

DERBY HMA SITES ROAD TEST SCORING SYSTEM

Location	Proximity to Dual Carriageway	<p>Site adjacent to dual carriageway junction – score 10 Site ½ mile from junction – score 9 Site 1 mile from junction – score 8 For each further half mile distance from junction, reduce score by one point, i.e. any site 5 miles or further from dual carriageway scores zero.</p>
	Prominence	<p>Site adjacent to, and visible from dual carriageway – score 10/9 Site adjacent to, and visible from other primary route – score 8/7 Site adjacent to, and visible from 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>
Public Transport		<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>
Planning Status		<p>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</p>
Services Availability		<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>
Road Accessibility <i>(Reflects accessibility in terms of business use)</i>		<p>In A50/A38/A52 corridor – score 10 Elsewhere in urban area – score 7 Remote or restricted HGV access – score 3</p>
Constraints		<p>May be physical, planning, or legal Take a subjective view If there are none – score 10</p>
Environmental Setting		<p>Subjective – good quality business park/greenfield location – score 10 Moderate quality industrial estate – score 5 Poor quality industrial estate/in-fill location – score 2</p>
Flexibility		<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>
Availability		<p>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</p>

Amber Valley Employment Sites

Derbyshire County Council Site Ref	Site Name	Size, ha	Dual Carraigeway Proximity	Prominence	Public Transport	Planning Status	Services Availability	Road Accessibility	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total
A0302602	Cinderhill	30.00	5	10	0	4	7	10	7	10	10	4	67	45
A0301701	Denby Hall, Denby	26.00	4	4	0	8	7	10	8	8	10	8	67	36
A0101804/5/7	Cotes Park East, Somercoates	11.26	8	2	0	4	7	10	2	5	7	2	47	32
A0902202	Taylor Lane, Loscoe	9.83	5	4	5	4	7	3	5	4	4	4	45	20
A0900125	West of Heanor Gate IE	9.73	0	4	0	8	7	7	6	5	7	4	48	23
A0302102	Bullsmoor, Belper	7.76	2	4	5	4	7	7	4	4	6	4	47	23
A0302901	Nottingham Road, Ripley	5.40	6	7	5	4	7	7	8	6	7	6	63	33
A0900305D/F/G	Amber Drive, Bailey Brook IE, Langley Mill	3.55	6	3	5	8	7	7	4	5	4	6	55	25
A0900127	Adams Close, Heanor Gate IE	2.17	0	1	0	8	7	7	10	4	1	8	46	13
A0100915B	Off Cotes Park Lane, Cotes Park West, Somercoates	2.09	8	0	0	8	7	10	5	4	1	4	47	23
A0100718	Off Wimsey Way, Alfreton Trading Estate	1.88	8	0	0	4	7	10	2	4	2	0	37	24
A0100714	Hockley Way, Alfreton Trading Estate	1.70	9	3	0	4	7	10	6	5	2	6	52	29
A0903001	Derby Road, Langley Mill	1.38	6	4	5	8	7	7	10	6	6	8	67	29
A0101004	Charity Road, Amber Business Centre, Riddings	1.33	5	2	0	8	7	7	8	5	3	6	51	22
A0303101	Butterley Park, Ripley	0.72	8	8	5	8	7	3	10	8	5	8	70	32
A0301503	Goods Yard, Belper	0.68	0	2	5	4	7	7	8	3	1	6	43	13
A0100914C	Off Cotes Park Lane, Cotes Park West, Somercoates	0.51	8	0	0	8	7	10	5	4	1	4	47	23
A0100710	Keys Road, Alfreton Trading Estate	0.47	9	2	0	8	7	10	10	6	1	8	61	28
A0900124	Slack Lane, Heanor Gate IE	0.35	0	1	0	8	7	7	10	4	1	8	46	13
A0100514A	Meadow Lane IE, Alfreton	0.10	7	1	5	8	7	7	10	4	1	4	54	20
A0302401A	Peasehill Road, Ripley	0.09	2	4	5	8	7	7	10	7	1	10	61	21
A0100513B	Meadow Lane IE, Alfreton	0.08	7	1	5	8	7	7	10	4	1	8	58	20

Derby Employment Sites

Derby City Council Site Ref	Site Name	Size, ha	Dual Carraigeway Proximity	Prominence	Public Transport	Planning Status	Services Availability	Road Accessibility	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total
WI04	Wilmore Road, South	86.80	8	4	0	8	7	7	2	10	10	2	58	39
CO03	Acordis, Spondon	39.20	8	1	0	8	7	7	3	3	10	2	49	29
CH05	Chaddesdon Sidings – South	28.00	9	10	10	8	7	10	6	10	10	6	86	49
RA02	Raynesway – Alvaston East	19.10	10	10	5	4	7	10	6	10	10	6	78	50
MK01	Manor Kingsway Hospital Site	6.90	10	10	5	4	10	10	5	8	10	4	76	48
CH03	Chaddesdon Sidings – West	6.60	9	1	10	4	7	10	6	4	7	4	62	31
RA01	Raynesway – Alvaston Centre	6.40	10	10	5	4	7	10	6	10	10	6	78	50
LO05	Bombadier Land	6.37	7	5	5	4	10	7	8	4	4	6	60	27
OS01	Osmaston Park Road	4.84	8	7	5	8	10	7	10	5	5	10	75	32
SI04	Former Sinfin Tannery Site	3.36	8	2	5	8	7	7	5	3	6	6	57	26
CH06	Land South of Chellaston	2.82	10	10	0	8	10	10	10	10	5	10	83	45
OS03	Longbridge Lane	2.65	7	4	5	8	10	7	10	4	3	10	68	25
RY01	Ryknelnd Road	2.40	9	6	5	4	7	10	5	8	8	4	66	41
NO01	Nottingham Road, Spondon East	2.36	7	5	10	8	10	7	10	6	5	8	76	30
PP02	Pride Park (East of Gas Holder)	2.33	9	8	10	10	10	10	10	10	10	10	97	47
WI03	Wilmore Road, North	2.14	8	3	0	4	10	7	4	5	5	8	54	28
ST04	Station Road, South West	2.10	9	2	10	10	7	7	10	6	4	8	73	28
PP06	Pride Park (NE of ABB Works)	1.87	9	8	10	8	10	10	10	10	10	10	95	47
RA04	Raynesway – Alvaston South	1.60	10	10	5	4	10	10	6	8	8	4	75	46
AN03	Anglers Lane	0.87	8	1	10	8	7	7	10	2	2	6	61	20
HA02	Harvey Road/Coleman Street	0.60	10	8	5	4	10	7	10	6	3	6	69	34
SI03	Sir Frank Whittle Way	0.59	9	2	0	4	7	7	8	7	2	6	52	27
LO04	Land off London Road	0.54	8	5	10	8	10	7	10	6	4	8	76	30
ST02	Land East of Station Road	0.52	8	3	10	8	10	7	10	6	4	10	76	28
MA04	Mansfield Road, East Meteor Centre	0.42	6	2	0	4	7	7	8	6	3	8	51	24
SI02	Sinfin Lane	0.25	7	1	0	8	10	7	10	3	1	8	55	19
MA06	Mansfield Road	0.24	7	1	0	10	10	7	10	5	2	8	60	22
CA01	Cathedral Road	0.20	9	5	10	8	10	3	10	6	1	8	70	24
CH01	Wyvern Business Park	0.15	10	10	10	8	10	10	10	10	10	10	98	50
FR02	Corner of Ford Street & Friar Gate	0.12	9	5	10	8	10	3	10	6	1	8	70	24
CA04	Cathedral Road	0.10	9	5	10	8	10	3	10	6	1	6	68	24

South Derbyshire Employment Sites

Derbyshire County Council Site Ref	Site Name	Size, ha	Dual Carraigeway Proximity	Prominence	Public Transport	Planning Status	Services Availability	Road Accessibility	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total
S1501701A/702/704	Former Cadley Hill Colliery, Swadlincote	14.87	0	8	5	8	7	7	8	8	10	8	69	33
S0701605	Dove Valley Park, Church Broughton	14.27	10	10	0	8	7	10	10	10	10	8	83	50
S1500309	South of Cadley Hill Industrial Estate, Swadlincote	13.00	0	8	5	4	7	7	7	8	10	7	63	33
S0700806	Station Road, Lilypool IE, Melbourne	4.80	0	2	0	4	7	3	5	5	6	4	36	16
S0705401	Woodyard Lane, Foston	3.95	10	10	0	8	7	10	10	10	8	8	81	48
S1503301	Former Drakelow Power Station	3.00	4	3	0	10	7	7	4	7	10	8	60	31
S0705201	Former MOD Depot, Hilton	3.25	8	3	0	8	7	7	6	6	6	8	59	30
S1502306	Occupation Lane, Woodville	1.00	0	3	5	8	7	7	10	6	5	8	59	21
S0704701	Scaddows Lane, Ticknall	0.54	0	1	0	10	7	3	10	1	1	8	41	6
S1503401	Former Swadlincote Colliery	0.53	0	8	5	8	7	7	10	8	5	8	66	28
S1500308A	Cadley Hill Industrial Estate	0.47	0	8	5	8	7	7	10	8	5	8	66	28
S1504601	Newton Road, Newton Solney	0.46	0	1	0	10	7	3	10	1	1	8	41	6
S0703101	West View, The Common, Melbourne	0.34	0	1	0	10	7	3	10	1	1	8	41	6
S1504001	Cadley Lane, Caldwell	0.32	0	1	0	10	7	3	10	1	1	8	41	6
S0704901	Hatton Fields, Hilton	0.28	9	1	0	10	7	3	10	1	1	8	50	15
S0705001	Etwall Garage	0.25	8	4	0	8	7	7	10	1	1	8	54	21
S0702602	Bridge Farm, Sinfin Lane, Barrow on Trent	0.15	4	1	0	10	7	7	10	1	1	8	49	14