

ASTLEY AINSLIE HOSPITAL: PLANNING BRIEF FOR SITE REDEVELOPMENT

Section	Chapters	Content <i>("PAN83 – Master Planning" in italics)</i>	Lead author	Consultant support	Page budget
		<p><i>Text: The text (or bullet points) should be short and describe the process undertaken to produce the concept. It should explain the design philosophy and proposals as well as the role that stakeholders have played in shaping the concept.</i></p> <p><i>Illustrations: Illustrations will play a key role in getting the masterplan’s message across. Illustrations must be easy to interpret, clearly related to the text, and may consist, for instance, of a combination of photographs, sketches, figure/ground diagrams (showing built and unbuilt space), photomontages, concept diagrams and computer-based images. The scale and format of the images will depend on the required level of detail. Models can also be used to good effect.</i></p>			
ES	EXECUTIVE SUMMARY	<p><i>The Scottish Government wishes to see a greater focus on the quality of places. It wants to encourage the development of sustainable communities with high quality environments, good transport connections and well-designed, energy efficient homes. Effective masterplanning can make a positive contribution to the creation of sustainable and successful places.</i></p> <ul style="list-style-type: none">) Description of the site) Precious nature of AAH site and its history) NHSL vacating AAH site) Opportunity to create a very high quality ‘place’) Community is keen to work with developers, not against them) Encourage engagement to develop innovative proposals 	[RK]		2

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1	BACKGROUND AND OBJECTIVES				
1.1	Introduction) NHSL seeking to rationalise its estate; seeking proceeds for reinvestment in patient services	[NHSL]		1
1.2	Project background	) Site is of prime importance to local community and amenity groups; disposal and redevelopment will require sensitivity and wide consultation, with full stakeholder engagement	[CEG]		1.5
1.3	NHSL patient plan	) REH plans) Phasing and programme) Destinations for AAH patients) NHSL to vacate 100% of AAH site [by [date]]) Risks, uncertainties and central estimates for completion dates	[NHSL]		1
1.4	Objectives for site disposal	<i>As development processes can be lengthy and the people involved can change, it is important that continuity of vision is achieved by ensuring that aims and objectives are clearly recorded at the outset.</i>) NHSL objectives;) Maximise net benefit from disposal;) Orderly transfer of NHSL services to other sites or providers;) History of David Ainslie bequest, its purpose and legacy	[NHSL]		1
1.5	Objectives for site redevelopment) Community objectives;) Full engagement with community to optimise proposals from developers;) Maximise opportunities for innovative development of the site (mixed use; energy efficiency; active travel; local shopping and community services; sustainability)	[CEG]		0.5

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2	CONTEXTUAL ANALYSIS <i>Developing a good brief depends on an understanding of the social, environmental and economic context, the dynamics that drive investment decisions, and consideration of how the development will be implemented. In carrying out an initial urban design analysis to identify the strengths and weaknesses of a site, it may be necessary to collect and analyse baseline information on a much wider area than the site itself.</i>				
2.1	Site location	<ul style="list-style-type: none">) [Map]) Characteristics of site) Characteristics of local area 	[NHSL]	[TBC]	2
2.2	Local administration	<ul style="list-style-type: none">) Site shown within boundaries of City of Edinburgh Council (map)) CEC South East Locality) Ward boundaries (map)) MPs; MSPs) Community Councils' areas (map)) Planning Authority (roles of CEC; LRB; Scot Gov)) Current stakeholder groups (CEG; Grange Assoc.; AAH Community Trust) 	[NHSL]	[TBC]	2
2.3	Present transport	<ul style="list-style-type: none">) Local bus routes) Local road map (with 20mph zones)) Local parking (with controlled zones and RPAs)) Cycle routes) Rights of Way 	[NHSL]	[TBC]	2
2.4	Demographics	<ul style="list-style-type: none">) Population of local area (and growth statistics by area)) Age profile (and change statistics)) Socio-economic profile) Profile of economic activity (waged / unwaged)) Crime statistics and trends) Schooling (state and private) 	[NHSL]	[TBC]	3

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2.5	Local economy	<ul style="list-style-type: none">) 'Travel to Work' area analysis) Local employment (public / private sectors)) Recent growth trends) Local high street vacancy rates) Local rent levels and inflation rates) Property price analysis (per m² residential and commercial) 	[NHSL]	[TBC]	2
2.6	Site history	<ul style="list-style-type: none">) Quarantine of plague victims) Chapel of St Roque) Development of the Grange (villas facing Grange Loan / Newbattle Terrace)) Bequest from David Ainslie "for the relief and behoof of the convalescents of the Royal Infirmary of Edinburgh") Acquisition of the properties and site) Development as an innovative site for rehabilitation) WWII planning) Post-war development 	[CEG]		3
2.7	Surrounding urban structure and architectural character	<ul style="list-style-type: none"> • Grange architectural style • Feuing and layout • Recent development (e.g. Newbattle Terrace) (photos) 	[CEG]	[TBC]	2
2.8	Grange Conservation Area	<ul style="list-style-type: none"> • Grange Conservation Area Character Appraisal (GCACA) and international charters • Specific reference to Astley Ainslie site • Key features identified within GCACA (photos) • Draw references from "Memories of the Grange" (2003) 	[CEG]		1

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3	POLICY AND PLANNING CONTEXT				
3.1	Edinburgh Local Development Plan	<ul style="list-style-type: none">) Edinburgh LDP (Nov 2016)) Key quotes from <ul style="list-style-type: none"> o Part 1(1) Aims and strategy o Part 1(2) A plan to protect and enhance the environment o Part 2(2) Design principles for new development o Part 2(3) Caring for the environment o Part 2(5) Housing and community facilities o Part 2(7) Transport o Appendix A: Conservation area 	[CEG]	[TBC]	2
3.2	Astley Ainslie Planning Brief 2002	<ul style="list-style-type: none">) Extracts) Current status) Relevance to Masterplan 	[CEG]		2
3.3	Key LDP Policies	<ul style="list-style-type: none">) Extract of policies from LDP most applicable to AAH site, including: <ul style="list-style-type: none">) Figure 7a: Current anticipated programming of the Housing Land Supply (Nov 2015);) Sections 74-75 and SCH 7 (Schools and Healthcare provision) 	[CEG]	[TBC]	1
3.4	CEC Planning Guidance documents	<ul style="list-style-type: none">) Extracts from various CEC non-statutory guidance) The following are applicable but not necessarily an exhaustive list nor the most recent: <ul style="list-style-type: none">) Edinburgh Design Guidance (2017)) Listed Buildings and Conservation Areas (2018)) Edinburgh Street Design Guidance (2015)) Developer Contributions and Affordable Housing (2014) 	[NHSL]	[TBC]	1

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4	COMMUNITY ENGAGEMENT				
<p><i>The engagement process should be carefully planned and supported by the team involved in the project or, where necessary, skilled facilitators. The success of the process will depend on its participants playing a key part, and knowing that their involvement can make a difference. It's useful if they have access to appropriate information and support throughout the masterplan process, and preferably a single point of contact. Further guidance on effective community engagement is available at "PAN 81: Community Engagement, Planning with people".</i></p> <p><i>When creating successful places, people must be at the heart of the process. The local community's understanding of the needs of an area are invaluable in establishing priorities and arriving at a vision for a place. Once the local community and key stakeholders (the community in its widest sense) have been identified, early discussions can provide a wealth of information about the area's history and how it functions. An engagement plan could be devised to identify mechanisms for involving the community. These will establish opinions and confirm local people's aspirations for the place. Various types of interests may have to be engaged in different ways.</i></p>					
4.1	AAH Community Engagement Group	<ul style="list-style-type: none"> • Role and accountability • Activity 	[CEG]		0.5
4.2	AAH Community Trust	<ul style="list-style-type: none">) Role, constitution and accountability) Summary of relevant legislation (Community Right to Buy; Community Asset Transfer)) Activity) Ambitions) Current position 	[AACT]		1
4.3	Public involvement	<ul style="list-style-type: none">) Requirement for meaningful public consultation) [Cite RHSC example and modifications to those proposals]) Engagement plan) Dedicated website with moderated online public forum) Public exhibitions) Open meetings 	[NHSL]	[TBC]	1

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5	SITE ANALYSIS				
5.1	Existing site constraints, liabilities and opportunities	<ul style="list-style-type: none">) Land ownership and superior rights;) Tenancies (e.g. nursery; HeadWay) with termination provisions and dates;) Outline operating and maintenance costs over last five years (inc. security, landscaping and gardening, tree maintenance, property maintenance)) Rental incomes) Listed buildings (summary – details in 5.4)) Tree Preservation Order (details in 5.3)) Rights of Way) Pow Burn and pollution mitigation measures) Flood defences) Utilities (power supplies; mains gas; mains water; sewerage; telecoms)) Transportation) Traffic) [Others.....] 	[NHSL]	[TBC]	4
5.2	Existing buildings	<p>[Photos and block floor plans to be included]</p> <ul style="list-style-type: none">) Millbank pavilion) Balfour pavilion) Blackford pavilion (dining hall)) Woodlands House) Charles Bell building) Morelands) Nursery buildings) School building) St Roque) Canaan Park) Canaan House (Admin building)) Deputy Superintendent's House (Consultants' offices)) ATOS Building) Woodburn House) Scientific block 	[NHSL]	[TBC]	16

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		<ul style="list-style-type: none">) West pavilion) East pavilion) SMART centre) Occupational therapy building) Cunningham unit) Boiler house and southern outbuildings) Headway huts (inc. BHF and Psychology huts)) Other buildings (porters and domestics huts etc.) 			
5.3	Trees	<p>[Photos and site tree plan to be included]</p> <ul style="list-style-type: none">) General features) "Estimating the Value of Edinburgh Trees" Forestry Commission 2012) Edinburgh i-Tree Study 2012) 800 tagged trees on site and 67 identified species.) Trees of special interest) TPO and its application, with 1998 tree map) Plantation on south side) Opportunities for trees as focal points in redevelopment) Protection measures during redevelopment and construction work, inc. root protection areas) Community oversight of work affecting trees) Update of 2013 Tree Management Report.) Trees that require ongoing management) Risk assessment of those that could be cause for concern in the future 	[PP]	[TBC]	4
5.4	Archaeology	<ul style="list-style-type: none">) Archaeological assessment focussing on the area identified by CEC.) Possible community involvement. 	[NHSL]	[TBC]	2
5.5	Ecology & Environment	<ul style="list-style-type: none">) Ecology reports to inform the masterplan and better establish open space and habitat requirements. These should be carried out over several seasons.) Edinburgh Biodiversity Action Plan 2016-8) Consideration of Environmental Impact Assessment 	[NHSL]	[TBC]	2

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5.6	Listed buildings	<p>[Illustrated with internal photos and extracts from the listing particulars]</p> <ul style="list-style-type: none">) B listed buildings <ul style="list-style-type: none">) St Roque) Canaan Lane north and south lodges) Sentry pavilions (+ gateposts, railings), Grange Loan) Woodburn House) C listed buildings <ul style="list-style-type: none">) Garden wall (north of Millbank)) Canaan House (Admin building)) Scientific block) Assistant Medical Superintendent's House (Consultants' office) 	[NHSL]	[TBC]	6
5.7	Landscaping and appearance	<ul style="list-style-type: none">) Topography of site) Photo record of site) High resolution contour map, showing soft and hard landscaping and planting (with heights)) Access to 3D fly-through visualisations) Preserve the designed landscape of former villa gardens 	[NHSL]	[TBC]	4
5.8	Protected views	<ul style="list-style-type: none">) Extract from Edinburgh Design Guidance with view locations) Images from sites S4, S8, S6, S2 (Blackford Hill), S7 	[NHSL]	[TBC]	4

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6	DESIGN APPROACH	<p><i>"Masterplanning can create a place, rather than a series of unrelated buildings and spaces"</i></p> <p><i>"A masterplan....is a plan that describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development."</i></p>			
6.1	Design brief and concepts	<ul style="list-style-type: none">) [Vision for the site]) [A defining statement e.g. "Breathing life into inter-generational communities"] (See CEC Development Brief 2002; Appendix X1)) Site designed as a single entity, working well together) Building a community) Safe spaces) Green refuges) Green network) Focal points within the site) Outward looking and contributing to the wider community) Development sympathetic to architectural style of listed and other retained buildings) Development largely residential) Proportion to be affordable housing (on-site, not contracted out)) On-site retail (local convenience shopping)) On-site light commercial enterprises) On-site community facilities (healthcare; worship; meeting hall)) On-site nursery school 	[NHSL] [CEG]	[TBC]	1
6.2	Site wide strategy	<ul style="list-style-type: none">) High quality public realm as an attractive space for use by the wider community;) Focal places within the site (e.g. children's swing park; bus turning point; convenience store, [post office], kindergarten) that will encourage residents' interaction, build sense of 'place', and reduce 'dormitory' nature of area;) Highlight and encourage pedestrian and cycle use of rights of way through the site to benefit wider community;) Diverse range of accommodation types including <ul style="list-style-type: none"> o detached villas 	[NHSL]		1

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		<ul style="list-style-type: none"> o town houses o apartments o residential accommodation with care eg for elderly <p>) Traditional and sympathetic palette of materials to respect the site context and conservation area</p>			
6.3	Urban strategy	<p>) Site is privileged in its location and connections</p> <p>) Build on existing urban demands (travel to school; travel to work; shopping; recreation; leisure) to integrate into the existing urban landscape and contribute seamlessly to its needs;</p> <p>) Development should be a net contributor to the surrounding area, not a drain of activity, wealth, capacity or resource (i.e. show how development will benefit the adjoining areas);</p>	[NHSL]	[TBC]	2
6.4	Buildings to be retained – given only as an example	<p>) SMART Centre – reconfiguration and reuse proposals sought (inc. light commercial and retail)</p> <p>) St Roque – residential reconfiguration</p> <p>) Canaan House – residential reconfiguration</p> <p>) Scientific block – residential reconfiguration and extension</p> <p>) Consultants' bungalow – residential reconfiguration and extension</p> <p>) Woodburn House – residential reconfiguration</p> <p>) Areas of original gardens to be retained and restored (e.g. gardens of Canaan Park, St Roque, Millbank)</p>	[NHSL]	[TBC]	3
6.5	Treatment and use of existing buildings	<p>) Protection, restoration and accessibility of listed features (inc. illumination)</p> <p>) Restoration of stonework</p> <p>) Traditional materials</p> <p>) Removal of earlier insensitive interventions and alterations</p>	[NHSL]	[TBC]	1

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6.6	Areas for new build – given only as an example	<ul style="list-style-type: none">) [Demolition of Millbank and Balfour pavilions and replacement with mixed housing]) [Demolition of West and East pavilions and replacement with affordable housing]) [Demolition of Charles Bell building and replacement with townhousing]) [Innovative proposals sought for rebuild of Blackford pavilion – possible community centre]) [Innovative proposals sought for reconfiguration and extension of Canaan Park] 	[NHSL]	[TBC]	3
6.7	Scale and massing	<ul style="list-style-type: none">) Massing strategy must be informed with sympathy to retained buildings on the site and nearby outwith the site;) Massing strategy must be consistent with the GCACA;) New streets created on site must have distinctive and consistent rhythms of building massing to enhance the sense of place;) Massing proposals must ensure sunlight and shadowing has been analysed fully;) Proposals must ensure protected views are not disturbed, especially from Blackford Hill) Buildings should be no more than 2 or 3 storeys 	[NHSL]	[TBC]	2
6.8	Landscape	<ul style="list-style-type: none">) Improve pedestrian and cycle permeability through the site, not limited to legal rights of way;) Create an attractive public realm which articulates routes of movement and identifies arrival spaces and entrances;) Enhance the settings of the retained buildings;) Enhance the streetscapes, with attractive pavements to principal roads and shared surfaces on minor roads) Provide private and semi-private amenity space for residents 	[NHSL]	[TBC]	2

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6.9	Streetscape	<ul style="list-style-type: none">) Palette of robust traditional street furniture to complement the paving and building materials (lamp posts, street signs, seating in public realm)) Maintain desire lines for pedestrian routes through the site;) Fencing to residential properties to be consistent with GCACA ("glimpse views of gardens") to avoid 'fortress' appearance of high solid fencing.) Encourage hedges and planting instead of solid fencing) Gates to be transparent (e.g. wrought iron) not solid) All streets to feel safe and open 	[NHSL]	[TBC]	1
6.10	Design codes	<p><i>Once a masterplan has been finalised and approved, further, more detailed, design guidance may be needed in the form of, for example, a design code to help move the masterplan to the detailed design stage.</i></p> <p><i>The design code will provide a degree of detailed specification on the matters which the masterplan has identified as non-negotiable and which are not expected to change in the foreseeable future.</i></p> <p><i>Codes must be prepared by designers who understand how to create successful places, and who are skilled in knowing what to code and how to write the code. Similarly, codes will work successfully only if the landowners and local authorities which use them have the necessary skills and understanding to evaluate the response.</i></p> <ul style="list-style-type: none">) Development of design codes prior to invitation to tender 	[NHSL]	[TBC]	0.5

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7	TRANSPORT, ROAD DESIGN, PARKING AND ACCESSIBILITY				
7.1	Road layout – given only as an example	<ul style="list-style-type: none">) Radial layout to focal areas;) Pavements to all principal roads with safe crossing places;) Dropped kerbs and level crossing places to facilitate movement of mobility-impaired (e.g. mobility scooters)) No through route for private cars (bollards, barrier or bus gate);) Streets off principal radial routes to be level safe streets (no separate pavement) with no street markings and inherent traffic calming;) Radial routes curved to enhance streetscape and discourage speeding;) Traffic calming (shared surface; chicanes)) Street lighting to all radial routes;) Bus turning point and bus stand at retail and light commercial centre) Upgrading and reconfiguration required to adjacent roads <ul style="list-style-type: none">) Canaan Lane) Whitehouse Loan (if used for bus route)) Newbattle Terrace) South Oswald Road) Cluny Place 	[NHSL]	[TBC]	3
7.2	Parking	<ul style="list-style-type: none">) No parking 24/7 on radial routes;) Loading bays at commercial and retail premises;) Parking areas provided in areas sensitively wrt view cones;) Permit system to discourage long-term parking or vehicle dumping) Disabled parking at retail and light commercial centre) Car Club parking bays 	[NHSL]	[TBC]	1

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7.3	Public transport	<ul style="list-style-type: none">) Analysis of existing bus routes and opportunities for diversion to or through the site: <ul style="list-style-type: none"> o 41 o 24 o 5 o 11 o 16 o 38) Projected bus demand from new development) Taxi stand and projected demand) South Suburban railway – prospects for restitution of Morningside station 	[NHSL]	[TBC]	2
7.4	Cycling	<ul style="list-style-type: none">) Routes through site to be integrated into Edinburgh cycle routes, with signage;) Cycle stands at light commercial and retail centre;) Secure cycle storage to be integrated into design of all apartment buildings on site 	[NHSL]	[TBC]	1
7.5	Pedestrian routes	<ul style="list-style-type: none">) Rights of way are a minimum) New footpaths to be integrated into site design to enhance sense of 'place';) Analysis of desire lines) Footpaths to exploit presence of protected trees for route through protected environments;) On-site signage to encourage pedestrian use of dedicated footpaths in preference to roadways) Benches placed at key locations with favourable views 	[NHSL]	[TBC]	1

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8	REQUIREMENTS FOR DESIGN ANALYSIS				
8.1	Visual Impact Analysis	<ul style="list-style-type: none">) Requirement for proposals to include computer-generated imaging of effect of proposed development on the established character of the area) Demonstrate setting and prominence of listed buildings and key trees 	[NHSL]	[TBC]	1
8.2	Protected views	<ul style="list-style-type: none">) Requirements for proposals to include analysis and projections of protected views and the effects of the proposed development 	[NHSL]	[TBC]	0.5
8.3	Daylighting analysis	<ul style="list-style-type: none">) Requirements for proposals to include analysis of daylight to principal buildings and to housing, with analysis ranging by time of day and by season;) Compliance with BRE Report "Site layout planning for daylight and sunlight- - a guide to good practice") Vertical Sky Component > [27%] 	[NHSL]	[TBC]	0.5
8.4	Sunlight study	<ul style="list-style-type: none">) Requirement for comprehensive digital model of existing site conditions;) Analysis of effect of development on shadowing and sunlight, ranging by time of day and by season, showing assumptions for tree leaf cover and separate shadowing from trees) Compliance with CEC Policy guidance on Daylighting, sunlight and privacy 	[NHSL]	[TBC]	0.5
8.5	Amenity spaces	<ul style="list-style-type: none">) Indoor spaces <ul style="list-style-type: none">) Community facilities) Healthcare facilities) Outdoor spaces <ul style="list-style-type: none">) Children's recreation (swing parks)) Green spaces for recreation and relaxation 	[NHSL]	[TBC]	0.5
8.6	Waste management	<ul style="list-style-type: none">) Locations for waste and recycling bins <ul style="list-style-type: none">) For commercial and retail premises) For apartments) For townhouses) For villas) Screening for communal bins) Access routes for refuse disposal vehicles and safe turning 	[NHSL]	[TBC]	0.5

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8.7	Acoustics	<ul style="list-style-type: none">) Baseline survey of noise over 24 hour periods, weekdays and weekends, to analyse noise generated onsite and offsite) Separating walls between dwellings to achieve minimum 56dB acoustic attenuation) Internal walls within dwellings to achieve minimum 43dB acoustic attenuation) Analysis of South Suburban Railway noise levels and effect on nearest properties 	[NHSL]	[TBC]	0.5
8.8	Sustainability	<ul style="list-style-type: none">) Demonstrate enhancement of site biodiversity (ref. Appendix X3)) Use of sustainable resources and materials) Inclusive, healthy and safe environments) Onsite renewable electricity generation, district heating, heat pumps, energy demand reductions and climate change impact) Recycling and reduction of pollution) Sustainable construction and operation schemes 	[NHSL]	[TBC]	1

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9	TIMETABLE AND PROGRAMME MANAGEMENT				
		<i>It is important to have strong leadership in the masterplanning process (ensuring that the original vision is realised). The leader may be a political figure, a design champion, a member of the masterplanning team (from either the public or private sector), a developer, or a funder. Whether the process has one leader or several, their visible support and commitment should be in place at an early stage and, where possible, remain constant throughout. As development processes can be lengthy and the people involved can change, it is important that continuity of vision is achieved by ensuring that aims and objectives are clearly recorded at the outset.</i>	[NHSL]	[TBC]	
9.1	Client group	<ul style="list-style-type: none">) Steering Group chaired by NHSL acts as client) Single points of contact) Formal query and answer process) Governance of communication with prospective and live bidders to ensure probity 	[NHSL]	[TBC]	0.5
9.2	Communication	<ul style="list-style-type: none">) Online document repository ("data room")) Latest versions of all documents accessible through portal) Printed documents are uncontrolled) Prospective bidders to register for access to data room) Confidentiality obligations 	[NHSL]	[TBC]	0.5
9.3	Adoption by CEC Planning	<ul style="list-style-type: none">) Masterplan to be submitted to CEC Development Management Sub-Committee for endorsement and ratification as the ruling guidance for subsequent planning applications for the AAH site.) CEC endorsement for Masterplan to be gained prior to marketing of any part of the site 	[NHSL]	[TBC]	0.5
9.4	Sale timetable	<ul style="list-style-type: none">) Sale timetable) Expected financial close of transaction) Expected start on site for construction work 	[NHSL]	[TBC]	0.5
				Total page budget: (exc. appendices)	110

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X	APPENDICES				
X1	Appendix X1) 2002 Development Brief	[CEG]	[-]	5
X21	Appendix X2) Surface water management and flood risk assessment	[NHSL]	[TBC]	3
X3	Appendix X3	) Ecology and biodiversity survey	[NHSL]	[TBC]	3
X4	Appendix X4	) Trees survey and arboricultural constraints	[NHSL]	[TBC]	2
X5	Appendix X5	) Archaeology survey minimum specification	[NHSL]	[TBC]	3
X6	Appendix X6	) Transport survey	[NHSL]	[TBC]	3
X7	Appendix X7	) Housing demand survey	[NHSL]	[TBC]	2
X8	Appendix X8	) Schooling provision survey	[NHSL]	[TBC]	2
X9	Appendix X9	) Bats survey minimum specification	[NHSL]	[TBC]	1
X10	Appendix X10	) Badgers survey minimum specification	[NHSL]	[TBC]	1
X11	Appendix X11	) Listed building structural surveys	[NHSL]	[TBC]	2
X12	Appendix X12	) Pedestrian and cycle activity and desire line surveys	[NHSL]	[TBC]	2

Total page budget: 140