

## RIBBLE VALLEY SITES SCORING SYSTEM

<b>Location</b>	Proximity to strategic highway network	<p>Site adjacent to primary route A59/A671/A666 junction – score 10          Site ½ km from primary route A59/A671/A666 junction – score 9          Site 1 km from primary route A59/A671/A666 junction – score 8          For each further half km distance from junction, reduce score by one point, i.e. any site 5 km or further from primary route A59/A671/A666 junction scores zero.</p>
	Proximity to motorway network	<p>Site within 1 km of M6/M65 junctions – score 10          Site within 5 kms of M6/M65 junctions – score 6          Site within 10 kms of M6/M65 junctions – score 3          Site outside 10 kms of M6/M65 junctions – score 0</p>
	Prominence	<p>Site adjacent to, and visible from primary route A59/A671/A666 – score 10/9          Site adjacent to, and visible from other dual carriageway – score 8/7          Site adjacent to, and visible from other A road – score 6/5          Site has local prominence, e.g. within its industrial location – score 4/3          Site located in ‘backlands’ – score 2/1/0</p>
<b>Public Transport</b>		<p>Site on a bus route and near to rail station – score 10          Site on a bus route – score 5          Limited public transport – score 0</p>
<b>Planning Status</b>		<p>If site is in Enterprise Zone – score 10          If site has detailed planning status – score 8          If site has outline planning status – score 6          If site approved in the development plan – score 4          If site is available, subject to planning – score 1</p>
<b>Services Availability</b>		<p>If all services are provided and in place – score 10          If priority services are available with no abnormal costs – score 7          If all priority services are available, but with abnormal costs – score 3          Some services are unavailable – score 0</p>
<b>Constraints</b>		<p>May be physical, planning, or legal          Take a subjective view – reduce score by 2 for each constraint          If there are none – score 10</p>
<b>Environmental Setting</b>		<p>Subjective sliding scale, 0-10, for example if:          High quality business park/greenfield location – score 10          Moderate quality industrial estate – score 5          Poor quality industrial estate/in-fill location – score 2</p>
<b>Flexibility</b>		<p>In terms of site shape and ability to sub-divide to suit smaller occupiers.          Subjective, but consider the site within its context/category.          Score 10 if it is flexible, 0 if it is inflexible.</p>
<b>Availability</b>		<p>Site is available to develop within 1 year – score 10          Site is available to develop in 1 – 3 years – score 6          Site is available to develop in 3 – 5 years – score 3          Site is available to develop in 5 + years – score 0</p>