

## SCORING CRITERIA FOR PENTYRCH SURGERY DEVELOPMENT

1. Size – Is the site of sufficient size to accommodate the two stages of the development to include initial and full scale requirements?
2. Accessibility – is it sufficiently central/accessible to take account of current practice boundary/location and LDP Growth?
3. Affordability – is the land value considered to provide VFM/ has the land been identified for residential use thus making it unaffordable? Are there any abnormal costs? Is affordability sustainable?
4. Deliverability – are there any constraints on the availability of the land that could impact on the deliverability of the scheme within an acceptable timeframe?
5. Acceptability - is the site acceptable from a practice/patient/public and political perspective?

Weightings: 1(desirable) -5 (critical)

Site No	Size ( x weighting)	Accessibility (x weighting)	Affordability (x weighting)	Deliverability (x weighting)	Acceptability (x weighting)	TOTAL SCORE