



Neighbourhood Forum: Overdale and Kensington Place

DATE	TIME	VENUE
5 December 2023	6pm-8pm	Government of Jersey Studio

PRESENT		
Deputy Tom Binet	GOJ Minister for Infrastructure	MINF
Jessica Hardwick	Acting Programme Director	JH
[REDACTED]	Healthcare Lead	HL
[REDACTED]	Programme Delivery Lead	PDL
[REDACTED]	Engagement Lead	EL
Residents	Approx 40	

Presentation slides available under Neighbourhood Forum section of gov.je/NHFP

1	POSH Roads Committee Meeting	Actions
	<p>A resident raised that the Parish Roads Committee meeting date had been changed with little notice, therefore residents missed discussions about plans for Westmount Road as they were unable to attend.</p> <p>The Programme Delivery Lead acknowledged the residents' frustration and emphasised that the Programme had not been involved in the scheduling of the meeting. The team understands that Parish of St Helier (POSH) publishes notes of the meetings. It was advised for residents to contact POSH to receive these.</p>	

2	Demolition	Actions
	<p>A resident asked if the footpaths route around the Overdale site would be reopened once it was safe to do so. PDL assured them that walking access would eventually be restored, although the route may change depending upon safety and site requirements.</p> <p>A representative from Jersey Demolition Contractors explained the timeline for the demolition process. He advised that his team started in September with asbestos surveys, then asbestos removal, had started Phase 1 demolition in early December 2023, and expected all demolition to be completed by July/August 2024. He explained that the Phase 1 buildings are structurally very poor, and a lot of work had been needed to reduce them mechanically. He also outlined the controls and monitoring in place to mitigate any dust, noise and vibrations for neighbours.</p> <p>JDC also noted that all site traffic has been routed and enters and exits from one central point so no large vehicles are travelling down Westmount road.</p>	

	<p>A resident asked if the demolition trucks would be travelling up Queen's Road and along Tower Road.</p> <p>JH advised that the team was seeking to re-use and recycle as much material as possible but vehicles, especially larger trucks might use this route in future.</p>	
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3	Recycling material	Actions
	<p>There was a discussion around sustainable construction, and JDC advised that 100% of hard-core material will be recycled, and around 75-80% of the entire structure will be recycled on site.</p> <p>PDL added that in the waste management plan there is a table that lists each material, identifies potential reuses, and sets targets. Residents were advised they could access the waste management plan through the planning portal</p> <p>A resident asked how much more time and cost does recycling add to the Programme.</p> <p>JDC explained that it actually reduces the overall cost as it removes the need to transport the material off site. He added that the phased demolition had recycling built into the timeline so it would not cause delays.</p>	

4	Westmount Road	Actions
	<p>A resident asked what improvements can be expected to Westmount Road and how the Infrastructure Minister found his experience in the ambulance.</p> <p>PDL explained that since the site has been split and the bulk of the footfall will now be remaining within the Ambulatory site, the traffic flow is greatly reduced on Westmount road and therefore the brief for any alterations to the road were that they were minimised. The main priority is to ensure that the road is safe for the blue light, buses and all road-users and the team are in communication with the ambulance service to discuss proposals.</p> <p>Two options have been developed and will be discussed with the ambulance service in January. There will then be further discussions with stakeholders and the public, providing a preferred option.</p> <p>A resident asked when work is expected to start and finish on Westmount Road.</p> <p>PDL advised that work is planned to start during 2025 and take around one year, however the programme needs to be discussed with all appropriate stakeholders before being agreed.</p>	

5	Bowling Club	Actions
	<p>A comment was raised from the previous meeting notes regarding temporary use of some of the bowling club while works are taking place to the road.</p> <p>PDL explained that road improvements have not yet been confirmed and were in the early stages of development, and there is no intention to permanently encroach onto the bowling green. However, a small area of land to the edge of the green might be required temporarily to effect roadworks. Once more detail is available, the team will arrange to meet with POSH and the Bowling Club.</p>	

6	Trees	Actions
	<p>A resident asked what trees on the Overdale site would be affected by demolition, in particular the Spreading Oak, Silver Birch and the Monkey Puzzle tree. PDL advised that the Spreading Oak will be incorporated into the landscaping of the facility but regrettably the Monkey Puzzle tree falls directly within the footprint of facility. Arboriculturists have confirmed that the tree is not in good condition and may have limited lifespan.</p> <p>The resident advised that in the Horizon new build a spade device was used to relocate trees and asked if that had been looked into.</p> <p>Action: PDL agreed to discuss the plan for the trees in more detail at the next Neighbourhood Forum where early designs would be shown.</p> <p>JH noted that it was too early in design to be able to determine the number of trees that may be impacted by proposals. However, there would always be mitigation provided should any trees need to be lost, including replanting.</p> <p>A resident asked about the trees in People's Park.</p> <p>JH explained that at this stage there are no plans or designs for this area and so it is not possible to determine the number of trees that might be impacted within People's Park. It is anticipated that there may need to be some works to junctions between the ambulatory facility at Kensington Place and the acute facility at Overdale. As more information is developed, it will be shared.</p>	PDL

7	Next Neighbourhood Forum	Actions
	<p>The next forum is pencilled in for January and at this meeting the plan is to share more detailed concept designs for Overdale Acute Hospital with residents.</p> <p>There was a discussion around how residents wanted to be invited to the meetings and the team agreed to continue with letter drops alongside social media promotion of the events, published on the NHFP Facebook and Twitter. The team explained the ambition to create an email database and just taking steps to be able to do this given data protection considerations.</p>	

8	Westmount Road	Actions
	<p>A resident asked how increased bus traffic on Westmount Road could safely be accommodated, given the existing tight bends in parts of the road. PDL advised that the team meets regularly with Liberty Bus and the Parish Roads Committee to discuss these matters. He explained that there is no intention to create a full carriageway – like under the Our Hospital scheme - and options including 'give way to oncoming traffic' signs are being explored. There would however be areas of road widening, where this is practicable.</p> <p>PDL added that there would no longer be a 7-metre active travel route adjacent to the highway, as included under Our Hospital plans; instead, existing pathways were being explored, including through Westmount Gardens.</p>	

9	Ambulance route	Actions

	There was a discussion about the route that ambulances would take for emergencies, and the team explained that the route would depend on the direction they were coming from. The HL advised that the Ambulance Service already has guidelines for using blue lights and sirens, and would always strive to minimise disturbance.	
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10	Tower Road	Actions
	<p>Several residents asked if there were any plans to modify Tower road, and expressed concern particularly about the area around the Pet Cabin.</p> <p>The team reminded residents that the roads are currently deemed safe for use by the roads department, and that Overdale has been a functioning hospital until recently with ambulances actively using the surrounding roads.</p> <p>They explained that existing issues with roads in the area exist outside of the Programme, and the Programme will hopefully be able to help mitigate them – but existing constraints in some places may prevent significant changes (an example would be the listed cemetery walls).</p>	

11	Location of Acute Facility	Actions
	<p>There was a discussion about ambulances traveling to the new Acute facility compared to the existing Jersey General, and the Minister for Infrastructure talked about his own experience in the back of an ambulance to ‘road test’ the journey, which he reported as smooth and quick.</p> <p>MINF advised that the Ambulance service hub will be remaining in town so emergency vehicles will continue to be based and dispatched from there.</p> <p>He continued that several stages of analysis have been conducted which led to the current split-site concept, and that some of those studies are publicly available.</p> <p>There was a questions about whether George V Cottage Homes could be used as a possible route for the ambulances, but JH advised that it had been explored as an option and deemed unsuitable.</p> <p>Action: The Minister for Infrastructure offered to email the resident a copy of the feasibility study.</p> <p>The resident also asked for URLs for the Traffic Management plan, the Environmental plan and the Waste Management plan.</p> <p>JH advised that all of those can be found on the Government of Jersey website.</p> <p>Action: HC agreed to link those to the Neighbourhood forum website.</p>	<p>MINF</p> <p>HC</p>

12	St. Aubin’s Road amendments	Actions
	There was a question about whether changes would be needed to St. Aubin’s Road and the team advised that while there is no current plan, it had been noted that the unconventional junction of St. Aubin’s Road and Kensington Street may need to be looked at when developing the Ambulatory site.	

13	Walk in centre for urgent treatment	Actions
	<p>There was a discussion about how the split site would work, and HL explained the emergency and overnight cases which will be treated at the Aute hospital and the minor injuries will be treated in a new walk-in centre at Kensington Place. HL added that the largest proportion of the current Emergency Department attendances are not deemed as true emergencies and would therefore be seen in the walk-in centre, adding that this is a common model of care in other jurisdictions, including the UK.</p>	
14	Gloucester street site	
	<p>There was a discussion around future use of the Gloucester Street/Kensington place site, and how much of the existing General Hospital footprint will be retained once acute services have moved out to Overdale.</p> <p>The team assured residents that while exact plans for the ambulatory facility were still being drawn up, there were areas that were likely to be unoccupied and not required for healthcare facilities. These areas could be used for other government requirements, including health service expansion, key worker housing and greater public realm or disposed.</p>	
15	Overall footprint	
	<p>There was a question about how the footprint and height of the NHFP Acute facility on the Overdale site compares with the previous Our Hospital proposal.</p> <p>The team advised that the main Our Hospital building covered 61,000 square meters and the NHFP Acute facility would be around 46-47,000 square meters.</p> <p>In terms of height, current proposals are currently around one storey below OH, and the overall footprint has been pulled back from the road and with less massing adjacent to houses on the north and south.</p>	
16	Landscaping	
	<p>There was a discussion around landscaping, and the team explained that it was key to realising the full therapeutic benefits of the green/hilltop location and was therefore a priority for the designers. The footprint of the Acute facility is smaller than the OH proposal, meaning there is more opportunity to landscape the surrounding grounds. Designers are working on 17 different landscaping zones and Green Roofs will featuring in some parts of the building.</p>	
17	Groundwork	
	<p>A resident asked if it was possible to dig down into the ground so as to minimise the height of the building.</p> <p>PDL explained that the bedrock is not far below ground level and is extremely costly to excavate and would add considerable costs onto the programme. There are also currently issues relating to the disposal of inert material.</p>	
18	Previous land acquisition at Overdale	

	<p>There was a question about the houses purchased for the previous Our Hospital scheme.</p> <p>PDL advised that current sketches indicate that two properties may need to be demolished: Thorpe Cottage owing to its location and Mont Martin that is derelict. The garage of Briez Izel and elements of Camden may need to be removed to improve access for maintenance vehicles. All of these are currently in development and not confirmed.</p> <p>PDL advised the Jersey Water site will be turned into the NHFP office and at a later stage potentially the office for the Healthcare Facilities Management team.</p> <p>The team acknowledged that the properties should not be left unoccupied for large periods and were currently developing a brief for interim use of the properties.</p>	
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19	Parking	
	<p>There was a discussion about parking for visitors to the crematorium, and the team advised that temporary parking is currently being provided outside the Westmount Centre, and that the team are working to find a permanent solution.</p> <p>When asked about parking for the acute facility the team explained that it was likely that adjacent fields would be used but with extensive landscaping. This is because it is very necessary for parking to be provided for healthcare facilities for patients, visitors and staff.</p>	

20	Edward Place	
	<p>A resident asked for clarification on what properties have been purchased in Kensington Place. So far, the Andium site has been purchased and one property in Edward Place.</p> <p>A resident asked if the emergency power generator, and chimney would be retained or if an alternative site, such as Bellozanne could be used.</p> <p>PDL explained that the Ambulatory facility will be completely electric, and therefore there will be no need for diesel or gas which subsequently negates the need for a large chimney.</p>	

21	Health Village	
	<p>There was a query about plans for the Health Village at St Saviour, but the team explained that while there were some early concepts in the Feasibility Study for the whole programme, detailed design work for that site was not currently progressing since the main focus is currently the Acute facility.</p>	

22	Green Energy	
	<p>There was a question about environmentally friendly features on the new acute facility, and PDL advised that solar panels will be used where possible, avoiding glare to neighbours, as well as Green Roofs and Air Source Heat Pumps. It was also noted that the existing Jersey General Hospital was currently one of the</p>	

	largest contributors to the carbon footprint of the Government of Jersey and the new facility would be significantly more efficient.	
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23	Ambulance sirens	
	<p>A resident asked what time of the day ambulances will be permitted to use their sirens.</p> <p>HL advised that the Ambulance service work on the basis that sirens are only used when absolutely necessary to manoeuvre through traffic and that 10pm is the usual cut off but they will report back at next meeting.</p>	HL

24	Political alignment	
	The Minister for Infrastructure was asked about Scrutiny's concerns around ministerial unity on the Programme. MINF explained that with HCS acting as the client and I&E as the delivery partner there had been robust discussions to get to the best outcomes for patients, staff and Islanders, but that all Ministers were in agreement that the NHFP represented the best way forward.	