

Appendix 2: Site appraisal criteria

Base Site Characteristics to be Recorded for a Stage 1 Site Appraisal
<p>Location.</p> <p>Remaining developable area.</p> <p>Ownership (or presumed ownership).</p> <p>Market segment/employment uses for which allocated (or would be suitable); and</p> <p>Known constraints or infrastructure required for development for employment uses.</p>
Step 8: Criteria to be used to Assess Whether Employment Sites are to be Released (i.e. unsuitable or unlikely to be brought forward for development)
<p>1: Market Attractiveness Factors</p> <p>1.1: Has the site been formally identified for employment for at least 10 years?</p> <p>1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.</p> <p>1.3: Is the site being actively marketed as an employment site?</p> <p>1.4: Is the site owned by a developer or another agency known to undertake employment development?</p> <p>1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?</p> <p>1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?</p> <p>1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?</p> <p>2: Sustainable Development Factors</p> <p>2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</p> <p>2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?</p> <p>3: Strategic Planning Factors</p> <p>3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?</p> <p>3.2: Is the site identified or likely to be required for a specific user or specialist use?</p> <p>3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?</p> <p>3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?</p> <p>3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?</p> <p>Source: ODPM Employment Land Review 2004</p>

Step 8: Criteria to be Used to Identify 'High Quality' Allocated Employment Sites

1: Market Attractiveness Factors

- 1.1: Has there been recent development activity within the last five years? [This could include works on site, planning briefs or permissions for good quality employment uses]
- 1.2: Is it being actively marketed as an employment site?
- 1.3: Has there been any recent market activity? [This could include enquiries, sales or lettings]
- 1.4: Is the whole site owned by a developer or another agency which undertakes employment development?
- 1.5: Is development for employment viable, with any public funding if it is committed?
- 1.6: Is the site immediately available?

2: Sustainable Development Factors

- 2.1: Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?

3: Strategic Planning Factors

- 3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?
- 3.2: Is the site identified or likely to be required for a specific user or specialist use?
- 3.3: Is the site part of a comprehensive development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?
- 3.4: Is the site important in delivering other economic development objectives or the spatial strategy?

Source: ODPM Employment Land Review 2004

Step 10: Appraisal Criteria for Assessing the Quality, Market Demand and Availability of Existing Portfolio

0.	Base Information
0.1	Overall size of site/area
0.2	Floorspace in use (by segment/unit size)
0.3	Floorspace for sale and vacant (by segment/unit size)
0.4	Potential development plots (by size)
1.	Quality of Existing Portfolio and Internal Environment
1.1	Age and quality of buildings
1.2	Noise and other obvious pollutants
1.3	State of the external areas and public realm
1.4	Parking, internal circulation and servicing
2.	Quality of the Wider Environment
2.1	Adjacent land uses constraining operations or quality of uses on site
2.2	Perception of the wider environmental quality
2.3	Local facilities for workforce
3.	Strategic Access
3.1	Ease of access to main road network
3.2	Proximity to rail, sea and air freight
4.	Market Conditions/Perception and Demand
4.1	Strength of local demand in segment
4.2	Recent market activity on site
4.3	Likely market demand and viability of development without intervention

5.	Ownership and User Constraints on Development/Redevelopment
5.1	Identify and number freehold owners
5.2	Identity of leasehold or other occupiers, lengths of lease etc
5.3	Ransom strips or other known ownership constraints on development
6.	Site Development Constraints [undeveloped sites only]
6.1	Site access
6.2	Topography, size and shape
6.3	Utilities
6.4	On-site environmental (nature conservation, trees, cultural heritage, landscape)
6.5	Contamination/land stability/on-site structures
6.6	Amenity of adjacent occupiers
7.	Accessibility
7.1	Workforce catchment
7.2	Access by public transport
8.	Sequential Test and Brownfield/Greenfield
8.1	Urban, urban edge or outside urban
8.2	Previously developed in whole or part
9.	Social and Regeneration Policy
9.1	Availability of other jobs locally
9.2	Deprivation in local communities
9.3	Priority regeneration designation
9.4	Potential availability of 'gap' funding to develop
9.5	Ability of site to support particular economic development priority?
10.	Other Policy Considerations
10.1	Alternative uses if no longer allocated for employment
10.2	Other material policy considerations
Source: ODPM Employment Land Review 2004	