

Table H.4 - Employment Suitability Matrix for Potential Sites

ID number	Site Name	Settlement	Site Area (ha)	Access			Sustainability			Market considerations				Policy considerations			Development constraints			Overall suitability Score %	Potential Floorspace		Future Role of Site							
				Public Transport Access	Proximity to the Strategic Road Network	Access Score (5 = best, 0 = worst)	Previously developed land	Sequential test	Sustainability Score (5 = best, 0 = worst)	Marketability (perception and demand) - B1(a)	B2 / B1c	B8	Marketability Score	Evaluation against regional employment policies	Evaluation against local employment policies	Policy Score	Physical Development Constraints	Site Availability	Development Constraints Score		Site Capacity B1(a) sq.m	Site Capacity B1c, B2, and B8 sq.m	Potential Role	Rationale						
				Proximity to the bus network	Proximity to the strategic road network	Yes / No	Within urban area = Good; Urban Fringe = Fair; rural Location = Poor	Demand/Marketability B1a	Demand/Marketability B2 / B1c	Demand/Marketability B8	Excellent = No Constraints, Good = Minor Constraints easily overcome, Fair = Major Constraints resolved through investment, Poor = Major Constraints difficult to resolve	(ST, MT, LT)	Based on Plot Ratio of 60%	Based on Plot Ratio of 40%	Site Suitable to Meet Forecast Needs to 2021															
Employment Allocations																														
17	Lakeside Country Club / Rushden Lakes	Rushden	11.99	Poor	1	Excellent	5	3.0	No	1	Fair	3	2.0	5	4	4	5.0	5	5	5.0	Good	4	MT	3	3.5	74.0	71,943	47,962	Y	Site provides potential for office development within mixed-use scheme
23	Land east of Prospect Avenue	Rushden	6.14	Poor	1	Good	4	2.5	No	1	Fair	3	2.0	4	4	5	5.0	5	3	4.0	Good	4	ST	5	4.5	72.0	36,840	24,560	Y	Site provides suitable location for B8 class development, in addition to recent developments on the site
24	Land east of Ferrers School	Higham Ferrers	2.28	Poor	1	Excellent	5	3.0	No	1	Fair	3	2.0	4	4	3	4.0	5	5	5.0	Fair	3	MT	3	3	68.0	13,680	9,120	Y	Site provides appropriate location for future B1 class development if required, and Council has indicated that site is preferred option. However, establishing access route to site may prove to be problematic
05	Land south of Meadow Lane	Raunds	3.40	Good	4	Fair	3	3.5	No	1	Fair	3	2.0	4	4	3	4.0	4	3	3.5	Fair	3	MT	3	3	64.0	20,400	13,600	Y	Site provides appropriate location for B1 or B2 class development if required. Outline planning permission currently exists for commercial and industrial development. However, obtaining appropriate road access may prove problematic.
Potential Sites (Currently Unallocated)																														
N/A	Station Road	Higham Ferrers	2.15	Fair	3	Excellent	5	4.0	No	1	Fair	3	2.0	4	4	3	4.0	5	5	5.0	Fair	3	MT	3	3	72.0	12,900	8,600	Y	Site provides appropriate location for future B1 class development if required, and Council has indicated that site is preferred option. However, establishing access route to site may prove to be problematic
N/A	Land north of Raunds	Raunds	39.77	Fair	3	Excellent	5	4.0	No	1	Poor	1	1.0	4	4	5	5.0	4	4	4.0	Fair	3	MT	3	3	68.0	238,620	159,080	Y	Site provides appropriate location for future B8 class development if required. Majority of land owned by Raunds co-op, potentially improving the chances of successful land assembly
N/A	Warth Park Phase 2	Raunds	38.67	Fair	3	Good	4	3.5	No	1	Fair	3	2.0	3	4	5	5.0	4	3	3.5	Fair	3	MT	3	3	68.0	232,020	154,680	Y	Site provides appropriate location for future B8 class development if required. However, obtaining appropriate road access may prove problematic.
N/A	Nene Valley Farm	Rushden	1.94	Poor	1	Excellent	5	3.0	No	1	Fair	3	2.0	5	4	3	5.0	4	2	3.0	Good	4	LT	1	2.5	62.0	11,640	7,760	Y	Site provides appropriate location for mixed-use commercial / industrial uses if required. However, employment uses may compromise the preferred option for a 'green wedge' in the area
N/A	Land south of Haldens Parkway and east of A45	Thrapston	28.76	Poor	1	Excellent	5	3.0	No	1	Fair	3	2.0	3	3	5	5.0	4	2	3.0	Fair	3	LT	1	2	60.0	172,560	115,040	Y	Site provides appropriate location for future B8 class development if required.
N/A	Land to the east of the Inchcape Automotive Site	Rural Parishes	20.12	Poor	1	Good	4	2.5	No	1	Poor	1	1.0	3	4	5	5.0	4	4	4.0	Fair	3	LT	1	2	58.0	120,720	80,480	Y	Site provides appropriate location for future B8 or mixed-use commercial / industrial development if required.