

Assessment Criteria

Score	MARKET ASSESSMENT CRITERIA						SUSTAINABILITY CRITERIA				
	Access to Strategic Highway Network	Site Characteristics & Physical Constraints	Infrastructure	Market Attractiveness	Barriers to Development	Ownership Factors	Local Road Access	Proximity to Urban Areas	Compatability of Adjoining Uses	Planning Sustainability	Sequential Status
5	Within 2 km of SHN via unconstrained roads.	Level. Regular shape. Low risk of flooding. Not in COMAH zone. > 3 ha?	Well served by good infrastructure: roads, lighting, landscaping, mains utilities.	Area of strong demand. Suit broad range of businesses. High profile location. Viable development location	Serviced remediated plot with infrastructure to edge.	Single developer prepared to build speculatively.	Free moving, wide roads, avoid housing areas and bad junction.	Within 1 km of town centre. Good pedestrian access to housing areas. Close to bus / metro stop.	Within larger employment area. No incompatible land use.	Brownfield site. Compliant with LDF objectives. Strong settlement boundary. Extant planning consent	In Town Centre (Killingworth, North Shields, Wallsend or Whitley Bay).
4	Within 2 km of SHN via constrained roads.	One constraint	All infrastructure. Average quality.	One constraint	Modest infrastructure or remediation.	Single developer will only build bespoke premises.	One constraint	Within 2 km of town centre. Good pedestrian access to housing areas. Close to bus / metro stop.	Edge of larger employment area. Separated by highway from incompatible land uses	One constraint	In minor centre.
3	Within 2 km of other dual carriageway via unconstrained roads.	Two constraints	All infrastructure. Poor quality.	Two constraints	Modest infrastructure and remediation.	Single owner, not a developer.	Two constraints	One constraint Within 2km of town / district centre or bus/metro stop.	B1 adjoining residential areas	Two constraints	Edge of Centre (within 500 m).
2	Within 2 km of other dual carriageway via constrained roads.	Three constraints	Limited infrastructure	Three constraints	Major infrastructure provision or remediation.	Two owners	Three constraints	Two constraints Over 2km from town / district centre or bus/metro stop.	B2 & B8 adjoining residential areas	Three constraints	Out of Centre.
1	Over 2 km from dual carriageway.	Four constraints	Major infrastructure required.	Four constraints	Major infrastructure provision and remediation.	Site assembly required.	Four constraints	Three constraints Over 3km from town / district centre or bus/metro stop.	B2 & B8 adjoining residential areas on more than one side.	Four constraints	Out of Town.

Abbreviations

BF	Brownfield
GF	Greenfield
IA	Immediately available
RP	Requiring preparation