

## Evaluation criteria and methodology

The options short-listed for each site through an iterative process, involving consultation with the members of the Project Team, were objectively evaluated and ranked using an options evaluation matrix.

The criteria used in this matrix reflect the issues identified by project team members as being critical to the delivery of our project objectives, and closely mirror criteria suggested in Government guidance on options appraisal including R25 "Finding the Right Solution" and HM Treasury's Green Book. The criteria have been weighted on a scale of 1 to 5 based on experience from previous capital investment decisions relating to site selection, with subsequent testing and moderation of the matrix to ensure that the resulting output represents "common sense". Details of the criteria and weightings used are shown in table below:

Criteria	Issues included	Weighting
<b>Accessibility</b>	<p>Equidistant from Stockton and Hartlepool and well placed to serve the wider communities, both urban and rural</p> <p>Easily accessible, measured by travel times from the catchment area and ideally within a 5 minute drive of the A19</p> <p>The potential for using and making available public transport</p> <p>Good road infrastructure</p> <p>The new site should not be determined or constrained by existing or current transport links</p>	<b>5</b>
<b>Site Characteristics and development constraints</b>	<p>Topography</p> <p>Minimum site area of 50 acres</p> <p>Enough space to accommodate car parking</p> <p>Development constraints, services Diversions - HV cables, gas, water</p> <p>Minimal number of land owners</p> <p>Freehold or long leasehold;</p> <p>Environmental constraints, ecology, habitat, archaeological</p> <p>Ability to secure the land - commercial terms</p> <p>The ability to be able to secure planning permission to build the hospital</p> <p>Presence of existing infrastructure to support the proposed development</p> <p>Environmentally acceptable: The sites are free from designations such as SSSI, AONB promote the principles of carbon reduction.</p> <p>The flexibility for the development of a world class facility</p>	<b>4</b>
<b>Opportunity for expansion</b>	<p>Additional land to accommodate expansion in response to unexpected changes in demand</p> <p>Opportunity for the future development of associated research and development facilities in a campus development.</p> <p>immediate adjacency of additional 10 acres of land, with no constraints, available for future expansion.</p>	<b>3</b>
<b>Fit with Service Delivery Model</b>	<p>Consideration of the hospital as an integral part of the whole system of healthcare for the local population.</p> <p>The location has sufficient flexibility to allow for the inevitable changes to services and the way that services are provided in the future.</p> <p>The location also:</p> <ul style="list-style-type: none"> <li>- Supports the future delivery of specialist services.</li> <li>- Enhances current and future patient flows.</li> <li>- Enables service dependencies to be achieved, including adjacencies of support and staff services.</li> <li>- Meets the needs of emergency services</li> <li>- Meets the business objectives of the Trust.</li> <li>- Supports the principle of the trust remaining a "good employer" and maximizes recruitment &amp; retention opportunities.</li> </ul>	<b>4</b>
<b>Socially acceptable;</b>	<p>Consideration of the environmental and social impact on local residents living in the area of the proposed site.</p> <p>Potential to be located on the Local Authorities' boundaries.</p> <p>Supports the principles of strategic planning for regeneration.</p>	<b>3</b>
<b>Site acquisition cost</b>	<p>Consideration of likely costs of acquiring the site based upon the most likely alternative use for the property</p>	<b>3</b>