

WIRRAL SITES SCORING SYSTEM

Location	Proximity to M53	Site adjacent to M53 junction – score 10 Site ½ km from M53 junction – score 9 Site 1 km from M53 junction – score 8 For each further half km distance from M53 junction, reduce score by one point, i.e. any site 5 km or further from M53 scores zero.
	Prominence	Site adjacent to, and visible from M53 – score 10/9 Site adjacent to, and visible from A41 – score 8/7 Site adjacent to, and visible from primary 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
Planning Status		If site has detailed planning status – score 10 If site has outline planning status – score 8 If site approved in the development plan – score 4 If site is available, subject to planning – score 1
Services Availability		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
Road Accessibility <i>(Reflects accessibility in terms of business use)</i>		60 percent plus of population can access site in 30 mins – score 10 51 – 60 percent – score 8 41 – 50 percent – score 6 31 – 40 percent – score 4 21 – 30 percent – score 2 0 – 20 percent – score 1
Population Density <i>(reflects the number of residents within 800m of site)</i>		9001 plus residents within 800m of site – score 10 8001 – 9000 – score 9 7001 – 8000 – score 8 6001 – 7000 – score 7 5001 – 6000 – score 6 4001 – 5000 – score 5 3001 – 4000 – score 4 2001 – 3000 – score 3 1001 – 2000 – score 2 0 – 1000 – score 1
Constraints		May be physical, planning, or legal Take a subjective view – reduce score by 2 for each constraint If there are none – score 10
Environmental Setting		Subjective – good quality business park/greenfield location – score 10 Moderate quality industrial estate – score 5 Poor quality industrial estate/in-fill location – score 2
Flexibility		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.
Availability		Site is available to development immediately – score 10 Site is available to develop in 1 year – score 8 Site is available to develop in 2 years – score 6 Site is available to develop in 3 years – score 4 Site is available to develop in 4 years – score 2 Site is available to develop in 5 years – score 0