

Table H (i) Evaluation Matrix

Site ID	Site Name	Size				Access					sustainability							availability		marketability			overall suitability Score						
		Total Employment Land within boundary (Ha)	vacant land (Ha)	opportunity land (Ha)	vacant premises (m²)	Public Transport and Access score	weighting 10%	Access to Strategic Road Network score	weighting 15%	Total Access Score	sequential test	weighting 5%	PDL	weighting 25%	other services	weighting 5%	overall score	timescale	availability score	weighting 20%	marketability	score		weighting 20%					
						good=served by, fair=in walking distance, poor=none observed		good=directly on to SRN, proximity to SRN, over 1km fromSRN			Good=urban, fair=urban/fringe and low=rural fringe/open countryside		pdl/Greenfield = yes/no		services to the site (excellent 5, good 4, average 3, fair 2, poor 1)			st=short term, mt=medium term, and lt long term											
Allocated Employment Sites in the Local Plan																													
24	Victoria Business Park	9.6	7.7	0.0	0.0	fair	3.0	6.0	good	5.0	15.0	21.0	fair	3.0	yes	5.0	25.0	good	4.0	4.0	32.0	st	5.0	20.0	high	5.0	20.0	93.0	
9	Cattle Market	5.5	0.0	2.3	0.0	fair	3.0	6.0	medium	3.0	9.0	15.0	good	5.0	part	3.0	15.0	average	3.0	3.0	23.0	mt	3.0	12.0	high	5.0	20.0	70.0	
25	Wharf Road	1.0	0.0	1.0	0.0	fair	3.0	6.0	good	5.0	15.0	21.0	fair	3.0	part	3.0	15.0	poor	1.0	1.0	19.0	mt	3.0	12.0	medium	3.0	12.0	64.0	
31	Far Lane Industrial Estate	0.9	0.0	0.4	200.0	poor	1.0	2.0	medium	3.0	9.0	11.0	low	1.0	yes	5.0	25.0	average	3.0	3.0	29.0	mt	3.0	12.0	medium	3.0	12.0	64.0	
32	Waterhouses Enterprise Centre	1.7	0.0	1.3	0.0	fair	3.0	6.0	good	5.0	15.0	21.0	low	1.0	no	1.0	5.0	average	3.0	3.0	9.0	mt	3.0	12.0	high	5.0	20.0	62.0	
19	New Haden/Brookhouses	35.0	0.0	8.7	0.0	poor	1.0	2.0	poor	1.0	3.0	5.0	fair	3.0	yes	5.0	25.0	poor	1.0	1.0	29.0	mt	3.0	12.0	medium	3.0	12.0	58.0	
6	Whites Bridge	9.9	0.0	9.9	0.0	good	5.0	10.0	good	5.0	15.0	25.0	fair	3.0	no	1.0	5.0	none	0.0	0.0	8.0	lt	1.0	4.0	high	5.0	20.0	57.0	
20	Mobberley	1.6	0.0	1.6	0.0	poor	1.0	2.0	poor	1.0	3.0	5.0	low	1.0	yes	5.0	25.0	none	0.0	0.0	26.0	st	5.0	20.0	low	1.0	4.0	55.0	
30	Bolton Copper Works	17.1	1.3	3.6	0.0	poor	1.0	2.0	medium	3.0	9.0	11.0	low	1.0	yes	5.0	25.0	none	0.0	0.0	26.0	mt	3.0	12.0	low	1.0	4.0	53.0	
	Sub- Total	82.3	9.0	28.6	200.0																								
Traditional/existing Employment Land Locations																													
8	Barnfields Industrial Estate	23.6	3.7	0.0	2,169.7	good	5.0	10.0	good	5.0	15.0	25.0	good	5.0	yes	5.0	25.0	good	4.0	4.0	34.0	st	5.0	20.0	high	5.0	20.0	99.0	
3	Springfield Road	0.6	0.2	0.0	0.0	good	5.0	10.0	good	5.0	15.0	25.0	good	5.0	yes	5.0	25.0	poor	1.0	1.0	31.0	st	5.0	20.0	medium	3.0	12.0	88.0	
37	Leekbrook Industrial Estate	3.3	0.2	0.0	557.2	poor	1.0	2.0	good	5.0	15.0	17.0	good	5.0	yes	5.0	25.0	good	4.0	4.0	34.0	st	5.0	20.0	medium	3.0	12.0	83.0	
36	Lymers Depot	0.4	0.0	0.0	0.0	good	5.0	10.0	medium	3.0	9.0	19.0	good	5.0	yes	5.0	25.0	poor	1.0	1.0	31.0	st	5.0	20.0	medium	3.0	12.0	82.0	
1	British Trimmings	1.2	1.2	0.0	0.0	good	5.0	10.0	medium	3.0	9.0	19.0	good	5.0	yes	5.0	25.0	none	0.0	0.0	30.0	st	5.0	20.0	medium	3.0	12.0	81.0	
11	Town Yard Industrial Estate	1.0	0.0	0.5	0.0	fair	3.0	6.0	medium	3.0	9.0	15.0	good	5.0	yes	5.0	25.0	good	4.0	4.0	34.0	mt	3.0	12.0	high	5.0	20.0	81.0	
22	Bridge Villa	0.3	0.0	0.0	0.0	fair	3.0	6.0	medium	3.0	9.0	15.0	good	5.0	yes	5.0	25.0	poor	1.0	1.0	31.0	st	5.0	20.0	medium	3.0	12.0	78.0	
13	Part of Former Joshua Wardle	2.2	2.2	0.0	0.0	fair	3.0	6.0	good	5.0	15.0	21.0	good	5.0	yes	5.0	25.0	average	3.0	3.0	33.0	mt	3.0	12.0	medium	3.0	12.0	78.0	
39	Power Wash Indus. Estate & Brown Lees Indus. Est.	7.6	0.0	0.8	0.0	fair	3.0	6.0	good	5.0	15.0	21.0	fair	3.0	yes	5.0	25.0	average	3.0	3.0	31.0	mt	3.0	12.0	medium	3.0	12.0	76.0	
14	Churnetside Business Park	13.4	0.9	0.0	2,070.3	poor	1.0	2.0	medium	3.0	9.0	11.0	fair	3.0	yes	5.0	25.0	average	3.0	3.0	31.0	st	5.0	20.0	medium	3.0	12.0	74.0	
27	Walley Street	0.8	0.0	0.0	3,586.8	good	5.0	10.0	medium	3.0	9.0	19.0	good	5.0	yes	5.0	25.0	none	0.0	0.0	30.0	mt	3.0	12.0	medium	3.0	12.0	73.0	
5	Mills on Brook Street	2.0	0.0	0.0	1,332.6	good	5.0	10.0	good	5.0	15.0	25.0	good	5.0	yes	5.0	25.0	poor	1.0	1.0	31.0	mt	3.0	12.0	low	1.0	4.0	72.0	
4	Macclesfield Road	11.5	3.4	0.0	0.0	good	5.0	10.0	medium	3.0	9.0	19.0	fair	3.0	yes	5.0	25.0	poor	1.0	1.0	29.0	mt	3.0	12.0	medium	3.0	12.0	72.0	
12	Brooklands Way	16.6	0.0	7.8	0.0	poor	1.0	2.0	good	5.0	15.0	17.0	low	1.0	part	3.0	15.0	good	4.0	4.0	20.0	mt	3.0	12.0	high	5.0	20.0	69.0	
28	Uplands Mill	4.3	0.0	0.0	0.0	fair	3.0	6.0	medium	3.0	9.0	15.0	good	5.0	yes	5.0	25.0	good	4.0	4.0	34.0	lt	1.0	4.0	medium	3.0	12.0	65.0	
33	Blithe works, Sandon Road	13.6	0.0	4.1	0.0	poor	1.0	2.0	medium	3.0	9.0	11.0	low	1.0	yes	5.0	25.0	average	3.0	3.0	29.0	mt	3.0	12.0	medium	3.0	12.0	64.0	
38	Co-op Milk Plant	2.0	0.0	0.0	0.0	poor	1.0	2.0	good	5.0	15.0	17.0	low	1.0	yes	5.0	25.0	average	3.0	3.0	29.0	lt	1.0	4.0	medium	3.0	12.0	62.0	
16	Pointon Site	5.0	0.0	0.0	0.0	poor	1.0	2.0	medium	3.0	9.0	11.0	low	1.0	yes	5.0	25.0	good	4.0	4.0	30.0	lt	1.0	4.0	medium	3.0	12.0	57.0	
34	Dilhome Road and The Green	1.3	0.3	0.0	0.0	poor	1.0	2.0	poor	1.0	3.0	5.0	fair	3.0	yes	5.0	25.0	none	0.0	0.0	28.0	mt	3.0	12.0	low	1.0	4.0	49.0	
	Sub-Total	110.7	12.1	13.2	9,716.5																								
Additional Employment Land Locations																													
35	Queen Street	0.4	0.1	0.0	3,227	good	5.0	10.0	good	5.0	15.0	25.0	good	5.0	yes	5.0	25.0	poor	1.0	1.0	31.0	mt	3.0	12.0	medium	3.0	12.0	80.0	
15	Beresford/PMT Depot	1.9	0.6	1.3	0.0	poor	1.0	2.0	good	5.0	15.0	17.0	fair	3.0	part	3.0	15.0	poor	1.0	1.0	19.0	mt	3.0	12.0	medium	3.0	12.0	60.0	
2	Fowlchurch Tip	14.4	0.0	14.4	0.0	fair	3.0	6.0	poor	1.0	3.0	9.0	fair	3.0	yes	5.0	25.0	none	0.0	0.0	28.0	lt	1.0	4.0	low	1.0	4.0	45.0	
29	Gillow Heath Sewage Works	7.7	0.0	4.8	0.0	poor	1.0	2.0	poor	1.0	3.0	5.0	fair	3.0	no	1.0	5.0	good	4.0	4.0	12.0	mt	3.0	12.0	medium	3.0	12.0	41.0	
	Sub-Total	24.4	0.7	20.5	3,227.4																								
	Overall Totals	217.4	21.8	62.3	13,143.9																								

- a Sites of high suitability for employment use
- b Sites suitable for employment use - subject to further investigation/known constraints
- c Sites considered less suitable for employment use