

Employment Land Review Appendix 2

Security		
<i>Score</i>		<i>Possible indicators</i>
5	High	Site features comprehensive security measures: secure gatehouse, fence, CCTV, surveillance staff
4	Above average	Site features secure fence, gate and CCTV
3	Average	Site has secure fence (below 4 feet) and gate
2	Below average	Site has fence below 4 feet and in disrepair
1	Low	Site has no secure fence or gate and signs of vandalism

Strategic Access		
<i>Score</i>		<i>Possible indicators</i>
5	High	Adjoining main road or motorway junction; easy site access for all vehicles; access to rail, air and sea networks
4	Above average	Close to major road network; easy site access for all vehicles
3	Average	Easy site access for all vehicles; indirect or restricted access to major road network
2	Below average	Restricted access for HGVs; restricted access to major road network
1	Low	Restricted access for all commercial vehicles, severely restricted access to major road network

Prominence		
<i>Score</i>		<i>Possible indicators</i>
5	High	Gateway site to a prominent estate, visible from major road network
4	Above average	Visible site, on a main road or prominent estate
3	Average	On a main road or prominent estate, tucked away from view
2	Below average	Visible, on a minor road or estate
1	Low	On a minor road or estate, tucked away from view

Local Amenities		
<i>Score</i>		<i>Possible indicators</i>
5	High	Close to town centre with a wide range of services
4	Above average	Close to local centre with a reasonable range of services
3	Average	Close to a limited range of basic services
2	Below average	Close to one or two services
1	Low	No services in close proximity
		<i>NB1: Employment related services such as banks, travel agents, shops, leisure/recreation, pubs/restaurants</i>

NB2: "Close" = within about 10 minutes walk

Character of Area

Score		Possible indicators
5	High	Well established commercial area
4	Above average	Established commercial area, with residential area or rural area nearby
3	Average	Mixed commercial and residential area
2	Below average	Mainly residential or rural area with few commercial uses
1	Low	Mainly residential or rural area with no existing commercial uses

Environmental Quality

Score		Possible indicators
5	High	Site has high level of cleanliness, buildings and access roads are in good condition with no sign of disrepair. Site also includes 'environmental measures' such as landscaping, trees etc
4	Above average	Site is clean, buildings and access roads are in good condition. No landscaping
3	Average	Site is clean, buildings and access roads are in adequate condition and site could be occupied without renovation work. No landscaping
2	Below average	Prominent litter on site, buildings and road are in disrepair but could be occupied
1	Low	Prominent litter on site, buildings and roads in disrepair and are unsuitable for use without redevelopment

Development Potential

Score		Possible indicators
5	Immediately available	Capacity for additional development with no obstacles or need for redevelopment i.e. vacant land is available
4	Available short term	Minor obstacles to development; relatively easy, quick and cheap to resolve. Site has vacant units with potential for redevelopment
3	Available medium term	Site is not at full capacity and has potential for redevelopment of sites, with minor obstacles such as relocating businesses
2	Available long term	Site is currently at full capacity with little redevelopment opportunity, however is over 25 years old and may be available in the long term. Major obstacles to any development; very difficult, expensive and time-consuming to resolve
1	Potentially available	Site is at full capacity with a high level of occupancy and has been built in the last 25 years. Major obstacles to development; extremely difficult, expensive and time-consuming to resolve

		<i>NB: Obstacles to development would include access difficulties, infrastructure requirements, contamination remediation costs, etc.</i>
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Appendix 3: Map of Borough showing Existing Employment Areas

