Urban Fringe = Fair; rural Location = Poor	Sustainability Score (5 = best, 0 = worst)	Site quality & image	Access to amenities	Condition of buildings, age	Environmental Quality Score	Demand/ Market-ability B Class Uses at Present	Demand/ Market-ability B Class Uses in the Medium to Long-Term Future	Market Considerations Score	Evaluation against regional employment policies	Evaluation against local employment policies	Policy Score													
<b>Existing Employment Sites</b>																																	
08	East Road	Oundle	2.07	2.07		1,589	Excellent	5	Fair	3	4.0	Good	5	5.0	Fair	3	Fair	3	Fair	3	3.0	2	4	4.0	5	5	5.0	84.0	Y		Y	Site may provide comprehensive redevelopment opportunity incorporating employment or non B-class uses	
27	Nene Park	Irthingborough	23.70	1.28	5.60	4,907	Good	4	Excellent	5	4.5	Fair	3	3.0	Excellent	5	Fair	3	Good	4	4.0	4	5	5.0	4	4	4.0	82.0	Y		Y	Site provides opportunities for expansion of employment uses or development incorporating non B-class uses	
12	Cottingham Way / Cosy Nook	Thrapston	4.17				Excellent	5	Good	4	4.5	Fair	3	3.0	Fair	3	Good	4	Good	4	3.7	4	4	4.0	5	5	5.0	80.7	Y			Site fulfilling adequate employment function	
11	Haldens Parkway	Thrapston	39.89		7.56		Fair	3	Excellent	5	4.0	Fair	3	3.0	Good	4	Fair	3	Excellent	5	4.0	5	5	5.0	5	3	4.0	80.0	Y	Y			Site provides opportunities for expansion
19	Crown Park	Rushden	19.54	1.20		10,983	Poor	1	Good	4	2.5	Fair	3	3.0	Good	4	Good	4	Excellent	5	4.3	5	5	5.0	5	5	5.0	79.3	Y	Y			Site fulfilling adequate employment function but future redevelopment opportunities may exist
20	Express Business Park	Rushden	15.73		3.08	7,530	Poor	1	Good	4	2.5	Fair	3	3.0	Excellent	5	Fair	3	Excellent	5	4.3	4	5	5.0	5	5	5.0	79.3	Y	Y			Site provides opportunities for expansion
09	Nene Valley Business Park	Oundle	7.50			962	Fair	3	Excellent	5	4.0	Fair	3	3.0	Fair	3	Poor	1	Good	4	2.7	4	5	5.0	5	5	5.0	78.7	Y			Site fulfilling adequate employment function	
06	Kingsmead	Rural parishes	1.03		0.36		Good	4	Fair	3	3.5	Fair	3	3.0	Good	4	Poor	1	Good	4	3.0	3	5	5.0	5	5	5.0	78.0	Y	Y			Site provides opportunities for expansion, and potentially diversification of B-class uses
29	Francis court	Rushden	3.11	0.52		2,170	Good	4	Good	4	4.0	Good	5	5.0	Fair	3	Good	4	Fair	3	3.3	3	3	3.0	5	3	4.0	77.3	Y	Y			Site provides opportunities for intensification
14	Warth Park	Raunds	34.25	13.52			Fair	3	Good	4	3.5	Fair	3	3.0	Excellent	5	Poor	1	Excellent	5	3.7	5	5	5.0	5	3	4.0	76.7	Y	Y			Site provides opportunities for expansion
22	Norris Way / Elan Court	Rushden	4.70	0.37		353	Excellent	5	Good	4	4.5	Good	5	5.0	Fair	3	Good	4	Poor	1	2.7	3	3	3.0	5	3	4.0	76.7	Y	Y			Site provides opportunities for intensification
21	Sanders Lodge (north)	Rushden	7.67	1.64		7,544	Fair	3	Good	4	3.5	Fair	3	3.0	Fair	3	Good	4	Fair	3	3.3	3	5	5.0	5	3	4.0	75.3	Y		Y	Site may provide comprehensive redevelopment opportunity incorporating employment or non B-class uses	
31	Diamond Way Business Centre	Irthingborough	1.95				Poor	1	Good	4	2.5	Fair	3	3.0	Excellent	5	Fair	3	Good	4	4.0	5	5	5.0	3	5	4.0	74.0	Y			Site fulfilling adequate employment function	
18	Rushden Business Park	Rushden	4.54			924	Poor	1	Good	4	2.5	Fair	3	3.0	Good	4	Good	4	Good	4	4.0	5	5	5.0	4	4	4.0	74.0	Y			Site fulfilling adequate employment function	
30	Sanders Lodge (south)	Rushden	13.24			15,573	Fair	3	Good	4	3.5	Fair	3	3.0	Fair	3	Fair	3	Poor	1	2.3	3	5	5.0	5	3	4.0	71.3	Y		Y	Site may provide comprehensive redevelopment opportunity incorporating employment or non B-class uses	
15	Enterprise Road	Raunds	2.82			127	Good	4	Good	4	4.0	Fair	3	3.0	Good	4	Fair	3	Good	4	3.7	3	3	3.0	5	3	4.0	70.7	Y			Site fulfilling adequate employment function	
26	Chowns Mill	Higham Ferrers	2.28				Fair	3	Excellent	5	4.0	Fair	3	3.0	Poor	1	Fair	3	Fair	3	2.3	3	5	5.0	3	3	3.0	69.3	Y			Site fulfilling adequate employment function	
25	Kimbolton Road	Higham Ferrers	12.78	5.05		2,361	Poor	1	Good	4	2.5	Fair	3	3.0	Fair	3	Fair	3	Fair	3	3.0	2	4	4.0	5	3	4.0	66.0	Y		Y	Site may provide comprehensive redevelopment opportunity incorporating employment or non B-class uses	
13	Top Close	Thrapston	2.30	0.28	0.53		Fair	3	Good	4	3.5	Fair	3	3.0	Fair	3	Fair	3	Fair	3	3.0	3	3	3.0	5	3	4.0	66.0	Y	Y			Site provides opportunities for expansion and potential exists for intensification of existing units
01	Islip Furnace Site	Rural parishes	7.24	1.66			Fair	3	Excellent	5	4.0	Poor	1	1.0	Poor	1	Poor	1	Fair	3	1.7	3	5	5.0	4	4	4.0	62.7	Y	Y			Parts of site may provide redevelopment opportunities to provide a better utilisation of employment land
10	Fairline Marina	Oundle	9.21				Poor	1	Fair	3	2.0	Fair	3	3.0	Poor	1	Good	4	Fair	3	2.7	4	4	4.0	3	5	4.0	62.7	Y			Site fulfilling adequate employment function	
16	New Barn Farm	Rural parishes	1.59			478	Fair	3	Good	4	3.5	Fair	3	3.0	Fair	3	Poor	1	Good	4	2.7	3	3	3.0	4	3	3.5	62.7	Y	Y			Site provides opportunities for expansion
02	Inchcape Automotive	Rural parishes	21.47	21.47			Poor	1	Good	4	2.5	Poor	1	1.0	Fair	3	Poor	1	Fair	3	2.3	3	5	5.0	4	4	4.0	59.3	Y	Y			Site may provide comprehensive redevelopment opportunity incorporating non B-class uses should the present occupier vacate.
03	Acorn Industrial Estate	Rural parishes	0.93	0.64			Poor	1	Excellent	5	3.0	Fair	3	3.0	Fair	3	Poor	1	Fair	3	2.3	3	3	3.0	4	3	3.5	59.3	Y	Y			Parts of site may provide redevelopment opportunities to provide a better utilisation of employment land
04	West Hay Farm	Rural parishes	4.72				Fair	3	Fair	3	3.0	Poor	1	1.0	Good	4	Fair	3	Good	4	3.7	3	3	3.0	4	3	3.5	56.7	Y	Y			Potential exists for expansion beyond current site boundary
28	Addington Park Industrial Estate	Rural parishes	3.90	0.73			Poor	1	Fair	3	2.0	Fair	3	3.0	Fair	3	Poor	1	Fair	3	2.3	3	3	3.0	4	3	3.5	55.3	Y	Y			Site provides opportunities for expansion
07	King's Cliffe Industrial Estate	Rural parishes	5.78	2.14		7,473	Poor	1	Fair	3	2.0	Poor	1	1.0	Good	4	Good	4	Good	4	4.0	3	3	3.0	4	3	3.5	54.0	Y	Y			Site provides opportunities for expansion and potential exists for intensification of existing units