



Site Shortlisting Report

July 2020

SITE SHORTLISTING REPORT

Purpose

This report outlines:

- the approved methodology to establish a long list of potential sites for a new hospital for Jersey and identify a shortlist of sites
- the steps that have been taken to agree criteria that would be applied to this long list of sites, including clinical and community involvement
- the shortlisting process and outcome of the shortlisting process
- how the project's Design and Development Partner, ROK FCC, will appraise the shortlist of sites with a view to identifying a preferred site

Introduction

P82/2012 – Health and Social Services: A New Way Forward set out the strategic direction for changes to the way health and care is delivered in Jersey and identified the need for a new hospital, to support Islanders' health outcomes as part of a shift towards more care in the community and people's homes. This approach has been reaffirmed during the development of the Jersey Care Model (**JCM**) by Health and Community Services (**HCS**), which was published in draft form in autumn 2019.

Since 2012, previous iterations of the project have resulted in unsuccessful planning applications have highlighted the challenges in identifying a site that could deliver a new hospital. It is reasonable to assert that no ideal site for a new hospital for Jersey has been identified, and that given the nature of the Island's geography, each site has its unique set of challenges. These challenges have meant that the preferred site has continued to be the subject of political and public debate since 2012. It will therefore be critical to communicate with Islanders to support them to understand the process for identifying a shortlist of sites and the rationale upon which sites have been discounted.

Site shortlisting methodology

The Chief Minister's report, *New Hospital Project: Next Steps* (R.54/2019) set out an approach to the Our Hospital project that would:

- Establish the agreed relevant clinical requirements of the new Hospital
- Use the outcome of the relevant clinical requirements to scope the size and shape of a new Hospital to inform the consideration of potential locations
- Involve a thorough process of Island and stakeholder communication and engagement, alongside technical assessments of deliverability identify a shortlist of sites for further consideration to allow a preferred site to be identified

To this end, the process for identifying a long list of sites and appraising these to determine a short of preferred sites has involved both Islander engagement and technical input from clinicians and experts.

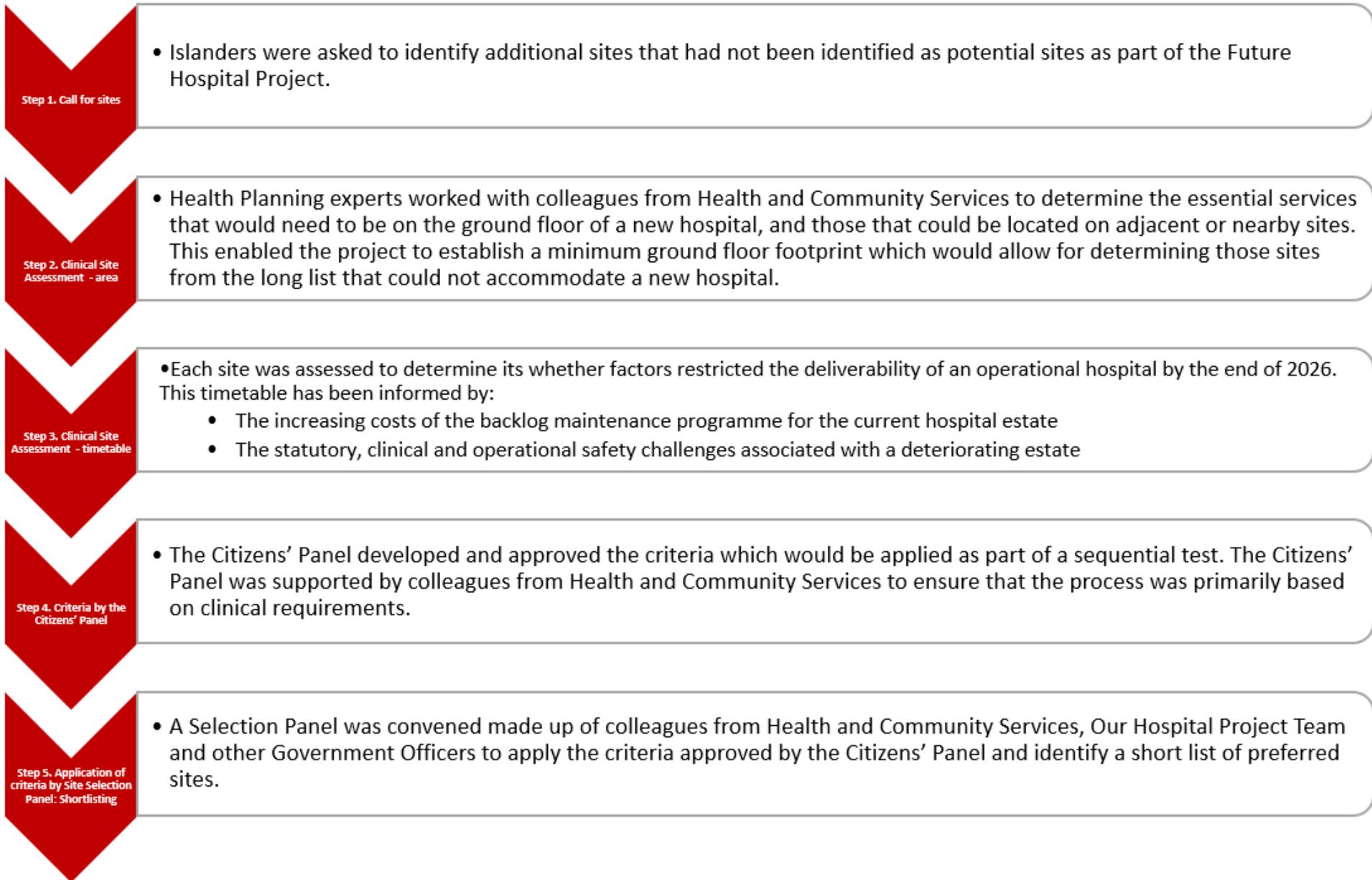
A concept was developed and approved of a sequential test for site shortlisting, which would screen out less suitable sites from a long list of sites on a pass/fail basis according to a prioritised series of criteria that would be developed by a Citizens' Panel. It was agreed that the sequential test criteria would be framed in question-form and scored in line with HM Treasury Green Book Guidance, which provides for the following assessments¹:

- Yes (site passes the question/criterion/test)
- No (site fails the question/criterion/test, and does not pass to the next question for appraisal)
- Maybe (site passes the question/criterion/test with a compromise or mitigation)

This methodology means that sites that do not meet the criteria are discounted and are not considered against the next criteria, with a view to reducing the initial longlist to an increasingly shorter list of sites.

An illustration of the process follows overleaf, and each step is treated in further detail on the following pages.

¹ HM Treasury - The Green Book: Central government guidance on appraisal and evaluation, P58 – long-list appraisal
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685903/The_Green_Book.pdf



Step 1 - Call for sites

In December 2019, to ensure that all possible locations for Jersey's new hospital were considered, Islanders were invited to suggest sites where they thought the building could be located. Suggestions made by members of the public were added to those sites considered during previous iterations project. This allowed the long list of sites to take into account as many sites as possible. To maintain the integrity of the process, all sites that were suggested for inclusion on the long list were put through the site shortlisting process.

This resulted in a total of 82 distinct sites as potential locations for the Hospital. In some cases, suggestions were made by Islanders that were different permutations of the same site. The long list of sites is attached in *Appendix 1 – List of Sites*. At the time of the call for sites it was made clear that the minimum required size or 'footprint' of the new hospital was the first criteria that would rule in – or rule out – a site, as suitable.

Step 2 - Clinical criteria for site assessment – site area

HCS colleagues and the Our Hospital project's Clinical Director reviewed the necessary clinical adjacencies and floor areas required for each clinical service to be delivered in the new hospital, as part of the development of the draft functional brief.

The work was informed by best practice in hospitals in other jurisdictions and established the clinical services that would need to be located on the ground floor of any hospital to best deliver clinical care. The draft ground floor brief allows for flexibility and some expansion within a new hospital site. In addition to clinical areas, the draft ground floor brief includes:

- **Areas for internal circulation and service space**
- **External areas** necessary to serve the Hospital, such as ambulance drop off and patient drop-off / pick up
- **A hospital service yard** to enable deliveries and for outdoor storage of things such as medical gases and refuse bins. The service yard needs to be immediately accessible to the Hospital building
- **Essential services** associated with the Hospital that could be located on the same site as the main building or could be located nearby. These services were agreed as being the administration, knowledge (learning) centre and other non-clinical support services
- **Car parking** - the previous project relied on existing car parking capacity to serve the proposed Hospital. A town centre location allows for a greater range of options for transport, such as buses and walking and therefore any location away from the town centre would likely result in additional road traffic (both public and private) and the need for new and greater parking capacity. It has been estimated that c800 car parking spaces would be required for a site away from the town centre. This provision was assumed to be made over two levels

In considering the ground floor arrangements along with the services critical to be located in the main hospital building and other support services that did not necessarily have to be co-located with the main clinical floorspace, HCS colleagues and MJ Medical Health Planners established two options that could achieve the required hospital:

- **Option 1** – main site and directly adjacent ancillary site that could accommodate all support services.
- **Option 2** – main site with basement to accommodate essential support services with a smaller, separate facility to house non-essential support services within 15 minutes' walking distance. HCS clinicians and professionals agreed that this option would be acceptable, as it did not split the delivery of clinical services over more than one site.

MJ Medical Health Planners, HCS colleagues and the project's Clinical Director established that the minimum footprint areas of the new hospital for each Option were:

Option 1 - main site ground floor arrangement that would be supported by separate site facility alongside the main building, housing appropriate clinical and support services with. This ancillary site would be directly adjacent or up to 50m away and would provide non-clinical essential support services.

- Essential ground floor hospital area requirement (including external circulation areas) = **23,243m²**
- Adjacent site = **8,504m²**
- Car parking – 800 spaces over 2 x floors = **9,219m² or existing parking capacity**

Option 2 – main site, including basement that could support the functioning of the hospital. This allows the total ground floor area to be marginally smaller than Option 1 and enables essential support services to be co-located within the new hospital building without the need to increase the building's height to incorporate an interstitial service floor. Option 2 retains the need for a separate facility alongside or close to the main building, but this site could be further away – clinicians are agreed that some services could be up to 15 minutes' walk from the main building.

- Essential ground floor hospital area requirement (including external circulation areas) = **22,890m²**
- Nearby site = **3,590m²**
- Car parking – 800 spaces over 2 x floors = **9,219m² or existing parking capacity**

In some circumstances, more than one nearby ancillary site could be available for development. So, some sites that pass the initial size test will be articulated as '*XXXXXXX and nearby site*' as there may be more than one combination of main and support site.

A third option, Option 3, was developed, that would be a variant of Option 2 (main site with basement and a nearby ancillary site) to explore how the clinical and support uses could be disaggregated in alternative ways to enable a greater number of sites to be considered. Option 3 would displace mental health facilities, theatre sterile supply unit, engineering and

estates functions to the nearby site no more than 15 minutes' drive from the main site. Of course, the inter-relationship of clinical uses, their adjacencies and the various respective support services is vital in a hospital and there is limited flexibility in moving many of them apart.

Initial discussions with HCS clinicians and health professionals suggested that this option was not clinically palatable, and it was considered to be too much of a dilution of the ambitions of the JCM with respect to co-locating the mental health service within the main hospital site. Option 3 was not explored further.

The work to establish a minimum floor / site area has been undertaken for the purposes of site shortlisting and does not represent a brief for the final design. A final design brief will be developed for the preferred site, once identified and approved.

How the test was applied:

The long list of potential sites was mapped, and the area of each site was assessed. In the first instance this assessment considered total area and did not include an assessment of developable land on each site. Features such as a site's topography and existing uses could all have an impact on suitability and these assessments would be made later in the process.

What was the outcome?

The application of the minimum site requirements reduced the list of sites under consideration from **82 to 39**.

The assessment of sites against Options 1 and 2 are set out in *Appendix 2 – Notes on Assessment of Sites*.

Step 3 - Clinical criteria for site assessment – timetable

Earlier in the year the Our Hospital Political Oversight Group were provided with information that outlined:

- The increasing costs of the planned backlog maintenance programme for the current hospital estate
- The statutory, clinical and operational safety challenges associated with a deteriorating estate

On this basis, it was agreed that Our Hospital should be operational by the end of 2026, which was noted as a tipping point when costs to keep the existing facilities operational would rise significantly.

How the test was applied:

Therefore, the next stage of the sequential test was designed to discount those sites that could not be delivered by 2026. Factors that were considered as part of the deliverability criterion were:

- **Ownership:**
 - sites that are currently vacant and available for construction in early 2022 were deemed to meet the criteria
 - if ownership was outside Government control and if purchase by Government would require them to secure Planning consent and relocate an existing use, it was judged that the criteria would not be met
 - sites in mixed ownerships or with complex existing uses or covenants, including existing health uses, that cannot be relocated, that were identified and discounted
 - where ownership was outside Government control but could be purchased without a need to relocate an existing use, it was judged that the criteria possibly could be met
- **Availability of developable land:** sites that did not offer sufficient developable land to accommodate a new hospital - as opposed to overall site area regardless of topography - were removed from consideration

What was the outcome?

The application of the deliverability requirement reduced the list of sites under consideration from **39 to 17**.

The criteria for considering sites for the Hospital is attached in *Appendix 3 – Citizens’ Panel Assessment Criteria*.

Appendix 4 – Application of Citizens’ Panel Criteria – Outcome Matrix includes, in the left-hand column, all the sites that met both size and timetable criteria.

Step 4 - Criteria by the Citizens’ Panel

Following an Island wide invitation for applications, a Citizens’ Panel was formed using an anonymised selection process involving those applicants who met the selection criteria. It was overseen by former Social Security Minister Francis Le Gresley and care was taken to ensure that the panel was reflective of the make-up of the Island’s population, as per advice received from Statistics Jersey.

During February and March 2020, the Our Hospital Citizens’ Panel convened on four occasions to support the Our Hospital project by formulating the criteria that they considered should form the basis of a sequential test, which would help narrow down the long list of sites – which had been nominated by the public – to a short list.

Supported by an independent facilitator from the UK, the Our Hospital Citizens’ Panel met independently of the Our Hospital Project Team and used their original Terms of Reference as

a starting point for discussions alongside the draft Our Hospital Supplementary Planning Guidance Advice Note, which was published in February 2020 by the Minister for the Environment. Whilst the Draft SPG was not adopted policy at the time, it was reasonable to consider the suggested advice as a template for the issues around the Our Hospital project.

After some familiarisation sessions, the Citizens' Panel worked together with the facilitator to establish the criteria they thought were important in determining the site for the Hospital. In a session after the workshop their criteria were crystalized into a priority sequenced list and approved by the Citizens' Panel.

Step 5 - Application of criteria by Site Selection Panel: shortlisting

A shortlisting panel was convened to ratify the initial assessments conducted in steps 1-3 and apply the selection criteria developed and agreed by the Citizens' Panel in step 4. The Panel consisted of:

- Director General, Health and Community Services
- Clinical Director, Our Hospital project
- Our Hospital Interim Project Director
- Chief of Staff
- Director of Natural Environment

The Panel were supported by technical advisors covering:

- Jersey Government Highways and Infrastructure
- Jersey Government Town Planning
- Hospital planning, architecture, and design

The Site Selection Panel considered the assessment of sites that could accommodate the minimum size for a hospital ground floor, that was undertaken by expert MJ Medical Health Planners and had been endorsed by HCS Associate Medical Directors. The Site Selection Panel ratified the initial assessment of sites.

The Site Selection Panel considered the assessment of ownership and availability of sites regarding deliverability by 2026. It is important to note that the availability of sites and whether it enables the project timeline was also a criterion agreed by the Citizens' Panel. The Site Selection Panel agreed a reduced list of sites that could not be delivered by 2026, which were discounted from the long list.

How the test was applied:

The Site Selection Panel then considered the remaining 17 sites and tested each against the sequential test criteria that had been developed and agreed by the Citizens' Panel. Those criteria that were deemed more important by the Citizens' Panel were applied first, with subsequent criteria applied in accordance with the critical sequence agreed by the Citizens' Panel. It should be noted that the Site Selection Panel considered some criteria to be less definitive. For example, the Citizens' Panel criteria asked if the site was a greenfield or

brownfield development in that sequence. The Panel agreed that the former should not rule out consideration of the latter. The Site Selection Panel considered that these criteria should be fully explored as part of the technical assessment process, along with the criterion 'potential impact on heritage assets'. The appraisal of sites was undertaken as follows:

- Any site that did not meet the criteria (*HM Treasury – NO*). For the purposes of the shortlisting matrix, these determinations were highlighted in red.
- Any site that did (*HM Treasury - YES*) or could possibly (*HM Treasury - MAYBE*) meet the criteria, moved to the next test. For the purposes of the shortlisting matrix, these determinations were highlighted in green or amber respectively.

What was the outcome?

The application by the Site Selection Panel of the sequential test - that had been developed by the Citizens' Panel - reduced the list of sites under consideration from **17 to 5**. Those shortlisted sites are:

- Fields to the North of Five Oaks
- Millbrook Playing Fields and fields to the north
- Overdale + nearby fields
- People's Park + additional nearby site
- St Andrew's Park, First Tower

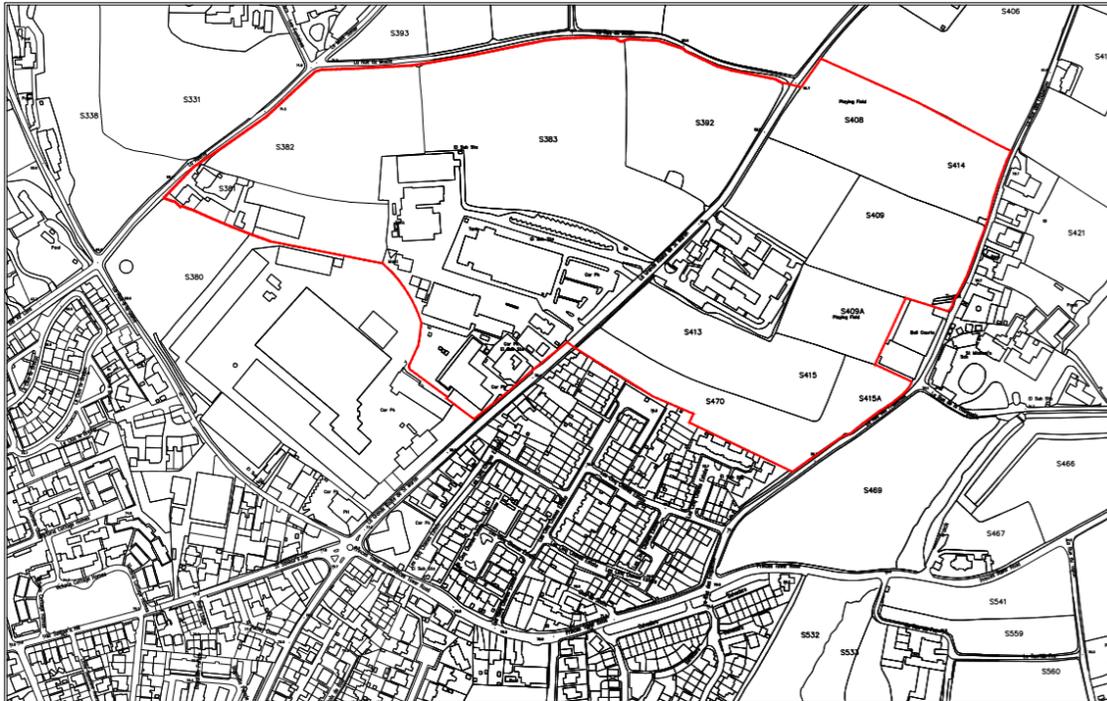
The output of the Site Selection Panel meeting is an appraisal matrix of all the sites large enough and that would be available in the timescale. The matrix is attached in *Appendix 4 – Application of Citizens' Panel Criteria – Outcome Matrix*.

Shortlist of sites

After applying the defined criteria, five sites emerged as most able to meet the need.

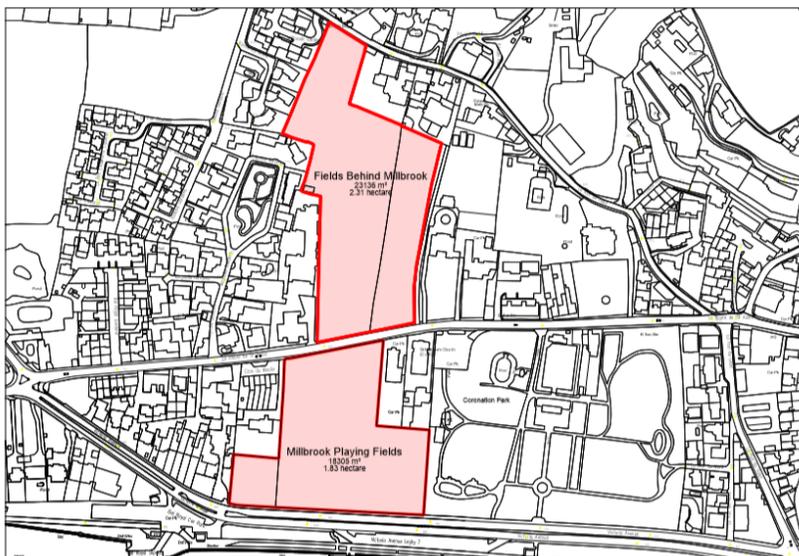
- **Fields to the North of Five Oaks**

Could accommodate Option 1 or Option 2. Car parking would need to be provided



- **Millbrook Paying Fields and fields to the north**

May be able to accommodate Option1 or Option 2. Car parking would have to be provided

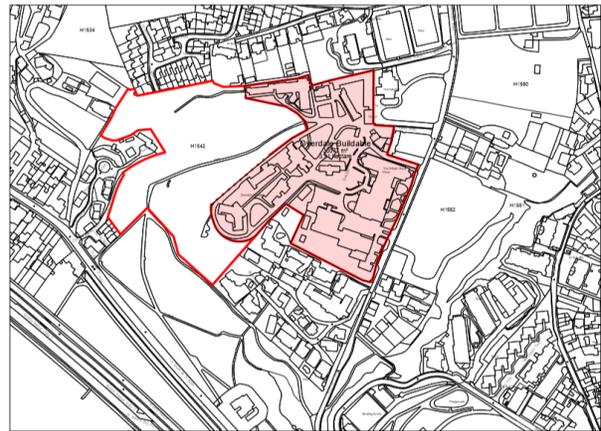


- **Overdale + nearby fields**

Could accommodate Option 1 and Option 2, subject to sufficient developable land being identified. Car parking would have to be provided



Overdale and fields



Possible developable area

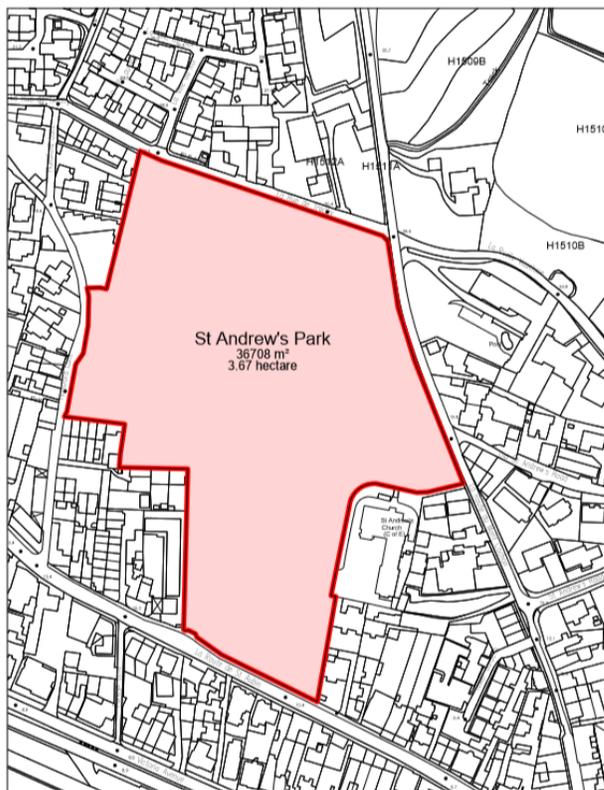
- **People’s Park + additional nearby site (tbc)**

Could accommodate Option 2. An additional nearby site within the town could accommodate the required support facilities. Car parking could be provided by existing capacity.



- **St Andrew’s Park, First Tower**

Could accommodate Option 1 or 2. Car parking would have to be provided.



Identifying the preferred site – what happens next

As detailed in the opening paragraphs of this report, it is reasonable to assert that there is no ideal site for a new hospital for Jersey, and that each shortlisted site will have its unique set of opportunities and challenges.

The next steps in the process to identify a single preferred site will involve detailed feasibility studies (both desk-based and on-site technical assessments) and impact assessments, which will be undertaken by the Design and Delivery Partner, ROK FCC. These assessments will include:

- An assessment of the site to accommodate the area and content requirements of the new hospital
- Consideration against Planning policies including the Our Hospital Supplementary Planning Guidance (SPG)
- An assessment of impacts including, but not limited to economic impact, visual impact, transport impact, etc.

During this process it may become apparent that a site does not meet requirements and will not be identified as the preferred site. Sites will therefore be assessed in stages to avoid wasted time spent on undeliverable sites. The stages will broadly be:

1. **Site acquisition and community involvement** (end July 2020) - an island-wide engagement on the shortlist of sites and Citizens' Panel engagement to establish the

criteria for the assessment of the sites. This will allow progressive judgements to be made, comparing the potential benefits of a site against any harm that may occur. This stage will also involve an assessment and investigation into the ownerships of each site and the likelihood they can be acquired unencumbered by Government as the site for the hospital by the start of 2022.

2. **On-site technical assessments** (mid-August 2020) - the infrastructure characteristics of sites will be considered, including utilities (water, electricity and sewerage). Servicing and accessing the site will be a key consideration in its suitability for the new hospital. It will also impact on the amount of land that is necessary.
3. **Impact assessment** (end August) - impact of a new hospital on the site and its surroundings. This will include considering the internal design of the hospital and the scale and massing of a new building that will result from the design. The subsequent impacts on the landscape and townscape of the building and its operation and in addition the character of the area and neighbours can then be assessed as well as impact on the local economy.
4. **Consult and engage** (mid-September 2020) - sharing the detailed assessments with Planning and the Jersey Architecture Commission and the Citizens' Panel in the context of the criteria previously established.
5. **Report** (end September 2020) - report the outcomes of the assessments to the Political Oversight Group and then Council of Ministers to establish the preferred site

Further discussion of the constituent parts of this process is set out below.

Site acquisition

None of the sites are currently within full ownership of Government of Jersey. A detailed assessment will be necessary to:

- **Appraise the opportunity** to assemble the constituent parts of the site
- **Develop a site assembly strategy** to indicate how and when each site could be secured if required.

Community involvement

Following the publication of the site shortlist, Islanders will be asked for thoughts and comments on the suggested sites. At the same time, the Citizens' Panel will be requested to support the development of criteria that should be used to assess the sites to establish the preferred site.

A Statement of Community Involvement (**The Statement**) will be developed that provides details about how Islanders will be consulted throughout the design process for Our Hospital. This will consider:

- What groups will be consulted
- How they will be consulted

- When they will be consulted

The Statement will reflect the principles of consultation arrangements for Nationally Significant Infrastructure Projects (known as NSIPs) in England and Wales as administered by the respective Planning Inspectorates for those jurisdictions.

The principles of NSIPs reflect an iterative process which has evolved by learning lessons from previous experience consultation and engagement:

- A robust, well publicised and engaging process of public and stakeholder consultation and agreed mechanisms for political reporting
- A responsive design process informed by valued contributions from the local community and stakeholders
- Clear drawings, the use of jargon-free text and the publication of concise consultation reports.

This will all help to accelerate understandings and to combat misinformation and poorly informed adverse campaigning.

On-site technical assessments

A detailed assessment of site constraints will be undertaken, which will consider factors such as drainage and incoming services - electricity and water.

- Technical appraisals will be undertaken for each site to investigate:
- Structural considerations
- Ground conditions based on desktop assessments
- Potential vibration sources in the local area

Mechanical, electrical, and public health strategies will be developed and used to inform early block and stack layouts for each site. These strategies will be used to inform decision considerations and detailed strategies will be developed for a preferred site, once identified.

Stakeholder will be engaged to identify sustainability objectives. Sustainability targets will be discussed and BREEAM (Building Research Establishment Environmental Assessment Method), credits reviewed as a delivery team.

During the test-fit process, engineering strategies will be developed to inform site planning and space allowances within buildings. These strategies will be developed to be robust, whilst flexible, to allow engineering strategies to be agreed progressively through the early design stages enough to inform site selection. Each site will also be further tested against the potential for future expansion to accommodate planned or unforeseen growth.

Impact assessment - clinical narrative

Clinical spatial needs will be evaluated, developed, and consulted upon sufficiently to define the physical areas, adjacencies, and operational flows within the hospital.

Working with the clinical leads, each site or combined sites will be tested for their ability to accommodate the clinical brief. This exercise will also allow the clinicians to ensure the proposals are clinically led, ensuring the optimum delivery of the brief and alignment to the JCM.

The potential of each site such as its environmental setting and relationship to the natural environment, will be further assessed to identify its potential to enhance a salutogenic design approach, supporting wellness and a healing environment.

Impact assessment - building form and context analysis

The clinical outputs will then be used to develop outline plans (test-fits) and building forms for each site, sufficient to inform the massing, scale, and height of the proposals.

In parallel, a townscape and urban design analysis of the existing physical context for each of the sites will further influence the arrangement of built form and demonstrate how well the proposals contribute to place-making, character and potential regeneration opportunities.

A critical view analysis will be conducted to assess the impact of built form on each site. Critical views will be pre-agreed with Growth, Housing and Environment Planning function and include long distance strategic views, impacting on Jersey's natural and built heritage as well as local views impacting on the immediate vicinity.

A transport, vehicular access and movement analysis will identify how well each site can be accessed by public and private transport, as well as operationally, including 'blue light' emergency access and facilities management / servicing arrangements. This will identify concerns in relation to potential conflicts and capacities within the existing highway network and consider local network impacts and the ability to get to and from the site. In the instance of nearby support site options, this will include how well the sites are logistically connected to each other. The studies will further assess the potential of each site to accommodate car parking requirements, externally or within car parking structures.

These studies will be shared with the Jersey Architecture Commission to involve them in the journey of the project from the initial site selection process.

Impact assessment - planning policy

Each site will be reviewed against the *Our Hospital Supplementary Planning Guidance: Advice Note, May 2020*, especially the 'site assessment considerations' considering the planning and non-planning advantages and disadvantages of each site. This will be extended to assess the degree to which each site is supported by relevant planning policy guidance as a whole, including the current Island Plan and the Review of the Island Plan which will proceed in some form or other. In particular, the evaluation will assess the degree to which the sites are otherwise sustainable, whether in accordance with policy or taking account of any other material considerations. Close liaison with Planning will be programmed to ensure that the team is fully apprised of key requirements as well as any emerging policy.

Environmental impact assessment (EIA)

Environmental constraints plans will be developed for each site. Early consultation with the statutory and other stakeholders will be undertaken, with the understanding that suitability for planning approval is of the utmost importance for the success of the scheme. These early constraints considerations will include input from the following specialisms: air quality, transport, ground conditions, socioeconomic, health, climate change, water and flooding, noise and vibration, wind, lighting pollution, ecology / natural environment, and heritage.

To meet the overall programme needs and inform the EIA, early critical site surveys (ecology / highways) for each of the sites will commence as soon as suitable. Specification of surveys will also be undertaken during this time to allow prompt procurement at an appropriate time on an approach agreed with the Planning Transport Policy team. Topographical surveys will also be procured for each site to allow the test-fit drawings and 3-D modelling to be progressed.

Deliverability

A high-level assessment will be made of the relative cost profile for each of the sites, considering their area, form, and specific characteristics. This will be further informed by an assessment of timelines for the deliverability of each option and supported by a comprehensive risk-assessment, identifying key issues of consideration for each site or combination of sites.

Report

The rich information assimilated through the above process will be used to develop a comprehensive and holistic appraisal of the shortlist of sites. This will then enable the project team to recommend a preferred site for consideration by the Political Oversight Group and the Council of Ministers. Subject to these approvals, a Proposition will be lodged with the States Greffe around the beginning of October 2020, with a supporting Report that will outline the detailed deliberations.

Appendices

- 1 List of Sites
- 2 Notes on Assessment of Sites
- 3 Citizens' Panel Criteria
- 4 Application of Citizens' Panel Criteria – Outcome Matrix

Appendix 1: List of Sites

- 1 B&Q plus Powerhouse
- 2 Bagot Road Field
- 3 CineWorld + Aqua Splash
- 4 CLM plus Lempiere Court
- 5 Commercial Buildings
- 6 D'Hautree
- 7 FB Fields
- 8 Field North of Union Inn
- 9 Field opposite St Saviour's School
- 10 Fields at Junction La Rue de la Retraite & Le Boulivot de Bas
- 11 Fields opposite Rondels Farm Shop
- 12 Former B&Q Site
- 13 Former Pontins Site
- 14 Fort Regent + South Hill
- 15 Fort Regent
- 16a General Hospital
- 16b General Hospital plus Cyril Le Marquand
- 16c General Hospital plus properties on Kensington Place plus Westaway Court
- 17 Government House
- 18 Greenfields - Five Oaks
- 19a Jardins de la Mer Car Park
- 19b La Fregate plus Jardins de la Mer Car Park & Cine World
- 20 La Collette
- 21 La Fregate Reclamation
- 22 La Motte Street
- 23a Millbrook Playing Fields
- 23b Fields Behind Millbrook Playing Fields
- 23c Fields Behind & Millbrook Playing Fields
- 24 New North Quay + Old Harbour
- 25 Normans Site - Five Oaks
- 26 Normans Site + JT + JEP + Health + Fields - Five Oaks
- 27 Old Harbour Reclamation
- 28 Old JEP plus Health Sites - Five Oaks
- 29 Old JEP plus Le Geyt Centre + Health Sites - Five Oaks
- 30 Old JEP Site - Five Oaks
- 31 Old Les Quennevais School
- 32 Overdale plus Fields 1550 & 1551
- 33 Overdale plus West Park
- 34 Overdale plus Westmount Escarpment
- 35a Overdale
- 35b Overdale including George V Cottages

- 36 Parade Gardens plus General Hospital
- 37a Parade Gardens
- 37b Parade Gardens plus Westaway Court & Maison Le Pape
- 38 Parish of St Helier Parks Department
- 39 People's Park
- 40 Pier Road Car Park
- 41 Randell's + Parade Gardens
- 42 Remaining IFC Site
- 43a Fire Station + Old Police HQ + No 46 + Rouge Bouillon
- 43b Fire Station + Old Police HQ
- 44 Scare Coeur Building Site
- 45 Springfield Stadium
- 46 St Clements Golf Club
- 47 St John's Manor
- 48a St Saviour's Hospital
- 48b St Saviour's Hospital plus Clinique Pinel
- 48c St Saviour's Hospital plus Clinique Pinel & Rosewood
- 49 Swimming Pool plus Glacis Field
- 50 Tamba Park
- 51 The Limes
- 52 Warwick Farm
- 53 West Hill
- 54 West Park
- 55 Overdale Hospital Including Crematorium
- 56 Field H1550 Westmount
- 57 Field H1551 Westmount
- 58 Bellozanne Valley
- 59 Dual Site - General Hospital plus Overdale
- 60 Elizabeth Harbour
- 61 Field 1219, La Grande Route de Mont a L'abbe
- 62 Field behind B&Q
- 63 Field adjacent to St Saviours Church
- 64 Fields off Highview Lane
- 65 Fields off La Grande Route de St Jean
- 66 Fields South of Airport
- 67 Fields to North of Five Oaks
- 68 Former Ann Street Brewery
- 69 Former Jersey College for Girls
- 70 Grainville Playing Field
- 71 Grainville School
- 72 Jersey Gas Site Tunnell Street
- 73 Le Masurier's Land Bath Street
- 74 Longueville Nurseries

- 75 Samares Nurseries
- 76 Snow Hill Car Park
- 77 St Andrew's Park
- 78 Summerland plus Ambulance
- 79 Waterfront - Zephyrus + Les Jardins De Ka Mer
- 80 Westaway Court
- 81 Westmount Quarry
- 82 South Hill

Appendix 2: Notes on Assessment of Sites

This is an assessment of the 82 suggested sites against the footprint requirements of the new hospital and the existing uses on the site that would need to be relocated to create a development site					
		Main Site Area m ²	Adjacent Site Area m ²	Nearby site?	
1	B&Q plus Powerhouse	26,161	0		The site is not large enough to accommodate any Option
2	Bagot Road Field	11,658	0		The site is not large enough to accommodate any Option
3	CineWorld + Aqua Splash	15,662	0	Yes	The site is not large enough to accommodate any Option
4	CLM plus Lempierre Court	1,414	1,323		The site is not large enough to accommodate any Option
5	Commercial Buildings	15,077	0	Yes	The site is not large enough to accommodate any Option
6	D'Hautree	13,154	0		The site is not large enough to accommodate any Option
7	FB Fields	74,050	0		The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
8	Field North Of Union Inn	23,228	0		The site is not large enough to accommodate any Option
9	Field Opposite St Saviour's School	89,416	0	Yes	Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the

					building on the character of the area would be harmful
10	Fields at Junction La Rue de la Retraite & Le Boulivot de Bas	42,278	0		Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the building on the character of the area would be harmful
11	Fields Opp Rondels FarmShop	60,045	0		Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the building on the character of the area would be harmful
12	Former B&Q Site	14,219	0		The site is not large enough to accommodate any Option
13	Former Pontins Site	39,865	0		Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the building on the character of the area would be harmful
14	Fort Regent + South Hill	88,735	30,478	yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
15	Fort Regent	88,735	0	Yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved

16a	General Hospital	18,370	0	Yes	The site is not large enough to accommodate any Option
16b	General Hospital plus Cyril Le Marquand	18,370	2,049	Yes	The site is not large enough to accommodate any Option
16c	General Hospital + Kensington Place and Westaway Court	22,544	2,268	Yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
17	Government House	44,270	0		The developable area is limited and could not accommodate any Option
18	Greenfields - Five Oaks	8,670	0	Yes	The site is not large enough to accommodate any Option
19a	Jardins de la Mer Car Park	14,008	0	Yes	The site is not large enough to accommodate any Option
19b	La Fregate plus Jardins de la Mer Car Park & Cine World	23,074	8,176	Yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
20	La Collette	151,090	0		The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
21	La Fregate Reclamation	14,726	0	Yes	The site is not large enough to accommodate any Option
22	La Motte Street	3,745	0		The site is not large enough to accommodate any Option

23a	Millbrook Playing Fields	18,305	0	Yes	The site is not large enough to accommodate any Option
23b	Fields Behind Millbrook Playing Fields	23,136	0	Yes	The site is not large enough to accommodate any Option
23c	Fields Behind & Millbrook Playing Fields	23,136	18,305		Site is on the Shortlist for further consideration
24	New North Quay + Old Harbour	39,430	0	Yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
25	Normans Site - Five Oaks	37,253	0	Yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
26	Normans Site + JT +JEP + Health + Fields - Five Oaks	141,811	0	Yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
27	Old Harbour Reclamation	20,601	0	Yes	The site is not large enough to accommodate any Option
28	Old JEP plus Health Sites - Five Oaks	46,195	0	Yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
29	Old JEP plus Le Geyt Centre + Health Sites - Five Oaks	46,195	5,671	Yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be

					relocated and the project timeline could not be achieved
30	Old JEP Site - Five Oaks	8,559	0	Yes	The site is not large enough to accommodate any Option
31	Old Les Quennevais School	13,854	0		The site is not large enough to accommodate any Option
32	Overdale plus Fields 1550 & 1551	68,133	29,216		Site is on the Shortlist for further consideration
33	Overdale plus West Park	91,825	0	Yes	The developable area is limited and could not accommodate any Option
34	Overdale plus Westmount Escarpment	63,817	9,117	Yes	The developable area is limited and could not accommodate any Option
35a	Overdale	62,016	0	Yes	The developable area is limited and could not accommodate any Option
35b	Overdale including George V Cottages	68,131	0	Yes	The developable area is limited and could not accommodate any Option
36	Parade Gardens plus General Hospital	18,330	12,719	Yes	The site is not large enough to accommodate any Option
37a	Parade Gardens	15,063	0	Yes	The site is not large enough to accommodate any Option
37b	Parade Gardens plus Westaway Court & Maison Le Pape	16,051	0	Yes	The site is not large enough to accommodate any Option
38	Parish of St Helier Parks Department	16,608	0		The site is not large enough to accommodate any Option
39	People's Park	22,784	0	Yes	Site is on the Shortlist for further consideration
40	Pier Road Car Park	7,948	0	Yes	The site is not large enough to accommodate any Option
41	Randells + Parade Gardens	7,629	7,401	Yes	The site is not large enough to accommodate any Option

42	Remaining IFC Site	14,985	0	Yes	The site is not large enough to accommodate any Option
43a	Fire Station + Old Police HQ + No 46 + Rouge Bouillon	15,425	0	Yes	The site is not large enough to accommodate any Option
43b	Fire Station + Old Police HQ	7,083	0		The site is not large enough to accommodate any Option
44	Sacre Coeur Building Site	4,670	0	Yes	The site is not large enough to accommodate any Option
45	Springfield Stadium	20,768	0		The site is not large enough to accommodate any Option
46	St Clements Golf Club	108,977	55,222		Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the building on the character of the area would be harmful
47	St John's Manor	240,890	0		Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the building on the character of the area would be harmful
48a	St Saviour's Hospital	34,609	0		Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the building on the character of the area would be harmful and there would be a loss of a significant heritage asset
48b	St Saviour's Hospital plus Clinique Pinel	34,609	8,155		The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project

					timeline could not be achieved
48c	St Saviour's Hospital plus Clinique Pinel & Rosewood	34,609	17,330		The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
49	Swimming Pool plus Glacis Field	12,794	0	Yes	The site is not large enough to accommodate any Option
50	Tamba Park	66,009	0		Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the building on the character of the area would be harmful
51	The Limes	3,124	0		The site is not large enough to accommodate any Option
52	Warwick Farm	25,398	26,643		Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the building on the character of the area would be harmful
53	West Hill	53,943	0		Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the building on the character of the area would be harmful
54	West Park	29,787	0	Yes	The site is not large enough to accommodate any Option
55	Overdale Hospital Including Crem	74,436	0		The site is large enough to accommodate one or both of the Options but existing

					uses would have to be relocated and the project timeline could not be achieved
56	Field H1550 Westmount	16,500	0	Yes	The site is not large enough to accommodate any Option
57	Field H1551 Westmount	12,712	0	Yes	The site is not large enough to accommodate any Option
58	Bellozanne Valley	102,940	4,111		The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
59	Dual Site - General Hospital plus Overdale	68,131	18,370	Yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
60	Elizabeth Harbour	71,276	0	Yes	The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
61	Field 1219, La Grande Route de Mont a L'abbe	25,490	0		The site is not large enough to accommodate any Option
62	Field behind B&Q	10,660	0	Yes	The site is not large enough to accommodate any Option
63	Field adjacent to St Saviours Church	23,870	0		The site is not large enough to accommodate any Option
64	Fields off Highview Lane	54,230	49,143	Yes	Considered by the Site Selection Panel but in difficult and unsustainable

					location. The impact of the building on the character of the area would be harmful
65	Fields off La Grande Route de St Jean	13,044	12,922		The site is not large enough to accommodate any Option
66	Fields South of Airport	50,284	0		Considered by the Site Selection Panel but in difficult and unsustainable location. The impact of the building on the character of the area would be harmful
67	Fields to North of Five Oaks	55,465	41,949	Yes	Site is on the Shortlist for further consideration
68	Former Ann Street Brewery	5,137	0		The site is not large enough to accommodate any Option
69	Former Jersey College for Girls	27,957	0		The site is not large enough to accommodate any Option
70	Grainville Playing Field	44,557	0		The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
71	Grainville School	53,296	0		The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
72	Jersey Gas Site Tunnell Street	9,050	0		The site is not large enough to accommodate any Option
73	Le Masurier's Land Bath Street	4,717	0	Yes	The site is not large enough to accommodate any Option

74	Longueville Nureries	8,469	0		The site is not large enough to accommodate any Option
75	Samares Nurseries	40,814	0		The site is large enough to accommodate one or both of the Options but existing uses would have to be relocated and the project timeline could not be achieved
76	Snow Hill Car Park	5,249	0	Yes	The site is not large enough to accommodate any Option
77	St Andrew's Park	36,708	0		Site is on the Shortlist for further consideration
78	Summerland plus Ambulance	11,115	0		The site is not large enough to accommodate any Option
79	Waterfront - Zephyrus + Les Jardins De Ka Mer	19,476	0	Yes	The site is not large enough to accommodate any Option
80	Westaway Court	2,248	0	Yes	The site is not large enough to accommodate any Option
81	Westmount Quarry	16,741	0		The site is not large enough to accommodate any Option
82	South Hill	30,910	0	Yes	The site is not large enough to accommodate any Option

Appendix 3: Citizens' Panel Criteria

SITE SELECTION CRITERIA AS AGREED BY OUR HOSPITAL CITIZENS' PANEL

1. Is the site large enough to accommodate all the required clinical and support services including staff and service (access) facilities?
2. Does the site provide the ability for expansion? Will the site be able to deliver the hospital in the project timeline?
3. Does the highway network, locally and strategically, have the capacity to access and serve the hospital? Can the site be well served by public transport?
4. Will the site allow / encourage the sustainable use of resources?
5. Is the utilities infrastructure sufficient?
6. Will the site impact current healthcare services?
7. Is there sufficient space around the hospital building to enhance and support patients, staff and visitors?
8. Is the site in a quiet location?
9. Is there enough dedicated car parking and is it suitable?
10. Is the site directly below the flight path to the airport?
11. Is the site in the Built-Up Area?
12. Is the site on brownfield (previously developed) land?
13. Is the site a greenfield site?
14. Can the site be accessed from various directions?
15. Can the site be accessed by dedicated cycle routes?
16. Can any public facility or amenity that is lost be compensated for?
17. Is there a risk of pollution or contaminated land?
18. Will there be a detrimental impact on the local population during the operation of the hospital?
19. Will there be a detrimental impact on the local population during construction of the hospital?
20. Will the site allow a building that will fit in with the built character of the area?
21. Will the historic environment / assets be lost or harmed?

22. Will development of the site harm important views?

Appendix 4: Application of Citizens' Panel Criteria – Outcome Matrix (UPDATED – 12 August 2020)

OH Site Selection following JCM Review Outcome Matrix Assessment of sites large enough for Option 1 or Option 2 and potentially available in timeline This table is an updated version of the one first published with this report as a formatting error was identified. The outcomes remain unchanged.	Will the site be able to deliver the hospital in the project timeline?	Does the highway network, locally and strategically, have the capacity to access and serve the hospital?	Can the site be well served by public transport?	Will the site allow / encourage the sustainable use of resources?	Is the utilities infrastructure sufficient?	Will the site impact current healthcare services?	Is there sufficient space around the hospital building to enhance and support patients staff and visitors?	Is the site in a quiet location?	Is there enough dedicated car parking and is it suitable?	Is the site directly below the flight path to the airport?	Is the site in the Built Up Area?	Is the site on brownfield (previously developed) land?	Is the site a greenfield site?	Can the site be accessed from various directions?	Can the site be accessed by dedicated cycle routes?	Can any public facility or amenity that is lost be compensated for?	Is there a risk of pollution or contaminated land?	Will there be a detrimental impact on the local population during the operation of the hospital?	Will there be a detrimental impact on the local population during construction of the hospital?	Will the site allow a building that will fit in with the built character of the area?	Will the historic environment / assets be lost or harmed?	Will development of the site harm important views?
Field Opposite St Saviour's School OPTION 1 & OPTION 2	Magbe	No	Yes	No	Magbe	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	No
Fields at Junction La Rue de la Retraite & Le Boulivot de Bas OPTION 1 & OPTION 2	Yes	No	No	No	No	No	Magbe	Yes	Yes	Magbe	No	No	Yes	Magbe	No	Yes	No	Yes	Yes	No	Magbe	Yes
Fields Opp Rondels FarmShop OPTION 1 & OPTION 2	Magbe	Yes	Yes	No	Magbe	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Magbe	Yes	Yes	No	No	Yes
Former Pontins Site OPTION 1 & OPTION 2	Magbe	No	No	No	No	No	Magbe	Yes	Yes	No	No	No	Yes	No	No	No	Magbe	Yes	Yes	No	Magbe	Yes
Fields Behind & Millbrook Playing Fields OPTION 1 & OPTION 2	Magbe	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes
Overdale plus Fields 1550 & 1551 OPTION 1 & OPTION 2	Magbe	Magbe	Magbe	Magbe	Yes	Magbe	Yes	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	Yes	Yes	No	Magbe	Yes
Peoples Park OPTION 2	Magbe	Yes	Yes	Yes	Yes	No	Magbe	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	No	No	Magbe	Yes	Yes	Magbe
St Clements Golf Club OPTION 1 & OPTION 2	Magbe	Magbe	Yes	No	Magbe	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Magbe	No	No	Yes	No	Magbe	Magbe
St John's Manor OPTION 1 & OPTION 2	Magbe	No	Magbe	No	No	No	Yes	Yes	Yes	No	No	Magbe	Magbe	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes
St Saviour's Hospital Option 2	Yes	No	No	No	No	No	Yes	Yes	Yes	Magbe	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	No	Yes	Yes
Tamba Park OPTION 1 & OPTION 2	Magbe	No	Magbe	No	No	No	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Magbe
Warwick Farm OPTION 1 & OPTION 2	Yes	Yes	No	No	No	No	Yes	Yes	Yes	No	No	Yes	Magbe	Yes	Yes	Yes	Yes	Yes	Yes	No	Magbe	Yes
West Hill OPTION 1 & OPTION 2	Magbe	No	No	No	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	Yes	Yes	No	No	Magbe
Fields off Highview Lane OPTION 1 & OPTION 2	Magbe	Magbe	No	No	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	Yes	Yes	No	No	Magbe
Fields South of Airport OPTION 1 & OPTION 2	No	Magbe	Yes	No	Yes	No	Yes	No	Yes	No	No	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes	No	No
Fields to North of Five Oaks OPTION 1 & OPTION 2	Magbe	Magbe	Magbe	Magbe	Magbe	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	No
St Andrew's Park OPTION 2	Magbe	Yes	Yes	Yes	Yes	No	Magbe	Yes	Magbe	No	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes

Appendix 4: Application of Citizens' Panel Criteria – Outcome Matrix

Since the shortlisting Outcome Matrix was first published in the report a formatting error in the spreadsheet has been identified. The highlighted answers below contained the word 'no' instead of 'yes', however, they were colour-coded green correctly and therefore the shortlisting outcomes remained unchanged.

APPENDIX IV OH Site Selection following JCM Review Outcome Matrix	Is the site large enough to accommodate all the required clinical and support services including staff and service (access) facilities?	Does the site provide the ability for expansion?	Will the site be able to deliver the hospital in the project timeline?	Does the highway network, locally and strategically, have the capacity to access and serve the hospital?	Can the site be well served by public transport?	Will the site allow / encourage the sustainable use of resources?	Is the utilities infrastructure sufficient?	Will the site impact current healthcare services?	Is there sufficient space around the hospital building to enhance and support patients staff and visitors?	Is the site in a quiet location?	Is there enough dedicated car parking and is it suitable?	Is the site directly below the flight path to the airport?	Is the site in the Built Up Area?	Is the site on brownfield (previously developed) land?	Is the site a greenfield site?	Can the site be accessed from various directions?	Can the site be accessed by dedicated cycle routes?	Can any public facility or amenity that is lost be compensated for?	Is there a risk of pollution or contaminated land?	Will there be a detrimental impact on the local population during the operation of the hospital?	Will there be a detrimental impact on the local population during construction of the hospital?	Will the site allow a building that will fit in with the built character of the area?	Will the historic environment / assets be lost or harmed?	Will development of the site harm important views?
Field Opposite St Saviour's School OPTION 1 & OPTION 2	Yes	Yes	Maybe	No	Yes	No	Maybe	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	no	No
Fields at Junction La Rue de la Retraite & Le Boulivot de Bas OPTION 1 & OPTION 2	Yes	Yes	Yes	No	No	No	No	No	Maybe	Yes	Yes	Maybe	No	No	Yes	Maybe	No	Yes	No	Yes	Yes	No	Maybe	Yes
Fields Opp Rondels FarmShop OPTION 1 & OPTION 2	Yes	Yes	Maybe	Yes	Yes	No	Maybe	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Maybe	Yes	Yes	No	no	Yes
Former Pontins Site OPTION 1 & OPTION 2	Yes	Yes	Maybe	No	No	No	No	No	Maybe	Yes	Yes	No	No	No	Yes	No	No	No	Maybe	Yes	Yes	No	Maybe	Yes
Fields Behind & Millbrook Playing Fields OPTION 1 & OPTION 2	Yes	Yes	Maybe	Yes	Yes	Yes	Yes	No	Yes	yes	Yes	No	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes
Overdale plus Fields 1550 & 1551 OPTION 1 & OPTION 2	Yes	Yes	Maybe	Maybe	Maybe	Maybe	Yes	Maybe	Yes	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	Yes	Yes	No	Maybe	Yes
Peoples Park OPTION 2	Maybe	Maybe	Maybe	Yes	Yes	Yes	Yes	No	Maybe	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	No	No	Maybe	Yes	Yes	Maybe
St Clements Golf Club OPTION 1 & OPTION 2	Yes	Yes	Maybe	Maybe	Yes	No	Maybe	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	maybe	No	No	Yes	No	Maybe	Maybe
St John's Manor OPTION 1 & OPTION 2	Yes	Yes	Maybe	No	Maybe	No	No	No	Yes	Yes	Yes	No	No	Maybe	Maybe	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes
St Saviour's Hospital Option 2	Maybe	Maybe	Yes	No	No	No	No	No	No	No	No	Maybe	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	No	Yes	Yes
Tamba Park OPTION 1 & OPTION 2	Yes	Yes	Maybe	No	Maybe	no	No	No	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	yes	Yes	Yes	No	no	Maybe
Warwick Farm OPTION 1 & OPTION 2	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	No	No	Yes	Maybe	Yes	Yes	Yes	yes	Yes	Yes	No	Maybe	Yes
West Hill OPTION 1 & OPTION 2	Yes	Yes	Maybe	No	No	No	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	Yes	Yes	No	no	Maybe
Fields off Highview Lane OPTION 1 & OPTION 2	Yes	Yes	Maybe	Maybe	No	No	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	Yes	Yes	No	no	Maybe
Fields South of Airport OPTION 1 & OPTION 2	Yes	Yes	No	Maybe	Yes	No	Yes	No	Yes	No	Yes	No	no	No	Yes	Yes	Yes	no	No	Yes	Yes	Yes	no	No
Fields to North of Five Oaks OPTION 1 & OPTION 2	Yes	Yes	Maybe	Maybe	Maybe	Maybe	Maybe	No	Yes	Yes	Yes	No	no	No	Yes	Yes	No	Yes	No	Yes	Yes	No	no	No
St Andrew's Park OPTION 2	Maybe	Yes	Maybe	Yes	Yes	Yes	Yes	No	Maybe	yes	Maybe	No	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes



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d'**JÈRRI**