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**Relocation & Development Strategy**  
**Site Analysis Review** (Draft Template 12.12.17)



<b>Site No:</b>		
<b>1. Site Information</b>		
a) Location/Address	Full address of site	
b) Local Authority Area	Local Authority for the site	
c) Grid Reference	Grid Reference	
d) Site Area	Total area in Ha (only sites of approximately 14Ha to be assessed)	
e) Current Land Use	Description: previously developed land, greenfield, agricultural, mixed use etc.	
<b>2. Availability/Deliverability</b>		
a) Site Ownership	  	Whether the site is in single or multiple ownership, including number of parcels, any option agreements in place where known.
b) Availability	  	General availability of land. Whether the site has been developed or committed through extant planning permission or being promoted for development.
c) Developer/Promoter Intentions	  	Identification of developer(s) associated with the site, development intentions and willingness to accommodate provision of a hospital.
d) Infrastructure Delivery	  	General availability of key road and drainage infrastructure required to service the site, including committed and potential pipeline funding and associated delivery timescales related to a 5+ year programme.
<b>3. Planning Position</b>		
a) Emerging & Adopted Local Plan	  	Current Development Plan designations; e.g. Housing allocations, Countryside, Greenbelt, AONB, Special Landscape Area, Open Space area classifications. Waste & Minerals Local Plan designations. Future Development Plan designations in emerging policy (allocations, designations as above and development area based policies).
b) Planning History	  	Outcome of recent major development proposals reflecting site suitability or otherwise; e.g. appeal decisions identifying development opportunities and constraints.
<b>4. Transport/Accessibility Considerations*</b>		
a) Catchment Area Travel Times	  	Travel times relative to existing hospital baseline position across catchment area. Travel times measured for population totals grouped per 15min intervals.
b) Ambulance Rapid Response Times	  	Rapid response times relative to the eight-minute target; population levels within/outside target area relative to existing hospital baseline.
c) Air Ambulance Access Potential	  	Site capability to accommodate a Helipad for Air Ambulance HEMS (Helicopter Emergency Medical Service).
d) Access to Road Network	  	Convenience of site relative to existing road network or planned road network; e.g. proximity to major routes such as the M11, A414, A1160, A1025, B183 and 2 <sup>nd</sup> Stort crossing.
e) Site Access Options	  	Whether safe and suitable access can be provided to the site in accordance with highway standards.

\*Traffic capacity modelling also to be assessed in parallel by appointed transport consultant.

f) Pedestrian/Cycle Access	  	Proximity to existing or planned urban area where housing and facilities are located.
g) Public Transport Accessibility	  	Proximity to transport hubs, bus and rail services (including frequency to destinations) and future sustainable transport corridors.
<b>5. Environmental, Economic &amp; Social Considerations:</b>		
<i>Short-listed sites will additionally be considered against the following environmental, economic and social considerations. For environmental considerations, key constraints will be identified to determine the likely level of impact and extent of mitigation required. This is essentially a scoping exercise as a pre-cursor to more detailed area assessment once a preferred site(s) has been selected.</i>		
a) Topography	Site gradients / topographic features inhibiting development.	
b) Landscape Features/Trees	Tree Preservation Orders, Ancient or Veteran Trees, Ancient Hedgerows, Woodland or Ancient Woodland restricting development potential.	
c) Visual Prominence	Consideration of views into and out of the site and conclusion on likely landscape/visual impact and capacity for mitigation measures.	
d) Biodiversity Interest	Biodiversity on or near to the site (including Ramsar sites, Special Protection Areas, Special Areas of Conservation, Sites of Community Importance, SSSI, Local or National Nature Reserves, County Wildlife Sites, known presence of Biodiversity Action Plan or Wildlife & Countryside Act identified priority habitats & species). Conclusions on biodiversity potential and mitigation.	
e) Heritage Designations	Designated heritage assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields or Conservation Areas) or sites of known archaeological interest on, or within close proximity to, the site. Conclusions on likely impact.	
f) Flood Risk	Flood zones on the site (Classifications 1, 2, 3a and 3b) and record of known incidences of flooding.	
g) Contamination	Areas classified as contaminated land or containing land uses which may require remediation of land contamination.	
h) Major Hazards and Safeguarding Zones	Major hazard installations (pipelines, explosives, nuclear) within HSE (& ONR) consultation distances and safeguarding zones for aerodromes, technical sites and military explosives storage areas.	
i) Agricultural land	Agricultural land classification for the site (1, 2, 3a or lower classification).	
j) Air Quality Issues	Within an Air Quality Management Areas or Local Air Quality Action Areas.	
k) Adjoining land uses and compatibility	Proximity to pollution generating uses and activities (odour and noise) including sites within known cordon sanitaire (sewage treatment plants) or in proximity to odour producing land uses (waste disposal sites, composting facilities, food manufacture etc). Scope for mitigation.	
l) Utilities Provision	Broad observations on electricity, gas and water mains availability.	
m) Economic and Social Considerations	Identification of associated broad opportunities for economic growth and community development.	
<b>6. Planning Summary/Conclusions:</b>		
Summary of overall site planning and development opportunities and constraints taking account of Green, Amber and Red ratings under Sections 1) to 4) and consideration of economic and social considerations at Section 5). Conclusions on the planning potential for the development of the site for a hospital and associated recommendations.		