

Developing a new Nunthorpe Community Facility - Appendix 1b Option Appraisal

Assessment Criteria	NMPFA	LA to Medical Centre	Total Potential Points	Notes
Title Report - Ownership, Permission and Covenant	250	500	500	Legal Services will complete searches and produce a report on title. Report will identify any legal issues for development within the redline areas. If an option scored 0pts for this criteria, it fails and is not scored further.
Future Development Opportunity Considerations	50	25	50	Need to consider if proposed land could be used for alternative functions, such as Housing, Community Garden, other Community Facilities, etc. Higher score indicate less opportunity for other uses. Total of 50pts.
Service Connections	100	50	100	Ease of accessing and cost implication for services such as Water, Gas, Electric, WIFI etc. Major impact upon budget to score 0pts, moderate to minor impact upon budget to score 50pts and minor to no impact on budget to score 100pts.
Consequential Improvement Requirements	75	100	100	Consequential improvements are required when developing onto an existing building and will need to be factored into the overall budget. i.e. Energy Efficiency upgrades. Yes or No - No will score 100pts and Yes will score 0pts
Flexibility of Construction Space	25	50	50	A large cleared site could provide flexibly with construction, whereby a small specific location will leave potentially no room for adjustments during construction. It will also look to consider future expansion space. Flexible to score 50pts, minor to moderate constraints will score 25pts and no flexibility to score 0pts.
Environmental Desktop Site Assessment	150	200	250	50 pts per section passed without potential constraints
<u>Consultation</u>				
Preferred Location	40	60	300	Score to reflect the % from the consultation responses. Example, 54% prefer location Z, it will score 54pts.
<u>Statutory Considerations</u>				
Highways Department Potential Considerations	40	50	60	Scoring is based on the locations potential for car parking, risk of displacement of car parking, pedestrian access, and public transport links. Potential of 20pts for each element totalling to a maximum score of 60pts.
Planning Department Potential Considerations	30	30	60	Assessed against current planning documents, taking into account place making and potential future developments. Total of 60pts available.
	760	1065	1470	