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**JERSEY FUTURE HOSPITAL  
CO025 – PROOF OF CONCEPT  
SITE OPTION ADDENDUM  
APPENDIX 7 TOWN PLANNING  
ASSESSMENT**

QUALITY ASSURANCE

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Position: Associate Director

## STATES OF JERSEY – FUTURE HOSPITAL PROJECT

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### Town Planning Assessment

Following our initial meeting with the Planning Department in June 2016 to discuss the Option F solution a number of general principles in relation to the development of the new hospital on the Jersey General Hospital site established;

- It is understood that a number of properties on Kensington Place will be need to be acquired to provide the required footprint for the new hospital.
- The proposed hospital will need to be a multi-storey building due to the limited footprint available. As such the height guidelines previously established by the Planning Department in relation to any new development on the General Hospital site will need to be both reviewed and relaxed.
- It is understood that on completion of the new build hospital, the remainder of the general hospital site will be retained for healthcare use(s) unless otherwise advised.
- The general principles for vehicle movement and management in and around the new hospital were agreed as a baseline for further, detailed study. The key principles included main entrance/ public drop-off area from Gloucester Street, Patriotic Street car park prioritised for hospital use and access to Emergency Department via Kensington Place (from both eastern and western approaches). As such traffic can be separated as far as practicable within the constraints of the exiting road network.
- Selected views will be agreed with the Planning Department in order to assess the visual impact of the new hospital (the St Helier model will continue to be used for this purpose).
- We raised with the planners that a number of relocation projects would need to be completed prior to the main site outline planning permission and that these would also require building regulations submissions.
- Key relocation projects from a planning perspective are the temporary clinic block and use of Westaway for as an OPD (which may require modifications to the external appearance. All relocation projects will require building control and planners expressed need for early involvement to help manage their peak workload
- Retention of Grade 1 Listed Building and improvements to townscape and public realm.
- Vacated site subject of future proposals.

Subsequent to this meeting the Jersey planners provided an overview of their planning impact assessment shown in table 1 below and the Gleeds Management Services team response to this is detailed in the table 2 below, which captures these issues alongside others raised.

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<b>Table 1 - Planning Impact Assessment for OPTION F</b> Provided by John Nicholson (Principal Planner; Development Control, Department of the Environment, Jersey) Existing Hospital Site + properties on Kensington Place	
PLANNING POLICY (principle) Positive	This option would be redevelopment on the existing General Hospital site, with an extension on the hotel sites, through to Kensington Place. This is all within the Built-Up Area and spatially acceptable.
PLANNING HISTORY Positive	The majority of the site has a healthcare history and the hotels on Kensington Place are known to have some development potential, being the subject of a previous application (withdrawn).
ON-SITE IMPACTS Neutral	The building must respond positively to the immediate vicinity and integrate into the streets where it will be immediately visible. Adopting the idea of a plinth for the building with a scale and rhythm that reflects the existing street scene with the taller elements of the building set well back from the street façade could achieve this harmonisation. Adding limited elements of open space (in front of the Listed Building) and providing public and patient connectivity into the building itself will greatly assist in integrating the building into the area.
OFF-SITE IMPACTS Negative	<p>The building will be large. There is no way of avoiding that fact. This scale directly reflects 2 things, firstly the quantum of services that will be delivered by the hospital in line with the adopted healthcare strategy for Jersey. Secondly the adjacencies required in successful hospital functionality dictate layout and scale.</p> <p>There is an immediate concern about this scale. The proposed building height indications show a height of building which is unusual for St. Helier and this will require very particular justification. It is not yet understood why a larger footprint could not be used, which could offset a lowering of the tallest elements. It is relevant to note that the site does sit within an established urban context somewhat lower than the proposed building. A thorough Heritage and Townscape Visual Impact Assessment (HTVIA) will be able to accurately and methodically gauge the scale of the impact ensuring that the visibility of the building can be fully understood within that urban context. This will then allow the comparison of the various designs and finishes that can be achieved so that proper judgement can be made on the best potential scheme. The HTVIA will also allow a more comprehensive, legible and honest public engagement for the project.</p>
NEIGHBOUR IMPACTS Neutral	By keeping the facades of the building at street level in scale with the surrounding character the impact on adjoining and neighbouring properties should be minimized. The scale and orientation of the building should ensure that any overbearing / shadowing will occur on land and buildings that are currently part of the health operations. The impact of large buildings within the small-scale street of Kensington Place will need careful thought.

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<p>VEHICULAR ACCESS <b>Positive</b></p>	<p>In a strategic context given that the site is currently the hospital existing conditions will still apply. Access to the site will be improved for emergency vehicles and proposed closer integration with the adjoining Patriotic Street car park should improve immediate access.</p>
<p>CONNECTIVITY <b>Strongly positive</b></p>	<p>The site is well connected to the central areas of St Helier, with level access to facilitate walking and cycling. The proximity of the bus station makes the site extremely well connected. Strengthening pedestrian and cycle links through and around the site will help integrate the building into the neighbourhood, and may create additional permeability.</p>
<p>BIODIVERSITY <b>Neutral</b></p>	<p>There are unlikely to be any significant biodiversity issues as previous surveys have identified. Any potential bat roosts can be managed appropriately.</p>
<p>HERITAGE IMPACTS <b>Negative</b></p>	<p>The 1860 Grade 1 Listed Hospital Building on the site will be retained and its setting will be significantly altered. Some of those changes may be positive, but a new large building so close to its southern side will inevitably have a serious harmful effect upon its setting. At this stage, it appears that the 1960s block would remain and so the opportunity for setting enhancements to the north appear to have been missed.</p> <p>The site is also of potential archaeological sensitivity and any development proposal will need to make adequate provision for appropriate archaeological evaluation to be undertaken. There are further listed buildings on Elizabeth Place and Kensington Place and the impacts on these are not yet known.</p>
<p>OTHER ISSUES <b>Positive</b></p>	<p>The development of this site for the future Hospital is supported in principle. Developing in the manner proposed will allow the functions of the existing facilities to continue in a far better manner than would be the case with previous schemes that use the existing hospital site.</p> <p>The use of existing States assets to support the regeneration of St. Helier accords with the objectives of this strategic priority. There may be an opportunity for the lobby of the hospital to provide a significant public space that could add to the diversity of the immediate area. However, the lack of any proposals for the existing range of buildings fronting Gloucester Street is a concern. The department would like to see this settled at an early stage – there are multiple opportunities for building regeneration, or other public spaces, in that area, some of which might be used to offset the impact of the primary new building. There could also be the opportunity to use the hospital as an anchor for a wellbeing quarter to be developed through the Future of St Helier programme.</p> <p>The ‘decanting’ implications are currently at an early stage and need to be better understood.</p>

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**Table 2 – Jersey Option F Planning Impact Assessment – Gleeds Management Services (Hassell Architects and KE Planning)**

ISSUE		COMMENT	RISK		
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		<b>Option F – Jersey General Hospital Scheme</b>			
<b>Spatial policies</b>	<b>Spatial Strategy</b>	Development concentrated in the Built-Up Area, makes efficient use of previously developed land primarily used to provide existing hospital services. The central location promotes the strategic aim of reducing dependence on the cars	✓		
<b>Strategic Policies</b>	<b>St Helier Design Guide</b>	Building control height on site – Max. 6-storey on western part of cleared site and no higher than existing on eastern part of cleared site.		✓	
	<b>Future St Helier Strategy</b>	Potential for requirement for development of site to be considered as part of wider strategy for St Helier.	✓		
<b>Heritage</b>	<b>Heritage – above ground</b>	Presumption against the loss of listed buildings and requirement for preservation of the architectural and historic character and integrity of the setting of listed buildings.			✓
<b>Archaeology</b>	<b>Archaeology</b>	Pre-application advice received in connection with previous options has suggested that an archaeological assessment is needed. Needed to inform construction design.		✓	
<b>Landscape / Townscape &amp; Visual Impact</b>	<b>Landscape / Townscape &amp; Visual Impact</b>	New buildings increase the height and mass of built form, which will have an impact upon the townscape character of the site and the surrounding area. The significance of the impact will depend upon design and massing choices. The height of new building will require careful justification if it exceeds guidance provided by tall buildings policy (18m+ or 7m above neighbours) and St Helier Design Guidance. Design of plant needs to consider roof-scape policy.			✓
<b>Employment</b>	<b>Protection of employment land</b>	No presumption against the loss of tourism accommodation.	✓		
<b>Housing</b>	<b>Loss of housing units</b>	Although there is a presumption against loss of housing units, if the value of development to the island outweighs the loss or reduction, the loss can be justified.	✓		
<b>Community</b>	<b>Healthcare facilities</b>	Proposals for new healthcare facilities are supported within the grounds of existing healthcare facilities or within the Built Up Area.	✓		
<b>Neighbours</b>	<b>Impact on neighbours</b>	The impact of development upon neighbours (privacy, level of light, emissions (light, noise, dust, odour, and fumes)) must not unreasonably harm the amenities of neighbouring uses, including the living conditions of nearby neighbours.		✓	
<b>Transport</b>	<b>Access</b>	Rationalisation of access arrangements including new vehicle access from Newgate Street and emergency access relocated onto Kensington Place. Details need to be agreed with TTS.		✓	

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	<b>Parking</b>	Only disabled parking to be located on new hospital site. All other parking to be displaced off-site.	✓		
<b>Ecology</b>	<b>Ecology</b>	Initial assessment to understand potential for development to have a negative or positive impact upon island's ecological assets.	✓		
<b>Contaminated Land</b>	<b>Contaminated Land</b>	Potential for legacy issues to exist. Further assessment needed.	✓		
<b>Waste</b>	<b>Waste Management</b>	Disposal and management of large volume of material generated by construction phase. Strategy for operational waste disposal will be required.		✓	