

Stage 3 Site Assessment Criteria

The proposed criteria for assessing potential new employment sites, reflecting the particular circumstances of Central Bedfordshire (North), are set out below. These criteria mainly relate to the inherent value of a site rather than current conditions on it, although such characteristics are also noted where applicable.

Each site is given a score of between 1 and 5 against each criterion (1 = poor, 5 = very good). No individual weightings are attached to different criteria.

1. Access to strategic road network:

5 = **very good**: within 2 km of strategic road junction/ via good unconstrained roads

1 = **poor**: over 5 km from junction/access, and/or through constrained/local roads, and/or through town centre or residential areas etc

2. Local road access including congestion and quality of roads;

5 = **very good local access**: via free moving good roads avoiding residential areas/difficult junctions;

1 = **poor**: difficult/narrow road access, via residential roads, difficult junction, congested roads;

3. General location in terms of proximity to urban centres, and ease of access to labour and services;

5 = **very good**: near town, district centre, good access to residential areas and public transport connections

1 = **poor**: remote site, no services or residential areas nearby;

4. Proximity to incompatible uses:

5 = within larger employment area/ no incompatible surrounding land use

2-4 = B1 use adjoining residential/other sensitive uses;

1 = B2/B8 adjoining residential/other sensitive uses;

5. Site characteristics including topography, size, profile, development constraints etc:

5 = **very good**: generally level site, regular shape, over 3 ha in size; no significant other constraints on development,

1 = **poor**: sloping/uneven site; under 0.5 ha, irregular/narrow shape, other severe constraints;

6. Market Perceptions

5 = viewed as attractive by agents/occupiers; area of strong demand

1 = area of low demand, difficult to attract occupiers, low profile

7. Planning factors

Not scored, but including: relationship to settlement boundary; planning permissions; restrictive designations; alignment with Core Strategy objectives; and Greenfield/brownfield status

8. Ownership Factors: [Where available]

Not scored, but ownership factors noted e.g. all in single ownership or many small separate ownerships

9. Barriers to Development [Where available]

Not scored, but barriers to development noted e.g. requires adjoining land to be developed first, contamination constraints, electricity pylons etc.