Planning Statement

November 2021

TEMPLE

LEADERS IN ENVIRONMENT, PLANNING & SUSTAINABILITY.

Report for – The Director General of Infrastructure, Housing and Environment
Our Hospital Project – Redevelopment of Overdale Hospital and adjacent land
Planning Statement
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1.0 Introduction

1.1 This Planning Statement is submitted on behalf of the Director General of Infrastructure, Housing and Environment ('the Applicant') in support of a full planning application in relation to the Overdale Hospital Site, Westmount Road ('the Site'), for the following development ('the Proposed Development'):

FULL PLANNING APPLICATION: The development of new hospital buildings including deck and grade parking, a mental health centre, energy centre, knowledge centre, landscaping and open space through the redevelopment of Overdale Hospital and adjacent land, Mulcaster House (Jersey Water), fields H1550, H1550A, 1551 and 1552, including the demolition of La Chapelle de St. Luc, Thorpe Cottage, Briez Izel, 1 Castle View, 5 Castle View, 1 Hillcrest, part of driveway, raised planter and strip of land at entrance to Hill Crest and Castle View, Mont Martin Cottage and two outbuildings, L'Amyerie, 1 – 3 Westmount Terrace, Berkeley Rise, Westmount House, Folly Field, part of the garden of Camden, and Jersey Bowling Club. The reconfiguration and landscaping of Westmount Road, including to The People's Park, Lower Park, Westmount Gardens and Victoria Park, including changes to the playground and Petanque Courts along with associated alterations to the highway network.

1.2 This planning statement sets out the need for the new hospital and describes the Site and characteristics of the site location, details of the Proposed Development and includes an assessment of the Proposed Development against the relevant planning policy and guidance.

Introduction to the Our Hospital Project

1.3 The Our Hospital Project (OHP) will provide a once in a lifetime opportunity for Jersey to have a first-class, fully integrated, 21st century hospital, which will benefit Islanders for generations to come.

The Vision for Our Hospital

1.4 The objective of the OHP is to design and construct a modern, fit-for-purpose hospital, which meets the current and future needs of patients, clinicians, healthcare staff and visitors.

1.5 The new hospital will be designed using the experience and expertise of Jersey's clinicians and healthcare staff, as well as best practice hospital design. It is designed to be flexible and adaptable, with the ability to change to meet evolving models of health and care delivery, future pandemic situations, and the needs of Islanders as treatments and technologies continue to progress.

1.6 The new hospital will be contemporary, innovative in design and complement the environment in which it is set. It will enable co-location and integration of physical and mental health care and services. It will attract and retain the very best clinicians and healthcare staff to work in Jersey, contributing to positive healthcare and well-being outcomes for generations of Islanders.

The Case for Change

1.7 The case for a new hospital for Jersey has been well made. The need has been accepted by the States Assembly going as far back as their adoption of P.82/2012 Health and Social Services: A New Way Forward[1]. The existing health estate is deteriorating, and the longer delivery of a hospital is delayed, the more this will begin to impact on running costs, standards of care and recruitment and retention of clinical and professional colleagues. Over time, the deteriorating estate could start to impact health outcomes and mean that Islanders' health also deteriorates, affecting the economically active community and having detrimental effects on the wider economy.

1.8 The current estate comprises a number of buildings across a number of sites, with clinical accommodation at the current Jersey General Hospital dating generally from the 1960s but with the Granite Block dating back to 1765. This means that the current estate consists of a disparate collection of buildings developed over a long time to different health policies, operational practices, and construction standards. Some of the current estate is in a sufficiently poor condition that the risk of building failure is increasing each year.

1.9 There are also challenges relating to space, clinical flows, and adjacencies – the current buildings do not support modern ways of working - and are not efficient for staff or patients. New-build facilities represent an opportunity to address and resolve these issues and to provide a modern, fit-for-purpose health and care infrastructure capable of caring for generations of Islanders.

Summary of Planning Benefits

1.1 The summary of planning benefits associated with the redevelopment of the OHP Site include:

- A modern, fit-for-purpose hospital facility, which meets the current and future needs of patients, clinicians, healthcare staff and visitors;
- Removal of several buildings on the existing Overdale Hospital site which are currently vacant and in poor condition and redevelopment of a previously developed site;
- A sustainable design, which seeks to minimise carbon emissions resulting in a hospital that is significantly more sustainable than the existing healthcare estate;
- High quality architecture which takes inspiration from Jersey's landscape character and natural elements;

[1] Health and Social Services: A New Way Forward
https://statesassembly.gov.je/assemblypropositions/2012/p.082-2012.pdf

- High quality landscape design which reflects Jersey character and includes multi-function green spaces for children's play, therapeutic gardens, fitness and general enjoyment by staff, patients, and visitors alike;
- Addition of significant onsite planting and greenery, including a net gain of circa 705 new trees, promoting biodiversity;
- New heritage gazebo and outlook over St. Helier located south of Westmount Road celebrating the Battle of Jersey;
- Enhancement (and an increase of approximately 27%) of open publicly accessible space across the new hospital site;
- Increased pedestrian permeability and significantly improved public access between Westmount Road and the Val Andre, not previously available;
- Integrated arts strategy to deliver art for the hospital and the public;
- Provision of sustainable transport measures, including active travel route to the hospital, bus interchange and public realm improvements; and
- Creation of direct and indirect jobs throughout the construction period and ancillary retail uses in the new hospital.

Planning Application Documents

1.2 This statement should be read in conjunction with the following documents accompanying this application (agreed in consultation with IHE Planning and Regulation as part of the planning pre-application process).

- Completed application forms, prepared by Temple;
- Planning Statement, prepared by Temple;
- Architectural drawings/plans prepared by Llewelyn Davies;
- Landscape plans, prepared by LDA Design;
- Engineering drawings, prepared by ARUP
- Design and Access Statement (DAS), prepared by Llewelyn Davies;
- 3D digital model, prepared by Llewelyn Davies;
- Community Participation Statement, prepared by Soundings;
- Arts Strategy, prepared by T Projects;

- Crime Impact Statement (within Design and Access Statement), prepared by Llewelyn Davies;
- Sustainability Report, prepared by ARUP;
- BREEAM report, prepared by ARUP;
- Condition survey of buildings to be demolished, prepared by Arup;
- Photographic survey of buildings to be demolished, prepared by ROKFCC;
- Environmental Impact Statement (EIS), prepared by ARUP including the following Technical Appendices:
    - Scoping Opinion/consultation;
    - Statement of Competency, prepared by Arup;
    - Schedule of Mitigation, prepared by Arup;
    - List of Committed Developments, prepared by Arup;
    - Health Evidence Review and Health Baseline, prepared by Arup;
    - Transport Assessment, prepared by Arup;
    - Framework Travel Plan, prepared by Arup;
    - Full Construction Traffic Management Plan (CTMP), prepared by Arup;
    - Noise modelling Traffic Data, prepared by Arup;
    - Noise Assessment Construction Assumptions, prepared by Arup;
    - Outline Construction Environmental Management Plan, prepared by ROKFCC;
    - Air Quality Assessment Methodology and Baseline, prepared by Arup;
    - Air Quality Assessment Results and Verification, prepared by Arup;
    - Air Quality Mitigation, prepared by Arup;
    - Flood risk assessment, prepared by Arup;
    - Drainage Strategy, prepared by Arup;
    - Geo-environmental/Geotechnical desk study, prepared by Arup;
    - Ground investigation reports (Factual/Main Site/Westmount Road), prepared by Arup;
    - Extended Phase 1 Habitat Survey, prepared by Nurture Ecology;
    - Arboricultural Impact Assessment, prepared by Tim Moya Associates;
    - Phase 2 ecology report, prepared by Nurture Ecology;
    - Landscape and visual photomontages, prepared by LDA Design;
    - Landscape Masterplan, prepared by LDA Design;
    - Landscape Mitigation Plan, prepared by LDA Design;

- Arboricultural Report, prepared by Tim Moya Associates;
- Archaeological desk-based assessment, prepared by Pre-construct Archaeology;
- Geophysical survey report, prepared by Pre-construct Archaeology;
- Archaeological trial trench report, prepared by Pre-construct Archaeology;
- Site Waste Management Plan, prepared by ROKFCC;
- Daylight Assessment, prepared by Arup; and
- Soil classification letter, prepared by Government of Jersey.

1.3 The structure of the remainder of this document is divided into the following sections:

Section 2 explains the need for the new hospital;

Section 3 describes the site selection process;

Section 4 summarises related hospital applications;

Section 5 summarises the site and surrounding area;

Section 6 summarises the Proposed Development;

Section 7 summarises the proposed demolition and construction works;

Section 8 provides more information on the Proposed Development;

Section 9 summarises the pre-application engagement;

Sections 10-28 include an assessment of the Proposed Development against relevant policies and guidance;

Section 29 summarises cumulative impacts;

Section 30 refers to conditions and planning obligations; and

Section 31 sets out the Applicant's conclusions and assessment of planning balance

2.0 Need for the Our Hospital Project

2.1 The existing health estate is deteriorating, and the longer the delivery of a hospital is delayed, the more this will begin to impact on running costs, standards of care and recruitment and retention of clinical and professional colleagues. Over time, the deteriorating estate could start to impact health outcomes and mean that Islanders' health also deteriorates, affecting the economically active community and having detrimental effects on the wider economy.

2.2 The current estate comprises a number of buildings across a number of sites, with clinical accommodation at the current Jersey General Hospital dating generally from the 1960s but with the Granite Block dating back to 1765. This means that the current estate consists of a disparate collection of buildings developed over a long period, under differing health policies, operational practices, and construction standards. Some of the current estate is in a sufficiently poor condition that the risk of building failure is increasing each year.

2.3 There are also challenges relating to space, clinical flows, and adjacencies – the current buildings do not support modern ways of working and are not efficient for staff or patients. New-build facilities represent an opportunity to address and resolve these issues and to provide a modern, fit-for-purpose health and care infrastructure capable of caring for generations of Islanders.

2.4 The need has been recognised by the States Assembly going as far back as their 2012 adoption of P.82/2012 Health and Social Services: A New Way Forward.

2.5 The planning of a new hospital began in 2012 and its delivery has been the subject of two refused planning applications (ref: PP/2017/0990 and ref: PP/2018/0507). The need for a new hospital for Jersey remains. Overdale Hospital was approved by the States Assembly on 17th November 2020 as the preferred site for a new hospital following an extensive evaluation of alternative site options.

2.6 The new hospital is designed to be flexible and adaptable, with the ability to change to meet evolving models of health and care delivery, future pandemic situations, and the needs of Islanders as treatments and technologies continue to evolve.

2.7 The Revised 2011 Island Plan pre-dates planning for the new hospital and would not have made specific provision for it. However, its policies support new healthcare facilities (subject to meeting the other relevant policy requirements of the plan). In addition, the supporting text of Policy SCO2, does recognise the requirement for future expansion and improvements to Jersey General Hospital:

'The 2002 Island Plan referred to Health and Social Services' twenty-year development plan which identified the short, medium and long-term options for health provision in the Island. The short-term (five year) proposals for the General Hospital included the provision of a new community dental service and expansion of the existing day surgery which have now been completed. Over the longer-

term the plan proposes further improvements to the General Hospital site with possible expansion to provide space for existing and new services for the long-term delivery of acute care: the feasibility of the General Hospital site being able to satisfy this objective is likely to be the subject of a review during the Plan period.'

2.8 The feasibility of the General Hospital to meet the Government of Jersey's (GoJ) healthcare objectives has been reviewed and assessed over the Plan period. An Infrastructure Capacity Report[2] ('the ICR') (December 2020) identifies a forecasted shortfall in existing hospital bed capacity in the '*very near future'* for Jersey, with a 72% increase in demand for beds by year 2040. The report anticipates that this will increase pressure on Island hospital services.

2.9 Whilst noted in the Government Plan 2021 to 2024[3], that funds are available to upgrade works to maintain the existing General Hospital, the ICR states that these works will not increase the capacity of the existing hospital sufficiently. Thus, the Government Plan incorporates a number of key initiatives focused on health, to address the Island's healthcare provision and to support the long-term sustainable wellbeing of Islanders. This document identifies the delivery of Our Hospital to achieve the improved health care desired for Jersey.

2.10 GoJ have prepared a briefing document[4] outlining the direction of travel for improving healthcare in Jersey and this paper also confirms that the current state on the Island is one where the current healthcare system cannot be sustained in the existing hospital building. It states that a clear case remains for the building of a new hospital to meet demographic pressures which the Island faces and to deliver the flexibility and innovation required to accommodate a healthcare service which is continuously evolving.

2.11 The review of the existing healthcare service and the associated infrastructure has concluded a well evidenced need for a new hospital. Subsequently, the 'Draft Bridging Island Plan' (published April 2021) recognises this need:

'…to deliver a new hospital that can meet the community's long-term health needs – whilst also rationalising and improving the delivery of healthcare and community services across the island is both important, complex and of an unprecedented scale.'

[2] Government of Jersey Infrastructure Capacity Report 2020

://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/R%20Infrastructure%20Capacity%20Study%20Report%202020%20ARUP.pdf

[3] Government Plan 2021 to 2024

https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/ID%20Government%20Plan%202021%20to%202024%20CB.pdf

[4] Government of Jersey Health and Community Services 'Jersey Care Model' Briefing Paper October 2019

https://www.gov.je/SiteCollectionDocuments/Health%20and%20wellbeing/ID%20Jersey%20Care%20Model%20Briefing%20Paper%2020191029%20LJ.pdf

2.12 The Draft Bridging Island Plan 2021 incorporates a Site Allocation and a specific '*Our Hospital and associated sites and infrastructure'* planning policy (CI3). The intention of the policy is to safeguard the existing Overdale Hospital site for the delivery of a new hospital.

2.13 This need for a new hospital has been accepted by the Inspector of the previous application for the (then) new General Hospital (Planning Reference PP/2018/ 0507). Paragraph 378 of the Inspector's Report (December 2018) says that the matter of need is '*undisputed and is a material and weighty planning consideration'.*

2.14 The Our Hospital Supplementary Planning Guidance ('SPG') 2020 also recognises the need and reflects on the most recent above saying that '*The need for a new hospital is well evidenced and undisputed, and it has been recognised that meeting this need is 'a material and weighty Planning consideration'*.

Next Section

2.15 The next section discusses the site selection process.

3.0 Site Selection Process

3.1 The OHP Site was approved by the States Assembly on 17 November 2020 as the preferred site for a new hospital. This was the culmination of a comprehensive and thorough site evaluation process, a Citizens' Panel, and continual engagement with clinicians.

3.2 The process of selecting a site for the new hospital began with a GoJ site selection study where firstly, Islanders were asked to suggest potential sites. Some 300 responses were received and a total of 82 different sites were chosen for assessment.

3.3 A sequential process, free of political input, eliminated unsuitable sites at each stage, according to specific criteria set by the Citizens' Panel and clinicians. The longlist of sites was therefore reduced to 17 after passing the first two sets of criteria and based on the clinical requirement (whether the sites could accommodate the minimum required footprint for the hospital as defined by the Draft Functional Brief), and whether the site would allow for delivery of the new hospital within the construction completion deadline of 2026.

3.4 Following the appointment of a Citizen's Panel to assist in the shortlisting process, and input from medical professionals and feedback from Island wide public consultation, the sites were reduced to five: Five Oaks, Millbrook, Overdale, the People's Park and St. Andrew's Park. Beginning on 13 July 2020, production of comparative technical assessments to inform the decision for determining the site resulted in the publication of the Site Evaluation Report[5].

3.5 This report stated that the outcome of the technical assessments meant that Five Oaks, St. Andrew's, and Millbrook were deemed not suitable and Overdale and the People's Park were the preferred final two options. At that stage the Political Oversight Group and the Council of Ministers agreed that The People's Park should not be progressed, and the decision for Overdale to be selected as the preferred site was endorsed by the States Assembly in November 2020.

Next Section

3.6 The next section summarises related planning applications.

[5] OHP Site Evaluation Report: October 2020
https://www.gov.je/SiteCollectionDocuments/Health%20and%20wellbeing/OH%20Site%20Evaluation%20Report.pdf

4.0 Related Applications

Relocation of existing Over dale Hospital Services and Patients

4.1 Overdale Hospital currently provides a range of services, including outpatient services. It is therefore important that these can continue to operate in the period between when the existing buildings close to allow demolition to commence, and when the new hospital facility becomes operational. Therefore, prior to the demolition those services need to be re-provided in a suitable alternative location. The proposed solution is to re-provide the majority of the existing facilities at the former Les Quennevais School ('fLQS') until the new hospital facility is operational.

4.2 Thus, the reprovision of services at the fLQS is subject to a planning application (P/2021/1139) which was submitted and validated on 17 August 2021 for:

Change of use of former Les Quennevais School from educational use to Class K – medical facility. Construct main entrance canopy to South elevation. Remove portacabin to South-West of site. Create parking and two access roads for the residential units located off Le Clos des Sables.

4.3 The application is pending approval.

Demolition of buildings and structures at Overdale Hospital Site

4.4 To support OHP, the existing buildings and structures on the Overdale Hospital site must be removed as they are unsuitable for re-use and delivery of a new hospital. Therefore, a further planning application (reference number P/2021/1398) was submitted and validated in October 2021 for:

Complete demolition and site clearance of the existing buildings and built structures on site.

4.5 Though the application for demolition is pending a decision, this application for the redevelopment includes the demolition of the buildings and structures for consistency and the assessment of the accumulation of impacts.

Reprovision of Jersey Bowling Club

4.6 The Jersey Bowling Club (JBC) is to be re-provided on another site and secured through a separate planning application. The replacement of JBC is being considered through an ongoing sports facility strategy being undertaken by Infrastructure, Housing and Environment ('IHE'), including identifying a potential site that will meet the needs of JBC as well as being a deliverable scheme.

Next Section

4.7 The next section details the OHP Site and its context.

5.0 Summary of Application Site and its Context

The Site and Surroundings

5.1 The OHP Site is approximately 13 hectares. The principal part of the OHP Site comprises the existing Overdale Hospital on the upper part of Westmount Road, but as a whole, lies on an escarpment either side of Westmount Road, taking in part of the Jersey Water site (and buildings) in its northern part and four fields to the east. It also includes some residential properties in the vicinity, most of Westmount Road itself and adjacent land, JBC, part of The People's Park, Peirson Road/St Aubin's Road (and associated road junctions), Westmount Gardens, Lower Park and Victoria Park to the south and southeast. It also includes Val Andre, a wooded landscape, to the west.

5.2 The majority of the OHP Site is set within the western extent of the current Island Plan designated St Helier 'Built-Up Area' (BUA) and the proposed 'Town'/ 'Primary Centre' as defined in the draft Bridging Island Plan.

5.3 Westmount Road currently runs through the OHP Site on an incline and 'hairpin' turn towards its middle, as it runs upward. It connects onto Tower Road to the north and Peirson Road/St. Aubin's Road to the southeast.

5.4 The offices of Jersey Water (water utility company) are within the northern part of the site and south of that, but outside of the OHP Site boundary, is the Crematorium and its gardens. Immediately south of that and adjacent Westmount Road, is Thorpe Cottage, a Grade 3 Listed 19th century dwelling with a large walled garden

5.5 In the northeast of the OHP Site is a disused Chapel named La Chapelle de St. Luc. A Heritage Assessment Report (**Appendix 1**) undertaken by Jersey Heritage in November 2020, notes that the building does not hold any historical or architectural merit - and is generally in a poor state of condition with the presence of asbestos. It concluded that the building is insufficient to merit listing.

5.6 To the east of Westmount Road, there are four fields (Field H1550, H1550A, H1551 and H1552) in agricultural use, with hedgerow boundaries.

5.7 Mont Martin, a two-storey detached residential dwelling, with associated outbuildings is located within Field H1550. It is understood, from information in a recently approved planning application (permission P/2020/0611), that the structural condition of this existing dwelling is poor. Between the two fields are several residential properties including a Grade 4 Listed 19th century villa named Briez Izel.

5.8 The southern section of Westmount Road, parts of Peirson Road and St Aubin's Road, Westmount Gardens and Victoria Park are in the Site, along with land accommodating other residential properties and JBC.

5.9 JBC comprises a single storey clubhouse, grass outdoor bowling green and car parking. On its northern corner, the footpath adjacent to The People's Park via a pergola and the play area is bisected by the Road, before leading steeply upward to the northern part of Westmount Road. There are also steps between the hairpin bend of the Road and The People's Park, to the southwest of the Club.

5.10 The western part of the OHP Site (to the west of Westmount Road) comprises the wooded valley, Le Val Andre, which is also accessible from a footpath from the Westmount Road hairpin via Westmount Gardens.

5.11 There are two listed buildings (Briez Izel Grade 4 listed- HE0756) and Thorpe Cottage (Grade 3 listed- HE1662), and parts of four listed places within the OHP Site: The People's Park (Grade 3 listed – HE1897), Westmount Gardens (including an electricity substation excluded from the listing) and Lower Park (Grade 3 listed – HE1899) and Victoria Park (Grade 3 listed – HE1916).

5.12 Outside the OHP Site, residential properties lie to the north, along with part of the Jersey Water works and Monte a l'Abbe Cemetery (Grade 2 listed- HE 1176). Beyond that to the north- west is New Mont a l'Abbe Cemetery (its wall being Grade 3- HE1244) on Tower Road and St Helier centre is to the east.

5.13 Other designated heritage assets that sit adjacent to the OHP Site include 3-29 Peirson Road (19 Grade 3 and 4 listed buildings), 1-5 New Park Villas (HE1660), 1-2 Park Place (HE0736/ HE0759) Westmount Road (7 Grade 3 buildings).

5.14 People's Park is located to the south of the main area of the Proposed Development. Beyond that is the Waterfront and to the west is Westmount Gardens (including an electricity substation excluded from the Listing), La Route de St Aubin and Victoria Avenue. Grade 4 Listed George V Cottage Homes are located at the western edge of Val Andre and the wider area is rather built up with residential dwellings and a mix of other uses.

5.15 There are several other heritage assets which are located in the wider urban context of the OHP Site as follows.

<u>Designated heritage assets</u>

- Elizabeth Castle (HE1426) Grade 1 Listed building;
- Fort Regent and South Hill Battery (HE1195/HE1917) Grade 1 Listed building;
- St Aubin's Fort (BR0348) Grade 1 listed building;

- Almorah Crescent Grade 1 listed buildings and Grade 2 place;
- Victoria Crescent Grade 2 listed buildings and place; and
- La Route de St Aubin 10 No Grade 3 and 4 listed buildings.

Undesignated heritage assets

- Noirmont Headland Memorial;
- General location of Battle of Jersey gathering forces 1781; and
- General location of former King's Gallows.

5.16 The OHP Site is subject to similar planning policy designations in both the current and emerging Island Plans (except for the proposed designation of the OHP Site for Our Hospital and the Eastern Cycle Corridor in the Bridging Island Plan). The existing Overdale Hospital site and buildings, along with some land to the immediate north and east are designated Green Backdrop Zone (GBZ). The People's Park, Val Andre, JBC and Westmount Gardens are Protected Open Space (POS) and the fields are Green Zone (GZ). The whole of the OHP Site is within the Eastern Cycle Route Corridor (within the Bridging Island Plan) and largely, The Built-up Area/'Town' or 'Primary Centre' designations.

Buildings within OHP Site Boundary

5.17 Several buildings are located within the OHP Site (including those mentioned above) which are listed below.

- Jersey Water, Mulcaster House, Westmount Road, Jersey JE1 1DG, Jersey;
- Mont Martin Cottage and associated garage building (located in Field H1550);
- Outbuilding 1 (located in Field H1550);
- Outbuilding 2 (located in Field H1550);
- Thorpe Cottage, Westmount Road, JE2 3LP;
- Briez Izel, 2 Westmount Road, JE2 3PG;
- L'Amyerie;
- 1-3 Westmount Terrace and associated triple garage building;
- Berkeley Rise (also known as Bahia-Blanca);
- Westmount House (also known as Orphir Villa);
- Folly Field and associated garage building (also known as Otani);
- Overdale - Westmount Centre;
- Overdale - Poplars Day Centre;
- Overdale - William Knott Day Hospital;

- Overdale - Admin 1 Offices;
- Overdale - OT Store;
- Overdale – Kitchens;
- Overdale – Jessie Scott;
- Overdale – McKinstry;
- Overdale – Secker House;
- Overdale – Carpenters Workshop;
- Overdale – Substation;
- Overdale – The Lodge;
- Overdale – Porters Lodge;
- Overdale - Admin 3 Psychology;
- Overdale – Old Chapel (also known as Chapelle de St. Luc);
- Overdale – Former Laundry and Boiler House;
- Overdale - Hearing Resource Centre;
- Overdale – Admin 2 Child Development Centre;
- Overdale – Eva Wilson and Diabetic Centre; and
- Overdale - Covered Walkway.
- JBC and associated bowling green, Westmount Rd,
- 1 Hillcrest;
- Camden (part of garden);
- 1 Castle View;
- 5 Castle View; and
- Part of driveway, raised planter and strip of land at entrance to Hill Crest and Castle View.

5.18 As identified above within the existing Overdale healthcare site there are 22 existing structures comprising occupied buildings utilised for medical facilities, derelict buildings, and associated storage buildings **(Appendix 2).**

5.19 The Building Condition Report (June 2021), accompanying this application, confirms that over 50% of the buildings (Buildings D, E, F, G, H, I, L, M, M, P, Q, R and T) are in a poor condition or derelict and are considered not suitable for reuse. Two buildings (B and C), were partially refurbished in the early 2000s and Building A was constructed in 2004.

5.20 A further Property Condition Report (October 2021) describes the condition of the remaining 16 properties to be demolished within the OHP Site. Most are of a good condition, but none are suitable for delivery of the new hospital. A summary of the existing building conditions is included within **Appendix 3**.

OHP Site Accessibility

5.21 The OHP Site is located approximately one kilometre from the existing General Hospital in St. Helier or 14 minutes walking distance via Westmount Road.

5.22 A pedestrian footpath runs along the eastern side of Westmount Road from its most northern point down as far as the hairpin turn in the road at which point the footpath ends and switches to the outer western edge of the road.

5.23 Presently, there is no dedicated sustainable transport infrastructure available for cyclists utilising the roads to the existing Overdale healthcare site.

5.24 For those travelling by public transport, the number 19 bus serves Westmount Road to and from the centre of St. Helier. The vehicular access to the OHP Site is from Westmount Road. Jersey Water and the existing Overdale Hospital have vehicular access leading off Westmount Road.

Planning History

5.25 The planning history for the OHP Site, sourced from the GoJ online planning register is summarised in **Appendix 4**.

5.26 The following section briefly describes the Proposed Development.

6.0 The Proposed Development – Summary Overview

6.1 The Description of Development for the Proposed Development is:

FULL PLANNING APPLICATION: The development of new hospital buildings including deck and grade parking, a mental health centre, energy centre, knowledge centre, landscaping and open space through the redevelopment of Overdale Hospital and adjacent land, Mulcaster House (Jersey Water), fields H1550, H1550A, 1551 and 1552, including the demolition of La Chapelle de St. Luc, Thorpe Cottage, Briez Izel, 1 Castle View, 5 Castle View, 1 Hillcrest, part of driveway, raised planter and strip of land at entrance to Hill Crest and Castle View, Mont Martin Cottage and two outbuildings, L'Amyerie, 1 – 3 Westmount Terrace, Berkeley Rise, Westmount House, Folly Field, part of the garden of Camden, and Jersey Bowling Club. The reconfiguration and landscaping of Westmount Road, including to The People's Park, Lower Park, Westmount Gardens and Victoria Park, including changes to the playground and Petanque Courts along with associated alterations to the highway network.

6.2 The built development comprises the following floorspace:

Main Building	
Level	Gross Internal Area (m²)
Level 04	5,159
Level 03	7,527
Level 02	7,091
Level 01	14,544
Level 00	15,143
Level -01	12,003

Energy Centre	
Level	Gross Internal Area (m²)
Level 01	14
Level 00	1,438
Level -01	1,437

Mental Health Centre	
Level	Gross Internal Area (m²)
Level 01 (Roof Plant)	215
Level 00	2,898

Knowledge Centre	
Level	Gross Internal Area (m²)
Level 02 (Roof Plant)	40
Level 01	1,028
Level 00	1,073
Level -01	497

Demolition

6.3 The Proposed Development will result in the demolition of the buildings and structures at the existing Overdale Hospital Site and several residential properties including, but not limited to, Thorpe Cottage and Briez Izel, demolition of the JBC and the offices of Jersey Water headquarters (**Appendix 5**).

6.4 Several trees will be removed but the total number of trees planted, will significantly exceed the existing. The Applicant is committed to reprovision of JBC is subject to ongoing discussions with the Club itself. Its relocation will be dealt with by a separate planning application.

Westmount Road/Transport

6.5 The proposed realignment and improvements to Westmount Road include an active travel route for walking and cycling to improve upon the existing narrow pedestrian paths and absence of a cycle lane. The improvements will also enable safer access and egress for emergency vehicles to the hospital through widening the carriageway and alterations to the bend in the road and its inclination.

6.6 Walking routes have been prioritised and have been designed to provide safe, direct, and convenient routes to, from and through the OHP Site. Further details of proposed routes are provided in the accompanying Transport Assessment and drawings.

6.7 To further encourage sustainable modes of travel, 145 secured and sheltered Sheffield stands are located in various locations across the OHP Site. A further 30 staff only cycle parking spaces are located in a secured and locked facility.

Proposed Parking

6.8 A total of 550 car parking spaces (including 45 accessible car bays and electric vehicle charging points) are provided. Priority has been afforded to patient parking with 175 spaces proposed. Vehicle access is also provided for patient drop-off, deliveries, maintenance, and emergencies. Fifty motorcycle space are also provided across the Site.

The Hospital Buildings

6.9 The new hospital is designed using the experience and expertise of Jersey's clinicians and healthcare staff, as well as best practice hospital design. It is designed to be flexible and adaptable, with the ability to change to meet evolving models of health and care delivery, future pandemic situations, and the needs of Islanders as treatments and technologies continue to progress.

6.10 The new hospital will be contemporary, innovative in design, whilst complementing the environment in which it is set. An integrated arts strategy will improve the patient and staff experience and add to the sense of pride, rooting art commissions to the Island, its landscape, its community, and its rich cultural traditions. It will enable co-location and integration of physical and mental health care and services, seeking to attract and retain the very best clinicians and healthcare staff to work in Jersey, contributing to positive healthcare and well-being outcomes for generations of Islanders.

6.11 The proposed hospital building forms a rectangular shaped footprint. On the south elevation the proposed massing steps up to five storeys in height (a hospital storey is about five metres) with below ground level, on the north elevation it steps up to six storeys, on the west elevation the massing steps down to three storeys and on the east elevation it steps down to two storeys to reduce impact upon neighbouring residential dwellings.

6.12 The main hospital building will be supported by a Knowledge Centre and Energy Centre across three levels and a single storey Mental Health Centre to the north and northeast of the main building respectively. A multi-storey car park (along with parking at grade) is also proposed.

Landscape

6.13 The landscape is a key part of the Proposed Development, and its enhancement is an integral element of the new hospital and its salutogenic (health and wellbeing) design. A central avenue and greened courtyards (including planting and trees) provide a link to the designed landscape which successfully knits the whole OHP Site together and with adjacent parkland and woodland.

6.14 The proposed improvements to Westmount Road mean that some of the equipment in the play area in The People's Park will need to be relocated due to encroachment on the east side. Therefore, the whole play area will be resurfaced with a new rubber surface and will be improved through addition of extra seating benches, and new planting.

7.0 Proposed Demolition and Construction Works

Buildings and Structures Proposed for Demolition

7.1 A separate application by the Director General of Infrastructure, Housing and Environment (planning reference number: P/2021/1398) has been submitted for *Complete Demolition and site clearance of the existing buildings and built structures on site* at the *existing* Overdale healthcare site.

7.2 The following planning application documents from that application are included in **Appendix 6** and are relevant to consider as part of this application given that application P/2021/1398 is still pending a decision:

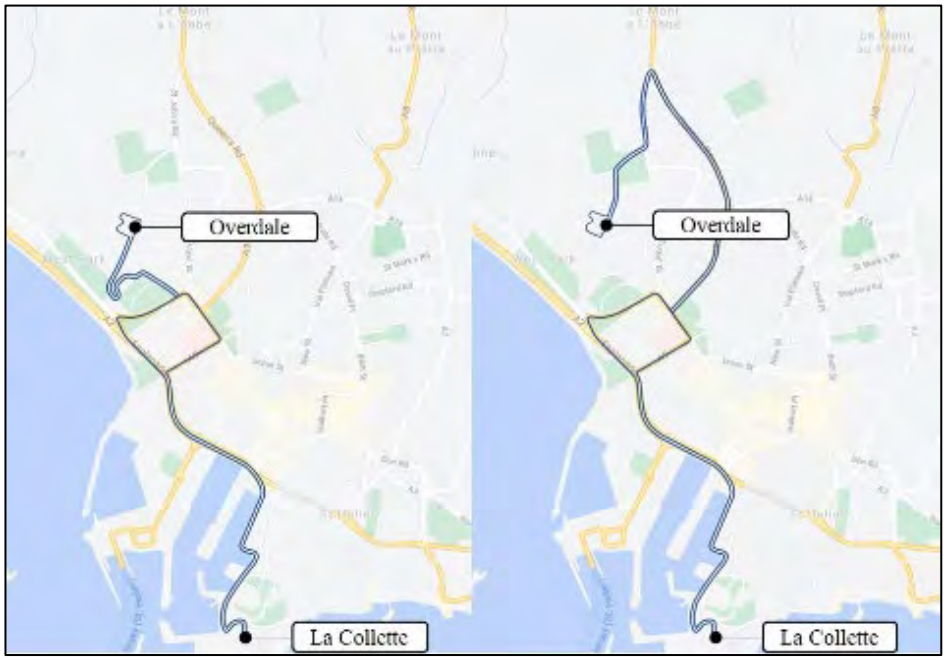
- Demolition Construction Phase Plan, prepared by ROKFCC;
- Photographic survey of the existing buildings on the OHP Site, prepared by ROKFCC; and
- Building Condition Report, prepared by Arup.

Construction Vehicle Route

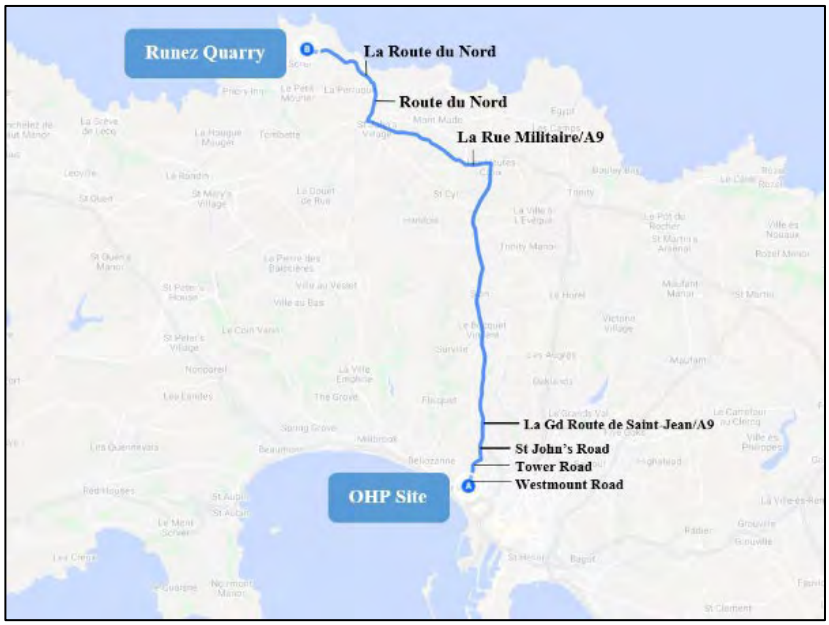
7.3 It is proposed that waste materials (including asbestos) will be delivered to La Collette, the Jersey Energy Company Waste Facilities.

7.4 There are two potential routes for construction vehicle access and one route to Runez Quarry as shown in **Figure 1**. The preferred access route to/from La Collette is via the ring-road and Westmount Road. The alternative access route for La Collette (whilst Westmount Road is closed to traffic) is proposed to be via the A9 Queen's Road, St John's Road and Tower Road. For those HGVs that will route to/from Ronez Quarry, vehicles will use a combination of Tower Road, St John's Road, the A9 and La Route du Nord.

Figure 1: Construction Vehicle Route



Construction Access Route to Runez Quarry



Construction Phasing

7.5 To facilitate the main hospital building works on the OHP Site, several activities are phased. **Figure 2** shows the *key* structural construction activities (excluding landscape):

Figure 2 Key structural construction activities

A – Lower Westmount Road: Realignment

B – Upper Westmount Road: Diversion

C – St. Aubin's Road: Street Works

1 – Main Hospital & Energy Centre

2 – Multi Storey Car Park

3 – Mental Health Centre

4 – Knowledge Centre

Proposed Hours of Construction

7.6 The proposed working hours will be:

- 07:30hrs – 18:00hrs Monday to Friday;
- 08:00hrs – 13:00hrs on Saturday, with no noisy activities 13:00hrs – 18:00hrs Saturday; and
- No noisy activity on Sundays.

Deliveries

7.7 The deliveries of materials and equipment will be scheduled to avoid the network peak period and school pick-up/drop-off times. Deliveries will therefore be restricted to the following periods:

- Before 7:00 and after 18:00 for specialist plant and equipment. These traffic movements will require a permit and will be managed by GoJ's Transport and Operations Team; and
- 09:15-14:00.

7.8 To avoid the school pick-up/drop-off times, deliveries will be scheduled to arrive between the hours of 09:15 and 14:00. Beginning the schedule 15 minutes after the end of the school drop-off period and stopping 45 minutes before the start of the school collection period should result in no delivery vehicles on the local highway network during these times.

OHP Site Security

7.9 Where suitable security fencing does not exist, the OHP Site shall be secured using timber hoarding (or similar) fence panelling, double clipped and located securely using footings. Fencing shall surround the entire OHP Site to prevent unauthorised access by members of the public and shall be maintained throughout the duration of the works. The gates to the OHP Site shall remain padlocked except during vehicle movements.

OHP Site Office, Accommodation and Welfare (Welfare Village)

7.10 Modular cabins will be utilised for OHP Site offices and welfare. These will be expanded as necessary as the project evolves from the demolition through all the phases of construction in order to accommodate the actual number of resources at each time.

7.11 Two separated modular buildings will be erected consisting of:

- Staff offices: to provide mixed accommodation for approximately 180 staff over 2 floors. This includes 60 subcontractors' staff in order to have one single area of cabins resulting in better communication. An indicative layout at peak times is provided below; and
- Welfare facilities: providing accommodation for approximately 600 operatives in its final form and including drying rooms with lockers, separated toilets male/female, showers, canteen, and induction room. An indicative layout at peak times is provided below.

7.12 The welfare village will be located west of the area proposed for the Mental Health Centre.

7.13 Car parking spaces for staff and operatives will be provided within the OHP Site. These will be located adjacent south of the cemetery, which will provide some distance from the OHP Site offices/welfare to the cemetery.

Construction Vehicle Access

7.14 Construction vehicles will access the OHP Site via Westmount Road, from the existing north and south junctions. The contractor will be required to ensure that public access and roadways are kept clean and free of debris. Appropriate wheel washing facilities will be installed at the OHP Site entrance. Watering of the access tracks will be routinely undertaken to prevent dust from spreading to surrounding areas.

Proposed Traffic Management

7.15 Proposed traffic management measures for each location are outlined in the CTMP accompanying this planning application and will be agreed with IHE Operations and Transport as part of a Road Works permit process.

Pedestrian and Cycle Safety

7.16 The CTMP confirms that to ensure pedestrian safety during construction, heavy goods and construction vehicles accessing and egressing the OHP Site will be controlled by trained traffic marshals. The contractor will be aware of any potential cyclists whilst undertaking any works

adjacent to Westmount Road.

Bus Routes

7.17 The contractor will consult with the bus operator Liberty Bus, IHE and the Parish of St Helier regarding any traffic management that may impact or disrupt local bus services.

Health and Safety

7.18 Health and safety regulations will be adhered to and details of construction activities, prediction methods, location of sensitive receivers and noise and vibration levels will be discussed with the GoJ, both prior to construction work and throughout the construction period.

7.19 OHP Site safety notices shall be posted along the length of the fencing providing details of the hazards and providing contact details including emergency telephone numbers. No access to the OHP Site will be allowed without prior notification.

8.0 The Proposed Development – New Hospital

Hospital Campus

8.1 The design of the Proposed Development has evolved in response to the Clinical Brief, planning policy, the characteristics of the immediate urban area and comments received from IHE Regulation, other consultees and Islanders, to ensure delivery of a high quality and well-designed hospital building.

8.2 The scale, massing, and design of the new hospital campus has taken into account the relationships with surrounding properties, the character of the area and its elevated position above the Town of St. Helier.

8.3 The existing Overdale healthcare buildings have no architectural merit and are largely of a poor quality or are not fit for modern medical facilities. The existing Overdale healthcare site currently represents an inefficient use of the OHP Site in terms of its building form and current operation, as well as not being fit to meeting 21st Century medical care aspirations.

8.4 There is an opportunity to create a medical campus to enhance the use of the existing Overdale healthcare site and to contribute high quality and carefully designed landscape areas to reinstate the Green Zone character and link to the Val Andre wooded valley.

8.5 Significant work has been undertaken during the pre-application stage in relation to the Proposed Development's relationship with planning policy.

8.6 The height and massing of the hospital buildings and surrounding landscape design have sought to avoid prejudicing neighbouring properties. Design changes to mitigate against impacts have included:

- Mental Health Centre moved further west from the existing residential developments to the southeast and from the boundary of Monte a l'Abbe Cemetery to lessen the impact;
- Reduction of the scale of the main hospital building and reconfiguration of the original roof design; and
- Planted buffers increased in depth/density on the northern side of the Knowledge Centre, east of the Mental Health Centre, north and west of the surface level car park and south of the main hospital building to reduce the visual and acoustic impact of the development on properties, Jersey Crematorium and the Monte a l'Abbe Cemetery.

8.7 The main hospital building has been replanned to respond to changes in the clinical brief and as such the massing and volume has reduced in scale. The curved carapace roof has been removed, massing is reduced on the western end of the building, Levels 2, 3, 4 are set back from the north and south facades and the southwest corner pushes back at level 1 and set back at level 0 to form a colonnade.

8.8 The massing is broken down into a north building and south building which are connected by an internal ground floor avenue which has an east and west entrance/ access point.

8.9 These design changes have also reduced the impact on views, particularly the removal of the curved carapace roof which has created a softer massing which sits more comfortably in the skyline. The Mental Health Centre and the MSCP have been brought down in height by one storey so that the impact of the massing is reduced.

8.10 To further break down the visual impact of the overall volume of the Main Hospital, the facades of the north and south podium wings are expressed differently. To the south, the Outpatients and Maternity wing is a warm off-white cladding finish, reflecting its people focused activities. Whilst to the north, the Emergency, Acute, Diagnostics and Theatre wing has a cooler grey cladding, reflecting the state-of-the-art technology and treatment areas housed within.

8.11 The elevational approach includes:

- Stone/terracotta finish on the core sides and curtain walling on the front;
- Vertical solar shading for the evening sun on the southwest elevation;
- Canopy design for roof terraces;
- Interstitial floor plant room louvres;
- Horizontal louvres to protect from sun and visual overlooking into residential properties;
- Horizontal ribbon window louvres to protect form the midday sun;
- Valcan cladding; and
- Curtain walling in the courtyard.

Integrated Art Strategy

8.12 An arts strategy has been developed alongside the design process of the OHP. Jersey's land and coastal environment and sea is recognised as an essential part of Jersey life and therefore the 'Nature' of Jersey has been selected as the theme for both interior design and arts commissioning. The arts strategy aims to bring the following benefits:

- Create a welcoming, healing environment, which enhances the healthcare experience for patients, visitors, and staff;
- Create a visually coherent environment which is relevant to both people and place reflecting Jersey's unique cultural identity;
- Commission high quality, innovative and contemporary artists, including local, and international artists which complement both architecture and interior design;

- Consult and collaborate with stakeholders to establish strong engagement, ownership, and enthusiasm for the arts throughout the design, developing relevant partnerships with local arts and cultural organisations;
- Incorporate donor acknowledgement;
- The hospital design should accommodate and encourage an ongoing creative participatory program for patients, families, visitors, and staff by providing the required infrastructure for creative practice with dedicated spaces for performance, creative activities, and exhibitions etc;
- Contribute to easily navigated wayfinding; and
- Promote diversity and equality.

Public Realm and Landscape Design

8.13 The Proposed Development has maximised public realm and landscape opportunities. The southeast corner of the main hospital building is set back to increase the public realm and the fire access vehicle route on the southwest corner has been rationalised to retain more trees.

8.14 The landscape's uses and functions include:

- Multi-function green spaces for children's play, therapeutic gardens, fitness and general enjoyment by staff, patients, and visitors alike;
- Planted buffers to reduce the visual and acoustic impact of the development for neighbours immediately around the OHP Site, the cemetery, crematorium, and from St Helier and beyond;
- Pathways connecting from the hospital garden to existing paths within Val Andre woodland;
- Reducing stormwater run-off through attenuation within the landscape, including green roofs, natural drainage swales around parking bays and additional planting;
- Public viewpoint at the 'hairpin' on Westmount Road including a shelter and heritage interpretation board;
- Planting and biodiversity management within the new 'hairpin' bend of Westmount Road;
- Improving micro-climate around the buildings, including wind and solar shading;
- Climbing plants on elevations to reduce visual impact; and
- Mitigating any loss of habitat from the proposed buildings and hard surfaces through protecting and enhancing existing ecology and creating new habitats.

Mental Health Centre

8.15 The Mental Health Centre is designed to be flexible in use and will include therapy rooms, a gym, a double height central courtyard for the reception, central garden courtyards and rear garden area which will provide a safe and pleasant space for Islanders to visit.

8.16 The elevational palette is simple to create a sense of wellbeing and calm for patients.

Knowledge Centre

8.17 The Knowledge Centre will provide training and education to support the future staffing requirements of the hospital. The building will not provide clinically serviced spaces but will provide simulated conditions as well as other teaching facilities.

8.18 The final brief for the accommodation continues to develop at this stage. As such, the building design allows for a 'shell and core' proposal, flexibly designed to allow for change and evolution in the future for support functions. At the same time, a lecture theatre is designed into the building at its eastern end.

Proposed Car and Cycle Parking

8.19 As previously stated, A total of 550 car parking spaces (including 45 accessible car bays and EV charging points) are provided. Priority has been afforded to patient parking with 175 spaces proposed. Vehicle access is also provided for patient drop-off, deliveries, maintenance, and emergencies. 50 motorcycle space are also provided across the site. 301 of the car parking spaces will be in the multi-storey car park.

8.20 Pedestrian routes have been integrated into the OHP Site design. Within the area several improvements have been made for pedestrians including:

- Zebra crossing directly west of the St Aubin's Road roundabout;
- Uncontrolled pedestrian crossing with a refuge island directly east of the roundabout (with potential to upgrade this to a signal-controlled or zebra crossing in the next design stage);
- Signal-controlled pedestrian crossings at the proposed St Aubin' Road/Kensington Street/ Peirson Road junction;
- Signal-controlled crossing on Westmount Road at the junction with St Aubin's Road;
- Raised table crossing on St Johns Road, subject to further consultation; and
- Existing signal-controlled crossing on Cheapside replaced with a build-out (uncontrolled), reducing the crossing length from two lanes to one lane.

Highways Improvement

8.21 Several changes are proposed to the highways network including:

- Extension of Active Travel Corridor from Westmount Road to Victoria Avenue Promenade and Cycleway;
- Significant improvements to public realm and pedestrian permeability;
- A bus lane is proposed on the A1 St Aubin's Road affording priority to buses over other vehicles on the network;
- A bus interchange at the St Aubin's Road roundabout;

- Alignment of active travel corridor to be finessed to minimise impact on trees; and
- St Aubin's Road becoming two-way.

Existing Parking

8.22 In implementing improvements to highways means there will be an impact on existing parking provision. It is anticipated that relocated parking would be secured by legal agreement:

- Net loss of 12 *resident* car parking spaces on Westmount Road and within The People's Park car park. Spaces to be re-provided elsewhere, potentially Patriotic Street MSCP or Elizabeth Lane car park;
- Net loss of 98 *public* car parking spaces within The People's Park and Inn on the Park car parks. These spaces will not be provided elsewhere in accordance with Policy TT10 of the Revised Island Plan 2011.
- Existing servicing and short-stay car parking on St Aubin's Road to be retained, alongside additional parking on Kensington Street;
- Three accessible parking spaces relocated from The People's Park car park to Kensington Street;
- 10 motorcycle parking spaces to be relocated within the local area; and
- Opportunities for short-stay and EVie cycle parking to be explored.

9.0 Summary of Pre-application Engagement

9.1 An extensive Island-wide programme of consultation has been undertaken. The Applicant has taken part in pre-application discussions with IHE including with Development Control, Operations and Transport, Arboricultural, Ecology, Natural Environment and Planning Policy and Heritage Officers. between July 2020 and November 2021. This has included a series of pre-application meetings and presentations including to the Jersey Architectural Commission (JAC). Iterations of the design have been shared with OHP Governance groups.

9.2 The Proposed Development has also been shaped by public engagement with Islanders which has enabled a significant number of them to participate at points in time aligned to the design development programme. This has included a series of public community engagement and consultation activities throughout the duration of the pre application period running from October 2020.

9.3 The principal milestones have been the virtual public exhibitions held in November 2020, March 2021, July 2021 and October 2021 and the meetings of the community focus groups – the Overdale Neighbourhood Forum (covering the Westmount Road and Overdale area), the Island wide Community Liaison Group, the Island wide Healthworkers Panel and the Les Quennevais Neighbourhood Forum (for the reprovision site).

9.4 Additional meetings have been held with Overdale Health Services and the Crematorium as the adjacent site occupier with sensitive boundary conditions and bespoke operational requirements. Full details are set out in the Statement of Community Involvement (SCI).

9.5 Additionally, there has been continuous dialogue with the community through facilitated regular meetings of the two organised site-specific neighbourhood forums for Overdale and the fLQS and wider Island community liaison group.

9.6 More widely, a number of GoJ departments have been engaged throughout the design process to cover matters including, but not only: climate change, fire safety, drainage, air quality, transport, noise and vibration, water resources, cultural heritage, and biodiversity.

9.7 More generally, other stakeholders regularly engaged with include the following: Parish of St. Helier; Crematorium representatives; States Members; organisations, including Jersey Trees for Life, with a related interest in social value, and individual residents in close proximity to the Overdale Hospital site to address specific matters.

Next Section

9.8 The following section details the planning policy framework of Jersey.

10.0 Planning Policy Framework

Legislative Framework

10.1 In accordance with Section 2(2) of the *Planning and Building (Jersey) Law 2002* (updated January 2019), land should be developed *'in accordance with a development plan that provides for the orderly, comprehensive and sustainable development of land in a manner that best serves the interests of the community.'*

10.2 Article 19 of the law states the following:

(2) In general planning permission shall be granted if the development proposed in the application is in accordance with the Island Plan.

(3) Despite paragraph (2), planning permission may be granted where the proposed development is inconsistent with the Island Plan, if the Planning Committee is satisfied that there is sufficient justification for doing so.

10.3 Sufficient Justification is not defined by law and applies on a case-by-case basis but article 19 (1) says that '*All material considerations shall be taken into account in the determination of an application for planning permission*'.

10.4 The Proposed Development has been informed by relevant planning policies, planning guidance and other material considerations.

Adopted Island Plan

10.5 The Development Plan is the Revised 2011 Island Plan ("The Island Plan"). It is made up of:

- The Revised 2011 Island Plan, approved by the States on 17 July 2014; and
- Proposals Map (Island Plan 2011 (Revised 2014).

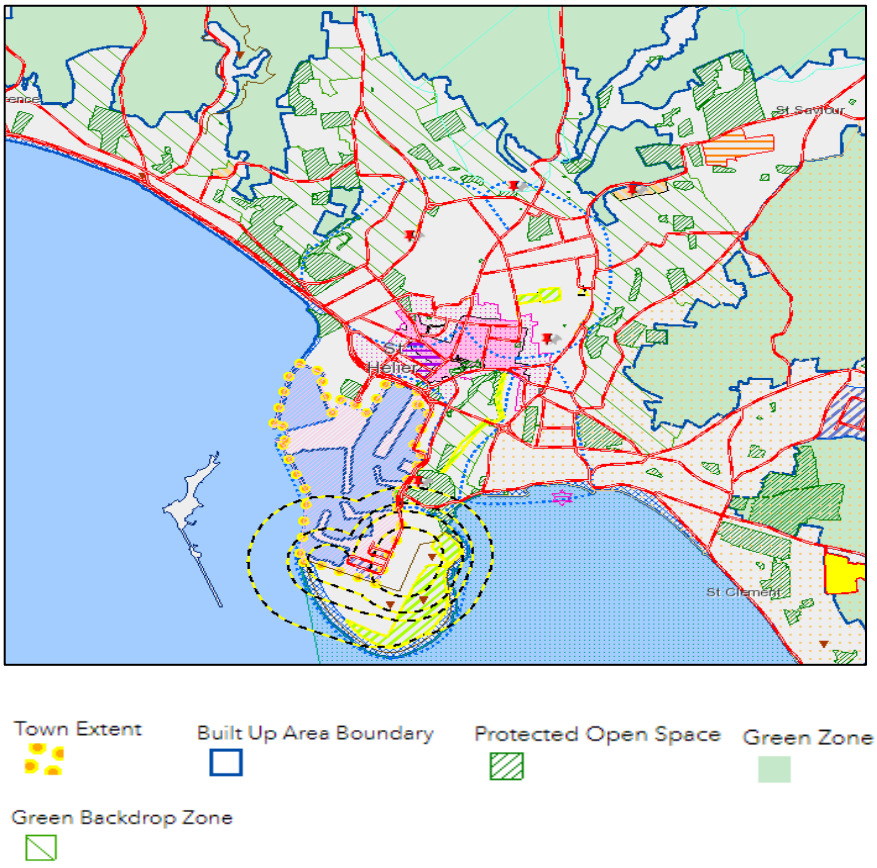
Adopted Planning Designations

10.6 Consideration has been given to the Island Plan Proposals Map which designates land relevant to the Proposed Development as:

- Built-up Area (except for Fields H1550/ H1550A, H1551 and H1552 (later defined));
- Town of St. Helier;
- Green Backdrop Zone;
- Green Zone (Fields H1550/ H1550A, H1551 and H1552); and
- Protected Open Space (JBC, Le Val Andre, Westmount Gardens, the People's Park, Victoria Park and Lower Park).

10.7 **Figure 3** shows an extract of the Adopted Island Plan Proposals Map and the extent of the designations. It should be noted that the full Proposals Map legend is not included, only those which are key to the discussion at hand. For the full legend refer to the online Proposals Map.[6]

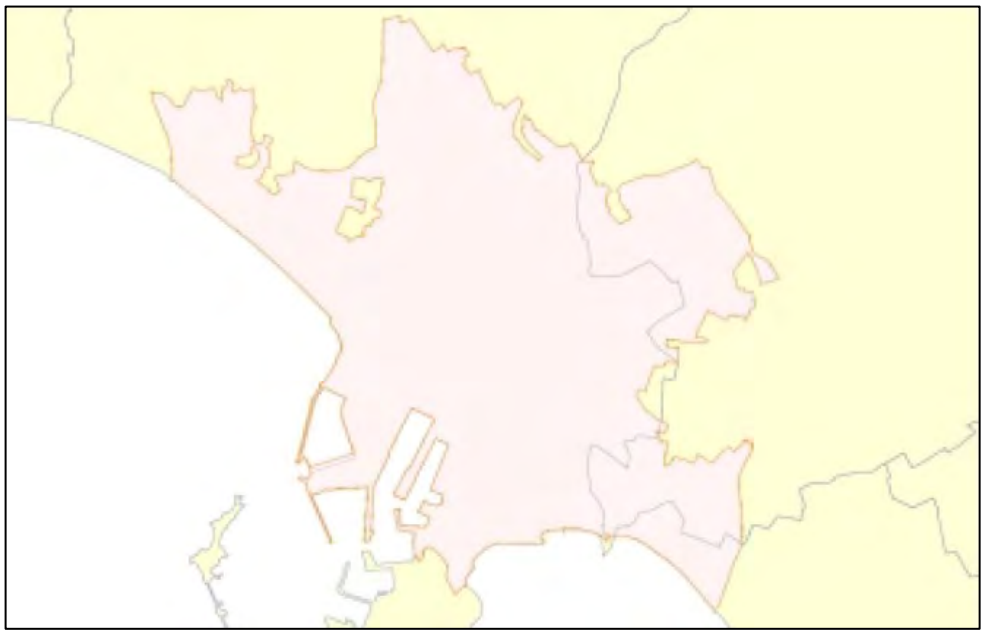
Figure 3 : Adopted Island Plan Proposals Map Extract: *(Source GoJ Website)*



10.8 The Proposals Map does not show the boundary of the Town of St. Helier, only that of the town centre. However, Map 2.1 of the Island Plan shows the boundary of the Town outlined in orange and shaded pink (refer to **Figure 4**, below).

[6] States of Jersey Maps
https://statesofjersey.maps.arcgis.com/apps/webappviewer/index.html?id=e37b4e699a8944869124db244b2b5f29

Figure 4: Island Plan Map 2.1 Town of St. Helier *(Source: Revised 2011 Island Plan)*



Other Material Considerations

10.9 There are several relevant Supplementary Planning Guidance documents which include:

- Our Hospital (May 2020);
- Access onto the Highway Standards and Guidance Document (August 2019);
- Development of contaminated land (August 2017);
- Planning Obligation Agreements (July 2017);
- Site Waste Management plans (September 2013);
- Protection of Employment Land (June 2012);
- Disposal of foul sewage (May 2012);
- Crime impact statements (March 2012);
- Bats, Buildings, and the Law (March 2009);
- Managing Change in Historic Buildings (June 2008);
- Percentage for Art (June 2008); and
- Tree protection on building sites (no date).

10.10 Relevant GoJ publications (which are not in themselves planning policies), setting out Island wide strategies on the general direction of GoJ policy include:

- Active Travel update: The journey towards Jersey becoming and active travel island (November 2020);

- Sustainable Transport Strong Start Delivery Plan 2020;
- Carbon Neutral Strategy 2019;
- Jersey Air Quality Strategy 2013;
- Common Strategic Policy 2018 – 2022;
- Pathway 2050: An Energy Plan for Jersey;
- A Framework for a Sustainable Transport System 2020-2030; and
- Inspiring an Active Jersey 2020-2030 (no date).

Emerging Plan

10.11 In terms of emerging planning policy, at the time of this application, a draft version shorter-term 'bridging' plan is in progress, that is intended to inform planning decisions in the period between two longer-term plans (the current Island Plan 2011 to 2021; and *a* future Island Plan, anticipated by GoJ to cover the period 2025 to 2034). The independent examination of the draft Bridging Island Plan 2021 ("The BIP") is underway with the first week of the Examination in Public hearing sessions to commence from Monday 15 November 2021.

10.12 The BIP comprises the following:

- Draft Bridging Island Plan published and Lodged au Greffe (April 2021);
- Jersey Proposal Map A – Planning Zones;
- Jersey Proposal Map B – Flood Risk;
- Town Proposal Map A – Planning Zones; and
- Town Proposal Map B – Flood Risk.

Emerging Planning Designations

10.13 Consideration has been given to the BIP Proposals Map which designates land relevant to the Proposed Development as:

- Site Allocation (Our Hospital and Associated Sites and Infrastructure CI3);
- Built-up Area, Primary Centre (except for Fields H1550, H1550A, H1551 and H1552);
- Town of St. Helier;
- Green Backdrop Zone;
- Green Zone (Fields H1550/ H1550A, H1551 and H1552); and
- Protected Open Space (jJBC, Le Val Andre, Westmount Gardens, the People's Park, Victoria Park and Lower Park).

10.14 The Planning and Regulation team has confirmed that there is an error on both the Island Plan and BIP Proposals Map. The area of land immediately south of Monte a l'Abbe Cemetery shown as protected open space is not designated and as such, was confirmed as needing correction on the draft BIP map.

10.15 The draft Bridging Island Plan will supersede the current Proposals Map[7] with the addition of the OHP Site Allocation (Our Hospital and Associated Sites and Infrastructure CI3).

Other Material Considerations - BIP

10.16 Emerging policies of the BIP are informed by a core evidence base (as was the Island Plan). Those of particular relevance are:

- Strategic Flood Risk Assessment (April 2021);
- St. Helier Urban Character Appraisal: Review 2021 (March 2021);
- St. Helier Public Realm and Movement Strategy Stage 3 Report (March 2021);
- Infrastructure Capacity Study (December 2020);
- Historic Environment Review (December 2020); and
- Jersey Integrated Landscape and Seascape Character Assessment (May 2020).

Next Section

10.17 The following section assessed the Proposed Development against the policies.

[7] States of Jersey Maps – Draft Bridging Island Plan
https://statesofjersey.maps.arcgis.com/apps/webappviewer/index.html?id=f7e78294c7dd48c4b799ecbc66666974

11.0 Planning Assessment

11.1 The sections that follow assess the Proposed Development against relevant planning policies and guidance.

11.2 The Minister's report into Draft Bridging Island Plan: Post-consultation report (September 2021)[8] says at Part 3, page 35 '…*given Jersey's geography and limited size, there is no perfect site that can accommodate the hospital without planning challenges that will need to be overcome or accepted*.' The Minister goes on to say (at page 37) that for complex applications such as the OHP that it is '*…unlikely the final scheme will be able to flawlessly address all of its planning issues*.'

11.3 The Our Hospital SPG advice note says, with regard to current planning policy that '*… any proposal for a new hospital of the scale required … is unlikely to fit neatly with the Island Plan's policy content i.e., some tension with the policies of the Plan, and some adverse environmental and other effects are very likely. It is also clear that there is not a perfect site for the new hospital…….'*

11.4 The Applicant has previously agreed with the Head of Planning and Land, that the following policies of the Revised 2011 Island Plan are of relevance for the Proposed Development:

SP 1, SP 2, SP 3, SP 4, SP 5, SP 6, SP 7, GD 1, GD 3, GD 4, GD 5, GD 6, GD 7, GD 8, NE 1, NE 2, NE 3, NE 4, NE 7, HE 1, HE 5, BE 3, BE 5, BE 9, BE 10, E 1, ERE 1, H 11, SCO 2, SCO 3, SCO 4, SCO 5, TT 1, TT 2, TT 3, TT 4, TT 5, TT 7, TT 8, TT 9, TT 14, NR 1, NR 2, NR 3, NR 7, MR 2, WM 1, LWM 1, LWM 2 and LWM 3.

11.5 The Applicant has also previously agreed with the Head of Planning and Land, that the following policies of the draft BIP are (currently) of relevance, notwithstanding the relative weight to be afforded to them at this stage:

SP 1, SP 2, SP 3, SP 4, SP 5, SP 6, SP 7, PL 1, PL 2, PL 5, GD 1, GD 2, GD 3, GD 4, GD 5, GD 6, GD 7, GD 8, GD 9, GD 10, NE 1, NE 2, NE 3, HE 1, HE 5, ERE 1, ME 1, ME 3, ME 4, CI 2, CI 3, CI 4, CI 5, CI 6, CI 7, CI 8, TT 1, TT 2, TT 3, TT 4, WER 1, WER 2, WER 6, WER 7, UI 1 and UI 3.

11.6 The full policy names are appended at **Appendix 7**.

11.7 We have set out our assessment as follows:

- The principle of development;
- Bowls club;
- Loss of housing;
- Loss of employment land;

[8] Draft Bridging Island Plan: Post-consultation report September 2021

https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/R%20Draft%20Bridging%20Island%20Plan%20-%20Post-consultation%20report%20-%20part%203.pdf

- Community consultation;
- Design;
- Art strategy;
- Townscape and visual impact;
- Heritage;
- Landscape, biodiversity and open space;
- Agricultural land;
- Transport and accessibility;
- Energy reduction and sustainability;
- Flooding and drainage;
- Demolition, construction and site waste management;
- Contamination;
- Residential Amenity (including air quality and noise);
- Cumulative Impacts; and
- Planning conditions and obligations.

12.0 Principle of Development

Spatial Strategy

Adopted Island Plan Policy Summary

12.1 The Island Plan spatial strategy is set out in Policy SP 1 which directs new development to the Island's defined BUA of the Town of St Helier, as identified on the Proposals Map . Pages 2 and 3 of the Island Plan supporting text highlight the key intention of the spatial strategy, which is to protect Jersey's recognised countryside, to promote a sustainable development pattern and encourage retention of St. Helier as the Island's Capital for commerce and leisure activity.

12.2 Outside of the BUA, development would only be granted planning permission subject to a number of criteria.

12.3 Policy NE 7 states that there is a presumption against development on the Green Zone, as identified on the Proposals Map. Exceptions apply, including for strategic development where there the development is required to satisfy a proven Island need, and where the environmental implications are properly identified, avoided and/ or mitigated as far as possible. The supporting text says that alternative and less environmentally sensitive locations will need to be considered to accord with the sequential approach to development in the Island Plan.

12.4 Policy SP 3 states that a sequential approach will apply to development to ensure sustainable patterns of development and the more efficient and effective use of land, energy, and buildings. The policy relates to the defined hierarchy of centres with priority given to the Town of St. Helier and the BUA.

Draft BIP Policy Summary

12.5 The approach to the Spatial Strategy in the BIP is focused on delivering a sustainable pattern of development and promoting efficient use of land and buildings. The strategy is also founded on placemaking and ensuring that new development creates sustainable, attractive, and safe environments.

12.6 Policy SP 1 (responding to Climate Change) sets out a number of criteria, which includes directing growth to previously developed land, ensuring resilient and adaptable design, supporting retention and re-use of existing buildings, maximising energy efficiency, supporting delivery of renewable and low carbon energy schemes, improvement of green infrastructure, and minimising the need to travel by private vehicle.

12.7 Policy SP 2 identifies a settlement hierarchy. It identifies 'Town' as the primary centre for development on the Proposals Map. The appropriate development of previously developed land and

of under-utilised land and buildings will be supported, particularly where development makes the most efficient use of land and optimises the density of development.

12.8 The BIP sets out a 'Plan for Town', which confirms that 'Town' will continue to provide land and development opportunities to meet most of the island's development needs over the plan period in its role as the island's primary centre for economic activity and growth; government functions and services; retailing; hospitality; tourism and culture. This includes the need to provide for the delivery of some key elements of strategic public infrastructure, such as the new hospital, and it will remain the focus for new residential and commercial development.

12.9 It also includes 'Concept Statements' for Town, including (amongst others) '*Introduce to town new public infrastructure assets*'. It says Town will see the introduction of new and regenerated public infrastructure and most significantly, the new hospital. It confirms that the Plan identifies and safeguards the OHP Site as the new location for the island's general hospital.

12.10 Policy PL 1 states that Town will be the primary focus for the provision of public services and infrastructure and development within the Town must have regard for the Plan for Town (referred to earlier) and will be supported where it positively contributes to its strategic concepts.

Other Material Considerations

12.11 The Our Hospital Supplementary Planning Guidance: Advice Note May 2020 ('Our Hospital SPG'), details the way in which the Island Plan policies are likely to be applied in decision making.

12.12 It says that the location of any future proposal for the Island's new hospital will need to be justified including why less sustainable options might have been pursued and what mitigation would be provided.

Planning Assessment

12.13 The OHP Site is within the location to which development is directed, in both the Island Plan and the BIP i.e., the BUA of the Town of St Helier and Town/Primary Centre respectively. The Proposals Map for both plans exclude a small proportion of the OHP Site from those locations. These are the fields known as H1550/H1550A, H1551 and H1552.

12.14 It was proposed as part of the Island Plan Revised 2011 review that Field 1551 should be rezoned for housing. This, alongside Fields 1550/H1550A and 1552 had previously been reviewed and rejected as part of the 2010 Island Plan process.

12.15 Though several objections were received during the consultation on the Island Plan in 2010 opposing the release of agricultural land or greenfield land for redevelopment, the Inspector's Report

(2009)[9] for the Examination in Public (EiP) in 2010 confirms on pages 10 and 11 that '…*exclusion of this and adjacent land from the BUA to be illogical as the locality is entirely within the urban extent of St Helier'*. The recommendation from the Inspector was for the land to be included within the BUA (while at that time, also designating it protected open space).

12.16 Nevertheless, in revisiting subsequent objections later in the plan process and States Member's objections, the land appears to have been removed from the BUA to make it clearly identifiable as Green Zone.

12.17 The exclusion of that land from the BUA on the Island Plan Proposals Map is at odds with its location, being entirely surrounded by the BUA (and Town), characterised by a heavily built-up area, and situated within the 'Main Urban Settlement' as defined on page 3 supporting text of the Island Plan. IHE has also confirmed in their pre-application response that in its view, '…*it is reasonable to suggest that the entire OHP Site is within what would be considered a sustainable location relative to the spatial strategy*.'

12.18 In so far as policy of the BIP is concerned, the OHP Site clearly also sits in a location that would be considered sustainable. Though the Proposals Map also excludes the fields from Town, the OHP Site is proposed to be designated for redevelopment to provide a new hospital.

12.19 It has also been confirmed with IHE during pre-application discussions that the OHP Site falls high up in the hierarchy related to Policy SP 3 and the requirement to re-open the OHP Site selection process is not necessary given the robust approach which was taken to choosing the OHP Site.

12.20 Notwithstanding other relevant policies of the plan(s), the OHP Site aligns with the policy objectives on spatial strategy and defined settlement types, meeting Policy SP 1 and SP 3 of the Island Plan and SP1, SP 2 and PL1 of the BIP.

12.21 It is also noted that the Minister, in his response to representations on the Draft Bridging Island Plan Consultation (April 2021),[10] has confirmed that it is not considered necessary, or reasonable, to re-undertake the OHP Site assessment work for the purposes of supporting the BIP Site Allocation (Policy CI3). The OHP Site selection process is summarised in the Minister's response at (pages 30-37).

[9] Report to the Minister for Planning and Environment Volume 2 (2009)

https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/IPRI%20Vol2Appendix-19.11.10.pdf

[10] Full draft Bridging Island Plan: Post -consultation report

https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/R%20Draft%20Bridging%20Island%20Plan%20-%20Post-consultation%20report%20-%20full%20report.pdf

12.22 The inconsistency of the scheme with the BUA as defined on the Island Plan Proposals Map is not, therefore, considered significant. In taking either Plan in isolation, or together, it is considered that the Proposed Development is in a location to which development is directed by planning policy.

Principle of Proposed Healthcare Facility

Adopted Island Plan Policy Summary

12.23 Island Plan policy SCO 2 guides the location of new healthcare developments. It says that proposals for new or additional primary or secondary healthcare (or for the extension and/or alteration of existing healthcare premises) will be permitted provided they accord with criteria. The supporting text to the Policy SCO 2 defines the general hospital as being Secondary care. Though the policy pre-dates the requirement for the new hospital and was not written with the benefit of the evidence of current need, the relevant criteria says that proposals should be located within the BUA, or within the grounds of existing healthcare facilities.

Draft BIP Policy Summary

12.24 Whilst the BIP also has a general healthcare policy (policy CI2, which directs new healthcare facilities including to the proposed site for the hospital), the BIP makes specific provision for the delivery of Our Hospital, as a site designation via Policy CI3. The supporting text references the need for a new hospital and that the proposed OHP Site has been selected by the States Assembly. It goes on to say that in addition to the OHP Site, further land is required to accommodate necessary road improvements and other infrastructure to support the new hospital.

12.25 The additional development needs of the new hospital are recognised in the supporting text including:

- *the relocation of the health and social care services currently provided at Overdale;*
- *the relocation of Jersey Water office headquarters;*
- *the relocation of the Jersey Bowls Club to accommodate the access road; and*
- *the loss of homes which are to be acquired and demolished.*

12.26 The relocation of health and social care services has already been discussed in Section 4 and the other matters are discussed later in this planning statement in Sections 15-17.

12.27 The policy itself states that the new hospital within the Site Allocation will be afforded the highest priority (our emphasis). '*Highest priority*' is defined within the Minister's Draft Bridging Island Plan: Post-consultation report (September 2021) (Part 3, Page 35) as a term intended to guide the Minister in the application of a '*public interest test*', where the strategic need for the development of a new hospital is recognised as being in the best interests of the community rather than a term which

causes the remaining policies of the BIP to fall away. It says that the hospital will be supported where:

- there is no serious, unacceptable harm to character and amenity of the wider area and neighbouring uses;
- it is demonstrated that the proposed development represents the best design option relative to the needs of the hospital and land available; and
- the proposal includes details of all necessary mitigation to manage the impacts of the development as far as reasonably practicable.

12.28 The policy also says that associated infrastructure and relocation of existing services outside of the OHP Site approved by the States Assembly may be considered as enabling and linked development and their delivery secured where necessary by planning obligation agreement where appropriate.

Other Material Considerations

12.29 The Our Hospital SPG notes policy SCO 2's presumption in favour of development of new or additional primary healthcare facilities being located in the grounds of existing healthcare facilities.

Planning Assessment

12.30 The whole OHP Site is required to deliver the hospital, being a demonstration of the best design option relative to the needs of the hospital and land available. The development accords with policy SCO 2 of the Island Plan given that it sits predominantly within the grounds of Overdale Hospital and the BUA (and the heavily built-up area and the 'Main Urban Settlement' (as expressed earlier). It also fully accords with draft BIP policy CI2, where the degree of harm to character and amenity of the wider area and neighbouring use and necessary mitigation to manage the impacts of the development, as far as reasonably practicable, is dealt with later in this statement.

Proposed Demolition

Adopted Island Plan Policy Summary

12.31 As already identified, Policy SP 1 directs development to the BUA and particularly the Town of St. Helier.

12.32 Policy SP 2 'Efficient use of resources' requires development to make the most efficient use of land to help deliver a more sustainable form and pattern of development.

12.33 Policy GD 1 'General development considerations' covers a broad range of planning themes. GD1(a) says that proposed development should contribute to sustainability by not replacing a building that is capable of being repaired or refurbished.

Draft BIP Policy Summary

12.34 Policies SP 1 and SP 2 require development of previously developed land and re-use of existing buildings, in Town.

12.35 At a detailed Policy level, policy GD 5 states that demolition and replacement of a building or part of a building will only be supported where it is not appropriate in sustainability terms or economically viable to repair or refurbish and the proposed replacement buildings constitutes a more sustainable use of land having regard to existing and proposed density, carbon impact, waste generation and the use and performance of materials and services.

Planning Assessment

12.36 With reference to Paragraph 92 of the Pine Grove judgement[11], there are three steps in assessing development against Policy GD 1 (a):

1. establish whether the building is capable of being repaired or refurbished;

2. assess whether the new development makes such efficient use of resources for the purposes of policy SP 2 that there is no breach, i.e. the negative sustainability effects are more than cancelled out by the sustainability/efficiency of the new scheme; and

3. consider whether, under Article 19, there is adequate justification for departing from this policy in the Island Plan.

12.37 The judgement clarified that 'capable' (of being repaired or refurbished) should be seen in terms of economic viability.

12.38 To address Policies GD1a (Island Plan) and GD5 (BIP), Rothwells and Arup have carried out a building condition survey submitted with pending planning application P/2021/1398 (which also accompanies this application). Section 5 of this statement confirms that Buildings A to C and R is recognised as having been refurbished within recent years and the Westmount Rehabilitation Centre (Building A) is less than 20 years old having been constructed in 2004. The remaining buildings can be considered outdated, and several suffer from asbestos or are derelict and beyond repair.

12.39 A property condition survey has also been prepared for all other properties to be demolished within the OHP red line boundary, including several residential properties, Mulcaster House (Jersey Water) and JBC.

12.40 As demonstrated in Section 5, many of the existing hospital buildings at the OHP Site are derelict and not fit for modern and future healthcare. The buildings in the wider OHP Site are in good condition but their retention would not be suitable for delivery of the new hospital. Their demolition

[11] Therin v Minister for Planning and Environment Royal Court (Samedi Division) 2018.

will facilitate the re-use of brownfield land in accordance with the locational objectives of Policies SP 1 and SP 2 in both plans.

12.41 Whilst those buildings which have been constructed or refurbished in the last 20 years or are in a good condition could theoretically be repurposed for another use, they could not be repurposed to meet the current and future healthcare requirements and aspirations for an improved health service on the Island. The complex layout and array of existing buildings does not allow for this, therefore the argument of whether the buildings are 'capable' of being repaired or refurbished in terms of economic viability is irrelevant.

12.42 The delivery of a new hospital building will be more sustainable, with a required BREEAM target of 'Very Good' and aspirational target for 'Excellent'. The proposed hospital constitutes a cohesive design approach which delivers a more sustainable use of land and operations. The Proposed Development seeks to achieve sustainability gains through, structural efficiency, materials which are more durable and sustainable, reuse of demolition materials where possible and a reduced embodied carbon target. It is considered these sustainability/efficiency benefits outweigh any perceived negative sustainability effects created through demolition of the existing buildings on the OHP Site.

12.43 Furthermore, the demolition of the bowls club and residential properties at Castle View and Hillcrest are required to enable the re-alignment and widening of Westmount Road to deliver access and the option of sustainable methods of travel, therefore supporting sustainability travel objectives of the Island Plan.

12.44 It is considered, therefore, that as well as being locationally appropriate, predominantly in the BUA) the demolition of the buildings and structures to meet the healthcare requirements of Jersey is acceptable when considered in relation to policies SP1 and GD1a of the Island Plan and SP 1, SP 2 and GD 5 of the draft BIP. The conflict with policy NE 7 of the current plan is acknowledged.

13.0 Bowls Club

Adopted Island Plan Policy Summary

13.1 Policy SCO 3 provides guidance on the protection and development of community facilities. The supporting text defines 'community facility' as an umbrella term relating to buildings which provide, in most cases, a flexible space that can be used for a variety of functions, which might be met by such uses as parish halls, schools, churches, and church halls, youth centre and sports halls.

13.2 The Plan recognises that these types of facilities are important in the day-to-day life of Islanders, thus the policy states that the alternative development of community facilities will only be permitted when it can be demonstrated that they are no longer required to meet the needs of the local community.

13.3 Policy SCO 4 seeks to protect open space. Protected open space is defined on the Proposals Map and includes the Bowls Club. Protection of Open Space is considered particularly important in the BUA and is recognised for having the potential to perform important visual, environmental and recreational functions.

13.4 The policy resists the loss of open space unless the following tests are met:

1. its loss will have no serious impact on the adequacy, quality and accessibility of provision of the type of open space affected by the proposal; or

2. alternative replacement provision of the same or better extent, quality and accessibility of open space can be provided; or,

3. the proposal will be of greater community or Island benefit than the existing open space resource; or

4. its loss would not seriously harm the character and appearance of the locality.

Draft BIP Policy Summary

13.5 Policy C I4 of the draft BIP is similar to that of the existing policy stating that redevelopment of existing uses will not be permitted unless it is demonstrated that they are surplus to the requirements of the local community.

13.6 Policy C I5 of the draft BIP states that the redevelopment of existing sports, leisure and cultural facilities for alternative uses will normally only be supported where it can be demonstrated that the use has become redundant and is otherwise surplus to wider community needs.

13.7 The draft BIP also identifies outdoor sports facilities as open space. Policy C I7 states that loss of protected open space will not be supported and only permitted in exceptional circumstance where it is demonstrated that:

1. the proposed development is of a greater community benefit than the open space that currently exists; and the proposal includes details of how the loss of open space will be managed or offset through appropriate, alternative means;

2. replacement space that is of the same or better extent, quality and accessibility will be provided as part of a wider plan; or,

3. the proposed loss is otherwise very minor and will result in no serious impact on the adequacy, quality, and accessibility of local open space.

13.8 The policy goes on to say that development of protected open space will not be supported if there is harm to the character and appearance of the area or serious harm or obstruction to strategic views, vistas and landmarks would result.

13.9 The policy also says that entering into a planning obligation might be required to ensure the delivery of the associated works of appropriate mitigation or compensation.

Planning Assessment

13.10 The JBC building is a single storey structure with associated bowling green facilities which all fall within Protected Open Space designation in the Revised 2011 Island Plan Proposals Map.

13.11 The existing JBC facilities include:

- Grass outdoor bowling green (size c.36m x 32m);
- 2x storerooms (one workshop, one storage shed);
- Function room (99m²) and bar area (which can accommodate up to 80 people);
- Kitchen;
- Male and female changing rooms;
- Committee meeting room;
- Patio area;
- Equipment store; and
- Disabled toilet.

13.12 The Applicant recognises the longstanding history of the JBC and its importance to Islanders. GoJ proposes to relocate JBC to Warwick Farm though in the meantime, the club would remain at their current location until the end of its 2022 season.

13.13 The reprovision of the JBC to a new site means that there will be no permanent net loss of a community and sporting facility on the Island, to accord with the requirements of Island Plan policies SCO 3 and BIP Policies C I4 and C I5.

13.14 Replacement landscape and greening adjacent to the new road, will ensure that there is no net loss of open space to meet the requirements of Island Plan Policy SCO 4 and BIP Policy C I7. The applicant is willing to enter into a planning obligation in relation to reprovision of the facilities and it is considered that the proposal accords with SCO 3, SCO 4 and draft policies C I4, C I5 and C I7.

14.0 Loss of Housing

Adopted Island Plan Policy Summary

14.1 The Island Plan seeks to maintain housing stock given the (then) need for housing and its cost. Policy H 11 states that proposals that would lead to the loss of housing units will only be permitted where the loss is justified by a number of criteria. This includes whether the value of the development to the Island (leading to the loss of housing) outweighs the loss or reduction in the Island's housing stock.

Draft BIP Policy Summary

14.2 Draft BIP Policy H 3 is similar to that of Policy H 11 in that it seeks to resist the net loss of housing but does not include specific criteria (that might otherwise allow for the proposed development, were it assessed against them).

Planning Assessment

14.3 The Proposed Development will result in the net loss of 12 residential properties, being necessary to bring forward the new hospital. The properties affected by the proposals are detailed in **Table 1** below. Ongoing consultation has ensured that affected residents have been provided with notice to enable them time to relocate elsewhere.

Table 1: Relevant Existing Properties and Residents

Property	Number of residents	Relocation plans
Briez Izel		not fixed
L'Amyerie		purchased alternative property
1 Westmount Terrace		purchased alternative property
2 Westmount Terrace		purchased alternative property
3 Westmount Terrace		purchased alternative property
Westmount House		purchased alternative property
Follyfield		purchased alternative property
1 Hillcrest		purchased alternative property
1 Castle View		not fixed

Property	Number of residents	Relocation plans
5 Castle View		purchasing alternative property
Camden		looking for alternative accommodation
The Lodge		N/A

14.4 When considering the wide-ranging benefits and assessing the need of the new hospital as explored under Section 2, it is considered that the public benefit to the Island outweighs the reduction in housing stock. It is considered that policy H 11 of the Island Plan is met.

14.5 Though Policy H 3 of the BIP does not afford the same flexibility, Policy C I3 of the draft BIP states that '*Our Hospital development site will be afforded the highest level of priority*.' It should also be noted that the supporting policy text recognises the loss of homes to be acquired and demolished in order to facilitate necessary road improvements and other infrastructure. It is concluded that the public benefit to the Island of the Proposed Development and the priority afforded to the development (as defined earlier in Section 14) within the draft BIP, outweighs the loss of housing within the OHP Site and accords with planning policy.

15.0 Loss of Employment Land

Adopted Island Plan Policy Summary

15.1 Strategic Policy SP 5 says that high priority will be provided to the protection and maintenance of existing employment land and floorspace for employment-related use.

15.2 Detailed Policy E 1 resists the loss of land for employment use subject to a number of criteria, including if accommodation is predominantly office accommodation.

Draft BIP Policy Summary

15.3 Policy SP 6 states that development which protects and maintains existing employment land and floorspace for employment uses will be supported. The redevelopment of vacant and under-used existing employment land and floorspace for employment uses will also be supported.

15.4 Policy EO 1 states that redevelopment of existing office accommodation may be acceptable where the development is appropriate in scale and type to the site and the character of the area, but the policy does not resist the loss of offices.

Other Material Considerations

15.5 The Protection of Employment Land Supplementary Planning Guidance: advice note June 2012 ('PoEL SPG') clarifies that employment uses which are exempt in the use and application of Island Plan Policies SP 5 and E 1 includes office accommodation.

15.6 The SPG explains that the case for exempting office use is that the Island Plan makes provision for the supply of much new, high quality office space in and around the Esplanade and the Jersey International Finance Centre.

Planning Assessment

15.7 The current office accommodation of Jersey Water will be vacated and redeveloped as part of the Proposed Development though the existing service reservoirs adjacent to the office building will remain.

15.8 Administrative staff will be relocated to Jersey Water's town office and the operational staff will stay on their existing site from Summer 2022 to end of Winter 2022 following which they will relocate to a different site – potentially a new build in Waterworks Valley (Chemins des Moulins) although this is to be confirmed.

15.9 The current Island Plan policy and associated SPG Guidance are clear that the policy does not apply to office floorspace given (at that time) the provision of significant new office space on the Island.

Equally, there is no express protection afforded to office space within the draft BIP policy and as such, the Proposed Development accords with the current and emerging plan in this regard.

16.0 Community Consultation

Policy Summary

16.1 Though the Our Hospital SPG states that demonstrating community involvement is likely to be material to the determination of an application, there is no policy requirement to consult within the current Island Plan. Policy GD 2 of the BIP states that larger scale developments, defined as over 400 sqm floorspace must be subject to consultation with the community prior to the planning application being made.

16.2 The policy goes on to say that a community participation statement should be submitted with a planning application showing evidence of:

- *the consultation that was undertaken, including who was consulted, on what, when and how the consultation was carried out; and*
- *how any feedback received from the consultation was taken into account in the formulation of proposals.*

Other Material Considerations

16.3 The Our Hospital SPG requires, prior to the submission of an application, communication with Islanders and providing the opportunity for engagement throughout the process of developing the new hospital so that the plans which are submitted are fit for purpose, reflect community views, and provide sustainability for the future. In addition to this, the planning application should be accompanied by information detailing how the community has been engaged throughout the process.

Planning Assessment

16.4 It is recognised by the OHP Team that the Proposed Development has generated significant interest from Islanders. In the interest of best practice, the team has embraced this interest early on in the planning process and facilitated several public engagement forums and activities as previously discussed. A Community Participation Statement accompanying this planning application details these activities in full. The community engagement during the pre-application stage has been extensive, thus it is considered that it meets the requirements of the *Our Hospital* SPG, and draft policy of the BIP.

17.0 Design

Adopted Island Plan Policy Summary

17.1 Supporting text in paragraph 2.48 of the Island Plan seeks to achieve development which is '*sustainable, attractive and safe'* to respond to *'present and future challenges whilst maintaining and enhancing the quality of the Island environment.'*

17.2 Policy SP 7 says that all development must be of high design quality that maintains and enhances the character and appearance of the area of Jersey in which it is located. The policy identifies a number of components which development must consider, and which are then expressed in policies GD 1, GD 3 and GD 7, including:

- *layout and form;*
- *elevational treatment and appearance;*
- *density and mix;*
- *scale: height and massing;*
- *external elements, and landscaping; and*
- *architectural detail and materials.*

17.3 These components will be assessed to ensure the Proposed Development make a positive contribution to urban design objectives as follows:

- *local character and sense of place;*
- *continuity and enclosure;*
- *quality of the public realm;*
- *ease of movement and permeability;*
- *legibility;*
- *adaptability;*
- *diversity; and*
- *safety by design.*

17.4 Policy GD 1 sets out wide-ranging general considerations for all applications, but the supporting text is clear that the policy should not be read in isolation from other policy. It states the general development considerations which need to be met for development proposals to be deemed acceptable and notes the associated Island Plan policies that development should accord with.

17.5 The considerations include the cross-cutting themes of sustainable form and pattern of development (policies SP 1 and SP 2), protection of the Island's natural and historic environment (policies SP 4,

NE 1, NE 4, NE7, HE 1, HE 5); amenities of neighbouring uses, including living conditions; maintenance and diversification of the Island's economy (policies SP 5 and ERE 1); reducing dependence on private vehicles (policy SP 6) and high design quality (policies SP 7 and GD 7).

17.6 Policy GD 3 (Density of Development) is also relevant to this application as it says that the highest reasonable density should be achieved for all developments, commensurate with good design, adequate amenity space and parking and without unreasonable impact on adjoining properties.

17.7 Policy GD 7 lists design criteria which must be met in order for a development to be supported, including:

1. the scale, form, massing, orientation, siting and density of the development, and inward and outward views;

2. the relationship to existing buildings, settlement form and character, topography, landscape features and the wider landscape setting;

3. the degree to which design details, colours, materials, and finishes reflect or complement the style and traditions of local buildings;

4. the use and maintenance of landscape to enhance new development and the degree to which this makes use of local features and an appropriate mix of materials and plant species suited to both the landscape and wildlife interests of the locality;

5. the incorporation of existing site features into the development such as boundary walls, banks and trees;

6. the design of safe pedestrian routes, including for those with mobility impairments, vehicle access and parking; and

7. the incorporation of features to design out crime and to facilitate personal safety and security, in accord with the principles of safety by design, by way of a crime impact statement if required, as set out in supplementary planning guidance.

17.8 Policy BE 9 seeks a high standard of street furniture and materials. It says that these should be well-designed and sited to avoid visual clutter and allow safe pedestrian permeability particularly to those with mobility and sensory difficulties. This is especially relevant within the setting of the new hospital. The Policy lists the following matters for consideration:

1. traditional surfacing materials and street furniture should be retained and re-used to enhance local relevance;

2. new materials and street furniture, where used, should contribute to and complement the local character, and should be agreed with the Minister in advance;

3. redundant street furniture will be removed as part of any enhancement schemes;

4. the number of street trees and benches is increased, where appropriate; and

5. street trees are planted in the ground rather than in planters wherever possible.

17.9 Policy BE 10 says that roof plant, equipment, or other structures on the roofs of new buildings, where it projects above the roofline, will only be permitted in exceptional circumstances where the development:

1. will not unreasonably affect the character and amenity of the area;

2. will not have an unreasonable impact on neighbouring uses and the local environment by reason of visual intrusion or other amenity considerations;

3. will not have an unreasonable impact on public health, safety and the environment, by virtue of noise, dust, light, odour, fumes, electro-magnetic fields or any other form of emission; and

4. will not have an impact on the safe operations of the airport.

Draft BIP Policy Summary

17.10 GD 6 Design Quality promotes a high quality of design that conserves, protects and contributes positively to the distinctiveness of the built environment, landscape and wider setting will be sought in all developments, in accord with the principles of good design. The policy lists several key principles to be accorded with which includes:

1. the relationship of the development to existing buildings, settlement form and distinctive characteristics of a place having regard to the layout, form and scale (height, massing density) of the development;

2. the use of materials, details, colours, finishes, signs and illumination relative to the character and identity of the area; and its townscape or landscape setting;

3. its impact upon neighbouring uses, including land and buildings and the public realm;

4. its integration into the existing area with safe links to local spaces and places; achievement of the highest standards of accessible and inclusive design; and the need to make provision for safe access, movement and parking, where relevant, by all modes, giving priority to active travel and promoting the use of low emission vehicles;

5. the need to design out crime, and the fear of crime, and to facilitate personal and public safety and security in accordance with the principles of safety by design;

6. the protection and enhancement of green infrastructure, as an integral element of design;

7. the operation of the development in practice and how people will access and use it on a day-to-day basis, both now and in future, having regard to its servicing and maintenance; and

8. the sustainable use of resources including land, natural, water, energy and materials with storage, waste, servicing, and provision of utilities integrated into the design.

17.11 Policy SP 3 states that development must reflect and enhance the unique character and function of the place where it is located. Development will be supported where:

1. it is responsive to its context to ensure the maintenance and enhancement of identity, character and the sense of place;

2. it is environmentally responsible and sustainable through optimisation of resource efficiency;

3. it enhances and optimises the provision of green infrastructure by integrating existing and incorporating new natural features into a multifunctional green network that supports the quality of place;

4. it achieves the highest standards of accessible and inclusive design, is well connected, and creates successful and comfortable public and private spaces, active frontages, streets and links for all, that work as social spaces, supporting wellbeing and healthy living, and enabling successful integration into a place;

5. it makes provision for all modes of transport in a way that prioritises and supports active travel choices, and where such provision is well-integrated into the development;

6. residential development provides housing types and tenures that reflect local housing need and market demand, designed and planned for the long-term; and provides good quality internal environments that are comfortable, resilient and adaptable;

7. it is appropriate relative to the capacity of the local community and social infrastructure; and it supports and enables the provision of new or enhanced facilities, where necessary, to enable communities to thrive; and

8. where required, it has been informed by engagement with the local community.

17.12 Policy SP 7 says that new development should plan for identified community needs. Specifically, it states:

- *the design of new development should contribute to the sense of place; and support and enable the creation of sustainable communities where people can know their neighbours and have a sense of belonging;*
- *development must be designed in a way that reduces the potential for crime and the fear of crime; and*
- *new or improved public infrastructure* will be supported where it is required and will be resilient to future, changing needs.

Other Material Considerations

17.13 The Our Hospital SPG requires the hospital to be of a high quality and comprehensive design approach which contributes to the Island's character, identity, and sense of place to benefit the health and wellbeing of Islanders. It says that the design should allow for successful integration of buildings, public routes, and spaces within and between buildings, and its townscape/landscape setting. It should have a human scale which respects the emotional needs of patients, staff, and visitors.

17.14 The St. Helier Urban Character Appraisal: Review 2021 (which is a refresh of the 2005 version) provides useful guidance which defines the sensitivity and capacity of different parts of the town to accommodate tall buildings.

17.15 The OHP Site falls within Character Area 10 (Town Edges and Slopes) of the Appraisal, which identifies the escarpment edges around the Town as being '*most sensitive*' to an increase in storey heights. The advice from the 2005 guidance is the same: guidance on maximum height in this area is 6 storeys and on the ridge line no taller than 15 metres or 3 storeys.

17.16 Crime Impact Statement Advice Note 18 provides guidance on what should be included in Crime Impact Statements and the policies of relevance to designing out crime include GD 1 (3) (d) and GD 7 (7).

Planning Assessment

17.17 In terms of alternative design options, Section 5 of the DAS demonstrates that Option D was the most appropriate design solution to meet the hospital brief, technical requirements and to meet planning policy requirements. It details the design evolution of the Proposed Development with the sixth and final iteration presenting a scheme which is considered appropriate.

17.18 Its location and means of access, measures to reduce the fear of crime, sustainability strategy (explained elsewhere), provision of green infrastructure and biodiversity, open space and

beneficial use to the community mean that it will deliver the strategic priorities of the Island Plan (SP3; 7).

17.19 Taking the strategic and 'GD' policies (general design policies) of the current plan and equivalent policies of the BIP, the scheme, as a whole, will create a sense of place within its extensive and enhanced landscape setting and is designed throughout (including the avenue through the building and its integration into the wider landscape), to create quality public realm, ease of movement and significant permeability). It will be legible as a major component of the Island's health offer and is designed to be adaptable, given changing health needs, well into the future. It will, as a health campus allow for diversity of all and has been subject to safety assessment- as a public building and in the way in which it will integrate with its surroundings.

17.20 It would also be accessible by alternative modes of transport (prioritising active travel), is in a location supported by IHE (and the emerging plan) and has been informed by extensive engagement with the local (and island wide) community. It also reflects the cross-cutting policies which have a bearing on design, and which are referred to in para. 17.5 and elsewhere in this statement.

17.21 The scheme, as a whole, is considered consistent with both current and emerging policies on design, as expressed in this section.

18.0 Arts Strategy

18.1 The Island Plan encourages developers to fund, commission and deliver their own Percentage for Art project to enrich their development and its immediate surroundings. Thus, provision of art is embedded in planning policy, as summarised below.

Current Policy Summary

18.2 Policy GD 8 of the Revised 2011 Island Plan encourages the contribution of a percentage of design and development costs to the provision of public art. Supplementary Planning Guidance (SPG) has been published by the States of Jersey in June 2008 named Percentage for Art Planning Advice Note 3. It is intended as a quick guide for developer's regarding this particular funding mechanism and sets out in further detail the application of this policy.

Supplementary Planning Guidance

18.3 The SPG notes that Policy GD 8 is implemented through a requirement for the applicant to provide a Public Art Statement detailing the Percentage for Art contributions to be derived from the development process, the nature and form of which will be agreed with the Infrastructure, Housing and Environment (IHE) Regulation post submission by way of a planning condition or planning obligation agreement.

18.4 The Applicant has engaged with IHE Regulation regarding this guidance and the following has been confirmed:

- *The 'Art advisors' referred to in the SPG are not active. IHE Regulation have suggested considering the source of advice that is commissioned, in terms of both qualification and local credentials and that these should be specified in the Public Art Statement; and*
- *The Council for Culture's Public Art Panel referred to in the SPG do not operate. The bodies now dealing with Percentage for Art include the Architecture Commission and the heritage and arts section of Economy.*

Draft Bridging Island Plan (BIP) Policy Summary

18.5 BIP Policy GD 10 requires a contribution of 1% of the total construction cost of the development, to contribute towards public art (where the proposal is over 200 sqm). All public art proposals must be appropriate to the setting and scale of the surrounding area, enhancing the quality of place and contributing to local distinctiveness and cultural identity.

Planning Assessment

18.6 In order to meet the policies above, the outline Public Art Statement which accompanies the planning application sets out the overarching aims, visions and strategy for art in relation to the OHP Project. The strategy will be updated, finalised, and delivered through a planning condition or obligation as agreed with IHE Regulation, which will allow the strategy to evolve over time. It is intended for the artwork to be commissioned following the final Public Art Statement, having been agreed with IHE Regulation on behalf of the Jersey Environment Minister.

18.7 The final Public Art Statement will include the Percentage for Art contribution which will have been agreed between the applicant and IHE Regulation. Any public arts advisor appointed on the OHP Project will be suitably qualified and will hold the necessary local credentials as suggested by IHE. In light of this, it is considered that the application is fully consistent with current and emerging planning policy.

19.0 Townscape and Visual Impact

Adopted Island Plan Policy Summary

Skylines, views, and vistas

19.1 Policy GD 5 seeks to protect or enhance the skyline, strategic views, important vistas, and the setting of landmark and Listed buildings and places. The policy test of that is whether there is *seriously detrimental impact* (our emphasis) from a new development by (i) affect upon or (ii) obscuring of, the skyline, strategic views, important vistas, and the setting of landmark and listed buildings and places – according to a scheme's siting, scale, profile, design.

19.2 The supporting text to Policy GD 5 recognises that new development can impact upon skylines, views, and vistas by obscuring, wholly or partially, an important view or vista or by detracting from the quality of a landscape, or townscape setting, or the setting of a landscape feature that comprises all or part of an important skyline, vista, or view.

19.3 The text goes on to identify several important perspectives in the context of skyline, views and vistas including:

- *views of the countryside and coastline from within the Built-up Area, and particularly from the town centre of St Helier and along the Built-up Area of the south and east coast;*
- *views of the St. Helier skyline, particularly from strategic approaches to the town, on land and sea;*
- *views along and from the coastline and sea, particularly from the Island's enclosed beaches and bays;*
- *the skyline of inland escarpments and valley slopes;*
- *views across open countryside, particularly to and from the inland ridges of the central plateau separating the Island's main valleys;*
- *views into and from within conservation areas;*
- *the setting of listed buildings; and*
- *views of landmark buildings.*

19.4 The Plan is clear that it will not accept existing buildings which detract from a skyline, vista, or view as a precedent for their redevelopment -where there is an opportunity to repair the skyline, vista, or view with more sensitively scaled development. Whilst this wording in paragraph 1.23 relates to the redevelopment of existing buildings specifically it is assumed this approach would be applied in general terms i.e., that a building which detracts from a skyline, vista, or view, does not provide reason to develop another such building.

Green Backdrop Zone

19.5 With regard to the impact of development on the GBZ, related Policy BE 3 (1) notes that development will only be permitted where *'the landscape remains the dominant element in the scene and where the proposed development is not visually prominent or obtrusive in the landscape setting.' (Our emphasis).*

Tall Buildings

19.1 Policy BE 5 Tall buildings defines tall buildings as those either above approximately 18 metres in height or rising more than 7 metres above their neighbours and where that is the case, that they have 'exceptional height'. It also says that development which exceeds the height of buildings in the immediate vicinity will not be approved and that those above 18m will not be appropriate outside the Town of St Helier and will not be approved.

19.2 The policy requirement is to justify tall buildings in urban design terms and the policy sets a series of criteria against which tall buildings should be tested, which include:

1. appropriateness to location and context;

2. visual impact;

3. impact on views;

4. design quality; and

5. contribution to the character of St Helier.

19.3 Turning to the matter of visual prominence and building height, the supporting text of Policy BE 5 (paragraph 4.106) says that generally, the expectation will be for tall buildings to not break the skyline of the escarpment around St. Helier when viewed from a distance of more than 300 metres and development should not '*adversely affect the views and settings of important landmark buildings'* (our emphasis) in accordance with related Policy GD 5 'Skyline, views and vistas'.

19.4 The Plan does also recognise that development of scale such as a tall building can add '*visual interest'* to the skyline.

Draft BIP Policy Summary

Promoting Island Identity

19.5 Policy SP 4 promotes Island identify and states that *'all development should respect the landscape, seascape or townscape character of the area in which it is proposed to be located and make a positive contribution to the local character and distinctiveness of a place.'*

Tall buildings

19.6 Policy GD 7 of the draft BIP maintains the tall building definition of 18 metres high (four to six storeys). The supporting text states that tall buildings are those which '*change the skyline' (our emphasis)* and that the context is a critical consideration of whether a tall building can successfully integrate with the surrounding townscape or landscape. The policy sets out criteria which proposals must be achieve for them to be accepted:

- *it is well-located and relates well to the form, proportion, composition, scale and character of surrounding buildings and its height is appropriate to the townscape character of the area. In Town this should considered relative to the St Helier Urban Character Appraisal (2021) building height guidance;*
- *it does not unacceptably harm longer views and context at street level;*
- *it incorporates the highest standards of architecture and materials;*
- *it has ground floor activities that provide a positive relationship to the surrounding streets, and public realm;*
- *it does not adversely affect the locality in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, privacy, and amenity of surrounding buildings;*
- *it contributes to improving the permeability of the site; and*
- *its height can be fully justified in a design statement.*

Skylines, views, and vistas

19.7 The supporting policy text states, with reference to St. Helier Urban Character Appraisal: Review 2020, that buildings over eight storeys will also be conspicuous in the skyline of St. Helier and that proposals of this height within Town will only be supported in exceptional circumstances and where the overall benefit to the community will demonstrably outweigh any adverse impacts.

19.8 Policy GD 9 states that development that will lead to adverse impacts on the skyline, strategic views, important vistas, or the setting of listed buildings and places or key landmarks, by virtue of siting, scale, profile or design, will not be supported except where the overall benefit to the community of the proposal demonstrably outweighs the adverse effects of any harm.

Other Material Considerations

19.9 The Jersey Integrated Landscape and Seascape Character Assessment May 2020 (JILSCA) provides guidance on those strategic approaches to St. Helier Town. The OHP Site falls in the coastal setting of St. Aubin's Bay Coastal Unit. St. Aubin's Bay is described as having strong historic cultural connections to transport and trade and is highly visible on the approach to Jersey from the sea.

19.10 The relevance of this guidance is the 'coastal sensitivity' of this area which may affect the character and views within this coastal unit. To protect against what the report calls *key forces for change*, the following urban development guidance is provided on page 204:

'The firm settlement edge of St Helier should be retained. Development should be avoided in prominent locations on the escarpment and where it would breach the skyline. The redevelopment and /or extension of existing development here should be sensitive to its landscape context in terms of scale, design, materials and colour.'

19.11 As mentioned in the preceding section, Character Area 10 (Town Edges and Slopes) of the St. Helier Urban Character Appraisal: Review 2021 is relevant given that it identifies the escarpment edges around the Town as being '*most sensitive*' to an increase in storey heights and with maximum suggested heights at 6 storeys and on the ridge line no taller than 15 metres or 3 storeys.

Planning Assessment

19.12 The main hospital building is conspicuous and will break the skyline in some views (though it is already broken in others). It is also accepted that it is a 'tall building' for the purposes of planning policy because it changes the skyline. Though the current Island Plan policy which says that development which exceeds the height of buildings in the immediate vicinity will not be approved (and of itself, would not allow the proper assessment of the effects of a tall building), the Proposed Development is designed to be celebrated as high-quality civic architecture and is the preferred strategy to otherwise developing a much taller building of a reduced footprint, which would not be able to provide a fit-for-purpose hospital design.

19.13 The Proposed Development is within a location to which development is directed, though subject to particular site characteristics which include it being highly sensitive within relevant guidance (the JILSCA). Predominant building heights in St. Helier are two to five storeys, but there are also tall buildings ranging in height up to 16 storeys and the current plan does also recognise that tall buildings can add interest to the skyline.

19.14 The Proposed Development has been revised and deliberately design to limit is effects given its siting, scale, profile and is of a high-quality design overall. It will make a positive contribution to local character and distinctiveness of its place rather than be obtrusive to its landscape setting, which will be enhanced.

19.15 Though the Applicant's analysis is that there are also adverse effects to views and the setting of heritage assets, it is considered that the Proposed Development neither has a seriously detrimental impact nor unacceptably harms (or obscures) strategic views, important vistas, and the setting of landmark and listed buildings and places. Significant impacts occur from being close to the building (on the escarpment from Westmount Road and where only glimpses will be visible when travelling

up the Road). The effect of the demolition of Thorpe Cottage and Briez Izel is also relevant, as are the scheme's impacts on Mont a l' Abbe Cemetery, the communal heritage value of the crematorium and views from Elizabeth Castle and Fort Regent as well as the composite of views of historic townscape of St Helier.

19.16 The Proposed Development will also comprise a high standard or architecture and materials and generate a positive relationship with the street and surroundings given its publicly accessibility, civic and community design and the proposed landscape. The assessments accompanying this application confirm that there are no significant issues of microclimate, wind turbulence, overshadowing and privacy and permeability in the area will be increased. It is also noted that harm on issues of amenity may be accepted in policy, where the overall benefit to the public of the proposal demonstrably outweighs the adverse effects of any harm.

19.17 Whilst the Proposed Development will break the skyline, be conspicuous from some locations and have some harm arising from visual impact, this is considered to be limited overall. Given that the benefit of the Proposed Development to the public is an important factor, it is considered that the harm to matters of townscape and visual impact is relatively limited and cannot be said to be seriously detrimental or unacceptable and are not sufficiently overriding in light of the wider public benefits associated with the Proposed Development.

20.0 Heritage

Adopted Island Plan Policy Summary

Heritage

20.1 Paragraph 2.31 of the Island Plan says that Jersey has a rich history which is an *'integral part of its identity and unique character'* and an important contributor to the Island's leisure, recreation, and tourism.

20.2 Policy SP 4 and Policy GD 1 (2a) set the overarching policy objectives aims in regard to heritage. Policy SP 4 notes the high protection which will be afforded to Island's historic environment, including its archaeology, historic buildings, structures, and places of which will be a material consideration in determining planning applications.

20.3 Whilst the general presumption is in favour of the preservation of the character and integrity of protected area, buildings and sites, the supporting wording to policy SP 4 states that there may be exceptions where a convincing case can be made for alteration or demolition.

20.4 GD 1 (2) states that development will not be permitted where there is serious harm to the Island's historic environment, in accordance with Policy SP 4, and in particular where there is unreasonable impact upon archaeological remains or heritage assets – as noted in GD 1 (2a). The policy goes on to say that development should include, where appropriate, measures for the enhancement of such features and the landscaping of a site.

20.5 Policy HE 1 continues this thread by confirming that proposals which *'do not preserve or enhance the special or particular interest of a Listed building or place and their settings will not be approved'* by way of total or partial demolition of a Listed Building and where *'changes would adversely affect the architectural or historical interest or character of a Listed building or place, and its setting.'*

20.6 The Policy allows for the loss of fabric of a Listed building or place in *exceptional cases* and where the fabric to be lost is recorded.

Archaeology

20.7 Policy HE 5 sets out the approach to preservation of archaeological resources. The policy approach is to consider whether archaeological remains exist on a site before formal planning applications are decided. The policy requires an archaeological evaluation to be carried out as an integral part of the application. Where the relevant evaluation is not provided, the policy says that a planning application will be refused.

20.8 In the first instance the policy's preference is for retention in situ of archaeological resources and their settings, if found. Where there is significant impact on archaeological features and the setting

of those which are visible, this will only be permitted where the material considerations in favour of a scheme outweigh the intrinsic value of any remains.

Draft BIP Policy Summary

20.9 Island identity is promoted through Policy SP 4 which states that '*all development should protect or improve the historic environment. Any development that affects a listed building and/or place, or conservation area, and their settings, will need to protect or improve the site or area and its setting, in accordance with its significance.'*

20.10 Policy HE 1 the basis for protecting Jersey's heritage assets but places emphasis on the individual significance of listed buildings and places, so that where the special interest of the listed building is not improved, or its setting not protected then proposals will not be supported unless:

a. the changes are demonstrably necessary either to meet an overriding public policy objective or need; and

b. there is no reasonably practicable alternative means of delivering those proposals without harm to the heritage values of the listed building or place, or their settings; and

c. that harm has been avoided, mitigated, and reduced as far as reasonably practicable; or

d. it has been demonstrated that the predicted public benefit outweighs the harm to the special interest of the building or place in its setting.

20.11 The policy also accepts that there may be exceptional instances of demolition or the substantial alteration of Listed buildings or places but in such cases a robust recording and analysis would be required as part of the implementation of development.

20.12 Policy HE5 states that proposals which do not support conservation of archaeological heritage will not be supported unless:

a. the changes are demonstrably necessary either to meet an overriding public policy objective or need; and

b. there is no reasonably practicable alternative means of delivering those proposals without harm to the heritage value of the archaeological resource, or its setting; and

c. that harm has been avoided, mitigated and reduced as far as reasonably practicable; or

d. it has been demonstrated that the predicted public benefit outweighs the harm to the archaeological heritage and its setting.

20.13 The policy goes on to say that recording of archaeological resources will be required where they cannot be preserved in situ.

Other Material Considerations

20.14 The Managing Change in Historic Buildings (June 2008) SPG reflects Jersey legislation, systems, and processes in relation to Jersey's historic built environment. Of most relevance to this planning application is Section 12 which discusses demolition of historic buildings.

20.15 The Historic Environment Review (December 2020) provides guidance in relation to current Island Plan policy. Of particular relevance is the text on page 22 which states:

'A decision on whether or not a proposed development is consistent with the Island Plan is one of mixed fact and law and lies with the decision-maker, influenced by case law. The issue of setting – and whether development preserves or enhances the setting of a listed building – has been central to numerous court proceedings.

These cases have created a legal precedent on the application of policy HE1 and provided clarification that the setting of a listed building changes by reference to what is around it and how its characteristics are to be appreciated in that context. Therin confirmed that setting can extend beyond present day curtilage and can extend into wider setting. List descriptions, as with comparator practice, do not fully describe or define the spatial extent of the setting of heritage assets. The spatial extent of setting can, therefore, differ from the curtilage, planning unit and list description and this is a matter for consideration when applying Policy HE1.'

The Jersey Integrated Landscape and Seascape Character Assessment May 2020 is also relevant for consideration given the OHP Site's location within the historic and cultural setting of St. Aubin's Bay.

Planning Assessment

20.16 The following designated heritage assets (in the Historic Environment Record) are of relevance to the assessment.

<u>Within the OHP Site:</u>

- Thorpe Cottage (HE1662) Grade 3 listed building;
- Part of the People's Park (HE1897) Grade 3 listed place;
- Briez Izel (HE0756) Grade 4 listed building; and
- Part of Victoria Park (HE1916), Westmount Gardens and Lower Park (HE1899) Grade 3 listed places.

Outside the OHP Site:

- George V Cottage Homes Grade 4 listed building;
- Elizabeth Castle (HE1426) Grade 1 Listed building;
- Fort Regent and South Hill Battery (HE1195/HE1917) Grade 1 Listed building;
- St Aubin's Fort (BR0348) Grade 1 listed building;
- Almorah Crescent Grade 1 listed buildings and Grade 2 place;
- Victoria Crescent Grade 2 listed buildings and place;
- La Route de St Aubin 10No Grade 3 and 4 listed buildings;
- 3-29 Peirson Road 19No Grade 3 and 4 listed buildings;
- Mont a l'Abbé Cemetery (HE1176) Grade 2 listed place;
- New Mont a l'Abbé Cemetery wall (HE 1244) Grade 3 listed place;
- 1-5 New Park Villas (HE1660);
- 1-2 Park Place (HE0736/ HE0759); and
- Westmount Road (7 Grade 3 buildings).

20.17 There are also several other non-designated historic features of relevance, for which there is some evidential basis (e.g., the site of the former King's Gallows and the site of the former German heavy machine gun emplacement).

20.18 There is also potential for archaeology remains on the main OHP Site, the southern field (H1551/2) and within field H1550 on the OHP Site, the latter being scheduled by Jersey Heritage as an Area of Archaeological Potential (AAP), and there are numerous Neolithic and prehistoric remains recorded within the study area.

20.19 The construction of the new hospital will require the complete demolition of two listed buildings: Thorpe Cottage (Grade 3) and Briez Izel (Grade 4). The accompanying Built Heritage Impact Assessment identifies both buildings as having medium significance and both their settings having been modified by later development. The report identifies that the loss of these two buildings is contrary to Policy HE1 but states that the need for the hospital is overriding. In the BIP, the need for the hospital equates to an overriding public need in accordance with Policy HE1 Part a and d.

20.20 If the two listed buildings were retained, the impact upon their setting would be substantial and have a significant impact upon the appreciation of their historic significance. Therefore, it is concluded that it is not reasonably practical (in accordance with part b of BIP Policy HE1) to retain these buildings.

20.21 The report goes on to say that the Westmount Road works will encroach on three Grade 3 listed public parks to a minor extent. Following the implementation of landscape and planting, the effect of these works will be negligible to low positive and will accord with the mitigation requirements of Part c of Policy HE1. Further details on landscape can be found in the accompanying Landscape Mitigation Plan and Section 22 of this Planning Statement.

20.22 The Mental Health Centre and the MSCP will negatively impact the setting of the Grade 2 Listed Cemetery. The intention is to mitigate this effect through planted buffers which will reduce visual impact to accord with Part c of BIP Policy HE1.

20.23 There will be moderate adverse impacts on views from Fort Regent and St Aubin's Fort and a large adverse impact on views from Elizabeth Castle. Further to this there will be a low to negligible effect on the appreciation of the significance of several listed buildings within 25 metres of the OHP Site.

20.24 The main hospital building will also be visible from the adjacent crematorium but the impact on its limited historic significance will be low. There will also be a low effect on the setting of the Noirmont headland memorial site in long views from this landmark.

20.25 In summary, when assessing impact on heritage against the current Island Plan, the Proposed Development is contrary to Policy HE1. However, mitigation measures will seek as far as possible to mitigate impact.

20.26 In terms of archaeological impact, there is a high potential for sensitive prehistoric receptors on part of the OHP Site so mitigation may be required to avoid a significant adverse impact, in the form of excavation and preservation by recording following further investigation e.g. watching brief. Following the implementation of this mitigation the impact will not be significant and Policy HE 5 of the Island Plan and policies of the BIP will be consistently met.

21.0 Landscape, Biodiversity and Open Space

Landscape

Adopted Island Plan Policy Summary

21.1 Policy NE 7 allows for strategic development including significant public infrastructure, subject to proven island need, that its environmental implications are properly identified, avoided and/or mitigated as far as possible, and where there is no serious harm to landscape character.

21.2 Policy BE3 (parts 1, 2 and 3) state that development will only be permitted in a Green Backdrop Zone (GBZ) where:

- *the landscape remains the dominant element in the scene and where the proposed development is not visually prominent or obtrusive in the landscape setting;*
- *it retains existing trees and landscape features;*
- *it presents satisfactory proposals for new planting which serve to maintain and strengthen the landscape setting and character of the area.*

Draft BIP Policy Summary

21.3 The BIP continues to recognise land beyond the BUA as countryside. The supporting wording of Policy PL5 confirms that the countryside outside of the Coastal National Park area is the Green Zone and comprises the 'rural heartland of Jersey' (though there is no policy on Green Zone in the draft BIP). The supporting text of the BIP on page 73 says that this land provides an '…*important and distinctive contribution to the character and appearance of the island's countryside and it is important that its strongly rural character is protected.'*

21.4 The BIP says in Policy PL 5 that development in the countryside (as defined above) should protect or improve the landscape character and distinctiveness. It also notes that agricultural land will be protected, particularly where its characteristics mean the land is of high quality and value to the agricultural industry (this is discussed further in the next chapter).

21.5 The BIP Policy in relation to the GBZ is GD 8. The policy says that new development within the GBZ will not be supported except where:

a. it does not result in the net loss of green infrastructure or adversely affect the landscape character of the green backdrop zone; or

b. the overall benefit to the community of the proposal demonstrably outweighs the harm.

21.6 Policy NE 3 says that applicants will need to demonstrate that proposals do not cause harm to the landscape and seascape character or coastal unit (St. Aubin's Bay Coastal Unit, as identified in the

Integrated Landscape and Seaside Assessment) and will protect or improve its distinctive character, quality, and sensitivity.

21.7 With regard to the individual qualities of the landscape and seascape, where these are not protected or improved the policy tests in relation to applications are that:

a. the changes are demonstrably necessary either to meet an overriding public policy objective or need; and

b. there is no reasonably practicable alternative means of delivering those proposals without harm to landscape and seascape character; and

c. that harm has been avoided, mitigated and reduced as far as reasonably practicable; or

d. it has been demonstrated that the predicted public benefit outweighs the harm to the landscape and seascape character.

Other Material Considerations

21.8 The 'coastal sensitivity' of St. Aubin's Bay Coastal Unit, noted in the Landscape and Seascape Character Assessment 2021 is of relevance as an assessment of the Proposed Development and how it may affect the character within the coastal unit is required.

Open Space

Adopted Island Plan Policy Summary

21.9 Policy SCO 4 seeks to protect open space provision and the loss will not be permitted unless the four policy tests of the policy are met. Where open space is lost the following must be demonstrated:

1. its loss will have no serious impact on the adequacy, quality and accessibility of provision of the type of open space affected by the proposal;

or 2. alternative replacement provision of the same or better extent, quality and accessibility of open space can be provided;

or, 3. the proposal will be of greater community or Island benefit than the existing open space resource;

or 4. its loss would not seriously harm the character and appearance of the locality.

21.10 Policy SCO 5 continues this policy objective and states that open space should be provided in new development. It notes that proposals that do not make adequate open space provision will not be approved.

Draft BIP Policy Summary

21.11 The BIP has several policies relating to open space and recognises outdoor sports facilities as open space.

21.12 Policy CI 6 discusses how new or enhanced public open space will be supported in the BUA. It states that large-scale development will be expected to provide adequate open space on-site to the benefit of those who will occupy the development. New, enhanced or extended open space outside of the built-up area will be supported where the development will not harm the rural character of the area and will achieve improved public access and awareness.

21.13 Protected open space is dealt with in Policy CI 7 and its loss will only be allowed in exceptional circumstances where it can be demonstrated that:

1. the proposed development is of a greater community benefit than the open space that currently exists; and the proposal includes details of how the loss of open space will be managed or offset through appropriate, alternative means;

2. replacement space that is of the same or better extent, quality and accessibility will be provided as part of a wider plan; or,

3. the proposed loss is otherwise very minor and will result in no serious impact on the adequacy, quality and accessibility of local open space.

21.14 The policy goes on to state that development will not be supported where development will harm the character and appearance of the area or cause serious harm or obstruction to strategic views, vistas, and landmarks.

21.15 The supporting text of this policy sets out a key policy test which is that any diminution in the level of local open space provision will require appropriate justification in the delivery of wider community benefits and the appropriate mitigation of any loss.

21.16 Finally, Policy CI 8 sets out the policy in relation to space for children and play and states that all new major development should consider how it will contribute towards helping children to be safe, active, social, and imaginative. Design statements issued with development proposals must explain how this has been considered in the design stages of the development, from a placemaking perspective.

Biodiversity

Adopted Island Plan Policy Summary

21.17 Turning to the matter of biodiversity, Policy SP 4 states that a high priority will be given to the Island's natural environment and proposals which enhance biodiversity will be welcomed.

21.18 Policy NE 1 confirms that there is a presumption in favour of conservation and enhancement of biological diversity in accordance with Policy SP 4. It states that permission will not be granted for:

- *the total or partial loss of a protected site; and*
- *development which would seriously adversely affect biological diversity.*

21.19 In exceptional circumstances, where the need for the proposed development clearly outweighs the biodiversity value of a site, and the proposal would have an adverse effect on biodiversity, then appropriate mitigation and compensatory measures to secure demonstrable net gain in biodiversity will be required via planning condition and planning obligations.

21.20 The policy encourages and promotes opportunities to conserve wildlife and to create and manage new natural or semi-natural habitats in the context of development schemes through appropriate building design and site layouts, landscaping, and choice of plant species. Where a scheme did not provide the sufficient information to assess the potential impacts, then it would be refused.

21.21 Policy NE 2 relates to species protection and states that planning permission will only be granted for development that would not cause significant harm to animal or plant species protected by law, or their habitats. It goes on to say that where a proposal may have an adverse effect on protected species or habitats, applicants will be expected to undertake an appropriate assessment demonstrating proposed mitigation measures.

21.22 Policy NE 4 seeks to protect biodiversity through retention of trees, woodlands and boundary features. It states that walls, fosses, banques and hedgerows - which are of landscape, townscape, amenity, biodiversity, or historical value, will be protected. The policy expectation is for no loss or damage to these features, retention and protection of trees and hedges during site works and making adequate provision for landscaping of a site (including retention of trees and hedges) and new planting of species which will benefit biodiversity.

Draft BIP Policy Summary

21.23 Policy SP 5 seeks protection and improvement of the Islands natural environment including its landscapes, coastline, seascapes, biodiversity and geodiversity and planning applications will need to demonstrate how they will do this. Where development improves the natural environment, the policy states that the development will be supported.

21.24 In regard to biodiversity, Policy NE 1 continues to require development to consider habits, designated sites and species and seek to protect and improve biodiversity and geodiversity value and where possible biodiversity net gain. The overarching policy test is the applicant's ability to show that the development proposal will not '*directly nor indirectly; singularly or cumulatively; cause harm to biodiversity or geodiversity value'.*

21.25 The policy places greater emphasis on the individual status and environmental value on these elements with regard to assessing impact. The following tests will be applied to proposals which cannot protect or improve these environments:

a. the changes are demonstrably necessary either to meet an overriding public policy objective or need; and

b. there is no reasonably practicable alternative means of doing so without harm; and

c. harm is reduced to the minimum through appropriate avoidance, minimisation, mitigation and/or compensation measures; or

d. it has been demonstrated that the predicted public benefit outweighs the harm.

21.26 Policy NE 2 relates to protection and improvement of existing green infrastructure assets. The policy states that development should contribute towards delivery of new green infrastructure and wider networks by:

a. retaining and improving existing green infrastructure, including trees, hedgerows, wetlands, ponds and watercourses, as far as is practicable;

b. incorporating the provision of new green infrastructure assets, which contribute to the creation of the island's green infrastructure network and are appropriate in nature and scale, taking into account the site-specific context and proposed use; and

c. ensuring green infrastructure assets, including tree root zones, are adequately protected during construction works.

21.27 The policy clearly states that the loss of veteran, ancient and champion trees will not be supported unless where it is demonstrated that they are dead, dying or dangerous. It goes on to say that a development which has an adverse impact on existing green infrastructure needs to demonstrate that the benefits of the proposal outweighs the harm and detail the mitigation strategy and features which will be protected.

Other Material Considerations

21.28 Tree protection on the building site Advice Note 14 states that *'detailed survey and report on the condition of the existing trees and shrubs on the site is necessary before design work begins'* and provides guidance including pruning, felling, fencing and machinery on site.

21.29 Bats, buildings, and the law (March 2009) provides guidance on the best practice for working within the law in relation to bats.

Planning Assessment

Landscape

21.30 It is axiomatic that IHE consider the proposed draft Site Allocation in the BIP to be supported by a proper assessment of alternatives i.e., the Site Selection for the OHP. Indeed, during discussions with IHE it has been made clear to the project team that the draft healthcare policy in the BIP is based upon the key evidence base of OHP.

21.31 The Proposed Development seeks to capture the essence of the Jersey landscape and integrate it within the design approach across the OHP Site. The woodland at Val Andres has informed the design. The design team have taken advice from the JAC to green the OHP Site, through bringing the woodland to the Proposed Development.

21.32 This has resulted in a landscape design which presents a continuous feature of trees and greening throughout the OHP Site and wrapping around the new hospital including an elements of landscape in the roof gardens. This will ensure that the landscape remains the 'dominant element' and it is considered there is no harm to landscape character.

21.33 The landscape design will *maintain and strengthen* the landscape setting and character of the area in accordance with BE3 and BIP policy PL5 through contemporising Jersey's distinctive landscape including for use as including gathering spots for patients and staff, character features, shelter from the elements, play, ecology enhancement (supporting policy NE4), protection, structure (to direct and art.

21.34 It is therefore considered that the proposed landscape is consistent with planning policy.

Trees

21.35 There will be no net loss of trees on the OHP Site. Approximately 155 trees will be removed to enable the new hospital development. However, the total number of trees planted will be approximately 860 which means there will be a *net gain* of circa 705 trees being added back across the OHP Site. This significant net gain in trees on the OHP Site is consistent with Policy BE3 which

seeks tree retention. It is worth noting that out of the trees to be removed the large majority are of low quality.

21.36 Importantly the high-quality Oak Tree on the southwest of the OHP Site will be retained and protected. The design team has been mindful of root protection areas when creating new levels and paths to Val Andre to protect existing trees.

21.37 Trees to be planted will be semi-mature and young trees. The Arboricultural Impact Assessment concludes that with the correct planting and aftercare methodology they have the opportunity to significantly increase canopy cover and benefit the wider landscape.

21.38 In particular, there will be a significant enhancement of trees in the area around the realignment of Westmount Road, along St. Aubin's Road and around environs of Victoria Park. Additional trees will also be planted at the People's Park in the vicinity of the play park. Trees will be planted and also benefit the outpatient area on the southern fade of the hospital, creating a pleasant experience for staff and patients.

21.39 The Arboricultural Impact Assessment accompanying this planning application concludes that the loss of trees will have short term minor impact, but the retained good quality trees within the wider landscape will be protected and a significant number of high quality proposed new trees will compensate for these losses. This therefore results in a neutral impact in the medium term with a positive impact in the longer term. The Proposed Development is therefore considered sustainable in landscape terms and consistent with planning policy.

Greening and Planting

21.40 The greening and planting proposed across the OHP Site is extensive and it is considered there will be a net gain in green infrastructure to support the landscape within the Green Backdrop Zone. An Urban Greening Factor calculation (based on London Plan Policy) has been calculated at 0.68 which shows that there will be no net loss of green infrastructure. Whilst Jersey have not adopted this policy it is a useful tool to assess the quantum of greening on the OHP Site.

21.41 Greening across the OHP Site will be maximised and *improved* (to accord with BIP policy NE3) and about 27% of additional publicly accessible space is proposed. In summary, greening will be provided through the following measures:

- Roof terraces: featuring a horizontal ecological transect of Jersey landscape features including grassland, heath, scrub, woodland. This approach is loosely based on art strategy which references the local Jersey character. Substantive greening will be achieved on roof gardens and in courtyards;

- Green/biodiverse roofs: On the northern and southern side of the hospital and the Knowledge Centre, PVs will be incorporated on roof tops and set within a green biodiverse, wildflower meadow roof. This will result in energy benefits and biodiversity gain working together. A green roof will also cover the maintenance unit on the north of the hospital. Roof canopies and door canopies across the hospital where possible will also incorporate greening;

- Four Internal courtyards: Raising up levels of courtyards will ensure soil depths for woodland 'islands' of greening which will create a welcoming green environment for patients and staff. The glazing will create a direct relationship with the interior of hospital;

- MSCP: A green trellising system around the MSCP will significantly screen and a humanise the scale of this structure. Climbing plants can move up the screen and cascade down the sides of the MSCP;

- Arrival/main entrance: This part of the Proposed Development allows for views out to St. Helier from a raised landscape area for sitting and awaiting transport. There will be planting of characterful trees typical of Jersey near to the entrance i.e., Black Pine. From the bus stop to entrance of hospital there is full accessibility and there will be a cycling and café hub near the entrance to hospital within a piece of public realm which will benefit from passive surveillance;

- Val Andre: The intention is to *retain and enhance* as much of the landscape and greening as possible. On the southwest area of the OHP Site, the as much of the woodland edge as possible has been retained whilst creating a new access path required for staff, patients, and maintenance. This access has been kept tight to retain greening. New paths link to existing paths in Val Andre and to St Aubin's Road to promote a straight link from the woodland to the hospital and right out to the east of the OHP Site. This will improve connectivity which was not there before. There will be some light resurfacing of some of Val Andre's pathways to bring them back into functional use and existing views from hospital down to Val Andre along a natural break in trees will be retained to maximise landscape views for patients to the valley;

- Green Screening: Significant screening is proposed across the OHP Site in the following locations to ensure mitigation against *visual prominence* in accordance with policy BE 3:

    - On the southern face of the main hospital at the entrance to the maternity department substantial screening and planting buffering will benefit the nearby existing houses. An increase in distance from the car parking area and hospital to the house has allowed for additional buffering totalling a depth of just under 8 metres;

- Buffer around existing properties of the southwest of the hospital;
- In regard to the blue light emergency area, plus the car park to the south of the hospital there will be a strong landscape containment to the car park;
- Reinforcement and retention of trees to north of the hospital will protect and screen existing residents and further landscape and provide additions to reinforce the woodland across the OHP Site. A strong landscape buffer will contain the cells of activity in this part of the OHP Site and screen and protect the graveyard but will also create a continuation of green throughout;
- The screening to the east of the OHP Site will not be solid due to the presence of existing west facing windows from residential properties and do not want to hem them in and impact on light. Balance being achieved on the landscape on the edge;

- New green spaces: on the southwest area of hospital the Proposed Development will major on landscape, including multifunctional areas to support teaching, play and therapeutic areas, health and fitness and rehabilitation;
- Emergency vehicle route: this will be provided on the southern face of the hospital will be comprised of a reinforced grass option so it will effectively form part of green realm and avoid a hardstanding;
- Westmount Road Improvements: this will include a lookout south of the bend in the road which incorporate impressive views. This lookout will incorporate a heritage aspect related to the Battle of Jersey and Major Francis Peirson. The landscape team will develop a heritage interpretation including a gazebo in with informative boards which raising the profile of Jersey heritage. Raised up levels will help to accommodate wheelchair access. The landscape will include a strong ecological design in the road bend including a scrape to encourage fauna and habitat creation to support the biodiversity aims of policy NE 1;
- Flex MSC Reinforcement System: this will be utilised on the north of the OHP Site where the topography is challenging. This system is approved by English Heritage and can enable greening of steep slopes. Greening of steep angles will avoid blank walls thus improving biodiversity and greening; and
- Mental Health Centre: Gardens will be developed to the east of the building which not only creates a separation distance from residential properties but also creates a further green space for patients to of the MHC to enjoy. The MHC will benefit from a green internal

courtyard and a further small internal green space which can be utilised by patients and families alike.

21.42 It is considered that these measures will ensure the Proposed Development is consistent with planning policy.

Biodiversity

21.43 All of the above measures will support biodiversity, but particularly the Proposed Development can help to support policies NE1 and SP4 in the following ways:

- Additional wildflower meadow will be planted in Val Andre to encourage ecology benefits. A stone break is also proposed to catch surface water to encourage biodiversity;
- Within the car park on the east of the OHP Site, the landscape will be full. Swales in the car park will take some of the surface water runoff and improving biodiversity;
- Possibility for animal tunnels beneath the Westmount Road; and
- Green biodiverse roofs.

21.44 The Proposed Development will achieve biodiversity net gain. However, mitigation measures will be required for the mixed woodland habitat to the southwest of the OHP Site, which is a priority habitat as listed within the biodiversity strategy for Jersey 2000. This area has potential to experience minor impacts caused by an increase in light pollution and foot traffic caused by access enhancements. Therefore, a conservation management strategy would be put in place to mitigate against potential harm to comply with Policy NE2.

21.45 A number of protected species will be impacted (a variety of birds, reptiles (green lizard and slow worm), amphibians (western common toad), small mammals (shrews, Jersey bank voles, hedgehog, and red squirrel) and bats, but all of the identified impacts and their related effects can be addressed through mitigation and compensation. There are no significant residual effects on any protected species and consequently the Proposed Development does not conflict with any planning policy that relates to biodiversity protection.

21.46 There may be a requirement to secure licences under the Wildlife (Jersey) Law 2021 (to clarify the Conservation of Wildlife Law 2000 is now obsolete) to allow the Proposed Development to proceed lawfully. This could be secured via planning condition or planning obligation agreement.

21.47 It is concluded, there will be no significant impact with suitable mitigation and the Proposed Development is consistent with the Island Plan.

Protected Open Space

21.48 There is no net loss of open space arising from the Proposed Development including from the reprovision of the JBC. In addition, play space areas will be included on the southwest of the OHP Site (Area 7 on the Landscape Masterplan), picnic area, woodland, and Gazebo, and improved in the play area in The People's Park. This will meet the requirements of BIP Policy C I8 which seeks major development to deliver play space for children. The Proposed Development, meets policy requirements and is consistent with the Island Plan in respect of Protected Open Space.

21.49 In summary, planning policies allow for the development of the scheme in the GZ as significant public infrastructure that has bene subject to proper assessment and its environmental impacts properly considered and mitigate. There is a proven need for the scheme and significant public benefit in its development. It does not cause serious harm to landscape character and in fact, provides landscape enhancement, increases accessibility to landscape and open space and will deliver biodiversity bet gain. There will also be a significant gain in the number of trees provided and green infrastructure.

21.50 Taken as a whole, the Proposed Development is considered consistent with relevant policies in relation to landscape, biodiversity and open space.

22.0 Agricultural Land

Adopted Island Plan Policy Summary

22.1 Agricultural land is defined in the Island Plan as an employment use, therefore Policies SP 5 and E 1 apply. The policy presumption is for protection of this land and the latter policy resists the loss of employment land unless the overall benefit to the community of the Proposed Development outweighs any adverse effect on employment opportunities and the range of available employment land and premises.

22.2 The plan recognises the importance of supporting agriculture and there is also a presumption against the permanent loss of good agricultural land in Policy ERE 1. The policy says that the following is considered where an exception (i.e., loss of good agricultural land) is proposed:

- *the impact on the viability of an agricultural holding;*
- *the nature of the proposed use;*
- *in the case of a dwelling, the requirement for reasonable private amenity space;*
- *the visual impact; and*
- *the recommendations contained in the Countryside Character Appraisal.*

Draft BIP Summary

22.3 Policy PL 5 says that agricultural land is to be protected, particularly where its characteristics mean the land is of high quality and value to the agricultural industry. The supporting text states that proposed alternative uses will only be supported where it can be justified relative to the nature of the proposed use and the value of the land to agriculture.

22.4 BIP Policy ERE 1 says that the development of loss of agricultural land will not be supported unless there are exceptional circumstances, and a number of qualifying criteria are met. The supporting text says that the plan takes a precautionary approach to the protection of agricultural land by seeking to resist its loss. It also says that the assessment (in policy) *'…will help to resolve the potential conflict between protecting the best, high-quality agricultural land and other important public interests, and should minimise impact by seeking the least harmful means of accommodating those interests.'*

22.5 The relevant policy tests are whether:

1. the proposal will not lead to the loss of high-quality agricultural land, having regard to:

a. the quality of the soil and historic use of the land;

b. the location of the land relative to nearby farms and other active agricultural activity;

c. the overall of size of the land parcel and the impact that the development will have in on the integrity and viability of a farm holding; and

d. access to other agricultural land in the area.

2. the nature of the proposed use genuinely necessitates and is appropriate to its proposed location.

Other Material Considerations

22.6 The Protection of Employment Land SPG (2012) states that where the overall community benefit of a proposal outweighs the loss of employment land, the alternative use should not conflict with the character of the surrounding area, complies with the spatial strategy in Island Plan SP 1 and has regard to other relevant policies of the Island Plan.

Planning Assessment

22.7 The fields in the OHP Site comprise agricultural land primarily used for Jersey Royal Potatoes and tenanted by The Jersey Royal Company. The southern part of field 1550 is also used for poultry rearing.

22.8 The total area of the fields forms approximately 0.14% of The Jersey Royal Company's total agricultural holding. Therefore, it is considered that the impact of the Proposed Development on the viability of the agricultural holding will not be significant.

22.9 It has already been established earlier on in this section, under the 'Principle of 'Development', that the fields are at odds with their location, being entirely surrounded by the BUA (and Town) and characterised by a heavily built-up area. They are, in effect, orphaned from other agricultural areas and nothing of relevance to the fields specifically has been identified in the *Countryside Character Appraisal.*

22.10 The quality of the four fields is classified as Grade 2 – 'very good' quality agricultural land. Notwithstanding the quality of the fields, it is considered that the nature of the proposed use for a new hospital genuinely necessitates the requirement to develop the agricultural land and is appropriate for the proposed location.

22.11 The Proposed Development is considered consistent with planning policy.

23.0 Transport and Accessibility

Adopted Island Plan Policy Summary

23.1.1 The general thrust of Jersey's strategy for transport is to reduce reliance on car ownership, to reduce congestion, improve air quality and encourage sustainable modes of travel such as walking and cycling. Several policies seek to meet this overarching policy objective.

23.2 Policy GD1 (5) requires development to reduce, where possible, car usage to accord with Policy SP 6 Reducing dependence on the car. This policy seeks to encourage development which:

1. it is immediately accessible to existing or proposed pedestrian, cycle and public transport networks; and

2. it does not give rise to an unacceptable increase in vehicular traffic, air pollution or parking on the public highway; and

3. it is well related to the primary road network; and

4. appropriate provision is made for car and cycle parking; and

5. measures are incorporated to control traffic speeds and provide appropriate priority and a safe environment for pedestrians and cyclists; and

*6. it does not give rise to an unacceptable deterioration in air quality***.**

23.2.1 Policy TT 1 seeks to protect the Island's footpath and cycle network and the loss or comprise of their use or safety will not be accepted.

23.2.2 Policy TT 2 goes on to say that the provision and enhancement of walking routes will be sought from new development. It states that new footpaths should respect the area's character and retain key features to accord with Proposal 5 'Coast and countryside character'; Policy NE 4 and HE 1.

23.2.3 Policy TT 3 supports the provision of cycle infrastructure which minimises impact upon the landscape, through the appropriate design of structures and use of materials.

23.3 Policy TT 4 requires all new developments to provide cycle parking provision in accordance with adopted standards.

23.3.1 Policy TT 5 deals with road safety. It seeks traffic and pedestrian safety measures where appropriate, including pedestrian crossing facilities, to improve road safety for pedestrians and cyclists, reduce vehicle speeds and enhance the street environment.

23.3.2 In the effort to reduce reliance on car usage, Policy TT 7 states that developers will contribute to the betterment of public transport through improvement to existing services.

23.3.3 To ensure access to public transport, Policy TT8 requires development proposals which are likely to lead to a significant movement of people into and out of a site, to be within 400 metres of a bus service. Where the service is not available or is infrequent comparative to the scale of the development then the developer will be expected to support the provision of an appropriate public transport service. To support public transport, developments should incorporate appropriate infrastructure in their design layouts.

23.3.4 Policy TT 9 requires those developments anticipating significant numbers of travel, to submit a travel plan including, modal split targets, timescales, measures, and sanctions to be taken to meet these targets as well as measures to monitor the effectiveness of the plan.

23.3.5 TT 14 states that when considering the design of new roads or widened roads, the needs of pedestrian and cyclists must be taken into account.

Draft BIP Summary

23.4 A key strategic policy is responding to climate change and seeking a reduction in carbon consumption, given that a third of the Island's emissions are stated to arise from road transport. Policy SP1 states that to produce a reduction in carbon emissions, there will need to be improvements to walking, cycling, public transport and active travel networks to promote sustainable modes of transport.

23.5 Alongside this is an emphasis on highway safety and inclusivity for all. Policy TT 1 recognises that safe and integrated travel will be a consideration in all development proposals and support will not be given where development compromises the proper function of the highway. Developments will be tested against the following criteria:

a. its integration with and connection to the existing transport network;

b. the requirements of the emergency services;

c. the need to ensure that all stages of a journey to and from the development can be undertaken safely, for all users, by ensuring the development complies with the road safety audit policy; and

d. the amount and type of traffic generation and the capacity of the local network to accommodate it.

2. it can be demonstrated that consideration has been given to, and provision made for:

a. the travel needs of children, elderly people and people with sensory or mobility impairments, as a priority; and

b. the promotion of walking and cycling in the design and use of the proposed development.

23.6 As with the Island Plan, a Transport Assessment and Travel Plan must support proposals which will generate significant movement.

23.7 Policy TT 2 deals with active travel and states that development proposals must demonstrate that provision for walking and cycling has been prioritised in the design of proposals. Active Travel will generally be required for development where appropriate to deliver or contribute to improvements to the strategic and local walking and cycle network, or to enhancements to the public realm.

23.8 Proposals will receive support where:

a. it provides accessible, secure and convenient on-site cycle parking for all users located in convenient and prominent locations which meet or exceed adopted cycle parking standards in terms of number, type, quality, security and accessibility to meet all users' needs. In those cases where on-site cycle parking cannot be accommodated to meet the standards, commuted payments will be required to make up any shortfall in provision on-site to fund cycle parking provision off-site; and

b. provision is made, where relevant, for appropriate electric charging infrastructure and facilities including showers, drying facilities, changing rooms and lockers which meet or exceed adopted standards.

23.9 Policy TT 3 promotes bus service improvement. Proposals which are within 400 metres of a bus route will be supported but where this is not the case or the service is infrequent relative to the scale of the development or no bus stop exists, then contributions will be sought to enable the provision of an appropriate public transport service to serve the area. The appropriate infrastructure to accommodate public transport will be sought.

23.10 Turning to car parking, Policy TT 4 development which has the potential to generate vehicular movement and requirement for car and other forms of parking will be supported only where '*it provides an appropriate level of accessible, secure and convenient off-street car parking, that is well-integrated with the development, and which accords with adopted parking standards in terms of number, type, quality, security and accessibility, to meet all users' needs, with priority given to parking for people with mobility impairments.'*

Other Material Considerations

23.11 The Government of Jersey declared a climate emergency in May 2019 and are committed to bringing forward a plan for how Jersey could aim to become carbon-neutral by 2030[12].

23.12 Jersey adopted their Sustainable Transport Policy, Framework and Delivery Plan (2020) (STP), which seeks to encourage sustainable travel and reduce carbon in line with the Jersey Carbon Neutral Strategy[13] which aims to decarbonise the Jersey Transport fleet by 2030, achieved in part by encouraging a modal shift to walking, cycling and public transport. Rapid Transport plans currently being prepared (Active Travel, Bus Service Development, Parking and Long Term Climate Action Plans) will further inform the direction of travel for sustainable transport policy.

23.13 This in turn supports Jersey's vision, as noted in the Inspiring an Active Jersey 2020-2030 strategic framework, where *'Jersey will be a healthier, more productive and fairer society by being one of the most physically active populations in the world.'*

23.14 The BIP transport policy is framed against this sustainable transport context and so too is the *Our Hospital SPG* Section four which recognises *sustainability of access* as a key sustainable development consideration.

23.15 In developing the design of the hospital and associated infrastructure, reference has been made to Access onto the Highway – Standards and Guidance (August 2019) which provides a suit of technical guidance including guidance for encouraging walking, cycling and public transport.

23.16 The St. Helier Public realm and Movement Strategy (March 2021) has also been used to guide the Proposed Development and to ensure that proposals are broadly consistent with potential measures for implementation at Peirson Road/ Cheapside Junction identified in the document.

23.17 There is also draft Parking Guidance which has not yet been adopted but which IHE Regulation have advised are the more appropriate standards reflecting current policy across GoJ than the adopted Parking Guidance dated 1988.

Planning Assessment

23.18 Sustainability and decarbonisation are key priorities for Jersey, therefore the Proposed Development has sought to reduce reliance on car use by maximising opportunities for sustainable

[12] Carbon Neutral Strategy 2020

13 Government of Jersey Carbon Neutral Strategy
https://www.gov.je/Government/Pages/StatesReports.aspx?ReportID=5138

travel and to deliver transformational improvements to walking and cycling infrastructure and bus service provision for the local community.

23.19 The strategy has been developed in line with Jersey mobility hierarchy, giving priority to needs of pedestrians, cyclists, and bus users over car users. To encourage sustainable modes of transport improvements are proposed to the transport network including an active travel route to the new hospital, new pedestrian crossing and public realm improvements, details of which can be reviewed in the Transport Assessment. A Framework Travel Plan also supports this planning application, to encourage sustainable modes of travel.

23.20 The conclusion of the TA in regard to traffic impacts on the highways network, is that they will be limited as most vehicle trips to OHP are existing trips associated with JGH and Overdale. It is anticipated that 239 vehicle trips will be redistributed to OHP in the AM peak hour and 231 trips in the PM peak hour. Whilst additional driver delay is forecast on the A1 St Aubin's Road, this is primarily as a result of sustainable transport interventions including a new bus lane.

23.21 The modal split in the TA suggests that patients and visitors will mostly travel to the new hospital by car, whilst over 50% of staff are expected to travel by sustainable modes. Therefore, 550 onsite car parking spaces are proposed to accommodate predicted patient demand and the operational requirements for the hospital which is considered an appropriate level.

23.22 As noted in the transport chapter of the EIS, a significant increase in heavy goods vehicle (HGV) movements on the road network is predicted in the construction phase. In order to manage the adverse effects of the construction traffic, a CTMP will be secured with a planning condition. Once operational, the Proposed Development is considered to have no significant adverse effect on traffic or transport and is predicted to result in significant beneficial improvements to pedestrian and cycle amenity on Westmount Road and St Aubin's Road.

23.1 In context of the significant measures proposed to encourage alternatives modes of transport in line with the overall transport strategy for the Island, the Proposed Development is therefore considered as a whole, to be consistent with current and emerging transport policy.

24.0 Energy Reduction and Sustainability

Adopted Island Plan Policy Summary

24.1 Island Plan Policy GD1 Part 1a and 1c requires development to contribute to more sustainable forms of development. The policy says that development will not be permitted if it replaces a building capable of being repaired or refurbished and it encourages energy efficiency through building design, materials, layout, and orientation (reflecting Policy SP 2 Efficient Use of Resources).

24.2 Policy NR 2 indicates that development will not be permitted unless adequate water supply can be made available. Development proposals will be encouraged to incorporate all practicable water conservation and management measures to reduce water consumption and help conserve the Island's water resources.

24.3 Policy NR 7 requires development (including conversions), to incorporate on-site renewables to off-set predicted carbon emissions by at least 10%, except where:

1. it is demonstrated by the applicant, to the satisfaction of the Minister for Planning and Environment, that such provision would make the development unviable;

2. it would have an adverse visual or amenity impact that would outweigh the benefits of the technology; or

3. at least an equivalent impact on carbon emissions can be met by alternative means.

Draft BIP Summary

24.4 Policy ME 1 seeks a 20% reduction in target energy rate for large-scale developments (this policy applies to development for non-residential use above a gross floorspace of 200 sqm or more in the BUA, in this case 'Town'). The policy states that where the 20% reduction in target energy rate requirement creates a conflict with other standards required by the Island Plan, the higher standard is to be applied.

24.5 Policy ME 3 says that large-scale non-residential buildings over 1,000 sqm should meet the minimum standards of BREEAM New Construction and achieve a minimum rating of 'very good'. To demonstrate this commitment the Applicant will need to:

1. register the development with BRE and submit evidence of such after its approval;

2. submit a design-stage certification at the point of submitting the building bye-laws application; and,

3. submit evidence of post construction certification following completion of the development.

24.6 Where the BREEAM requirement creates a conflict with other standards required by the Island Plan, the higher standard is to be applied.

Other Material Considerations

24.7 Pathway 2050: An Energy Plan for Jersey targets an 80% reduction in emissions by 2050 compared to 1990 levels through utilising affordable and sustainable energy. The principle of sustainability is defined as *'development which meets the needs of current generations without compromising the ability of future generations to meet their own needs'.*

24.8 The document anticipates that the target will be achieved by:

- *Reducing energy use i.e., demand management;*
- *Using lower-carbon sources of energy;*
- *Moving towards renewable sources of energy where it can be justified on grounds of economics, security, and sustainability; and*
- *Encouraging synergies where energy solutions bring additional benefits, for example the deployment of anaerobic digestion which solves a waste management issue as well as generating renewable energy.*

24.9 Jersey has also published a Carbon Neutral Strategy which sets out a route map for Jersey to proceed towards a sustainable future and adopts the following five principles:

- *Principle 1: adopt a strategic focus on all emissions;*
- *Principle 2: work within a definition of carbon neutrality;*
- *Principle 3: require high standards in the use of carbon offsetting;*
- *Principle 4: make sure that everyone can play their part; and*
- *Principle 5: make sure that carbon neutrality policies do not overall increase income inequality.*

24.10 The document notes that by including scope 2 emissions the Island is exceeding their international legal obligations. It is recognised in the document that electrification has the potential to reduce carbon emissions. It also notes the significant costs associated with carbon neutrality, but these costs will be shaped by the timing and level of Jersey's ambition.

Planning Assessment

24.11 The Applicant is committed achieving BREEAM 'Very Good' (in line with the Bridging Plan) for the new hospital, to adhere to BIP Policy ME 3 (with the aspiration to gain BREEAM 'Excellent'). Details of how this will be achieved is set out in the BREEAM report accompanying this planning application.

24.12 To meet Island Plan policies GD 1 and SP 2 and to contribute towards Jersey's commitment to working towards carbon neutrality by 2030, the design team will undertake a whole life-cycle carbon assessment to work to reduce the environmental impacts of the buildings.

24.13 The design life of the new hospital once built will last for many years, so it is anticipated that the annual sustainability benefits will be significant and offset carbon impacts from the construction of the new hospital. Therefore, the sustainability benefits of the Proposed Development will outweigh any adverse impacts from the demolition of existing buildings and properties to comply with Policy GD 1 (a).

24.14 To meet policy GD 1(C) and BIP ME 3, the design team is also focusing on the key areas to make to make significant upfront impacts in the design and construction process including the following:

- Focus on compact form, less materials and less waste = less embodied carbon. The team will also consider off-site or modular construction;
- Maximize structural efficiency, through grid arrangement and floor to floor heights and designing in future flexibility in certain areas;
- Material selection to reduce impact or require less frequent replacement over the building's life cycle;
- Reuse materials where possible e.g., demolition waste for use with the wider project as this will typically have a much lower embodied carbon footprint than newly manufactured materials; and
- Target driving down embodied carbon within building designs. Consideration of the industry best practise (kgCO2e/m2) has been undertaken however there is currently no industry best practice information for Healthcare in the UK, internationally or for Jersey.

24.15 To meet policy NR 7, the project team will follow key steps to seek to reduce operational energy and carbon within the buildings:

- Lean – passive approach focusing on form and fabric;
- Clean – optimise efficient plant, well-integrated systems, real- time energy monitoring and use of BMS; and
- Green – incorporate on-site renewable energy

24.16 In addition to this the project team will consider a site wide energy strategy to optimise the performance and available space for on-site renewable energy to offset a proportion of the building's energy overall consumption. An operational energy target will be agreed based on industry best practise (kWh/m2/yr) to meet the policy requirement:

- <275 kWh/m2.yr total energy consumption (includes clinical);
- <75 kWh/m2.yr heating energy use; and
- 200 Wp/m2 renewable energy generation.

24.17 The design team are proposing an all-electric solution which will reduce the reliance on fossil fuel and the contractors will seek to reduce carbon emissions throughout the construction phase through implementing good practice measures. Energy minimisation will be sought with a target of 20-30% improvement over *Jersey Building Bye Laws 2007 Part 11* minimum thermal fabric efficiencies (in line with the minimum requirements within the Bridging Plan, thus complying with planning policy).

24.18 To meet Policy NR 2 water efficiency measures targeted include reducing potable water through the specification of water efficient sanitaryware to achieve >40% reduction in water consumption through design efficiency measures and <10 litre/person/day [only linked to BREEAM sanitary fittings] 600L/bed (CIBSE).

24.19 In conclusion the Proposed Development is consistent with the Island Plan and draft BIP with regard to energy and sustainability.

25.0 Flooding and Drainage

Adopted Island Plan Policy Summary

25.1 Policy NR 1 states that a high-quality environmental design for development will be encouraged to minimise surface water runoff and to reduce the demand for and consumption of water in accordance with Policy LWM 3 Surface water drainage facilities.

25.2 Policy LWM 1 requires applicants to submit details of the steps taken to minimise volumes of sewage effluent within planning applications.

25.3 Policy LWM 2 states that development which results in the discharge of sewage effluent will not be permitted unless it provides a system of foul drainage that connects to the mains public foul sewer.

25.4 Policy LWM 3 says that Sustainable Drainage Systems (SuDs) should be incorporated into the overall design wherever practicable and in accordance with the drainage hierarchy which is:

- *Store rainwater for later use in accordance with Policy NR 2 'Water capacity and conservation';*
- *Use infiltration techniques, such as porous surfaces;*
- *Attenuate run-off in open water features for gradual release to a watercourse;*
- *Attenuate run-off by storing in tanks or sealed water features for gradual release to a watercourse;*
- *Discharge run-off direct to a watercourse;*
- *Attenuate rainwater by storing in tanks or sealed water features for gradual release to a public surface water sewer; and*
- *Discharge rainwater to the public surface water sewer.*

25.5 SuDs may not be required where it can be demonstrated that there are practical reasons for not providing it.

Draft BIP Summary

25.6 Policy WER 2 discusses the approach to managing flood risk. The policy says that development should be located away from risk areas, but all development should undertake a flood risk assessment regardless of the flood risk status of the area in which the proposal is located. Development must demonstrate that the following has been considered:

1. the design and layout will locate the most vulnerable type of development on the site towards the areas at lowest risk of flooding within the site, where this is possible;

2. the development adopts all reasonable measures to ensure the development will be sufficiently resilient to current and future flood risk, including land raising, when this is appropriate; and,

3. the development will not adversely affect flood routeing and thereby increase flood risk elsewhere.

25.7 Policy WER 6 continues the matter of flood mitigation. It states that development which changes the surface water flow will be supported if a sustainable drainage system (SuDS) is integrated into the overall design including:

1. the reduction and management of surface water run-off as near to the source as possible;

2. the use of minimal areas of impermeable surfaces;

3. surface water run-off being discharged as high up the hierarchy of drainage options as practicable; and

4. discharge rates being limited to pre-existing natural rates of run-off so as to avoid causing or exacerbating flooding, either locally or remotely, except where, in appropriate circumstances, flood risks are high and there may be a requirement to reduce the pre-existing discharge of run-off.

25.8 The policy says that pollution to local watercourses and water bodies should be avoided and mitigated where necessary. Finally, it states that discharge of surface water to the public sewer will not be supported unless approved by the Minister.

25.9 Policy WER 7 deals with foul sewerage. The policy states that a system of foul drainage should adequately connect to the mains public foul sewer.

25.10 Policy UI 3 requires development to deliver a public water supply prior to the first use and occupation. Further to this, new development should incorporate where practicable measure for water conservation and management of water consumption. Development will only be supported where it demonstrates how water consumption will be minimised and how grey and/ or storm water recycling has been considered and incorporated into the design.

Other Material Considerations

25.11 Supplementary Planning Guidance in relation to flooding and drainage which has informed this application include:

- Disposal of foul sewage (May 2012); and
- Strategic Flood Risk Assessment (April 2021).

Planning Assessment

Flooding

25.12 A Flood Risk Assessment accompanies this Planning Application. It considers flooding from flooding from tidal events, fluvial watercourses, groundwater, overland flow, and surface water. The report

concludes that the risk of all potential sources is considered to be at little or no risk of flooding, therefore no mitigation measures are required in this respect. The Proposed Development therefore complies with planning policy.

25.13 The surface water drainage strategy should be read in conjunction with this report. It sets out SuDs measures to attenuate storm water flows.

Proposed Storm Drainage

25.14 The Policy intent is for development to incorporate sustainable urban drainage, to reduce pressure on the existing infrastructure and to reduce the risk of flooding.

25.15 It is important to note that GoJ have confirmed that stormwater discharge from the Proposed Development will exceed the capacity of the current combined drainage network. The Proposed Development will be accommodated within IHE's planned upgrade to the existing drainage networks located within and/or downstream of their drainage networks located along Clos du Mont. As a result of the upgrade works, new sea outfalls will be proposed. The proposed connection is likely to be located along St. Aubin's Road and proposed connection is proposed to come via the existing footway that forms the northern boundary of Westmount Gardens.

25.16 IHE Drainage are preparing a separate planning application to deliver this upgrade to the existing network, so that planning permission would be secured, and the planned drainage upgrade delivered, prior to the completion of the hospital works.

25.17 IHE have advised that the programme for undertaking the works is likely to be as follows:

- Design, EIA, and Planning: 2022; and
- Construction: 2022/23.

25.18 The OHP Drainage Strategy report (dated October 2021), accompanying this planning application should be reviewed for full details of the strategy for drainage. The following texts summarises this strategy.

25.19 To comply with policies NR 1 and LWM 3 and BIP policy WER 6, Sustainable Drainage Systems (SuDs) have been incorporated into the design where possible to mitigate against adversely affecting flood risk elsewhere and to ensure water quality, amenity, and biodiversity benefits across the OHP Site. A hierarchical approach has been taken to inform the storm water drainage strategy based on policy.

25.20 The main drainage proposals include:

- Rainwater harvesting tanks are proposed for irrigation purposes for the OHP Site. This will serve surface water runoff from the Main Hospital Building and Mental Health Centre;

- Infiltration has been discounted due to several reasons including available space, potential fissures in the bedrock and uncertainties around mitigation of water once infiltrated to the ground. Additional ground investigations determined that infiltration rates were too low for at depth infiltration so would not be feasible for the OHP site;
- It is proposed to restrict the storm flows generated by the OHP to 475 litres per second (l/s) for storm events up to and including the 1 in 100-year return period included 40% allowance for climate change. This has been agreed with the GoJ IHE;
- A series of flow control devices and attenuation features will be proposed across the OHP Site to limit and store the storm water flows in such events. The proposed attenuation will generally be provided in the form of below ground cellular storage to attenuate storm events up to and including the 1 in 100 year including a 40% allowance for climate change; and
- Bioretention features are also proposed to treat and provide added amenity and biodiversity value to the Proposed Development to minimise impermeable areas on the OHP Site, to comply with Part 2 of BIP policy WER 6.

25.21 The Westmount Road South drainage proposals include:

- It is proposed to collect surface water runoff generated from Westmount Road South in a series of road gullies which transmit storm water flows into a new storm highway drainage network installed within the new road alignment;
- It is proposed to restrict the storm flows resulting by Westmount Road South works to 6l/s in a 1 in 100-year return event including 40% for climate change. The restriction to 6l/s for WMR South is an improvement on existing to accord with part 4 of BIP policy WER 6;
- Attenuation and flow control devices are proposed to restrict the surface water flows. It is proposed that this is to be achieved in below ground cellular storage units located at two points along the new alignment; and
- If a connection to GoJ IHE planned upgrade works is permitted, storms flows from Westmount Road south would be limited to 51 l/s for storm events up to and including the 1 in 100-year (inc. 40% allowances for climate change) storm return period.

25.22 This planning application is considered to be consistent with planning policy in relation to drainage subject to the delivery of the IHE scheme.

Proposed Foul Drainage

25.23 It is estimated that the Proposed Development will result in a net reduction in flows (given the separation of stormwater flows), compared with the existing site, contributing into the public foul sewer post development. It is proposed that ultimately flows will discharge into the GoJ IHE public foul sewer located along Clos du Mont in compliance with Policy LWM 2 and BIP policy WER 7

25.24 IHE are satisfied with this strategy subject to surveys demonstrating a reduction in existing flows and the planned drainage upgrade and new sea outfall works results in additional capacity.

Water Quality

25.25 The Proposed Development will mitigate against pollution to local watercourses and water bodies from roofs, roads, and car parks which addresses policy WER 6 of the BIP. Treatment for roof drainages will be removal of gross solids and sediments, whilst green roofs will improve the water quality. The primary source of pollution is likely to come from the roads and car parks.

25.26 The proposal is to introduce bioretention features to treat the runoff form the car parks. Other measures include oil/ petrol separators which will comply with the relevant standards. There is also potential to linear drainage channel filtration units could also be installed to filter flows from areas more susceptible to silting prior to discharge to the drainage networks.

Storm Water Recycling

25.27 BIP policy UI 3 requires new development to seek to recycle grey and stormwater. Rainwater harvesting cannot be considered for supplying water to healthcare buildings due to the potential to put patients at risk of bacteria such as Legionella, Salmonella, Staphylococcus and Pseudomonas. As previously stated, recycled water on the OHP Site can be used for irrigation purposes so it is considered the requirement is met and the Proposed Development is consistent with planning policy.

26.0 Demolition, Construction and Site Waste Management

Adopted Island Plan Policy Summary

26.1 Island Plan Policy GD 1 (1b) states that where possible development proposals should make efficient use of construction and demolition materials to avoid generation of waste and to ensure the efficient use of resources (also expressed in Policy WM 1 'Waste minimisation and new development').

26.2 Policy WM 1 states that the minimisation of waste generated as part of construction activity and an increase in the recycling, re-use and recovery of resources will be encouraged. Major new development will only be permitted where:

- *measures are taken to minimise the wastes arising and to recycle, re-use and recover as much as possible of the generated waste materials; and*
- *opportunities are taken to maximise on-site management of waste.*

26.3 Policy MR 2 seeks increased use of secondary and recycled materials where appropriate. The wording states that *'major new developments and/or developments which would involve the demolition of major structures or the potential generation of significant quantities of waste material will be expected to recycle, re-use and recover as much material as practicable as a substitute for natural aggregates.'* It is required for applicants to include details of this in the planning application of steps taken to make use of secondary and recycled materials.

Draft BIP Summary

26.4 Policy WER 1 states that development which will generate significant waste (i.e. development of 200 sqm or more) should adhere to the waste hierarchy and target recycle, re-use and recover principles as far as possible.

Other Material Considerations

26.5 The Site Waste Management plans SPG (2013) has been referred to in preparing the SWMP. The document sets out policy interpretation and key considerations of waste management.

Planning Assessment

26.6 The accompanying outline SWMP sets out potential options for minimising waste production for the Proposed Development with reference to the Waste Hierarchy.

26.7 The following measures for minimising waste are considered in the report:

- *There are existing buildings that could be adapted and reuse;*
- *There is scope to employ methods of construction that will minimise waste production (e.g., off-site prefabrication, or modular construction);*

- *Waste materials can be re-used or recycled elsewhere on the development, where possible (e.g., in providing aggregate or material for ground level changes which are necessary as part of the development);*
- *Existing trees and vegetation can be incorporated into the landscape design; and*
- *The development can be designed to incorporate second hand, recycled or renewable materials; and/or room designs, and sizes can be designed to correspond to standard dimensions for sheet materials and modules of components.*

26.8 The report confirms that from the earliest stages of the Proposed Development, consideration has been given to minimising the waste produced and concludes that a large proportion of materials can be recycled off site. The document will remain a live document throughout the construction process so that it can develop and allow for ongoing monitoring of waste production.

26.9 It is considered that the Proposed Development has been developed with adequate consideration given to the principles of waste minimisation and the team is committed to reducing waste production as far as possible, thus the Proposed Development is consistent with planning policy in relation to site waste management.

27.0 Contaminated Land

Adopted Island Plan Policy Summary

27.1 Policy GD 6 states:

Proposals for development on contaminated land will be permitted where:

1. the developer carries out and submits a full and satisfactory investigation of the condition of the site to include, and fully identify, the nature and extent of contamination present and, where it can be ascertained, the period over which contamination occurred;

and 2. the developer proposes a satisfactory programme of works to treat and/or remove the contamination present in a manner that is acceptable to the relevant regulatory bodies.

Draft BIP Summary

27.2 Policy GD1 of the BIP requires for *'land that is known, or suspected, to be contaminated, the developer has or will carry out a satisfactory investigation into the condition of the site and is required to undertake the appropriate treatment, remedy or removal of the contamination, at the appropriate time.'*

Other Material Considerations

27.3 Supplementary Planning Guidance 'Development of Contaminated land' August 2017 provides guidance for developers and Planning Applications. It states that applicants must prepare a Phase 1 Risk Assessment and to submit this as part of the planning application.

Planning Assessment

27.4 A Geotechnical Desk Study accompanies this planning application which confirms that potential contamination would be capable of being remediated. The accompanying EIS, concludes that following mitigation, the magnitude and significance of contamination impacts are such that they will either be neutral or slight adverse, therefore no significant residual effects would remain. Therefore, the Proposed Development is consistent with the Island Plan in this regard.

28.0 Residential Amenity

Adopted Island Plan Policy Summary

28.1 Island Plan Policy GD1 (3a, b and c) says that development should not unreasonably harm amenities of neighbouring uses in relation to levels of privacy to buildings and landowners, levels of light, and health, safety, and environment of users of buildings and land by virtue of emissions to air, land, buildings and water including light, noise, vibration, dust, odour, fumes, electro-magnetic fields, effluent or other emissions.

28.2 Policy NR 3 states that development which adversely effects air quality, taking into account the cumulative impact, will not be permitted when it would breach key targets identified in association with the emergent Air Quality Strategy.

Draft BIP Summary

28.3 Policy GD 1 aims to manage the health and wellbeing impact of new development. It says that all development is required to comply with the following tests, to be supported.

1. the development will not unreasonably harm the amenities of occupants and neighbouring uses, including those of nearby residents, and in particular, will not:

a. create a sense of overbearing or oppressive enclosure;

b. unreasonably affect the level of privacy to buildings and land that owners and occupiers might expect to enjoy;

c. unreasonably affect the level of sunlight and daylight to buildings and land that owners and occupiers might expect to enjoy; or

d. adversely affect the health, safety and environment of users of buildings and land by virtue of emissions to air, land, buildings and water including light, noise, vibration, dust, odour, fumes, electro-magnetic fields, effluent or other emissions.

28.4 In terms of air quality, Policy ME 4 states that development which breaches the key targets set out in the Air Quality Strategy will not be supported, considering cumulative impact of other proposed and existing sources of air pollution, or where the health, safety, and amenity of users of the site or the surrounding area would be compromised. Impacts must be justified and mitigated where appropriate.

Other Material Considerations

28.5 Supplementary Planning Guidance in relation to sustainability which has informed this application includes Jersey Air Quality Strategy 2013.

Planning Assessment

Privacy and enclosure

28.6 During construction the OHP Site will be suitably screened and secured. As noted in the landscape proposals and assessment sections, during the operation of the hospital, planted buffers are proposed to be located on the parts of the OHP Site which sit adjacent to residential properties, the Crematorium and the Cemetery to afford visual screening and privacy.

28.7 None of the buildings will seriously harm privacy given their proximity, orientation and elevational design. Equally, though the main building, in particular, is significant, none of the buildings are considered likely to be overbearing nor would they create a sense of enclosure because in general terms, they are sufficiently distanced and screened from nearby residents or other uses and considered relatively limited in scale and with articulated elevations, when perceived from residential uses.

Access to Daylight

28.8 The EIS Chapter 12 on Health confirms that the daylight assessment demonstrates very limited adverse effects (with one property experiencing a minor adverse effect in the Westmount Court Area). The magnitude effect on this property is assessed as negligible and a minor impact from a health and wellbeing perspective.

28.9 In so far as any effects from the construction or operation of the proposal are concerned on its effect on the health, safety and environment of users of buildings and land by virtue of emissions to air, land, buildings and water including light, noise, vibration, dust, odour, fumes, electro-magnetic fields, effluent or other emissions, these are considered to be not significant or capable of mitigation.

28.10 The Construction Environment Management Plan sets out suggested mitigation in respect of those elements noted in Policy GD1 (3a, b and c), which when implemented should avoid any harmful impacts. The CEMP is considered appropriate and will remain a live document throughout any build out. it should be referred to for full details of environmental and health and safety protection measures and is not repeated here.

28.11 The effects from the Proposed Development on other related matters as referred to above are considered to be minor given the means by which its build would be managed and though it is acknowledged that there would be change in relation to the existing site, such impacts will be managed through the inherent design of the scheme, and where the proposed landscape (and use) would be capable of supporting health, noise, fumes and within a sensitive lighting scheme.

28.12 It is considered that the Proposed Development would not unreasonably harm amenity and is consistent with planning policy and would deliver significant improvements in many respects.

29.0 Cumulative Impacts

29.1 A list of 'Cumulative Developments' has been identified in the EIS. The EIS concludes that if all of the projects were constructed at the same time this might lead to a noticeable temporary but intense increase in the amount of construction activity over a limited period.

29.2 However, the most likely scenario assumed is that the identified development projects would be constructed in a staggered manner over a period of around 10 years. Therefore, only a few of the assessed development project's construction sites would be 'live' at any point during that time. There would also be a traffic management plan in place which would address the scheduling of construction in relation to other sites, if necessary. Though the EIS includes the full analysis, it is not considered that there would be any significant cumulative impacts that could not otherwise be mitigated.

30.0 Planning Conditions and Obligations

Adopted Island Plan Policy Summary

30.1 Policy GD 4 states that the use of planning obligations, where it is necessary and appropriate to do so, will be negotiated.

30.2 Policy GD 3 states that Planning Obligation Agreements (POAs) will be entered into where they are:

- *necessary to make development acceptable in planning terms;*
- *directly related to the development; and,*
- *fairly and reasonably related, in scale and kind, to the development.*

30.3 Policy GD 4 states that POAs can be entered into to ensure, where relevant, that it comes forward as part of the implementation of the planning permission.

Other Material Considerations

30.4 The Planning Obligation Agreements SPG (2017) sets out the scope of possible obligations.

30.5 The Applicant anticipates that any planning permission will be subject to a number of relevant planning conditions and obligations and that these will be discussed and agreed with GoJ in due course.

Planning Assessment

30.6 Planning conditions and planning obligations will be subject to discussion with IHE Regulation and agreed post planning application submission.

31.0 Planning Balance and Conclusions

31.1 The Proposed Development has been assessed against the Revised 2011 Island Plan, the emerging draft Bridging Island Plan and other material considerations including SPG guidance. It has been established that this planning application is vital to bringing forward the OHP Site to accommodate the new hospital and meet the current and future needs of patients, clinicians, healthcare staff and visitors.

31.2 The Proposed Development will deliver significant benefits including:

- A modern, fit-for-purpose hospital facility, which meets the current and future needs of patients, clinicians, healthcare staff and visitors;
- Removal of several buildings on the existing Overdale Hospital site which are currently vacant and in poor condition and redevelopment of a previously developed site;
- A sustainable design, which seeks to minimise carbon emissions resulting in a hospital that is significantly more sustainable than the existing healthcare estate;
- High quality architecture which takes inspiration from Jersey's landscape character and natural elements;
- High quality landscape design which reflects Jersey character and includes multi-function green spaces for children's play, therapeutic gardens, fitness and general enjoyment by staff, patients, and visitors alike;
- Addition of significant onsite planting and greenery, including a net gain of circa 705 new trees, promoting biodiversity;
- New heritage gazebo and outlook over St. Helier located south of Westmount Road celebrating the Battle of Jersey;
- Enhancement (and an increase of approximately 27%) of open publicly accessible space across the new hospital site;
- Increased pedestrian permeability and significantly improved public access between Westmount Road and the Val Andre, not previously available;
- Integrated arts strategy to deliver art for the hospital and the public;
- Provision of sustainable transport measures, including active travel route to the hospital, bus interchange and public realm improvements; and
- Creation of direct and indirect jobs throughout the construction period and ancillary retail uses in the new hospital.

31.3 The choice of Overdale for the site selection was endorsed by the States Assembly in November 2020. It has never been the intention of the OHP team to re-open the OHP Site selection process and is not necessary given the robust approach which was taken to choosing the OHP Site and IHE Regulations confirmation that in policy terms the OHP site falls high up in the hierarchy of sustainable locations for the new hospital.

31.4 The Proposed Development has responded to the clinical brief set by GoJ but the detailed design has been policy led and subject to thorough consultation with the Islanders and other consultee groups. With a project of this scale, it is acknowledged that the Proposed Development does not fit neatly into all Island Plan policies. However, the new hospital is proposed to meet a clear and undisputed need to deliver a long-term health care solution for the Island.

31.5 The high-quality architectural design establishes a sustainable building to be celebrated and seen across St. Helier. Great effort has been made to deliver a proposal which significantly enhances the landscape through biodiversity improvements, net gain in trees and planting, integration of Jersey heritage and green space which is now publicly accessible where it was not previously.

31.6 Public realm and highways infrastructure for pedestrian, cycle, and sustainable modes of transport have been prioritised, increasing permeability through the OHP Site and introducing a new active travel route to the hospital to make the hospital as accessible as possible and to target carbon reduction.

31.7 The Proposed Development is deliverable and with suitable mitigation there will be no serious construction harm or long-term development impacts. Instead, there will be long term substantial health and wellbeing benefits for Islanders.

31.8 When the Proposed Development is assessed against the development plan as a whole, in accordance with Section 2(2) of the Planning and Building (Jersey) Law 2002 (updated January 2019), it is clear that the proposal is generally consistent with the Island Plan. Whilst it is acknowledged that there are some policy tensions, Article 19 of the Planning and Building (Jersey) Law 2002 states that '*planning permission may be granted where the proposed development is inconsistent with the Island Plan, if the Planning Committee is satisfied that there is sufficient justification for doing so.'*

31.9 On balance, there is no overriding policy conflict that outweighs the substantial benefits this hospital will deliver and there is a strong case for the planning application to be approved.

Appendix 1 - Heritage Assessment Report into La Chapelle de St. Luc.

Heritage Assessment Report

La Chapelle de St Luc, Overdale Hospital, St Helier

November 2020

Jersey Heritage was contacted by Richard Glover from Government of Jersey Infrastructure, Housing and Environment on 13th November 2020 asking to discuss a historic building at Overdale Hospital. Potential interest of the building had been raised by Steven Bee of Urban Counsel - engaged by GoJ to carry out a heritage appraisal of the Overdale site – who identified the building as a potential Chapel relating to the 1860s Strangers Cemetery (now the site of the Crematorium). A site visit was undertaken by Richard Glover and Roger Hills on 18th November 2020. Jersey Heritage carried out further investigation into the site, including archival research by Michelle Leerson of Jersey Archive, and received additional information from Shane Sweeney of Jersey Property Holdings.

The building in question is known as 'La Chapelle de St Luc' and abuts the external face of the boundary wall of the crematorium to the east. It is single-storey with rectangular plan measuring approximately 8 sq m (86 sq ft). There is a very shallow double-pitched roof with rolled roofing. A concrete gutter cornice provides a decorative element; otherwise the walling is of standard 19th century / early 20th century rubble granite construction with brickwork quoins and dressings. The north gable has a single (slightly offset) circular opening dressed with brickwork. The west elevation has a single window opening, with brickwork to the jambs and shallow arched head – ornamented with alternate burnt headers – and a dressed granite sill. A photograph from 2013 shows a six-pane wooden sash window with some shutter furniture. There is a painted wooden sign 'La Chapelle de St Luc' attached to the wall. The north front has a central doorway similarly dressed with brickwork. The door has a simple glazed overlight and single sidelight.

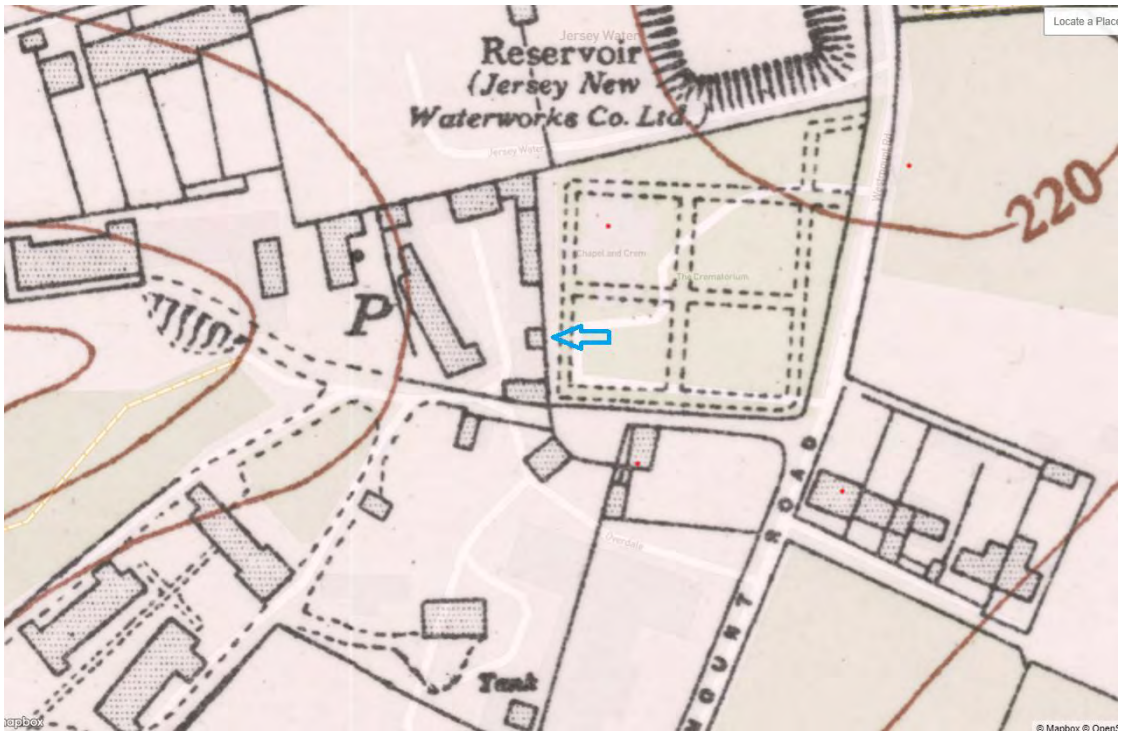
The building is currently closed due to the presence of asbestos. Photographs from the asbestos survey provided by Richard Glover, and images taken in 2013 provided by Shane Sweeney, show the interior comprises a single room. The ceiling appears to be formed from steel cross beams with shallow arched vaulting (in cast concrete?) plastered and painted. The walls are lined with simple panelling of painted timber frames holding cement / asbestos panels. There is a square perforated vent covering the circular window opening, and cement lining (with asbestos) to the west window. In 2013, the flooring is shown as red terracotta tiles, although the later asbestos survey appears to show the tiles have been lifted – leaving a bitumen residue. The 2013 photographs also show the room was previously furnished with a simple wooden altar, chapel chairs and storage cupboards.

A Strangers Cemetery was opened at the top of Westmount in 1865. The last civilian burial here was in 1934 and the cemetery was used again during the German Occupation for burials of foreign workers and a small number of German military personnel. These bodies were exhumed in 1961 and transferred to a military cemetery in France. The site of the Strangers Cemetery was redeveloped for the new crematorium in 1961.

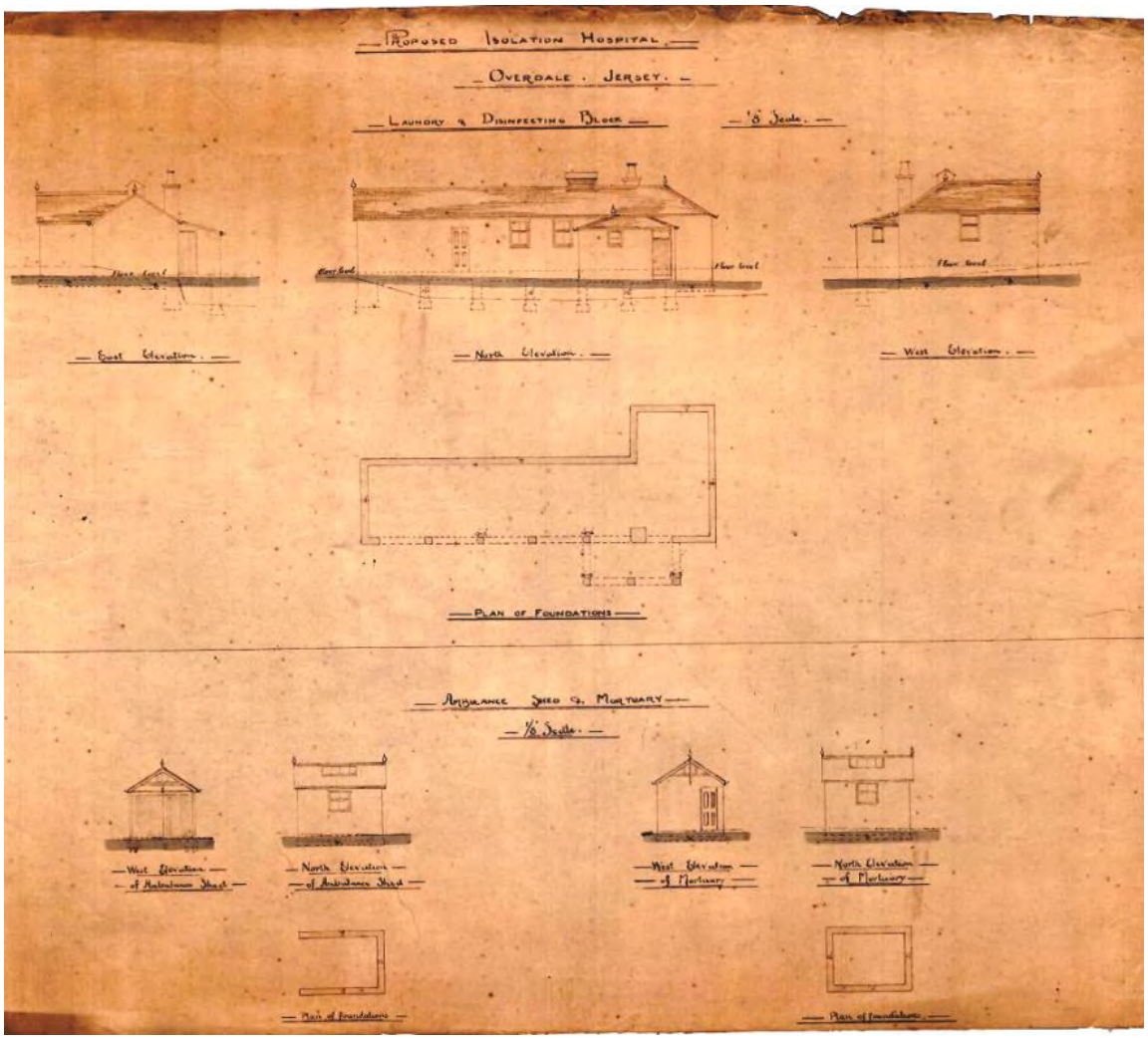
There is little supporting evidence that the building in question was associated with the 1860s Strangers Cemetery. There is no evidence in archival sources that this cemetery ever had a chapel; and it is known that the earlier Strangers Cemetery at the bottom of Westmount didn't have a chapel. The building sits outside the boundary of the cemetery and is poorly positioned to function with it - seeming to relate more to the cluster of buildings around the yard to the west rather than the cemetery to the east. The different styles of build also seem to be at odds. The 1865 cemetery wall is constructed of grey rubble stone with finely dressed granite coping. In comparison, the chapel building is of random granite rubble with brickwork. The course of additional cemented blockwork added to the top of the 1860s cemetery wall (presumably to direct rainwater away from the building) must clearly post-date that wall and the fabric looks similar to the gutter cornice of the building.

The building was previously used as a chapel - the 2013 photographs showing chapel fitments – and Jersey Property Holdings advises that it is believed to have been constructed around 1889 and served as a Chapel of Rest for Overdale (Sweeney). This date coincides with significant outbreaks of Smallpox in Jersey in the 1880s/1890s. However, it is not clear from the historical records when this building was constructed, or whether it was purpose-built as a Chapel of Rest or whether it was a pre-existing ancillary building repurposed as a chapel at some later date.

The hospital records held at the archive, which include detailed information about all building works at Overdale, show that the only building constructed in 1889 was a laundry. Examining the records up to 1940, there isn't a single reference to a Chapel or Chapel of Rest anywhere on the site. A site plan from 1913 shows the Strangers Cemetery with an adjacent 'existing' Smallpox Hospital. The boundary of the Smallpox Hospital is clearly shown but the site is devoid of any buildings. This could be because patients suffering from Smallpox were accommodated in temporary wooden huts. The 1913 plan also shows a nearby farm (to be demolished), and various other structures in the vicinity but does not include a chapel or the building in question. Note that the plan is aligned with north pointing downwards. The building in question is clearly shown on the 1935 OS.



The scale and design of the building in question does look similar to other smaller ancillary buildings – such as a mortuary – proposed on the 1913 isolation hospital scheme.

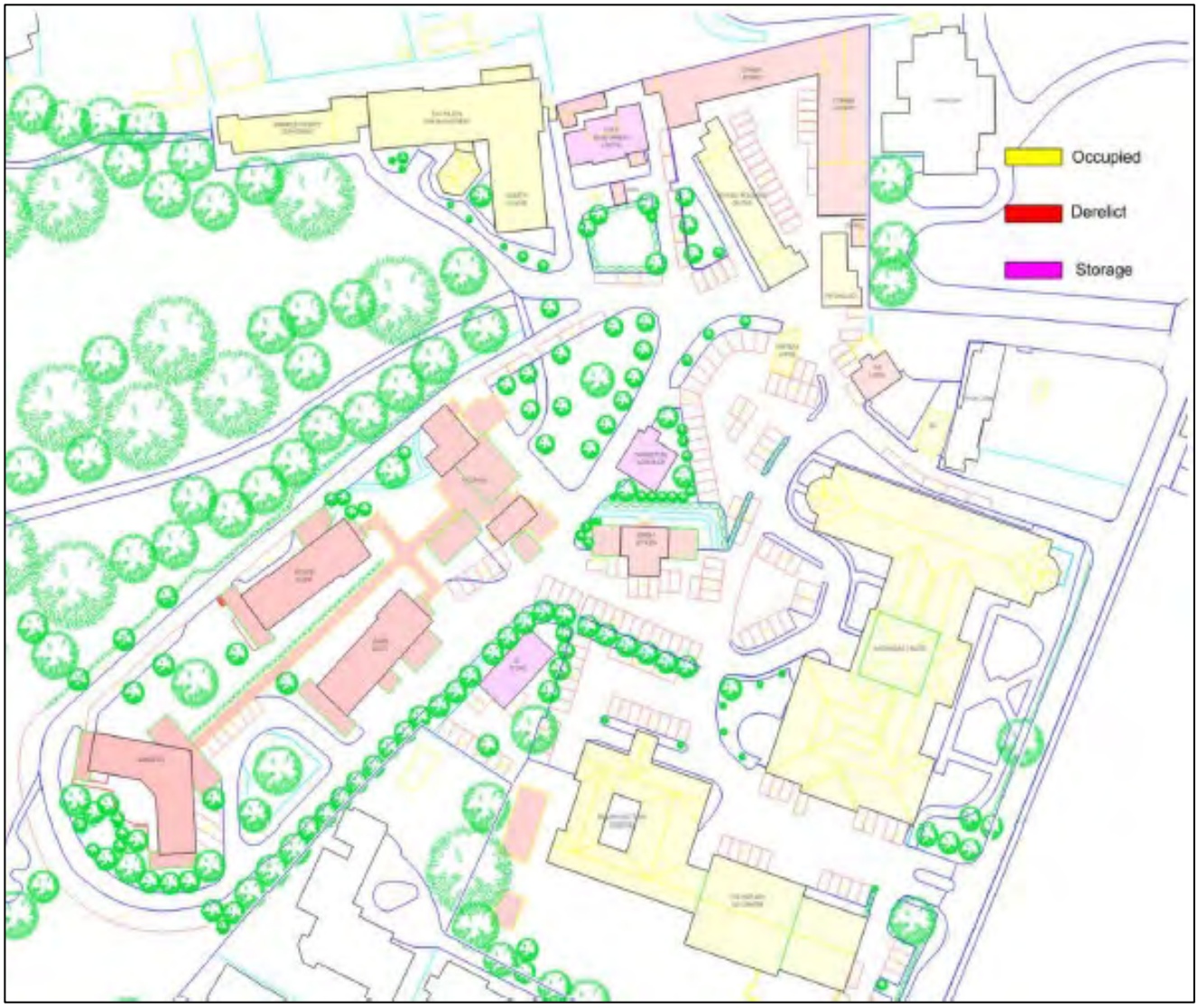


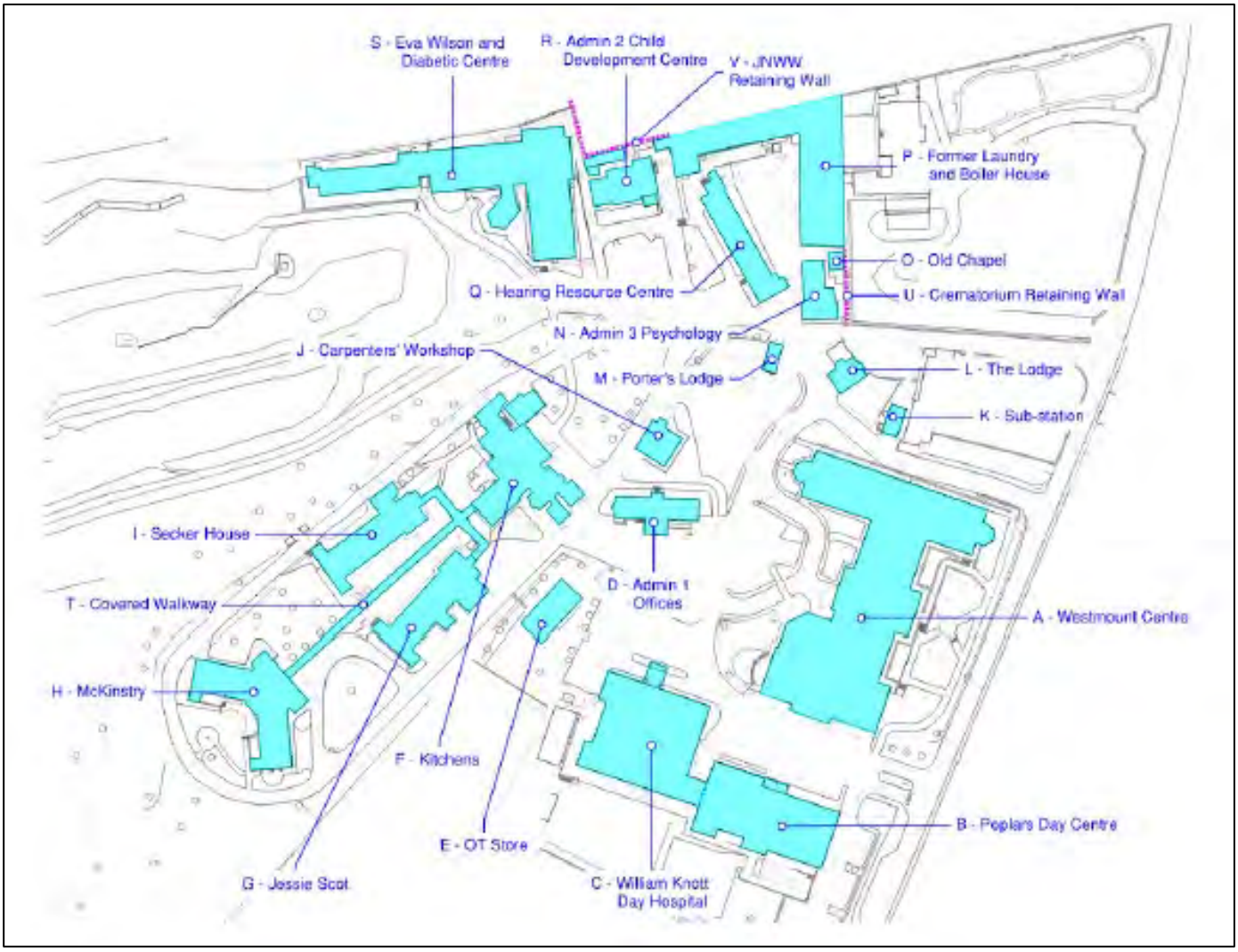
It is unclear when the building was constructed or for what function it was originally built. The use of rubble granite and brick could date to the 1880s, but could equally be early 1900s. The roof structure - including the concrete gutter cornice and internal ceiling vaulting – is unusual for a building of this construction, and may be a later addition to add some gravitas. The asbestos cement wall panels to the interior also seem more likely to point to the early 1900s rather than the 1880s.

Given the design of the building and use of materials, it seems unlikely that it was purpose-built as a piece as a Chapel of Rest. It may be that a pre-existing ancillary building was converted and repurposed as La Chapelle de St Luc as part of the major redevelopment of Overdale shown on the 1935 OS map – although, again, no record has been found to clarify this either way.

It is proposed that the architectural interest of the building is insufficient to merit listing, particularly given that there is no evidence that it was a purpose-built chapel. There is some historical interest – as set out above – but no more so than other buildings at Overdale.

Appendix 2 – Existing Overdale Hospital Site




S - Eva Wilson and Diabetic Centre
R - Admin 2 Child Development Centre
V - JNWW Retaining Wall
P - Former Laundry and Boiler House
O - Old Chapel
U - Crematorium Retaining Wall
Q - Hearing Resource Centre
N - Admin 3 Psychology
J - Carpenters' Workshop
M - Porter's Lodge
L - The Lodge
K - Sub-station
I - Secker House
T - Covered Walkway
D - Admin 1 Offices
A - Westmount Centre
H - McKinstry
F - Kitchens
E - OT Store
B - Poplars Day Centre
G - Jessie Scot
C - William Knott Day Hospital

Appendix 3 - Existing Buildings/ Property Condition Summary

Building Condition Report Overdale Site June 2021			
Building	**Building Name**	**Condition**	**Opportunity for Re-use**
A	Westmount Centre	Reasonable	The building is not suitable for delivery of the new hospital.
B	Poplars Day Centre	Good	The building is not suitable for delivery of the new hospital.
C	William Knott Day Hospital	Good	The building is not suitable for delivery of the new hospital.
D	Admin 1 Offices	Poor	Unsuitable for re-use.
E	OT Store	Poor	Unsuitable for re-use.
F	Kitchens	Poor	Unsuitable for re-use.
G	Jessie Scott	Poor	Unsuitable for re-use.
H	McKinstry	Poor	Unsuitable for re-use.
I	Secker House	Poor	Unsuitable for re-use.
J	Carpenters Workshop	Reasonable	The building is not suitable for delivery of the new hospital.
K	Substation	Reasonable	The building is not suitable for delivery of the new hospital.
L	The Lodge	Poor	Unsuitable for re-use.
M	Porters Lodge	Poor	Unsuitable for re-use.
N	Admin 3 Psychology	Poor	Unsuitable for re-use.
O	Old Chapel	Reasonable	The building is not suitable for delivery of the new hospital.
P	Former Laundry and Boiler House	Poor	Unsuitable for re-use.

Building	Building Name	Condition	Opportunity for Re-use
Building Condition Report Overdale Site June 2021			
Q	Hearing Resource Centre	Poor	Unsuitable for re-use.
R	Admin 2 Child Development Centre	Poor	Unsuitable for re-use.
S	Eva Wilson and Diabetic Centre	Reasonable	The building is not suitable for delivery of the new hospital.
T	Covered Walkway	Poor	Unsuitable for re-use.
Property Condition Statement Report October 2021			
1	Jersey Bowling Club	Good	The building is not suitable for delivery of the new hospital.
2	1 Castle View	Good	The building is not suitable for delivery of the new hospital.
3	5 Castle View	Good	The building is not suitable for delivery of the new hospital.
4	1 Hillcrest	Good	The building is not suitable for delivery of the new hospital.
5	Thorpe Cottage	Good	The building is not suitable for delivery of the new hospital.
6	Briez-Izel	Good	The building is not suitable for delivery of the new hospital.
7	L'Amyerie	Good	The building is not suitable for delivery of the new hospital.
8	1-3 Westmount Terrace	Good	The building is not suitable for delivery of the new hospital.
9	Berkley Rise	Good	The building is not suitable for delivery of the new hospital.
10	Westmount House	Reasonable	The building is not suitable for delivery of the new hospital.
11	Folly Field	Good	The building is not suitable for delivery of the new hospital.
12	Outbuilding 1	Poor	Unsuitable for re-use.

Building Condition Report Overdale Site June 2021			
Building	**Building Name**	**Condition**	**Opportunity for Re-use**
13	Outbuilding 2	Poor	Unsuitable for re-use.
15	Mont Martin	Good	The building is not suitable for delivery of the new hospital.
16	Mulcaster House (Jersey Water)	Good	The building is not suitable for delivery of the new hospital.

Appendix 4 – OHP Site Planning History

Planning Reference	Site Address	Description of Development	Decision	Date of Decision
P/2020/0611	Mont Martin, Old St. Johns Road, St. Helier	Demolish existing buildings. Construct 2 no. 3 bed dwellings with associated parking and landscaping. Change of use of a portion of Field H1550 from agricultural land to residential use, in connection with Mont Martin development, to create new access onto Westmount Road.	Awaiting Power of Attorney	N/A
P/2020/0908	Land South of Thorpe Cottage, Westmount Road, St. Helier, JE2 3LP	Construct 1 no. one bed dwelling with associated parking and landscaping	Refused/ Appeal Dismissed	10 March 2021 (refusal decision) and 21 September 2021 (Ministerial Decision on Appeal)
P/2020/0276	Thorpe Cottage, Westmount Road, St. Helier, JE2 3LP	Remove 1 No. roof light, install 3 No. roof lights and replace 1 No. door to North-West elevation. Install 1 No. gable window to South elevation. Replace 1 No. window to North elevation	Approved	21 July 2020
P/2019/0652	Thorpe Cottage, Westmount Road, St. Helier, JE2 3LP	Demolish existing canopy and wall to South-East elevation. Convert and enclose existing store to create habitable accommodation and create first floor above games room to South-East elevation. Various internal and external alterations to include install 2 No. rooflights to North-West and South-East elevation and re-clad 2 No. existing dormer windows to South-East elevation	Approved	4 July 2019
RW/2009/1935	Thorpe Cottage, Westmount Road, St. Helier, JE2 3LP	Replacement windows	Approved	14 January 2010

Planning Reference	Site Address	Description of Development	Decision	Date of Decision
P/2017/0923	The Poplars Centre (Overdale Hospital), Westmount Road, St. Helier	Create additional floor space at first floor	Approved	25 Aug 2017
P/2015/0593	The Westmount Assessment and Rehabilitation Centre, Overdale Hospital, Westmount Road, St. Helier	Construct hardstanding for ambulance access and canopy over entrance to South-East elevation	Approved	14 May 2015
P/2014/1433	Overdale Hospital, Westmount Road, St. Helier	Convert 3 No. grassed areas to car parking	Approved	13 October 2014
P/2012/0695	Overdale Hospital, Westmount Road, St. Helier	Demolish existing conservatory and construct new conservatory	Approved	7 August 2012
SP/2003/2241	No results found			
PB/2002/1341	Overdale Hospital, Westmount Road, St. Helier	Relocate existing temporary classroom building from Grouville school, to be used as storage facility by Hospital Occupational Therapy department.	Approved	25 June 2002
PB/2001/3511	Overdale Hospital, Westmount Road, St. Helier	Construct rehabilitation unit comprising 30 single bed units, treatment rooms, gymnasiums, consultants offices workshops, storage area, kitchen & dining room.	Approved	14 January 2002

Planning Reference	Site Address	Description of Development	Decision	Date of Decision
PB/2001/0629	Overdale Hospital, Westmount Road, St. Helier	Erect greenhouse to west of site	Approved	28 March 2001
PB/2001/0304	The Poplars, Overdale Hospital, Westmount Road, St. Helier	Form 4 no. offices in roof void over previously approved extension to Health Care Centre	Approved	29 March 2001
P/1998/2509	Overdale Hospital, Westmount Road, St. Helier	Construct rehabilitation unit comprising 30 single bed units, treatment/ consulting rooms, consultants offices, therapy rooms, workshops, kitchen and dining rooms, REVISED PLANS	Approved	14 February 2001
P/1998/2509	Overdale Hospital, Westmount Road, St. Helier	Construct rehabilitation unit comprising 30 single bed units, treatment/consulting rooms, consultants offices, therapy rooms, workshops, kitchen and dining rooms	Approved	10 January 2001
PB/2000/1291	Overdale Hospital, Westmount Road, St. Helier	Refurbishment and extensions to the existing Poplars building to provide additional offices and recreation accommodation on ground floor and create new first floor offices.	Approved	22 September 2000
P/2000/0740	The Lodge, Overdale Hospital, Westmount Road, St. Helier	Change of use from dwelling to child development centre	Approved	19 May 2000
2478/N	Crime and Drugs Strategy Unit, Overdale Hospital,	Internal alterations to convert three flats into a single lecture theatre by removing partition walls	Approved	07 January 1997

Planning Reference	Site Address	Description of Development	Decision	Date of Decision
	Westmount Road, St. Helier			
A/1996/0935	Overdale Hospital, Westmount Road, St. Helier	2 replacement non-illuminated signs, 1 wall mounted and 1 directional	Approved	13 June 1996
2478/K	Overdale Hospital, Westmount Road, St. Helier	Replace old wooden telephone kiosk to new metallic type	Approved	25 March 1993
4/1/2478J	Overdale Hospital, Westmount Road, St. Helier	Extension to form new day room to Eva Wilson Ward	Approved	22 January 1982
4/1/2478J	Overdale Hospital, Westmount Road, St. Helier	Extension to form new day room to Eva Wilson Ward	Approved	08 July 1981
4/1/2478.I.	Overdale Hospital, Westmount Road, St. Helier	Extension over south wings, existing areas on 1st floor replanned to provide treatment room, patients clothes storage etc.	Approved	30 April 1973
4/1/2478N	North side of Overdale Hospital, Westmount	Construction of new joiners store	Approved	09 April 1969

Planning Reference	Site Address	Description of Development	Decision	Date of Decision
4/1/2478G	Overdale Hospital, Westmount Road, St. Helier	Conversion of existing stores to extend laundry	Approved	17 March 1969
4/1/2478F	Overdale Hospital, Westmount Road, St. Helier	Construction of workmens toilet accommodation to replace existing	Approved	06 August 1968
4/1/2478E	Overdale Hospital, Westmount Road, St. Helier	Construction of Carpenter's shop and Paint Shop	Approved	02 February 1968
P/2007/1042	Briez-Izel, Westmount Road, St. Helier	Demolish and replace porch to match existing	Approved	19 February 2008
RW/2007/2093	Briez-Izel, Westmount Road, St. Helier	Replace single glazed timber windows with double glazed timber windows	Approved	24 October 2007
11268/C	Jersey Bowling Club, Westmount Road, St. Helier	Remove timber cladding from south and east elevation of clubhouse and render in sand colour	Approved	16 April 1993
4/1/11268 B	Jersey Bowling Club, Westmount Road, St. Helier	Storage store/ shed	Approved	7 June 1982

Planning Reference	Site Address	Description of Development	Decision	Date of Decision
4/1/11268 A	Jersey Bowling Club, Westmount Road, St. Helier	Demolition of existing pavilion and construction of new club house	Approved	10 July 1980
B/2016/0268/	No results found			
B/2008/0566/	No results found			
B/2015/0469/	No results found			
B/2014/0899/	No results found			
B/2009/1234	No results found			
B/2009/1233	No results found			
P/2019/1147	Mulcaster House	Install 3 No. antennas, 2 No. Satellite dishes and 4 No. equipment cabinets to ground floor	Approved	13 November 2019
P/2017/1274	Mulcaster House	Install first floor window to South elevation	Approved	7 November 2017
P/2016/1915	Mulcaster House	Construct bin store to South of site. Alter ground level and construct hardstanding to North of site. Construct ramp access and planters to West elevation. Demolish raised paving to North East of site	Approved	27 March 2017
S/2014/1559	Mulcaster House	Replace 3 No. telecoms antennas	Approved	21 October 2014

Planning Reference	Site Address	Description of Development	Decision	Date of Decision
S/2012/0685	Mulcaster House	Installation of 3 No. telecommunications antennae and associated equipment to existing tower.	Approved	6 September 2012
P/2009/2113	Mulcaster House	Install first floor window to South elevation	Approved	8 February 2010
P/2008/0215	Mulcaster House	Relocate 2 No. BBC aerials to new approved mast	Approved	21 April 2008
S/2006/0410	Mulcaster House	Replace 25m communications lattice tower	Approved	12 May 2006
S/2006/1128	Mulcaster House	Installation of 6 No. antennae, 4 No. dishes, and 3 No. equipment cabinets	Approved	5 July 2006
S/2006/1641	Mulcaster House	Temporary installation of 1 No. lattice tower, 6 No. antennae and 4 No. dishes	Approved	8 September 2006
S/2006/2537	Mulcaster House	Installation of 3. no antenna & 1 no. equipment cabinet	Approved	8 January 2007
P/2004/1742	Mulcaster House	Convert existing garages into storage area. Convert existing storage area into offices	Approved	20 September 2004
P/2003/1820	Mulcaster House	Conversion of existing garages into storage. Conversion of existing storage area/ offices into new offices for ancillary use	Approved	19 September 2003
B/2014/1294	Hillcrest Housing	No results found		
B/2014/1033	Hillcrest Housing	No results found		
P/2014/0503	Hillcrest Housing	Demolish existing dwelling and construct 5 No. dwellings with associated hard and soft landscaping	Approved	24 June 2014

Appendix 5 - Buildings to be demolished outside the existing Overdale Hospital

No.	Building Name:	Floor Plans	Photo Survey	Condition Statement
1	Jersey Bowling Club	✓	✓	✓
2	5 Castle View	-	✓	✓
3	1 Castle View	-	✓	✓
4	1 Hill Crest	✓	✓	✓
5	Thorpe Cottage	✓	✓	✓
6	Briez-izell	✓	✓	✓
7	L'Amyerie	-	✓	✓
8	1 Westmount Terrace	✓	✓	✓
9	2 Westmount Terrace	✓	✓	✓
10	3 Westmount Terrace	✓	✓	✓
11	Berkeley Rise	✓	✓	✓
12	Westmount House	-	✓	✓
13	Folly Field	-	✓	✓
14	Outbuilding 1	-	✓	✓
15	Outbuilding 2	-	✓	✓
16	Mount Martin	✓	✓	✓
17	Mulcaster House (Jersey Water)	✓	✓	✓
18	Camden House (Part of Garden)	-	-	-
19	Part of Driveway, raised planter and strip of land at entracne to Hill Crest & Castle View	-	-	-

DRAWING NAME: Building Demolition Plan
DRAWING CODE: OHP-DDP-MZ-ZZ-PH-Z-000001
DATE: 04/11/2021
SCALE: NTS

Appendix 6 – Demolition Application Documents

Prepared By

Date: 19th May 2021

Our Hospital

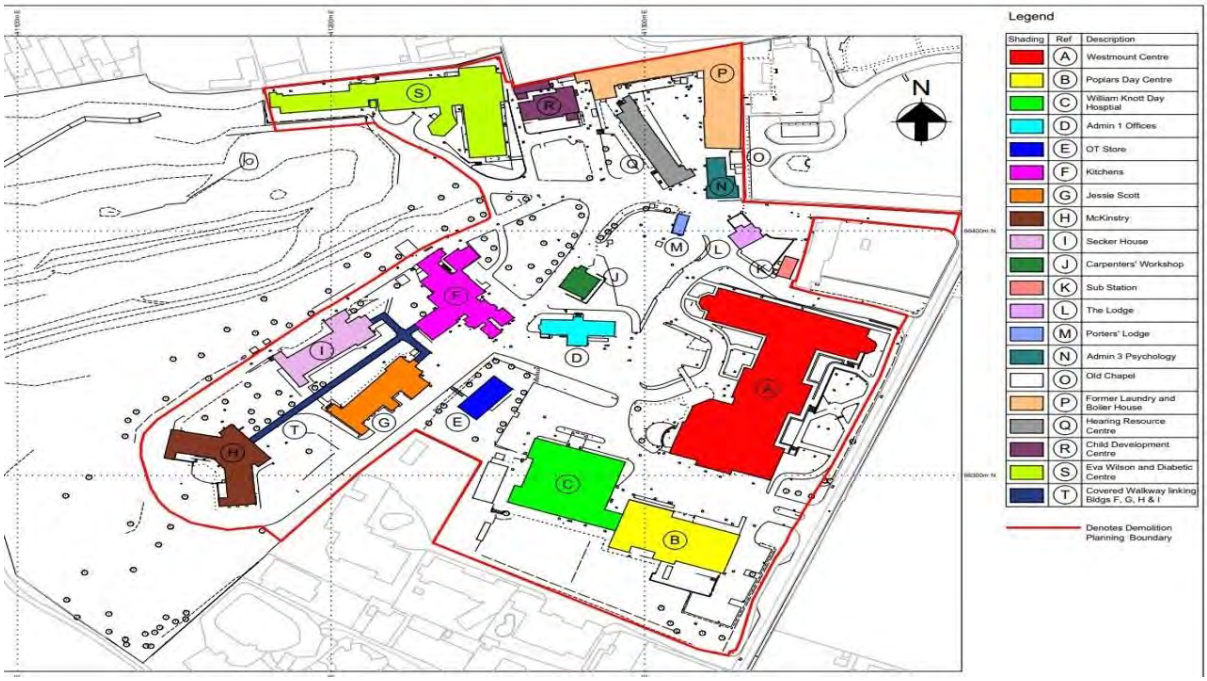
Overdale Hospital

Proposed Buildings for Demolition

Demolition Plan – Overdale Hospital

Site Plan – Existing Layout

References made in this document refer to the building references in the diagram below



References to North, South, East & West refer to the direction of site.

Three buildings were unable to be surveyed for the following reasons:

- Building H has no access as there is a locked Heras gate at Building G.
- Building I is not accessible as the only way in would be that gate at Building G.
- Building 0 is the Chapel and is not accessible due to a gate for Asbestos.

Demolition Plan – Overdale Hospital

Building B – South 1

Building B – South 2

Building B – North West 1

Building B – North West 2

Building B – Rear South

Building B – Rear North

Demolition Plan – Overdale Hospital

Building B – Rear North West

Building B - West

Building C - South

Building C – Side South 1

Building C – Side South 2

Building C – Side South 3

Demolition Plan – Overdale Hospital

Building C – Side South 4

Building E – North West

Building E – North East

Building B – North West

Building D – South East

Building D - West

Demolition Plan – Overdale Hospital

Building D – South East

Building D – South West

Building D – North West

Building D - East

Building F – North West

Building G – South West

Demolition Plan – Overdale Hospital

Building F – North West

Building G – South West

Building F – South West 1

Building F – South West 2

Building F – South West 3

Building J – South West

Demolition Plan – Overdale Hospital

Building J – South East

Building J - East

Building S – Closest North West

Building S – Furthest North West

Building S – North East

Building S – North 1 (L Shape)

Demolition Plan – Overdale Hospital

Building S – North (Edge)

Building s & Building R - North

Building R – North 1

Building R – North 2

Building R – North West 3

Building R – North West

Demolition Plan – Overdale Hospital

Buildings R & P – North

Building P – North (Corner)

Building Q – North

Building Q & N – North East

Building Q – North West

Buildings Q & N – North (Restricted Access)

Demolition Plan – Overdale Hospital

Building Q & N – North (Between Buildings)

Building M &N – North East

Building N & L – East (Access Road)

Building L - East

Building L - North

Building L - West

Demolition Plan – Overdale Hospital

Building K - North

Building k – North East

Building M - South

Building M – South East

Building M – North East

Building M - North

Demolition Plan – Overdale Hospital

Building A - South

Building A – East 1

Building A – East 2

Building a – East 3

Building A – East 4

Building A – South East

Demolition Plan – Overdale Hospital

Building A – East

Building A – North

Building A – North East

Building A – North West

Building A – North West

Building A – North

Demolition Plan – Overdale Hospital

Building A – North West (Road) 1

Building A – North West (Road) 2

Building A – West (Entrance)

Building A – West (Road)

ROK FCC JV

Our Hospital Project

Overdale Existing Structures Site Survey Report

OHP-ARP-MZ-XX-RP-S-000008

P02 | 24 June 2021

Job number 277346

Ove Arup & Partners Ltd
4 Pierhead Street
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ARUP

Document verification

ARUP

Job title		Our Hospital Project			**Job number** 277346
Document title		Overdale Existing Structures Site Survey Report			**File reference**
Document ref		OHP-ARP-MZ-XX-RP-S-000008			
Revision	**Date**	**Filename**	OHP-ARP-MZ-XX-RP-S-000008.docm		
P01	10 Jun 2021	**Description**	First Issue – S3 Suitable for Review and Comment		
			Prepared by	Checked by	Approved by
		Name	BL	MGO	DP
		Signature			
P02	24 Jun 2021	**Filename**	OHP-ARP-MZ-XX-RP-S-000008.docm		
		Description	Removed boundary line on Figure 1.		
			Prepared by	Checked by	Approved by
		Name	CJ	MGO	DP
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
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		Name			
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Contents

1 Introduction

1.1 Purpose of the report

The Overdale site currently consists of 22 structures in various states of repair and occupancy. A visual survey of these structures was conducted by Rothwells Consulting Engineers on the 13th and 14th of May 2021.

This report compiles the findings of the survey including:

- A brief description of structural form and construction
- A brief description of observed condition and summary of defects (if any)
- External and internal photographs of the structures (where possible)
- Summary for the potential of future use of the structure

Photographs of two existing retaining walls on the site are also provided.

It should be noted that this study excludes further private acquisition buildings adjacent to the site; these are treated separately as they are part of the separate highway re-alignment works. The extent of private acquisition is yet to be determined.

1.2 Survey method

The site survey was a visual walkaround survey of areas of the buildings where access was permitted. The specific areas where access was not possible are noted in Section 2.

Restrictions in place related to the presence of asbestos, and areas of working departments at Overdale which are sensitive such as psychology or diabetic unit. Buildings which were closed were generally not accessible and photos with any personnel or member of the public was avoided were possible.

No destructive investigations were carried out and no finishes were removed.

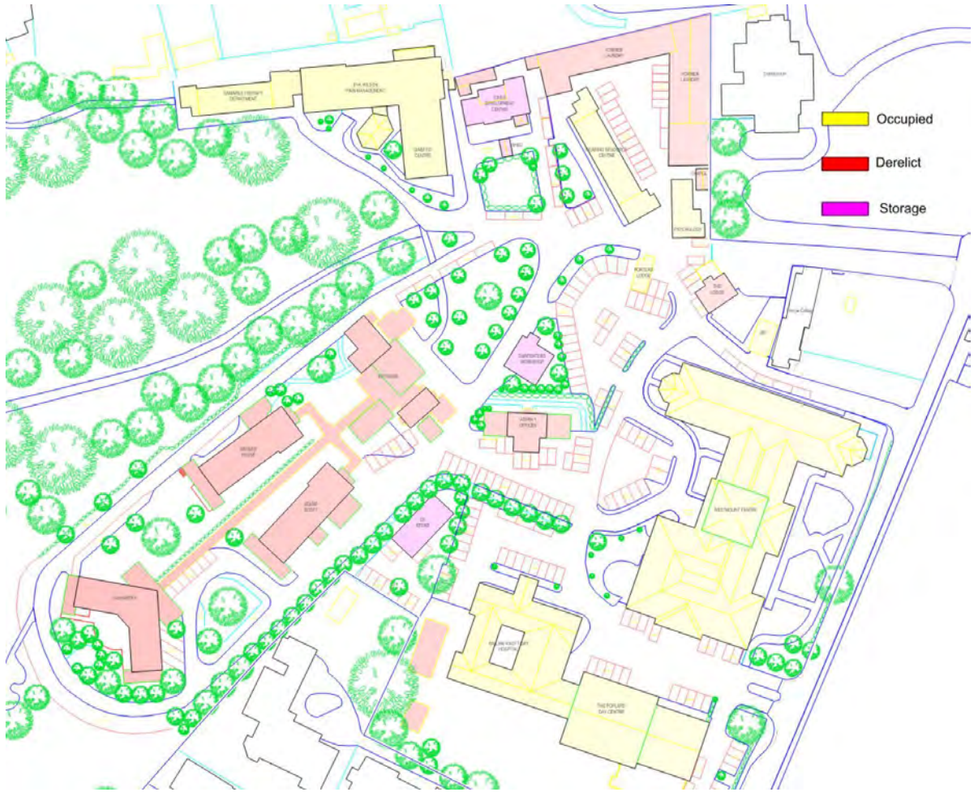
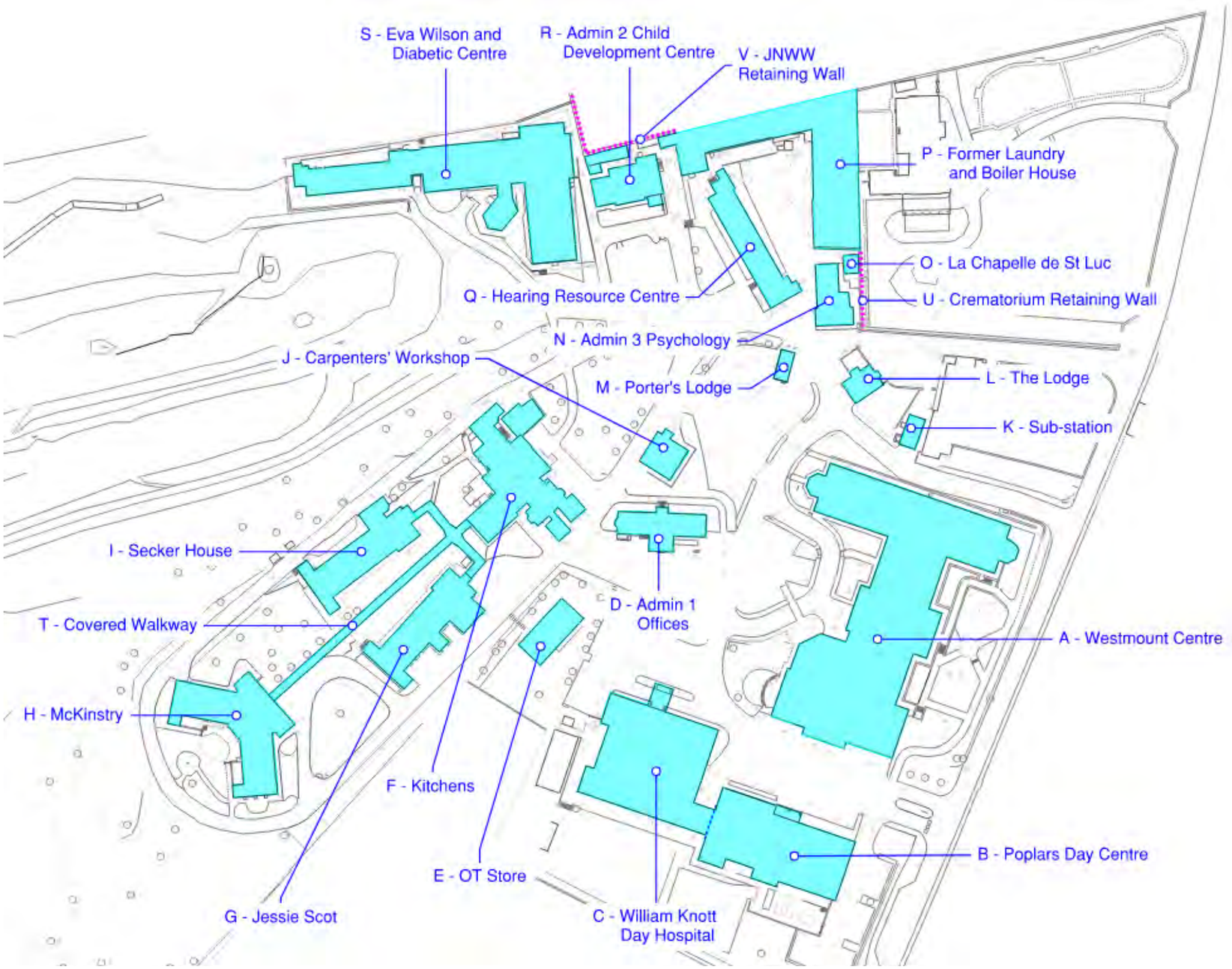


Figure 1. The existing Overdale site with current building usage and naming indicated.

Buildings - Overdale Site

The location of the 22 structures on the Overdale site is shown on the image below:



2 Site Survey Report Summaries

2.1 A –Westmount Centre

Building Description

A two-storey structure built in 2004 with a pitched roof of tiled finish. External masonry walls are of cavity construction and ground and first floor are reinforced concrete. There is a plant room above first floor level with a ramp to the north elevation. The ground level to the east elevation is at first floor level for pedestrian and vehicle access. There is a boiler and plant room at ground floor level to the south end of the building.

Access Limitations

Internal access was not permitted but record drawings were used for reference.

Primary Frame

The external and internal walls act as the support to the upper floors and roof. The plant room is a steel frame structure and the roof over the front entrance to the west is supported with structural steel columns.

Ground Floor Construction

A reinforced concrete slab with thickenings under columns and load-bearing walls.

First Floor Construction

A reinforced concrete slab supported on load-bearing walls and reinforced concrete columns.

Roof Construction

Timber trusses supported on load-bearing blockwork walls and reinforced concrete columns. Roof plant room is a steel frame structure.

Internal Partitions

Blockwork partitions with some timber stud partitions.

Approx. Floor to Floor Height

2.6m ground floor to underside of first floor.

Change of Levels Internally

No level changes

Change of Levels Externally

The ground level to the east elevation is at first floor level.

Retaining Structures

The ground floor wall to the east retains the higher ground level to the east elevation.

External Features of Note

There is a shallow ramp up to ground floor to the door opening to the north west corner and a longer ramp along half of the north elevation to first floor. The ground level to the east elevation is at first floor level and therefore there is a vehicular ramp up to this level from the south. First floor balconies to north, west and south elevations.

Major Defects

Some minor cracking in the masonry at the north west corner. Also there is minor corrosion at the steel connections to the north end of the west elevation and to the steel columns to the front entrance and the porch area to the west elevation.

Visual Condition Statement

Generally in good condition with very few defects visible externally.

Statement on Potential Re-use

At the time of writing this report the building is in a good usable condition and is an active healthcare facility. The current condition would suggest that the building could remain in service for some time, providing the healthcare service that it currently does. However, in the context of the proposed development it would be difficult to justify utilising the property, the building size is inadequate, its cellular internal arrangement does not easily lend itself to use for the proposed building, and the building form would not permit the level of structural rework required to provide a usable space for a modern General Hospital. In addition the environmental characteristics and MEP systems are inadequate and inefficient.

West Elevation

East Elevation

North Elevation

South Elevation

2.2 B – Poplars Day Centre

Building Description

A single storey structure built in 1984 and partially refurbished in 2002 with a pitched roof of tiled finish with office space within the roof. External masonry walls are of cavity construction with a brick finish externally and ground and first floors of reinforced concrete. The ground level to the south is raised at the rear of the building. There appears to be a plant room at ground floor level to the east end of the building and there appears to be another plant room separating this from the William Knott Day Hospital to the west.

Access Limitations

Full access was granted.

Primary Frame

The external walls act as the support to the and roof. The roof over the front entrance to the north elevation is supported with reinforced concrete columns.

Ground Floor Construction

Assumed to be a reinforced concrete slab.

First Floor Construction

Assumed to be a reinforced concrete slab.

Roof Construction

Assumed to be timber trusses.

Internal Partitions

Blockwork partitions with some timber stud partitions.

Approx. Floor to Floor Height

2.5m ground floor to underside of first floor. 2.4m first floor to underside of roof.

Change of Levels Internally

There is a ramp at first floor level at approx. the mid-point of the building.

Change of Levels Externally

The ground level to the south elevation is built up to the rear of the building.

Retaining Structures

There appears to be no retaining structures.

External Features of Note

There is a shallow ramp at ground floor to the front entrance to the north elevation and a very small ramp to the east elevation. There are two ramps and a set of steps to access the raised ground level to the rear of the building to the south elevation.

Major Defects

There is some minor cracking in the finishes internally and no sign of any defects externally.

Visual Condition Statement

Generally in very good condition with very few defects visible internally or externally.

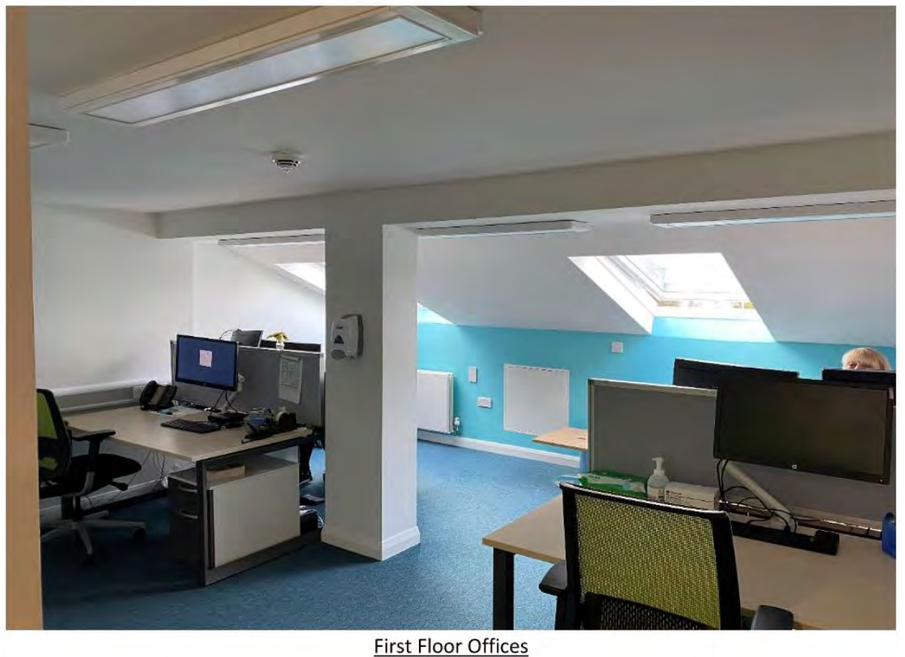
Statement on Potential Re-use

At the time of writing this report the building appears to be in a very good condition throughout and therefore appears to be suitable for re-use. The current condition would suggest that the building could remain in service for some time, providing the service that it currently does. However, in the context of the proposed development it would be difficult to justify utilising the property, the building size is inadequate, its cellular internal arrangement does not easily lend itself to use for the proposed building, and the building form would not permit the level of structural rework required to provide a usable space for a modern General Hospital. In addition the environmental characteristics and MEP systems are inadequate and inefficient.

North Elevation

South West Corner

South Elevation



First Floor Offices

2.3 C – William Knott Day Hospital

Building Description

A single storey structure built in 1984 and partially refurbished in 2004 with a pitched roof of tiled finish. External masonry walls are of cavity construction with a brick finish externally and a ground floor of reinforced concrete. There is a large, covered entrance roof supported on reinforced concrete columns. The ground level to the south is raised at the rear of the building. There appears to be a plant room at ground floor level separating this from the Poplars Day Centre to the east.

Access Limitations

Full access was granted.

Primary Frame

The external walls act as the support to the roof. The roof over the front entrance to the north elevation is supported with reinforced concrete columns.

Ground Floor Construction

Assumed to be a reinforced concrete slab.

First Floor Construction

Not applicable.

Roof Construction

Assumed to be timber trusses.

Internal Partitions

Blockwork partitions with some timber stud partitions. All partitions have a boarded finish.

Approx. Floor to Floor Height

2.5m ground floor to underside of roof.

Change of Levels Internally

There are no change of levels internally.

Change of Levels Externally

The ground level to the south elevation is at the ground floor level to the rear of the building but slopes away from the building.

Retaining Structures

There appears to be no retaining structures.

External Features of Note

There is a very shallow ramp at ground floor to the front entrance to the north elevation.

Major Defects

There are no signs of any defects internally or externally.

Visual Condition Statement

Very good condition with no defects visible internally or externally.

Statement on Potential Re-use

At the time of writing this report the building appears to be in a very good condition throughout and therefore appears to be suitable for re-use. The current condition would suggest that the building could remain in service for some time, providing the service that it currently does. However, in the context of the proposed development it would be difficult to justify utilising the property, the building size is inadequate, its cellular internal arrangement does not easily lend itself to use for the proposed building, and the building form would not permit the level of structural rework required to provide a usable space for a modern General Hospital. In addition the environmental characteristics and MEP systems are inadequate and inefficient.

North Elevation

Reception Area

North East Corner

Gym Area

2.4 D – Admin 1 Offices

Building Description

A three storey main building with a two storey extension to the east and west. The main building has two former chimney stacks and the roofs are flat with felt finish throughout. The external walls are rendered masonry and the ground floor is both concrete and suspended timber with the upper floors of timber construction. The stair to the upper floors is of concrete construction. There is a felt clad plant room on the roof of the three storey section of the building as well as a basement boiler house accessed externally from the south west corner of the building.

Access Limitations

Full access was granted except to the basement boiler room due to the presence of asbestos.

Primary Frame

The external walls act as the support to the roof.

Ground Floor Construction

Assumed to be reinforced concrete slab.

First Floor Construction

Assumed to be timber joists.

Roof Construction

Assumed to be timber flat roof joists.

Internal Partitions

Blockwork partitions with some timber stud partitions.

Approx. Floor to Floor Height

2.8m ground floor to underside of first floor. 2.5m first floor to underside of second floor. 2.5m second floor to underside of roof.

Change of Levels Internally

There are no change of levels internally.

Change of Levels Externally

The ground level generally falls from the south east to the north west around the building. There are steps up to the entrance to the north elevation and ramps to the south elevation.

Retaining Structures

There appears to be no retaining structures.

External Features of Note

There is a steel frame escape stair to the south east corner serving second and first floors. There are two ramps up to the ground floor. Both are situated on the south elevation, are of concrete construction and run into the three storey section of the building.

Major Defects

Externally there are a considerable number of cracks visible of the order of 0mm to 2mm generally. These are positioned throughout all elevations of the building to all floor levels. Internally the majority of the cracks are mirrored from externally and are visible throughout the building at all floor levels generally. The cracks internally are of the order of 0mm to 1mm. The flat roofs at second floor level are accessible from the three storey section of the building but are apparently unsafe and require replacing.

Visual Condition Statement

The building is in a very poor condition generally internally and externally.

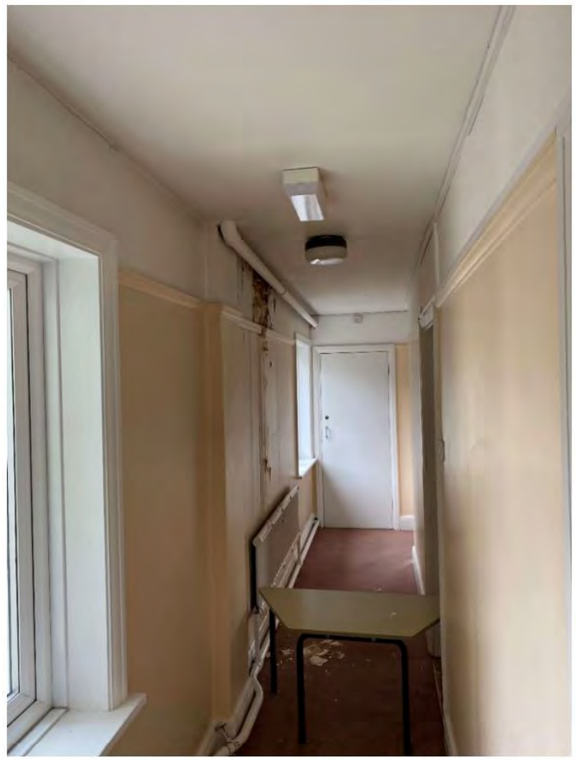
Statement on Potential Re-use

At the time of writing the report the building wa not in use due to disrepair. The building is in a very poor condition throughout and therefore appears to be unsuitable for re-use.

North Elevation

Cracking at Second Floor Level

South East Corner Showing Escape Stair From First & Second Floors



Second Floor Corridor Showing Water Ingress From Roof

2.5 E – OT Store

Building Description

A single storey timber framed, temporary type building with a felt finished roof with a very shallow pitch and timber walls. There is a timber ramp up to the entrance on the south east elevation. The floor level of the building is approx. 750mm above the external ground level.

Access Limitations

No internal access was possible.

Primary Frame

The building appears to be fully constructed of timber throughout.

Ground Floor Construction

Assumed to be timber construction.

First Floor Construction

Not applicable.

Roof Construction

Assumed to be timber roof joists.

Internal Partitions

Assumed to be timber stud partitions.

Approx. Floor to Floor Height

2.3m ground floor to underside of roof.

Change of Levels Internally

It appears there are no change of levels internally.

Change of Levels Externally

The ground level is generally level around this building.

Retaining Structures

There appears to be no retaining structures.

External Features of Note

There is a timber ramp up to the entrance on the south east elevation.

Major Defects

Externally there are a small number of areas of defects due to damp penetration with rotting timbers in the panels and signs of defects to the felt roof finish at the edges. There is extensive plant growth on the face of the rear of the building to the north west elevation.

Visual Condition Statement

The building is in a poor condition generally externally.

Statement on Potential Re-use

At the time of writing the report the building was not in use due to disrepair. The building is in a very poor condition throughout and therefore, due to the temporary nature of the construction, appears to be unsuitable for re-use.

South East Elevation Showing Ramp Access

North Corner

2.6 F – Kitchens

Building Description

A set of various buildings comprising single, two and three storeys with flat roofs of felt finish. The external walls are masonry and there is a basement level to the north west of the building. There are 2 chimneys stacks visible as well as a number of flues to the north west elevation.

Access Limitations

No internal access was possible due to the presence of asbestos and the poor condition of the building.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

No information was available to determine this construction.

First Floor Construction

No information was available to determine this construction.

Roof Construction

Assumed to be timber roof joists.

Internal Partitions

Assumed to be load bearing masonry.

Approx. Floor to Floor Height

2.8m basement floor to underside of ground floor. 2.7m ground floor to underside of first floor.

Change of Levels Internally

No information was available to determine any change of levels internally.

Change of Levels Externally

The ground level is generally level around this building except to the north west corner where there is a former access road which gives access to the basement along this elevation.

Retaining Structures

The north west corner where the change in ground level occurs has a masonry wall which it appears is retaining the higher ground level. It is also assumed that some of the walls to the basement are retaining the higher ground level externally.

External Features of Note

There is a small concrete ramp up to the north east elevation and stairs from the lower level up to the upper ground floor level. There are also steps at the north west corner from the former access road to the raised ground level in this area.

Major Defects

Externally there are a large number of areas of defects visible. There are numerous cracks in all elevations and an area of flat roof to the north east elevation has collapsed. The flat roof to the three storey section of the building to the north east corner also appears to be significantly damaged. There are areas of weed growth and numerous areas where the surface water drainage system has failed.

Visual Condition Statement

The building is in a very poor condition generally throughout when viewed externally.

Statement on Potential Re-use

At the time of writing the report the buildings were not in use due to disrepair. The building is in a very poor condition throughout and therefore appears to be unsuitable for re-use.

Roof Layout From East

North Corner

North East Elevation

North East Elevation

2.7 G – Jessie Scott

Building Description

A single storey building with a flat roof of felt finish and external masonry walls. The main building is positioned centrally spanning north east to south west. At each end there is a lower level structure with a lower level flat roof. This building is boarded up with no access.

Access Limitations

No internal access was possible due to the presence of asbestos.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

No information was available to determine this construction.

First Floor Construction

No information was available to determine this construction.

Roof Construction

Assumed to be timber roof joists.

Internal Partitions

No information was available to determine this construction.

Approx. Floor to Floor Height

3.4m ground floor to underside higher roof line.

Change of Levels Internally

No information was available to determine any change of levels internally.

Change of Levels Externally

The ground level falls from north east to south west around the building. As such there are steps into the building at the south west corner.

Retaining Structures

There does not appear to be any retaining structures in this building or surroundings.

External Features of Note

None.

Major Defects

Externally there are a large number of areas of cracks in all elevations. These are of the order of 0mm to 1mm.

Visual Condition Statement

The building is in a poor condition generally throughout when viewed externally.

Statement on Potential Re-use

At the time of writing the report the building was not in use due to disrepair. The building is in a very poor condition throughout and therefore appears to be unsuitable for re-use.

Roof Layout From North East

North Corner

South East Elevation

Meeting Room

2.8 H – McKinstry

Building Description

A single storey building with a flat roof of felt finish and external masonry walls. The building splits into two separate wings forming a Y shape. There are a number of different flat roof levels throughout. There is a basement store area to the south west corner of the building. This building is boarded up with no access.

Access Limitations

No internal access was possible due to the presence of asbestos.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

No information was available to determine this construction.

First Floor Construction

Not applicable.

Roof Construction

Assumed to be timber roof joists.

Internal Partitions

No information was available to determine this construction.

Approx. Floor to Floor Height

2.2m basement floor to underside of ground floor 2.5m ground floor to underside of roof.

Change of Levels Internally

No information was available to determine any change of levels internally.

Change of Levels Externally

The ground level falls from south east to north west around the building. As such there are steps and two ramps at the south end of the building to the ground floor. There is also a shallow concrete ramp to the basement at the north west corner.

Retaining Structures

There may be retaining walls if the basement extends back beyond the external ground level. Otherwise there does not appear to be any retaining structures in this building or surroundings.

External Features of Note

None.

Major Defects

Externally there are a large number of areas of cracks in all elevations. These are of the order of 0mm to 2mm.

Visual Condition Statement

The building is in a poor condition generally throughout when viewed externally.

Statement on Potential Re-use

At the time of writing the report the building was not in use due to disrepair. The building is in a very poor condition throughout and therefore appears to be unsuitable for re-use.

East Elevation

North West Corner

South West Corner

North East Elevation

2.9 I – Secker House

Building Description

A single storey building with a flat roof of felt finish and external masonry walls. There are a number of different flat roof levels throughout. There is a basement store area to the south west corner of the building. This building is boarded up with no access.

Access Limitations

No internal access was possible due to the presence of asbestos.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

No information was available to determine this construction.

First Floor Construction

Not applicable.

Roof Construction

Assumed to be timber roof joists.

Internal Partitions

No information was available to determine this construction.

Approx. Floor to Floor Height

2.6m ground floor to underside of roof.

Change of Levels Internally

No information was available to determine any change of levels internally.

Change of Levels Externally

The ground level falls from south east to north west around the building. As such there are steps and a ramp at the south end of the building to the ground floor. There is also a shallow concrete ramp at the south west corner.

Retaining Structures

There may be retaining walls if the basement extends back beyond the external ground level. Otherwise there does not appear to be any retaining structures in this building or surroundings.

External Features of Note

None.

Major Defects

Externally there are a large number of areas of cracks in all elevations. These are of the order of 0mm to 2mm.

Visual Condition Statement

The building is in a poor condition generally throughout when viewed externally.

Statement on Potential Re-use

At the time of writing the report the building was not in use due to disrepair. The building is in a very poor condition throughout and therefore appears to be unsuitable for re-use.

South West Elevation

North West Elevation

North West Corner

2.10 J – Carpenters Workshop

Building Description

A single storey building with a flat roof of felt finish and external masonry walls with a concrete ground floor.

Access Limitations

Full access was granted.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

A reinforced concrete slab.

First Floor Construction

Not applicable.

Roof Construction

Assumed to be timber roof joists.

Internal Partitions

Blockwork partitions with some timber stud partitions.

Approx. Floor to Floor Height

2.5m ground floor to underside of roof.

Change of Levels Internally

There are no change of levels internally.

Change of Levels Externally

The ground level falls slightly from south west to north east around the building although generally the ground level is uniform externally. There is also a shallow concrete ramp at the north east elevation to the front entrance.

Retaining Structures

There does not appear to be any retaining structures in this building or surroundings.

External Features of Note

There is also a shallow concrete ramp at the north east elevation to the front entrance.

Major Defects

Internally there is cracking of the order of 0mm to 1mm around the window openings throughout and to some of the internal openings. Externally there are a number of areas of cracks in all elevations which are of the order of 0mm to 1mm.

Visual Condition Statement

The building is in a reasonable condition generally throughout internally & externally.

Statement on Potential Re-use

At the time of writing this report the building is in a reasonable condition, in use as a workshop. The current condition would suggest that the building could remain in service for some time in its current capacity. In the context of the proposed development it would be difficult to justify utilising the property, the building size is inadequate, and the building form would not permit the level of structural rework required to provide a usable space for a modern General Hospital. In addition the environmental characteristics and MEP systems are inadequate and inefficient.

North West Elevation

South West Elevation

Internal Cracking Over Front Entrance

Internal Cracking to Workshop Storage Area

2.11 K – Substation

Building Description

A single storey building with a pitched roof of tiled finish and external masonry walls.

Access Limitations, therefore, no internal access was possible.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

No information was available to determine this construction.

First Floor Construction

Not applicable.

Roof Construction

Assumed to be timber trusses.

Internal Partitions

No information was available to determine this construction.

Approx. Floor to Floor Height

2.4m ground floor to underside of roof.

Change of Levels Internally

No information was available to determine any change of levels internally.

Change of Levels Externally

The ground level falls slightly from east to west around the building. There is an external step at each door opening to the west elevation.

Retaining Structures

There does not appear to be any retaining structures in this building or surroundings.

External Features of Note

There is an external step at each door opening to the west elevation.

Major Defects

There appears to be no defects externally to this building.

Visual Condition Statement

The building is in a good condition externally throughout.

Statement on Potential Re-use

At the time of writing this report the building was found to be in a good condition externally throughout and therefore could be re-used if required noting this report does not cover the equipment condition.

South West Corner

South Elevation

North Elevation

2.12 L – The Lodge

Building Description

A two storey building with a flat roof of felt finish and external masonry walls.

Access Limitations

No internal access was possible.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

No information was available to determine this construction.

First Floor Construction

Not applicable.

Roof Construction

Assumed to be timber flat roof joists.

Internal Partitions

No information was available to determine this construction.

Approx. Floor to Floor Height

3.0m ground floor to underside of roof.

Change of Levels Internally

No information was available to determine any change of levels internally.

Change of Levels Externally

The ground level falls slightly from east to west around the building.

Retaining Structures

There does not appear to be any retaining structures in this building or surroundings.

External Features of Note

None.

Major Defects

There are a large number of cracks visible of the order of 0mm to 3mm to all elevations with significant cracking at the south corner.

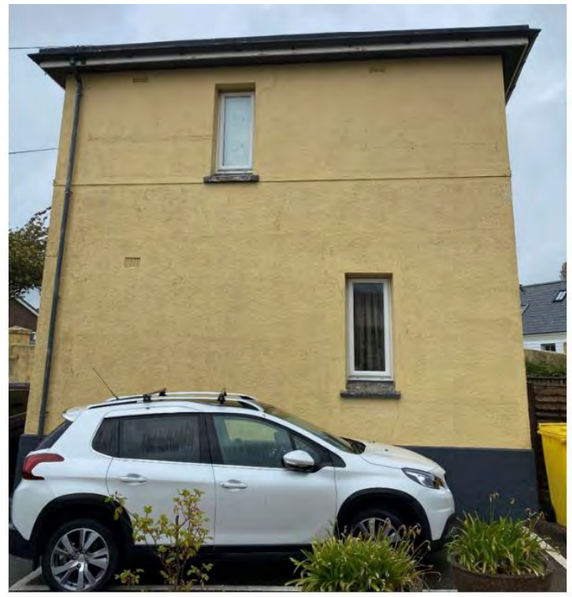
Visual Condition Statement

The building is in a poor condition externally throughout.

Statement on Potential Re-use

At the time of writing this report the building was found to be in a poor condition externally throughout and therefore is considered to be unsuitable for re-use.

South East Elevation



South West Elevation

North West Elevation

North East Elevation

2.13 M – Porters Lodge

Building Description

A single storey building with a flat roof of felt finish and external masonry walls.

Access Limitations

No internal access was possible.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

No information was available to determine this construction.

First Floor Construction

Not applicable.

Roof Construction

Assumed to be timber flat roof joists.

Internal Partitions

No information was available to determine this construction.

Approx. Floor to Floor Height

2.6m ground floor to underside of roof.

Change of Levels Internally

No information was available to determine any change of levels internally.

Change of Levels Externally

The ground level falls from south east to north west around the building. There is a small concrete ramp up to the front entrance to the north elevation and steps to the south elevation.

Retaining Structures

There does not appear to be any retaining structures in this building or surroundings.

External Features of Note

There is a small concrete ramp up to the front entrance to the north elevation and steps to the south elevation. The roof over the front entrance to the north elevation extends over the external wall line and is supported on two concrete columns.

Major Defects

There are a number of cracks visible of the order of 0mm to 1mm to all elevations with cracking to one of the concrete columns and over the door opening to the south elevation. There appears to be a former blocked up opening visible in the west and east elevations to the centre of the building.

Visual Condition Statement

The building is in a poor condition externally throughout.

Statement on Potential Re-use

At the time of writing this report the building was found to be in a poor condition externally throughout and therefore is considered to be unsuitable for re-use.

East Elevation

West Elevation

South East Corner

South Elevation

2.14 N – Admin 3 Psychology

Building Description

A two/three storey building with flat roofs of felt finish and external masonry walls. There is a stair to the rear in a glazed stairwell.

Access Limitations

Limited internal and external access was possible.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

A reinforced concrete slab.

Upper Floor Construction

Reinforced concrete slabs.

Roof Construction

Assumed to be timber flat roof joists.

Internal Partitions

Assumed to be blockwork partitions with some timber stud partitions although all internal partitions boarded.

Approx. Floor to Floor Height

2.4m ground floor to underside of first floor. 2.4m ground floor to underside of second floor. 2.5m

Change of Levels Internally

There are no change of levels internally.

Change of Levels Externally

The ground level falls from east to west around the building. There is a small concrete ramp up to the front entrance to the south elevation.

Retaining Structures

There does not appear to be any retaining structures in this building or surroundings.

External Features of Note

There is a small concrete ramp up to the front entrance to the south elevation.

Major Defects

There are a large number of cracks visible of the order of 0mm to 1mm to all elevations throughout.

Visual Condition Statement

The building is in a poor condition externally throughout.

Statement on Potential Re-use

At the time of writing this report the building was found to be in a poor condition externally throughout. Images taken of the internal spaces show them in reasonable condition, if somewhat dated. However, the location and construction of the building mean that it would be difficult to extend and update it to the requirements of the new hospital. Therefore, it is considered to be unsuitable for re-use.

Building From South West

West Elevation

South Elevation

First Floor Meeting Room

2.15 O – La Chapelle de St Luc

Building Description

A single storey building with a shallow pitch roof of felt finish and external random granite walls with brick at the reveals of all openings.

Access Limitations

No internal access was possible due to the presence of asbestos. Limited access to all elevations.

Primary Frame

The building appears to be load bearing granite construction.

Ground Floor Construction

No information was available to determine this construction.

Upper Floor Construction

Not applicable.

Roof Construction

Assumed to be timber rafters.

Internal Partitions

No information was available to determine this construction.

Approx. Floor to Floor Height

2.8m ground floor to eaves level.

Change of Levels Internally

No information was available to determine any change of levels internally.

Change of Levels Externally

The ground level is level around the building.

Retaining Structures

There does not appear to be any retaining structures in this building or surroundings.

External Features of Note

None.

Major Defects

There are no defects visible in the external walls. There is significant vegetation growth to the south elevation of the building. The roof finish appears to be a recent application of felt.

Visual Condition Statement

The building is in a reasonable condition externally throughout.

Statement on Potential Re-use

At the time of writing this report the building is in a reasonable condition externally throughout. However, a Heritage Assessment Report from November 2020 provides images of the internal space showing it in poor condition and with asbestos-panelled walls (see image below). In the context of the proposed development it would be difficult to justify utilising the property, the building size is inadequate, and the building form would not permit the level of structural rework required to provide a usable space for a modern General Hospital.

Image of dilapidated interior of La Chapelle de St Luc extracted from November 2020 Heritage Assessment Report, conducted by Jersey Heritage.

South West Corner

Roof From Crematorium Above

North Elevation

2.16 P – Former Laundry & Boiler House

Building Description

A L shaped building consisting of a one storey section with a pitched roof of sheeting finish and a two storey section with a flat roof of felt finish. The external walls appear to be masonry. The first floor of the south end of the building is timber clad.

Access Limitations

No access was possible internally or in close proximity externally due to the presence of asbestos and the unsafe nature of the building.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

No information was available to determine this construction.

Upper Floor Construction

No information was available to determine this construction.

Roof Construction

Assumed to be timber rafters and timber flat roof joists.

Internal Partitions

No information was available to determine this construction.

Approx. Floor to Floor Height

No information was available to determine this.

Change of Levels Internally

No information was available to determine any change of levels internally.

Change of Levels Externally

The ground level is generally level around the building although a ramp can be seen to the west elevation.

Retaining Structures

The building abuts the retaining walls to The Crematorium to the east and the JNWW offices to the north.

External Features of Note

None that were visible from a distance.

Major Defects

There are numerous defects to this building in the form of cracking, timber rot and general signs of water ingress. The flat roof to the south wing has collapsed and there is significant vegetation growth on the roof of the east wing.

Visual Condition Statement

The building is in a very poor condition throughout.

Statement on Potential Re-use

At the time of writing this report the building is in a very poor condition throughout and therefore is unsuitable for re-use.

East Elevation

Part South Elevation

South End Elevation

South West Corner

2.17 Q – Hearing Resource Centre

Building Description

A single storey building with a flat roof of felt finish. The external walls are of masonry construction and the ground floor is concrete. There is a basement level which appears to run the full length of the building.

Access Limitations

Full access was granted except to the basement due to the presence of asbestos and the rear elevation to the east.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

A reinforced concrete slab.

Upper Floor Construction

Not applicable.

Roof Construction

Assumed to be timber flat roof joists.

Internal Partitions

Blockwork partitions with some timber stud partitions.

Approx. Floor to Floor Height

2.8m ground floor to underside of roof to the rear elevation. 2.5m ground floor to underside of roof to the front elevation.

Change of Levels Internally

There are no change of levels internally.

Change of Levels Externally

The ground level slopes significantly from south east to north west so the ground level to the east elevation is significantly higher than the west elevation. There is a concrete ramp and stairs to the front entrance at the south west corner and stairs up to ground floor level to the north west corner of the building.

Retaining Structures

The depth of the basement is unknown but the walls may be retaining to achieve the required headroom I this area. There are no other retaining structures.

External Features of Note

None.

Major Defects

There are numerous cracks in all external elevations to this building of the order of 0mm to 2mm. Internally there are also a number of cracks of the order of 0mm to 1mm throughout.

Visual Condition Statement

The building is in a poor condition throughout.

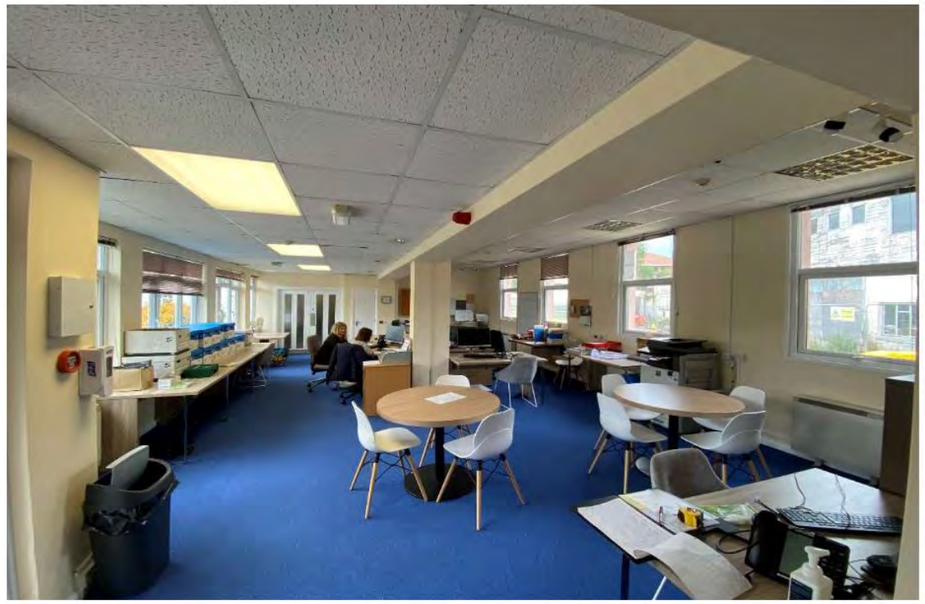
Statement on Potential Re-use

At the time of writing this report the building is in a poor condition throughout and therefore is unsuitable for re-use.

South West Elevation

North East Elevation

North West Corner



Main Office Area

2.18 R – Admin 2 Child Development Centre

Building Description

A two storey building with a flat roof of felt finish with a single storey infill section to the north elevation at the rear of the building. The external walls are of masonry construction and there is a boiler room to the rear which is separate from the main building.

Access Limitations

No internal access was possible.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

No information was available to determine this construction.

Upper Floor Construction

No information was available to determine this construction.

Roof Construction

Assumed to be timber flat roof joists.

Internal Partitions

No information was available to determine this construction.

Approx. Floor to Floor Height

3.0m ground floor to underside of first floor.

Change of Levels Internally

No information was available to determine any change of levels internally.

Change of Levels Externally

The ground level slopes from the north west corner to the south east. There is a ramp from the north west corner to the south and the east from the high point of the ground level and a small concrete ramp to the north elevation at the rear. There are steel stairs at the east elevation to a ground floor door opening.

Retaining Structures

There does not appear to be any retaining structures in this building or surroundings.

External Features of Note

None.

Major Defects

There are numerous cracks in all external elevations to this building of the order of 0mm to 2mm.

Visual Condition Statement

The building is in a poor condition throughout.

Statement on Potential Re-use

At the time of writing this report the building is in a poor condition throughout and therefore is unsuitable for re-use.

South Elevation

East Elevation

West Elevation

2.19 S – Eva Wilson and Diabetic Centre

Building Description

A main two storey building forming an L shape with a flat roof of felt finish with a single storey wing to the west with a shallow pitched felt roof. There is access at first floor to the east of the building and at ground floor to the west and south west corner. The single storey building to the west is the Juniper Training Centre and is at a lower level than the remainder of the ground floor of the adjacent building. The externals walls are of masonry construction. There is a roof plant room to the north east corner which appears to be of three storeys.

Access Limitations

Limited internal access was possible.

Primary Frame

The building appears to be load bearing masonry construction.

Ground Floor Construction

A reinforced concrete slab.

Upper Floor Construction

Timber joists which appear bouncy generally.

Roof Construction

Assumed to be timber flat roof joists or rafters.

Internal Partitions

Blockwork partitions with some timber stud partitions.

Approx. Floor to Floor Height

2.6m ground floor to underside of first floor. 2.5m first floor to underside of roof.

Change of Levels Internally

Juniper Training Centre to the west is 1300 lower than remainder of building. No other change of levels internally.

Change of Levels Externally

The ground level slopes from the north east corner to the south west. There is a ramp from the south up to the first floor entrance at the north east corner and a ramp down from this corner down to the lower ground level along the north elevation at the rear. There is an external stair at the wet end of the main building along the north elevation where the ground level steps down behind the Juniper Training Centre. There is a ramp to the south elevation at the front of the building which extends up to the ground level at the south east corner of the building. The ground level is banked up around the building along the south and east elevations with access to the first floor via ramp at the south east corner.

Retaining Structures

There is a retaining wall extending around the south and east elevations of the building to retain the upper ground level which is at first floor level in these areas. To the north elevation at the rear of the building and a short section of the north east corner there is a retaining wall on the boundary which is separate from this building.

External Features of Note

None.

Major Defects

There are no signs of defects internally due to the finishes and a number of cracks externally of the order of 0mm to 1mm.

Visual Condition Statement

The building is in a reasonable condition throughout.

Statement on Potential Re-use

The building is in a reasonable condition throughout and therefore could be suitable for re-use. The current condition would suggest that the building could remain in service for some time in its current capacity. In the context of the proposed development it would be difficult to justify utilising the property, the building size is inadequate, and the building form would not permit the level of structural rework required to provide a usable space for a modern General Hospital. In addition the environmental characteristics and MEP systems are inadequate and inefficient.

Front Entrance to North East Corner

Part South Elevation

North East Corner Showing Roof Plant Room

West Elevation at South West Corner Showing Concrete Defects

Step Down to Juniper Training Centre to West Building Wing

Roof View of Juniper Training Centre to West Wing

South West Corner to West Wing

Single Storey Building to South West Courtyard of Main Building

2.20 T – Covered Walkway

Building Description

A single storey covered access walkway with a flat roof of felt finish which extend from the former Kitchens building south west to the McKinstry building with additional branches to the Jessie Scott and Secker House buildings.

Access Limitations

Full access was possible.

Primary Frame

The walkway is of timber construction throughout.

Ground Floor Construction

A concrete slab.

Upper Floor Construction

Not applicable.

Roof Construction

Timber flat roof joists.

Internal Partitions

Not applicable.

Approx. Floor to Floor Height

2300 ground floor to underside of roof.

Change of Levels Internally

There is a gradual slope up from the south west to the north east with shallow ramps up from the main walkway into the buildings.

Change of Levels Externally

The ground level slopes from the north east end of the walkway to the south west. This follows the level of the surrounding ground.

Retaining Structures

There does not appear to be any retaining structures in this building or surroundings.

External Features of Note

None.

Major Defects

The timber structure of the walkway is in a poor condition throughout with numerous areas of rotting timber and roof defects allowing water ingress.

Visual Condition Statement

The building is in a poor condition throughout.

Statement on Potential Re-use

At the time of writing this report the building is in a poor condition throughout and therefore would not be suitable for re-use.

Typical Interior of Walkway

Typical Timber Post Detail

Timber Defects to Central Walkway Junction

Typical Roof Edge Detail Showing Timber Deterioration

2.21 U – Retaining wall between Overdale and Crematorium

Top of Retaining Wall to Crematorium

Retaining Wall Face to Overdale at Rear of Admin 3 Psychology

2.22 V – Retaining wall between Overdale and JNWW Offices

Face of Retaining Wall to JNWW Offices to Rear of Admin 2-Former Child Development Centre

Top of Retaining Wall to JNWW Offices to Rear of Former Laundry & Boiler House

Top of Retaining Wall to JNWW Offices to Rear of Admin 2-Former Child Development Centre

Top of Retaining Wall to West End of Former Laundry & Boiler House

Face of Return Retaining Wall to JNWW Offices to North East Corner of Eva Wilson & Diabetic Centre Building Showing Defects

Face of Retaining Wall to JNWW Offices to Rear of Juniper Training Centre to West Wing of Eva Wilson & Diabetic Centre Building

Face of Retaining Wall to JNWW Offices to Rear of Eva Wilson & Diabetic Centre

End of Retaining Wall to JNWW Offices to North West Corner of Juniper Training Centre to West Wing of Eva Wilson & Diabetic Centre Building

Our Hospital | Project

OVERDALE DEMOLITION

DEMOLITION PHASE PLAN OF WORKS

Our Hospital Project, Jersey

Issued: 13th September 2021

Revision: 005

Document control approval for use:

Designation:	Name:	Date:	Status:	Signature:
Project Director		03/08/21		
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H&S Director		03/08/21		

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1.0 CONSTRUCTION PHASE PLAN

1.1 Project description

The existing Overdale Hospital site is located in the Parish of St Helier and contains several one and two storey buildings, landscaped areas and carparking. There are some newer buildings, but others are older, and some are in a derelict state. Some buildings are vacant but some remain in use, providing healthcare and other facilities.

The Overdale Site lies either side of Westmount Road. It is set at the western extent of the St Helier Built-Up Area boundary. The western part of the site (to the west of Westmount Road) consists of the existing Overdale Hospital complex. The southern and western edge of this site transitions into coniferous parkland. To the east of the road, the site consists of two agricultural fields with hedgerow boundaries. There are two buildings set within the fields which may be residential or agricultural

The demolition of the existing Overdale site is an integral part of the Our Hospital Project redevelopment. The works will be undertaken within the project boundary and on external roads and footpaths.

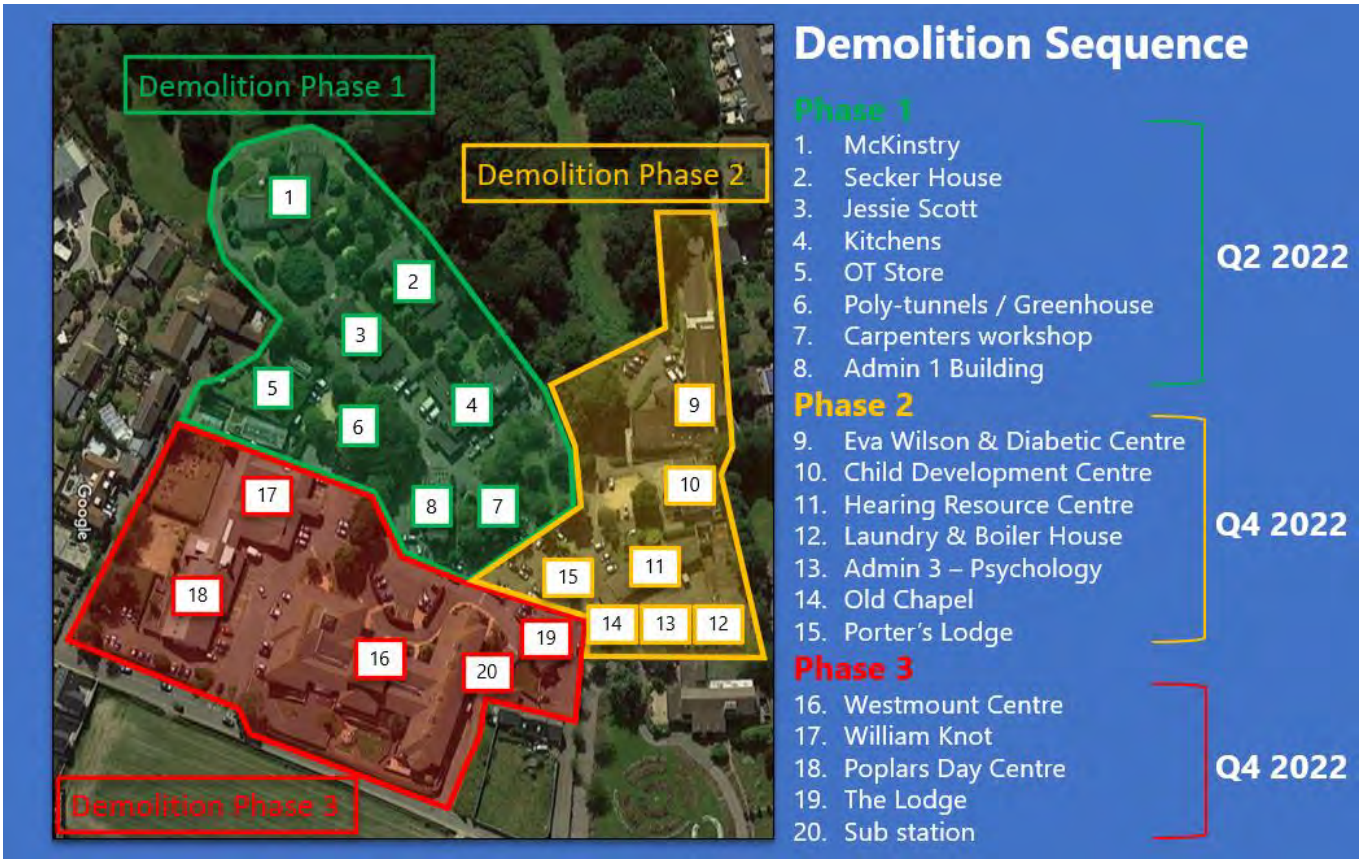


Figure 01: Demolition Sequence

The works will be sequenced in three phases. Each of the buildings being demolished are standalone so there will be no interface with existing buildings. The intention is to carry out the demolition in accordance with the number sequence identifying each property. The phased sequence has been determined by which area of the Overdale site can be accessed first, Phase 1 has a much higher concentration of derelict buildings than Phase 3, so the logical phasing method was to begin demolition works in this area. As the migration strategy from Overdale to the former Les Quennevais School commences in Q4 2022 the occupied buildings within Phase 2 will decant followed by Phase 3, the demolition will follow the migration stages, see Figure 01 above.

The works will include the following major activities:

- Demolition of existing buildings

- Asbestos removal
- Bulk earthworks and excavations
- Excavated material removal and storage
- Service installation, diversion and removal.

The scope of works comprises:

- Site establishment including erection of hoarding/fencing and site signage
- Liaison with representatives from the Government of Jersey, henceforth referred to as the Client, regarding all aspects of the works
- Provision of full-time on-site management
- Removal and disposal of all asbestos containing/other hazardous materials, general residual materials, additionally the decontamination/environmental clean of asbestos containing materials/debris as identified in the Refurbishment and Demolition Asbestos Survey, and any other areas identified by our specialist subcontractor during the course of the works
- Protection of existing services, ground water sampling points, interceptors, drains, structures, buildings, plant, equipment, roads and footpaths
- Demolition of identified individual work package including removal of the ground floor slab, to underside of foundations, external steps, handrails, paths and redundant manholes
- The plugging and sealing of all redundant pipe work/sewer connections
- Processing of suitable demolition arisings for reuse on site to the specified finished levels as provided
- Provision of a Site Waste Management Plan and reports demonstrating compliance with requirements
- Provision of digital pre and post demolition photographs for inclusion in Health & Safety File.

1.2 HOURS OF WORK

Monday – Friday: 08:00 – 18:00hrs, Saturday 08.00-13.00.

No Sunday working.

Any planned operations out-with the normal site working hours will be agreed and approved in advance through the Government of Jersey and other relevant stakeholders the out-of-hours work may affect.

1.3 COMMUNICATION

We will adopt the following practices to ensure that the impression of the site is a positive one:

- Contact details of the site manager will be made available to local residents
- ROKFCCJV are aware that issues regarding pollution and dust migration are a concern with this project due to its close proximity to residents
- Best endeavours will be made to eliminate any pollution or dust/particle migration from the site
- ROKFCCJV will maintain on site, a system for recording any incidents and any ameliorative action taken. This will contain site contact details, works programme and any upcoming works that may cause any disruption
- In the event of a complaint from a neighbour or a member of the public in relation to any site activity, they will be given the site managers details
- Should complaints about odour, noise, dust or vibration be received, they will be addressed directly by ROKFCCJV to enable results at the time of the complaint to be reviewed, and where appropriate immediate actions employed to rectify the problem
- Where a valid grievance is raised measures will be put in place where practicable to avoid recurrence of the complaint. ROKFCCJV will notify the appropriate stakeholder as soon as practicable once a complaint has been received and inform them of the actions that were taken to resolve it. A site and office phone number will be provided on signage around the site to allow residents to raise any issues and concerns.

1.3 HEALTH & SAFETY PRINCIPLES

The primary objectives of this plan are to identify and set out how Occupational Health & Safety will be managed to include safe demolition methodologies and those risks associated with the project, to ensure safe systems of work are adopted for all operations.

Prior to works progressing, the Site Supervisor will ensure that any buildings have been vacated and that the working area is suitably segregated and controlled.

1.4 EXISTING ENVIRONMENT

Details of site/structure particulars, neighbouring concerns/activities/affected stakeholders etc, as per the Pre-construction Information.

1.4.1 Existing records

All pre-construction information will be held by ROKFCCJV. All reports and drawings should be referenced, ensuring the most up to date versions are used. Copies shall be held on site.

1.4.2 Existing structure

All pre-construction information will be held by ROKFCCJV. Please refer to Figure 01 in Section 1.0 for existing buildings layout.

1.4.3 Ground conditions

There are no concerns relating to ground conditions – Please refer to Ground Investigation Report:

OHP-DDP-OV-BG-RP-Z-000001.

1.4.4 Hazardous substances

All fuel, oils and lubricants brought to site will be suitably contained and clearly marked. Control of Substances Hazardous to Health (COSHH) assessments will be completed for each of the materials purchased for site use. All personnel handling such products shall wear suitable PPE and be briefed by the Site Supervisor on the appropriate COSHH information sheets in advance. Where propane and oxygen burning equipment will be used during the demolition process, all bottles will be secured at the end of each day and will be fitted with flash back arrestors. Reference should be made to Sections 3.10, 4.7 and 5.0 of this document.

All hoses will be correctly coloured and checked daily for holes. Whilst burning operations are in progress firefighting equipment will be readily available.

Hazardous materials may be present within service ducts and refuse stores, which may include broken glass, hypodermic needles, potential human excrement, petrol, oil and other commercial and domestic debris. If any of the above hazardous items are found, works in these areas shall cease until such time that the hazards have been identified and appropriate procedures instigated to complete their removal and disposal. At the time of writing an internal inspection of the building has not been undertaken, therefore, the following have not been confirmed but may be present:

- Asbestos
- Lead paint
- Sharps including hypodermics (contaminated)
- Legionnaires (cooling tower, stagnant water, aerosol)
- Leptospirosis
- Refrigerants
- Vermin & carcasses, excrement

- Pigeon droppings
- Decaying foodstuffs
- Mould
- Oil and grease
- Batteries
- Waste, electrical and environmental equipment (WEEE)
- Smoke detectors
- Fluorescent and sodium tubes
- Glass
- Man-made mineral fibres
- Insulation
- Contaminated sanitary fixtures
- Central heating rust inhibitor
- Bat, bat droppings
- Decaying pipes
- Rust
- Bitumen
- Polychlorinated Biphenyls (PCBs).

The area is not known for the use of drugs however, great care must be taken due to the potential presence of drug paraphernalia including used needles which may be encountered, and which may have been maliciously placed within and around the premises. Emergency procedures shall be implemented on site in the event of any drugs or drug paraphernalia being encountered and in particular if an individual is injured with a needlestick related injury.

1.4.5 Site access and restrictions

The Overdale site main entrance will be accessed from Westmount Road and will provide a route into the centre of the site where parking will be located.

When the works are in progress there must be easily recognisable plant/pedestrian zones. The zones must be in total isolation from each other and separated by a suitable physical barrier e.g. Heras fencing with signage posted in clear view. Rubbish or arisings from the building must be cleared on a daily basis, with checks being carried out at the end of each shift, to prevent slips trips and falls and to ensure that in the case of an emergency all areas of the buildings can be accessed safely.

The road surface on surrounding roads is of good, stable and level condition with no significant gradients. Roads and footpaths within and adjacent to the site shall be kept clear of mud and debris through regular use of a road sweeper. ROKFCCJV shall ensure suitable and sufficient methods of segregation and signage required to protect members of the public/building occupiers from the works being undertaken. Owing to the close proximity of populated areas, the demolition is to be executed carefully in a controlled and diligent manner, with minimal noise, nuisance and inconvenience. All works will be carried out in accordance with current Health, Safety and Environmental Legislation. There is a general vehicle ground loading of a normal heavy goods vehicle, i.e. gross vehicle weight of 38 tonnes over 8-axles.

The status of services will be established prior to the commencement of any works. Any areas of the site where services are to remain live shall be identified and protected, all drawings will be consulted by the site supervisor and the site will be scanned by a Cable Avoidance Tool (CAT). Reference should be made to Section 1.4.7 of this document.

All existing foul and storm drainage to the site will be inspected and protected as necessary. Redundant drainage will be removed as per the scope of works. The works will be carried out with care to prevent the ingress of debris into live drains. All existing foul and storm drainage to the site will be inspected and protected as necessary. Redundant drainage will be removed. The works will be carried out with care to prevent the ingress of debris into live drains.

1.4.6 Decommission services/hand-over procedures

The following procedure shall be followed for the handover:

- Client will advise ROKFCCJV when the building is available for demolition
- ROKFCCJV will commence security fencing
- ROKFCCJV and the Clients' representatives will arrange for the services to the building to be disconnected
- ROKFCCJV will notify request confirmation that services are disconnected
- Client will walk the building in order to ensure ROKFCCJV that the block is cleared and fully decommissioned
- All parties concerned will sign a hand-over Certificate
- Works can commence.

Current owners of existing services include:

- Jersey Water
- Jersey Electricity
- Jersey Gas
- Jersey Telecoms

2.0 MANAGEMENT OF THE WORK

2.1 Management structure and responsibilities

The project management team and their respective titles are detailed below. Contact telephone numbers shall be detailed on the project information notice boards.

Project Director

Construction Director

Health, Safety & Wellbeing Director

Project Manager

The senior project management team is professionally qualified. The project team will take full responsibility for all Health & Safety (H&S) matters on site. This will include site access/egress, site security, provision and maintenance of boundary fencing, traffic management, site welfare and the public's safety. These responsibilities will cease upon completion of the works when the site will be officially 'handed back' to the Government of Jersey. No overlap with any other outside works will be permitted, but any specific requirements will be approved in writing prior to commencement. If such a situation was to arise, the management structure and lines of responsibility will be clearly defined as part of the approval procedure. The management of H&S on site is undertaken using ROKFCCJV site file which forms the main active part of our on-site H&S documentation and control and works alongside our Construction Phase Health & Safety Plan (CPHSP). The site file on site is subsequently split into separate folders such as method statements; risk assessments, permits to work.

2.2 HEALTH & SAFETY GOALS

2.2.1 Objectives

The principal objectives of ROKFCCJV are to eliminate accidents and environmental incidents as far as is reasonably practicable to this end the following objectives are detailed:

a) To ensure that all those working for and on behalf of ROKFCCJV are fully aware of their responsibilities and to receive the necessary training and instruction to enable them to meet these responsibilities
b) To ensure that all supervisory staff ensure the commitment of their sub-contractors to Health & Safety working practices and implement such initiatives policy and procedures as may be necessary
c) To ensure that the supervisory staff make sure that their subordinates fully understand and obey the safety rules and regulations
d) To provide a safe and healthy working environment, to secure personal safety at work and prevent hazards to the health of the Clients, Employees, and third parties who may be associated with, or interface with the works
e) To review various aspects of safety management as necessary.

All Projects undertaken by ROKFCCJV are governed by a series of Contractual Objectives and deliverables. Project related objectives and targets are monitored and evaluated by the Top Management in co-operation with all the Department Heads.

Every Department must develop a series of Objectives and Targets related to the Departmental functions and Operations.

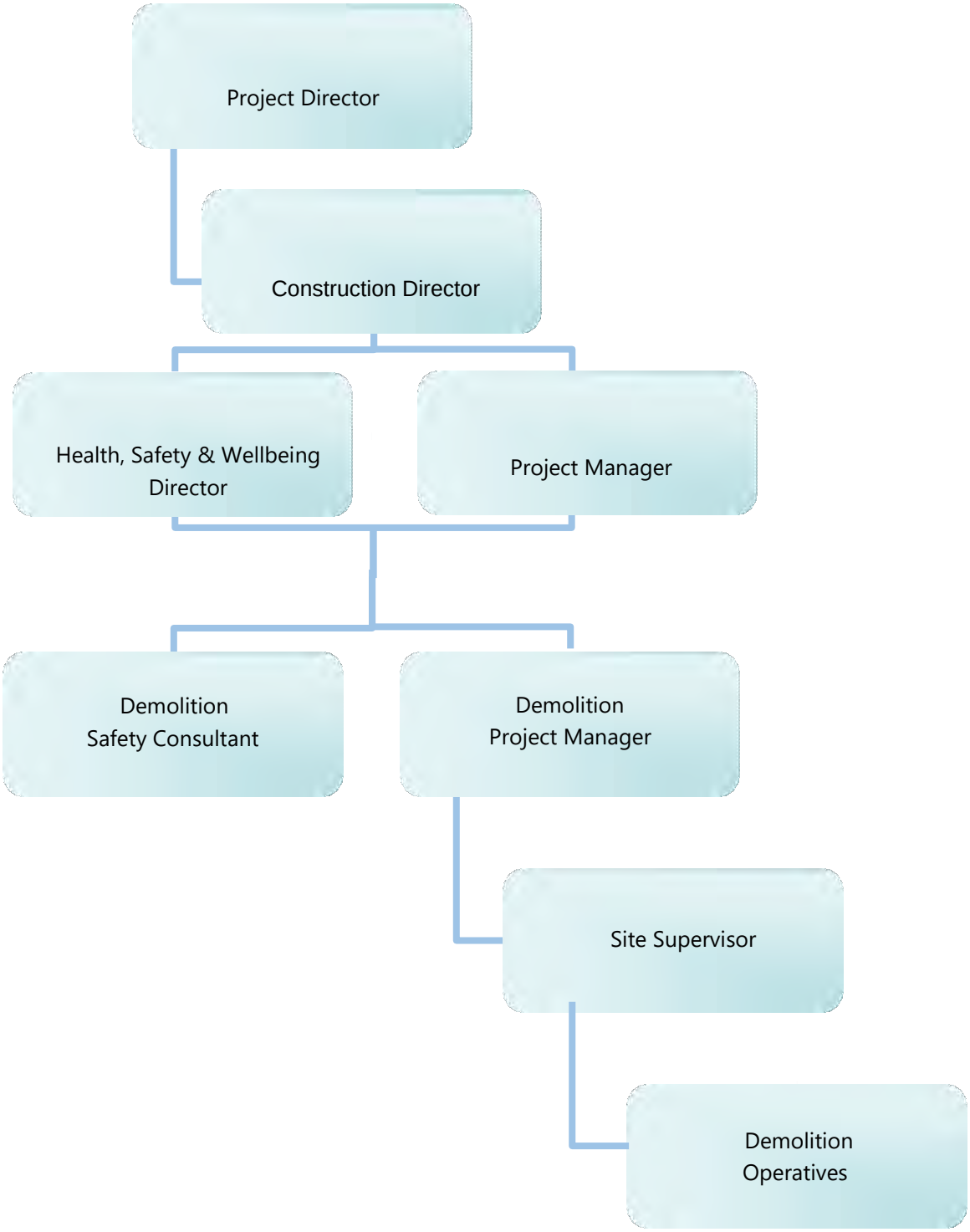
HSW&E Objectives and Targets shall not only be consistent with the HSE Policy, but also address the issue of prevention of injury and ill health and pollution prevention' and compliance to legal requirements. When defining HSE Objectives and Targets the Company must take into consideration other variables such as technological options, financial aspects, views of other interested parties, etc.

The implementation of all the objectives and targets must be communicated in a way that all involved parties are clear as to who is responsible for the objectives, the actions required to implement them as well as the time frame for their completion. This program of actions must be monitored and reviewed at appropriate intervals depending on the nature of the objective.

All objectives and targets must be measured using clear indicators. Where appropriate, these indicators are monitored through the use of appropriate statistical tolls and analysis of data.

For further information please refer to the H, S & W Targets and Objectives Procedure document.

Project Health & Safety Organisation Chart



2.2.2 Environmental, occupational Health & Safety standards

This Health & Safety Plan has been developed in accordance with the specification stipulated by the Construction (Design and Management) Regulations. Reference has also been made to the British Code of Practice BS6187 when selecting the methods of demolition for this project. All works shall be executed in accordance with the following legislation, British Standards (BS) and Approved Codes of Practice (ACOPs).

Health & Safety:

- The Health & Safety at Work (Jersey) Law, 1989, (HSW Law)
- Health & Safety at Work (Construction) (Personal Protective Equipment) (Jersey) Regulations 2002
- Manual handling operations regulations 1992
- Management of Health & Safety at Work Regulations 1999
- The Construction (Design & Management) Regulations 2015
- Management in Construction (Jersey) Regulations 2016
- Provision and Use of Work Equipment Regulations 1998
- Health & Safety (Safety Signs and Signals) Regulations 1996
- The confined spaces regulations 1997
- The Health & Safety (young person's) Regulations 1997
- Health & Safety (Work experience) (Jersey) Regulations 2006
- Provision and use of work equipment regulations 1998
- Lifting operations and lifting equipment regulations 1998
- Cranes and lifting appliances (Jersey) regulations 1978
- Chains, ropes and lifting gear (Jersey) regulations 1980
- The Health & Safety at Work (Lifts) (Jersey) regulations 1990
- Management of Health & Safety at work regulations 1999
- Health & Safety (First Aid) Regulations 1981
- Safeguarding of workers (Highly flammable liquids) (Jersey) Regulations 1979
- Safeguarding of workers (Liquefied petroleum gas) (Jersey) Regulations 1984
- Reporting of injuries, diseases and dangerous occurrences regulations 2018
- Health & Safety (consultation with employees) regulations 1996
- Employers' Liability (Compulsory Insurance) (Jersey) Law 1973
- BS 5228:2009; Code of practice for noise and vibration control on construction and open sites
- BS 6187:2011: Code of practice for full and partial demolition
- BS 5975:2008 + A1: Code of practice for temporary works
- Highways Act
- Electricity at Work (Jersey) regulations 1983
- Lead at Work Regulations 2002
- Storage of dangerous substances Regulations 2002
- Control of Asbestos Regulations 2012
- Health & Safety at Work asbestos-licensing (Jersey) regulations 2008
- Regulatory reform (fire safety) order 2005
- Control of Vibration at Work Regulations 2005
- Duty of Care Regulations E.P.A.
- Local Waste Disposal Instructions C.P.A.
- Safe use of vehicles on construction sites HSG144
- Protecting the public; your next move HSG151
- Work at Height Regulations 2005
- The Party Wall etc Act 1996

- Reporting of Injuries Diseases and Dangerous Occurrences Regulations 1995 (amended)
- Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Scaffolding codes TG20.08
- Preventing falls in scaffolding SG4:10.

Environmental:

- Control of Pollution Act
- Environmental Protection Act
- Environment Act 1990
- Clean Neighbourhoods and Environment Act 2005
- Noise at Work Regulations 2005
- Control of Substances Hazardous to Health Regulations 2002

All Waste Transfer documentation will be available for inspection at our offices. Copies shall be held on site for inspection and details entered onto our daily allocation sheets. No burning of waste shall take place on site.

2.2.3 Health & Safety monitoring

ROKFCCJV Health & Safety manager John Codona will monitor the site. ROKFCCJV shall carry out their own audit and inspection regimes, copies of these documents shall be submitted to the client. Occupational monitoring shall take the form of daily personal monitoring of asbestos removal personnel and daily static monitoring of asbestos transit routes. In addition, Hand-arm Vibration (HAV), occupational noise, exposure to lead fumes, burning fumes and others as identified shall be undertaken as required, typically for burning operations such as the lift shaft, and drilling into the structure of the building.

2.3 PARTY LIAISON

All communications between the Client and ROKFCCJV shall be conducted through the Client's appointed representative, Mace, and Mr. David Fraser responsible for the project. The Project Manager will direct instructions and communications to site personnel through the management team. Items relating specifically to site activities or demolition principles and Health & Safety matters may also be referred to the Health & Safety Manager Mr John Codona. Communication will take the form of letter drops, door to door meetings and presentations in association with the Client and their representatives as appropriate. Prior to any communication release, e.g. letter drop, ROKFCCJV's Communication Manager shall ensure that the details to be released have been agreed with the Client or their representative.

2.4 CONSULTATION WITH THE WORKFORCE

The workforce will be consulted with regarding all Health & Safety matters as per the Procedure for Communication and Consultation and the Procedure for Consultation with Employees. This may result in suitable changes to working practices as agreed with the Client and Principal Contractor upon completion of risk assessments and agreed method statements.

2.5 COMMUNICATING DESIGN INFORMATION

ROKFCCJV representation will attend all meetings arranged by the Principal Contractor and will either invite subcontractors to attend or pass all the relevant information to subcontractors.

2.6 DESIGN CHANGES

Design changes will be communicated via meetings held with the client, design team and Principal Contractor. Any major changes shall not be implemented until the Client, Principal Contractor and relevant Designers have reviewed and approved the changes.

Design quality will be monitored and controlled by the adoption of the ROKFCCJV global Quality Assurance (QA) procedures, modified to become specific for this project.

Design quality will be established in consultation with the Client and other relevant stakeholders. This will inform the development of the design response and associated quality agenda throughout the design process, subject to affordability.

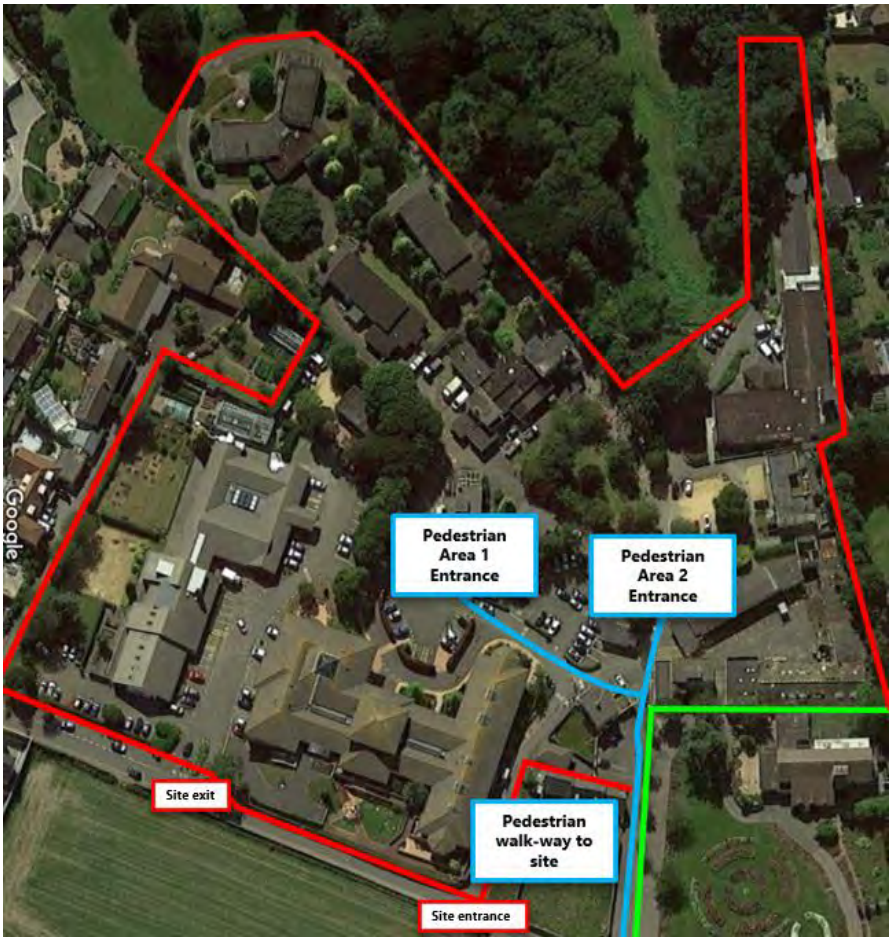
2.7 CONTRACTOR SELECTION AND COMMUNICATION

All subcontractors used will be selected from a pre-approved list collated and maintained by ROKFCCJV. Any contractors that do not pass the vetting procedure will not be allowed to undertake any work. This procedure includes a review of the subcontractors H&S documentation in terms of the adequacy of their Policy, systems used to control and monitor accidents and incidents, first aid, training and competency, permit systems and a review of the standard of their risk assessments and method statements. The procedure also includes a review of their quality and environmental systems in terms of controlling documentation, environmental management of potential environmental pollution incidents and how they may affect the immediate surrounding area.

Before coming onto site, Site Supervisors are required to ensure that all subcontractor information is up to date and satisfactorily returned. Any changes to risk assessments and method statements shall be updated and communicated to appropriate personnel once the changes have been agreed with the Site Supervisor.

2.8 SITE SECURITY

The site shall be secured using timber hoarding and/or Heras type fence panelling, double clipped and located securely using footings, where not suitable security fencing exists. The fencing shall surround the entire site to prevent unauthorised access by members of the public and shall be maintained throughout the duration of the works. The gates to the site shall remain padlocked except during vehicle movements. Site safety notices shall be



posted along the length of the fencing providing details of the hazards and providing contact details including emergency telephone numbers. No access to the site shall be allowed without prior notification. All employees, sub-contractors and visitors shall be inducted by the Site Supervisor upon initial entry onto the site, and in the event of any major change to the site hazards. Copies of the induction records shall be maintained on site for inspection. All visitors shall be always accompanied on site. Security shall be provided out of normal working hours. Outside of normal working hours suitable lighting shall be provided to the working area and shall be positioned in a manner to prevent light pollution to the neighbouring residential properties.

Four-metre-high solid hoarding (Green line in diagram above) will be erected around the boundary of the crematorium to provide protection and privacy. The remaining site boundary (Red line) will be progressively erected from day one with solid perimeter fencing. Gateman security will be provided at the site entrance and exit to both monitor construction and pedestrian traffic on and off site.

2.9 INDUCTIONS AND ONSITE TRAINING

All site personnel and visitors shall receive a site induction by the Site Supervisor or in his absence the activity specific Site Supervisor. The induction shall be undertaken on the initial visit to site and shall include the site-specific induction detailing the risks and hazards on site, site rules, emergency procedures and details of the welfare facilities etc, dealing with threatening behaviour including verbal and or physical abuse and the threat of such abuse. It can be expected that the induction will develop as more phases of work are undertaken on site or as additional risks are identified and controls put into place. All persons receiving an induction shall sign to say so and copies of the records shall be maintained on site. Visitors to site shall be accompanied by the Site Supervisor or a nominated responsible person.

Training onsite will be carried out by the Site Supervisor, Project Manager or Safety Consultant depending on the nature of the training required. Onsite training will consist of project specific Toolbox talks. It is anticipated that the Client's representative shall undertake training and or Toolbox talks. The subject of the Toolbox talks shall be determined by the nature of the phase of works, changes to scope, additional hazards that are to be considered and general site issues. There will also be any ad hoc training that is requested or deemed necessary by any of the employees. Records of the training and Toolbox talks shall be maintained on site.

For further information, please refer to the H, S & W Consultation with Employees document.

2.10 WELFARE FACILITIES AND FIRST AID

Welfare facilities onsite will be in accordance with guidelines set out by the Health & Safety Executive (HSE). The site file packs contain registers of required welfare and first aid facilities. The Site Supervisor will be required to ensure that all these facilities are available onsite and contact the Project Manager if it is deemed that there is a problem. Welfare will exceed the requirements under the workplace. The project operating procedures are set out to make sure these are monitored for compliance

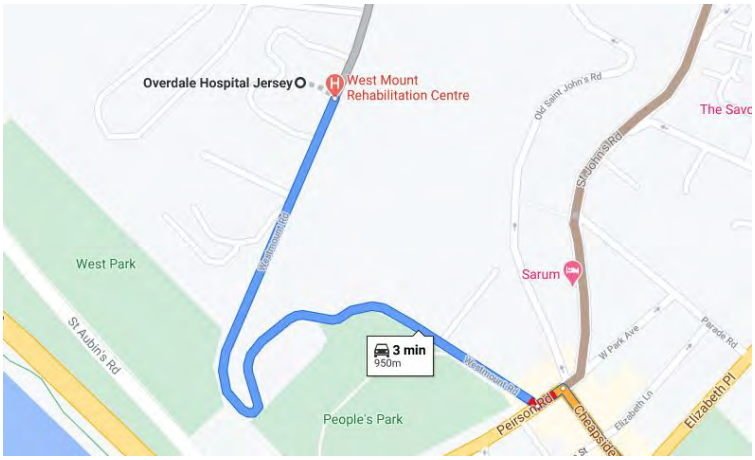
- The Area ROKFCCJV Project Manager/Construction Manager, Agent or his nominee shall ensure that all legal requirements for welfare facilities are provided or have been arranged by others by carrying out an assessment
- The Area ROKFCCJV Project Manager/Construction Manager, Agent or his nominee is responsible for ensuring that competent, trained personnel are appointed to supervise the facilities covered by this procedure
- The Area ROKFCCJV Project Manager/Construction Manager, Agent or his nominee shall ensure welfare facilities are available from **day one** of the project and should be regularly maintained, cleaned and open at relevant times
- The Area ROKFCCJV Project Manager/Construction Manager, Agent or his nominee shall ensure, during the early stages of a contract where there is no permanent site set up and during the site establishment set up,

portable installations (Chemical toilets) must be used in the short term to ensure that welfare facilities are catered for from day one until the permanent site establishment is set up.

The Site Supervisor is identified as the onsite nominated First Aider. The contact details shall be displayed on the site emergency notice board, together with details of the location and directions to the nearest A&E Department. A fully stocked first aid kit shall be readily available in the Site Supervisors' office.

For full welfare facilities checklist please refer to the H, S & W Welfare Procedure document and Inspection checklist.

Directions to nearest hospital:



2.11 REPORTING AND INVESTIGATING INCIDENTS, ACCIDENTS AND NEAR MISSES

All accidents will be reported as per the Procedure for Reporting. Accident report forms are located within the Site File. If an accident or near miss should occur, it will be recorded and investigated by the Safety Manager. A copy of any accident/incident etc investigation shall be sent to the Clients' representatives. In the event of more serious incidents/accidents, the respective authorities and the Clients' representatives shall be verbally informed immediately, and in writing within 24 hours. Following any accident/incident or near miss an investigation shall be undertaken and depending upon the severity may involve the Safety Manager and or Project manager attending site.

The purpose of this procedure is to define the actions to be taken in the event of certain accidents, which may have significant implications for the organisation, from a human, financial or reputational point of view, or regarding communication with the bodies involved, etc.

The present procedure includes guidelines on how to do the following:

- Action to be taken at the time and place of the accident
- Reporting the accident both at the organisation level and externally (client, labour authority)
- Management of the actions to be taken when the accident occurs
- Investigation of the accident
- Monitoring of the accident.

For full procedure please refer to the H, S & W Protocol for action regarding accidents with serious implications document.

2.12 RISK ASSESSMENTS

Please see the Residual Risk Matrices for the project. These documents include the residual risks identified from the Pre-Construction Information Pack as provided by the Principal Contractor and shall be used as a basis for designing the demolition and remedial works and for undertaking site-based risk assessments.

All risk assessments are contained within the site file. Risk assessments are completed by the Project Manager prior to the works commencing and shall be reviewed/updated/added to throughout the course of the works. Any changes shall be communicated to necessary personnel. Any major changes shall be discussed with the Principal Contractor, and Client and shall be changed only after agreement and approval has been granted. The risks associated with the project will be managed in accordance with safe systems of work and standard Health & Safety procedures operated by ROKFCCJV.

For more information, please see the Procedure for Preparation of Risk Assessment document.

2.13 SITE RULES AND EMERGENCY PROCEDURES

A copy of the site rules and emergency procedures are located within all site file as well as on the site notice boards. All site personnel, including sub-contractors and visitors shall be made aware of the site rules during their induction. ROKFCCJV has a zero-tolerance policy in terms of drugs and alcohol. Any individual being under the influence or taking alcohol or un-prescribed drugs shall be prevented from working on site. For more details reference should be made to the company policy, which is available within the site file.

Site rules

No work to commence until all Risk assessments attributed to your working activity have been read and understood

1. High visibility vests, overalls, protective footwear, eye protection and hard hats are to be worn at all times, other suitable PPE to be used where appropriate to the task as Safe System of Work (SSoW) dictates
2. Ear protection shall be worn when indicated by the blue and white sign or when noise levels are in excess of 85 dB (A), i.e. when operating a jackhammer or disc cutter plant, or as SSoW dictates. Noise levels over 80dBA should result in ear protection being made available
3. Respirators shall be worn where required or as SSoW dictates
4. All PPE/RPE shall be maintained to a suitable standard. Defective PPE/RPE shall not be permitted for use on site. If defective PPE, RPE Tools or Equipment is discovered, report it to your supervisor and ensure the equipment is withdrawn from service
5. Suitable light clothing shall be worn to protect the skin from burning during hot periods. No shorts to be worn on site
6. All site areas shall be kept free from litter and scraps of food
7. Spitting is not permitted, urinating on site is not permitted, unless in designated welfare facilities
8. Complaints from the public shall be dealt with in a courteous manner, and reported to the Site Supervisor
9. No unauthorised use of plant, when in use observes the on-site speed limit. Limit dictated by the site
10. Open edges are not permitted and must be protected using suitable means at all times
11. Alcohol / Drugs are not permitted on Site or to be consumed during work hours. No persons are to arrive at work under the influence of drugs or alcohol. Employees taking prescribed drugs are to inform the Site Supervisor if they may have an effect on his working ability
12. All accidents are to be reported to the Site Supervisor immediately and recorded as per accident reporting procedure
13. No mobile telephones, radios, personnel stereos or hands-free equipment are allowed to be used on site. (This is with the exception of Site Supervisors who are expected to use their mobile phones to execute their duties)

14. Only equipment 110 volt or less is allowed onto site without prior permission from site management
15. All exclusion/drop zones shall be adequately protected/fenced off with warning signs posted
16. No person under the age of 18 is allowed to work on site
17. Should any object or material be discovered which is suspected to be hazardous, works will cease within that area and the supervisor will be informed. A suitable method for continuation will be devised, prior to work continuation
18. Smoking shall only be permitted within the Site Supervisor defined smoking area.

Emergency accident & injury response plan

First aider role & responsibility:

Provide local medical assistance within the capacity of their experience and resources. Attend the scene, equipped with an emergency first aid box. Ensure the scene of the accident or incident is safe and if possible, provide local medical assistance within the capacity of their experience and resources. Serious injuries should always be reported to the emergency services for professional care and treatment.

First aid facilities:

First aid facilities are located in both the Site Office and Welfare cabin. For minor and major injuries, the Welfare cabin will act as a temporary rest room pending transfer to hospital or a recovery room.

If you witness an accident, incident or near miss:

Report all injuries, however minor, immediately to the Site First Aider and subsequently the Site Supervisor. Do not put yourself at risk or attempt to deal with a situation that you are not equipped or experienced to deal with.

Raise the alarm and seek help!

If you witness an accident or incident where fortunately nobody was hurt but there was the potential to cause death or injury, you must report the matter to the Site Supervisor.

Calling the Ambulance:

Anyone can call the Ambulance service immediately if the injuries warrant an emergency response.

When calling from the site office dial 999.

When calling from a mobile dial 999.

Give the operator your telephone number and ask for AMBULANCE

When you get put through, please state clearly and distinctly

THE NATURE OF THE ACCIDENT AND THE INJURIES, WHAT ACTION HAS BEEN TAKEN AND

THE LOCATION AS –

Emergency at Our Hospital Project, former Overdale Hospital Site, off Westmount Road

DO NOT HANG UP UNTIL THE AMBULANCE SERVICE HAS REPEATED THE ADDRESS TO YOU.

ACCIDENT NOTIFICATION & INVESTIGATION

All accidents or near miss incidents must be notified to main office using the emergency contact list displayed on the notice board. All accidents resulting in any injury however minor must be reported and investigated. Accident record forms are available from the Site Supervisor and should be completed at the time or the accident or as soon

as practically possible. Any dangerous occurrence, death or major injury must be reported to the Health & Safety Inspectorate (HSI) whose contact number is displayed on the emergency contact list on the notice board.

FIRE SAFETY & EMERGENCY RESPONSE PLAN

Fire safety manager:

John Codona

Fire safety manager role & responsibilities:

Induct all permanent and temporary workers onto site and ensure that they are aware of the fire risk assessment and emergency fire procedures. Communicate to all site visitors (predominantly drivers) the emergency fire procedures. Daily inspections of the whole site to ensure that fire escape routes are clear of obstructions. Carrying out fire precaution inspections daily to ensure that the documented control measures in the site-specific risk assessment are being adhered to. Undertake and document weekly inspections of all site signage and firefighting and emergency notification equipment to make sure that it is in good order. Know who is on-site at all times (including visiting drivers) and ensure that a roll call is taken at the emergency muster point in the event of an evacuation. Calling the Fire Brigade in the event of an emergency and co-ordinating with them during any attendance. Notify the main office using the emergency contact list displayed on the notice board.

Fire alarm:

Air Horns will be used to communicate the outbreak of a fire to the workforce and visitors.

Air Horns will be located in the Site Office, Welfare unit and in the cabs of all machines on-site.

If you discover a fire:

Immediately use an AIR HORN provided to raise the alarm or advise the Fire Safety Manager.

Attack the fire using a suitable fire extinguisher only if it is safe to do so.

Calling the Fire Brigade:

Anyone can call the fire brigade immediately. Always call the fire brigade immediately to every fire or suspicion of fire. Inform the Our Hospital Project (OHP) site team if the emergency services have been contacted.

When calling from the site office dial 999.

When calling from a mobile dial 999.

Give the operator your telephone number and ask for the FIRE BRIGADE.

When you get put through to the fire brigade and they ask where the site is please state clearly and distinctly

Fire at Our Hospital Project – former Overdale Hospital site, off Westmount Road

DO NOT HANG UP UNTIL THE FIRE BRIGADE HAVE REPEATED THE ADDRESS TO YOU.

IF YOU HEAR THE ALARM:

Stop what you are doing and move to the muster point as quickly and safely as possible.

If you are operating plant or machinery, turn it off.

DO NOT STOP TO COLLECT PERSONAL BELONGINGS

DO NOT RE-ENTER THE SITE UNTIL THE FIRE SAFETY MANAGER AUTHORISES YOU.

In the event of an emergency please contact the Project Manager:

Name:

Phone:

Local emergency services

Ambulance
Fire Brigade
Police

Statutory authorities

Water
Gas
Electric – Cable strike

3.0 ARRANGEMENTS FOR CONTROLLING SIGNIFICANT SITE RISKS

The specific hazards associated with the project are addressed in the residual risk assessments undertaken prior to the writing of detailed method statement specific to the project. Activity specific risk assessments shall be developed by the Project Manager, and where appropriate, subcontractors prior to the commencement of the works and shall be provided to the Client's representative for review and approval in a timely manner to enable works to commence. Copies of all documentation shall be held on site for review and reference. Risk assessments shall be undertaken throughout the works by the Site Supervisor as the stages of the work progress and interactions with other site activities change. Copies shall be held on file on site at all times and shall be reviewed regularly and updated as required. Specific method statements and risk assessments shall be produced and are required for all site activities. Reference may be made to site drawings and plans to enhance the method statement. Method statements are reviewed by the Contracts Manager or Safety Manager before work is allowed to begin on site.

3.1 Safety risks

Prior to work commencing on site, the project management team will carry out a full appraisal of each operation. Each of the potential hazards will be identified and documented risk assessments. Once identified detailed Method Statement's and associated assessments will be completed.

The significant residual risks/hazards, which can affect safety on this project, include:

- Interaction with active site operations
- Interaction with members of the public living in close proximity and using public roads and footpaths
- Interaction with workers and patients/visiting those hospital buildings that will remain in operation
- Access and egress
- Interaction with various stages of ROKFCCJV work
- Utilities (gas, electric, water, telecoms, etc)
- Failure/damage to electrical equipment including site electrical supplies
- Deconstruction and demolition, specifically the stability of the structure during demolition preparation
- Uncontrolled collapse of building/part of building
- Vibration
- Cuts from glass or glass falling from windows during removal
- Hot works

- Fire
- Plant and equipment use
- Storage of materials
- Storage and handling of fuel including Derv, petrol, and includes oils etc
- Vehicle movements including plant and pedestrian segregation
- Work at height – preventing falls
- Waste including hazardous waste
- Handling and disposal of glazing
- Nuisance pollutants including noise and dust including impact on the adjacent operational businesses
- HAVs
- Damage to the services
- Contact with drug paraphernalia including needlestick injuries
- Contact with aggressive or disheartened locals
- Crime
- Contact/interaction with neighbouring construction works
- Traffic movement, routes, damage associated with restricted width and height of bridge over road, congestion, interaction with local residents and other parties
- Exposure to asbestos fibres
- Contact with hazardous materials, including encountering tanks etc which may not have been cleaned. Hazardous materials include vehicle batteries and oil drums
- Clearance of debris following demolition
- Exposure to Leptospirosis, Legionella and biohazards
- Contact with aggressive nesting seabirds
- Inclement weather
- Excavations.

IMPORTANT NOTE – COVID-19 Preventing the Spread

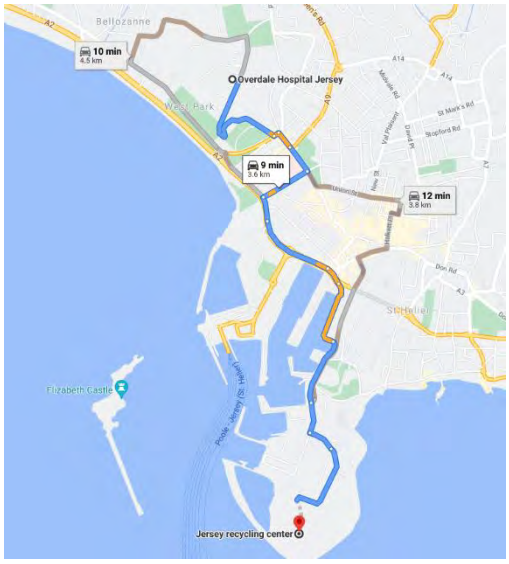
- The site supervisor is responsible at site level for enforcing these rules under the provision of Toolbox talks/briefings - all carried out whilst maintaining safe distance guidelines
- Each team member will be travelling to and from site alone
- Site access will be monitored to prevent unauthorised entry throughout. Gates are locked at all times when not in use by ROKFCCJV
- Cleaning - The team have plenty of cleaning products and have been refreshed on housekeeping and more vigorous measures via Toolbox talks. The team will ensure the tidying/cleaning of site/canteen/office, etc. is done on a rotational basis as to keep a safe distance from each other
- Site supervisor is responsible for pre-ordering items such as cleaning products, hand towels, etc
- Washing Facilities - The site will have ample cleaning products as mentioned, i.e. sanitiser/antibacterial soap/bleach, etc. which they will use within the welfare units/canteen, etc. One person permitted into each area at a time
- Breaks will be taken on a staggered basis whilst following the safe distancing guidelines provided. As mentioned, the operatives are aware they can have breaks in their vans if necessary
- Sanitisers are fixed on to heras fencing which can be found at site entrance and also in welfare units
- There will be daily briefings which will include checking each operative feels they are well enough to work and are not showing any of the symptoms of Coronavirus. If any member thinks they have any symptoms, then the current project team will be advised to go home and isolate with immediate effect
- The team will be replaced by our standby team and mobilised within 24 hours. If this needs to happen, we will ensure new site contact details are sent to all operatives

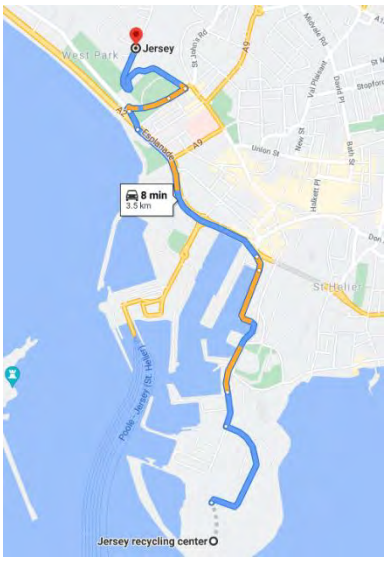
- Extra soap / towels, etc. are on order for delivery to the site so there is enough stock at all times
- PPE, i.e. vests and hard hats will be cleaned regularly
- A new pair of gloves will be used by operatives daily or more frequently if required
- Please refer Appendix 1 - Site-Operating-Procedures – COVID - 19.

3.2 DELIVERY AND REMOVAL OF MATERIALS INCLUDING WASTE

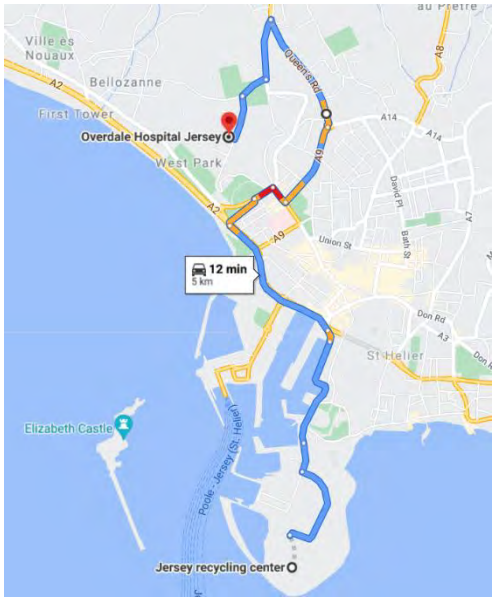
3.2.1 Delivery and removal

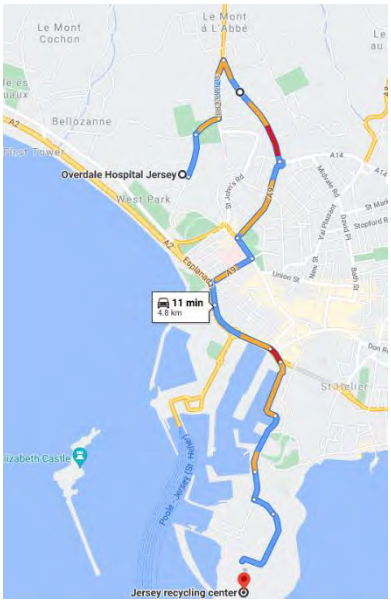
Traffic will access the site through the existing bell mouths that form the entry and exit to the existing Overdale site. A one-way system will be maintained through the site. Material will be generated, processed stored and loaded within the building footprint of each of the plots that have been identified for demolition. Due care shall be taken to ensure that the public highway is kept free of dust, debris and dirt etc. The traffic management plan will be displayed on the notice board of the site and will be amended accordingly in the event of changes. The traffic management plan shall take into consideration interaction with nearby activities including works on roads, the condition of the roads and the height restrictions, or any events which may have an impact upon road closures, usage or parking restrictions e.g. residents parking on the roadside. Account shall also be taken to reduce disruption caused by traffic movements at busy periods e.g. rush hour and the school run. Deliveries and removals of waste and other items shall be managed to prevent disruption. Material waste will be removed from site and taken to a waste recycling centre as shown.





During Phase 1 & 2 of the demolition of the existing Overdale Site, Westmouont Road will be utilised to transport waste to and from site. The above diagrams demonstrate the traffic routes to and from Overdale to the recycling centre and landfill at La Collette.





During Phase 3 of the demolition works of the existing Overdale site, Westmount Road will be closed and inaccessible with Queens road being utilised to transport waste to La Collette.

As an option to improve the processing of materials, a mobile crushing plant will be installed for the possible materials to be reused on site at the following points:

- At the back of the walls
- Filling of drainage works
- Subbase layer in accordance with CL-808.

This will prevent lorry traffic through the town centre, this will be done with the appropriate permits and safety conditions of dust and noise.

3.2.2 Removal of waste

Deliveries of materials to site and removal of materials from site are to be carried out in a safe manner. Safe procedures are to be adopted which will include the following rules:

1. All burnable and non-recyclable waste materials removed from the site will be disposed of at suitably licensed landfill sites or the incinerator at La Collette
2. All asbestos containing material will be securely transported and stored to the asbestos cells at La Collette
3. All other recyclable materials will be sent to the recycling centre at La Collette
4. A waste transfer/consignment ticket system will be maintained to record the designation and destination of each load of waste material from the works
5. All drivers (and their assistants) are to be equipped with and are to wear fluorescent jackets, steel toed footwear and hard hats whenever they are out of their vehicle on site
6. All vehicles are to be equipped with functioning reversing alarms and which shall be operational at all times whilst on site
7. All drivers are to report to the Site Supervisor on arriving at the works
8. No vehicle/lorry is to reverse without a banksman in attendance to give instructions to the driver
9. Drivers are to ensure that their wheels are cleaned before leaving site and travelling on the public highway
10. Drivers are to ensure that all loads are covered with netting before leaving site to prevent loss of material and in order to control the release of dust

11. Recognising that the site location is in a densely populated residential area, care shall be taken to ensure vehicle movements are dealt with diligently and are restricted in peak times; preschool opening and post school closing times, normal work commuting times etc
12. The quantities of waste arising shall be recorded as required under the Site Waste Management Plan.

3.2.3 Harm to the environment

Due care and attention will be taken in ensuring all measures are taken to prevent the spillage of hazardous substances into the environment. All substances stored on site (including those brought onto site by ROKFCCJV and those located on site as a result of the previous site occupation) will be bunded or contained as per COSHH Regulations. An emergency environmental plan shall be developed and made known to all site personnel and subcontractors and shall include the provision of a fully stocked spill kit including the required storage and disposal of used absorbent materials. All existing substances will be identified, and the necessary action taken to contain these during the demolition process. All vehicles will be maintained and inspected on a regular basis to ensure there are no leakages or emissions of non-standard materials into the environment. Any necessary repairs shall be undertaken in a controlled manner in a location so as to prevent contamination from entering the ground or watercourses. Dust suppression measures shall be used to minimise any impact of dust on the environment. The level of water used for dust suppression shall be controlled as to manage the dust whilst preventing silt run off into watercourses including drains and the adjacent stream.

ROKFCCJV shall identify and seal any drains as necessary to undertake the demolition so as to prevent contamination by rubble, waste, silt or other contamination. As appropriate, drains may be sealed or protected typically using sandbags.

Contaminated land is not known or suspected on site. However, during the removal of floor slabs and foundations it is a possibility that contaminated land and associated hazardous substances may be encountered. COSHH assessments shall be undertaken in the event of contamination being encountered and methods for managing contaminated material developed accordingly with the risk assessments. It can be expected that minimal direct handling of contaminated materials can be expected.

Should the contractor come across any findings of ecological interest, such as nesting birds during breeding season, ROKFCCJV will appoint a local Ecologist to undertake a watching brief if necessary to monitor the activity and determine the best course of action on how to progress.

For more information please refer to the Construction Environmental Management Plan.

3.3 METHOD OF DEMOLITION

In accordance with Company procedures, detailed Method Statements for all operations on site will be based on a comprehensive site survey. The site survey embraces all the various parameters, which affect the site and the surrounding environment. Specific variations may be introduced into the method of working, pending the findings of final site inspection by the project team. Reference should be made to the relevant Health & Safety documents, risk assessments and method statements for the various aspects of the works.

For further information please refer to the Demolition Procedure document. The purpose of this document is to outline the steps to be followed in relation to demolition works ensuring activities are performed in a safe manner, to ensure compliance with the applicable standards, codes of practice as stated. To identify possible risks/hazards and arrange the sequence of operations in a logical and sequential manner with necessary control measures and permits ensuring the safe execution of works.

3.4 NOTIFICATION TO AUTHORITIES

ROKFCCJV will ensure that all relevant Statutory Authorities have been notified of the project, this includes Ambulance service, Fire Brigade, States of Jersey Police and Jersey Airport. ROKFCCJV will also ensure that all other notices are in place prior to commencement of the works.

Prior to commencement of demolition and removal of hard standing, confirmation that all services have been isolated away from the working area or disconnected will be in place from all Statutory Authorities. Confirmation that all services have been disconnected will be in place from the Client, copies shall be sought prior to works commencing.

3.5 ACCOMMODATING SPECIALISED WORKS

N/A

3.5.1 Special requirements

N/A

3.5.2 Explosives

N/A

3.6 STABILITY OF EXISTING STRUCTURES

Existing structures will be identified as part of the method statement and all risks associated with their demolition will be accounted for in this procedure. No structures shall be left in place upon completion of the works.

3.7 PREVENTING FALLS

Falls are a major cause of accidents where work has to be carried out at heights during any activity. All personnel involved in the work, (including staff, supervisors and demolition operatives employed by ROKFCCJV) shall be adequately supervised and trained in all relevant aspects of safety before starting work on Site. All workplaces shall be kept and maintained safe. All workplaces shall also be provided with suitable and sufficient means of access and egress. Refer to task specific risk assessments and method statements.

3.8 FRAGILE MATERIALS

Fragile materials are likely to be encountered on site such as broken glass. These will be handled with care at all times. The handling of these materials will be risk assessed and a method statement will be written. This will ensure that they are handled with care at all stages of the project. All glass shall be removed from the building prior to demolition and shall be removed in a controlled manner, all windows and curtain wall glazing and other glass from the buildings prior to demolition. To minimise levels of noise transmittal, glazing removal from floors adjacent to drilling/pre-weakening locations shall be delayed until completion of these activities.

3.9 LIFTING OPERATIONS

All lifting operations will be carried out as per the Lifting Operations and Lifting Equipment Regulations (LOLER). All lifting equipment including chains etc shall be conformity tested and certificates for each item shall be made available on site for inspection. All lifting operations shall be undertaken upon the approval of the risk assessment; method statement and submission of a lifting plan and shall be undertaken by competent persons only.

3.10 HOT WORK/BURNING OPERATIONS

Where activities cannot be practically executed by cold cutting techniques, ROKFCCJV shall include for the operation of a robust hot work procedure for those activities. This shall include, but not be limited to; a documented hot work permit procedure, robust blanketing/spark containment, especially at height, cessation of hot work activities one hour before the end of the shift to allow damping down, firewatcher observation, provision

of Contractor's standby fireman and flushing/sealing/monitoring of adjacent drains, etc. Noise monitoring will be undertaken on typical operations to determine the level of noise operatives are exposed to. Any hot works shall be undertaken under a hot works permit system and shall require a 'fire watcher' to be present throughout. Propane and oxygen burning equipment will be used during the demolition process. All bottles will be secured at the end of each day and will be fitted with flash back arrestors. All hoses will be correctly coloured, taped and checked daily for holes. The operations involving a particular fire risk, such as hot works or gas cutting, shall be described by a method statement, which shall be approved by the ROKFCCJV.

The Project Manager to ensure its adequate safety measures are in place and implemented. Contaminated metals must not be hot worked without a suitable risk assessment, agreed with the Employer and Project Manager. Strictly limited and safe areas for hot work activities will be agreed with the Employer and Project Manager. Where residual chemicals may be present on steel to be burned, the Employer, the Project Manager and the Material Safety Data Sheet (MSDS) should be consulted and a risk assessment carried out, where appropriate. Hot Work permits and Fire Clearance Permits shall be issued, implemented and maintained for high-risk operations. Adequate fire-watching arrangements must be made.

Hot cutting of equipment 'blind', or in excess of 2m from open end of pipework, shall be prohibited.

3.11 EQUIPMENT AND PLANT

All plant used on site will have the relevant copies of weekly plant inspections and Certificates of 'Thorough Examination' in place. All static diesel plant such as generators and compressors shall have a drip tray installed at all times. Drip trays shall be monitored daily and remain free of rainwater. The foreseen plant that are expected to be used during this stage of the project are 30 tonne excavators with a long boom and 15/20 metre Mobile Elevated Working Platforms (MEWPs), neither of these types of machinery will cause lasting impact to the visual environment around the site. Should the requirement for a crane be necessary then ROKFCCJV will hire a mobile crane to do any temporary lifting, no static crane is foreseen during these works. All plant shall have a fire extinguisher located nearby. A list of the expected plant and machinery can be found in the ARUP Traffic Management Plan – Please refer to: Construction Traffic Management Plan – *OHP-TMP-RZ-XX-FM-Z-000006*.

Competent operators with previous experience of using the machinery will be the only personnel who will operate plant. Site personnel will be competent in the handling and operation of specific items of equipment. All suppliers of materials, plant and equipment shall be assessed as to their policy, past record and present ability to work safely and without risk to Health & Safety. Where MEWPs are to be used a safety harness will form part of the compulsory PPE for item of plant. A record of relevant PPE will be kept as specified by the HSI and in line with our company guidelines. Standard PPE shall be Hardhats, Hi-Vis vests, Steel toecap boots and safety glasses with gloves and ear protection as determined by risk assessment. Depending upon the presence of any other risks, additional PPE/RPE may be required as part of the control measures. Disciplinary action shall follow any failure to use any PPE issued by their employer.

3.12 POOR GROUND CONDITIONS

Poor ground conditions have not been identified. In the event of contamination being identified during the removal of the foundations the works shall pause whilst advice is sought from the Client and samples taken and a site-specific risk assessment and associated procedures for working with poor ground conditions will be developed. Please refer to ARUP's Ground Condition report for details on the existing ground conditions – *OHP-DDP-OV-BG-RP-Z-000001*.

3.13 TRAFFIC ROUTES AND PEDESTRIAN SEGREGATION

Access and egress to the site will be via Westmount Road. This is a public highway therefore due care is required to minimise any disruption to members of the public. Due to the area given over to ROKFCCJV it is not anticipated that any waiting vehicles will have an impact upon the local road system.

All plant and haulage movements are to include the safe passage of other vehicles and pedestrians and will be co-ordinated by on site supervision. A banksman will be utilised to aid plant movement. Vehicles will not be allowed to load, unload or wait on any of the roads out with the site area. Vehicles should park or turn on site or in a designated area as soon as they arrive. Control of visitors and personnel parking will be similarly maintained, with no parking permitted in adjacent streets. Pedestrians will only be able to move in a cordoned area on sites. Their walkways will be separated from vehicular movement by the use of a temporary or permanent barrier depending on the site condition. The exclusion of unauthorised personnel from the site will be achieved with the construction of suitable fencing around the perimeter of the site. The primary purpose of the fencing is to exclude access for unauthorised personnel and not to act as a 'structural barrier' resisting the weight of site debris.

The control of access and egress to and from the works will be maintained using designated security gates. The site will be secured throughout and at the end of each working day ensuring that trespassers do not enter the site exposing them to potentially hazardous areas of the project. The Site Supervisor will be responsible for the security of the site. The access and egress for haulage lorries removing debris from the site will also be via the agreed route. This route will be clearly marked and kept free from obstructions. The Site Supervisor as discussed in this section will control all access to the site. All authorised personnel or visitors will be inducted and will have to sign in and out of the site visitor's book. Recognising that the site location is in a densely populated residential area, care shall be taken to ensure vehicle movements are dealt with diligently and are restricted in peak times; pre-school opening and post school closing times, normal work commuting times etc. Due to its location extreme care and consideration will be made for traffic and pedestrians particular at peak times.

3.14 STORAGE OF MATERIALS

Materials will be stored in a suitable location within the site. A secure compound will be provided for burning equipment including gas bottles; diesel; fuel; oil and general site consumables. Spill trays and spill kits will be made available for use once the Site Supervisor has assessed the risk of spillage. All reasonable efforts and procedures will be put in place to minimise the risk of contaminations. All gas bottles will be secured at the end of each day and will be fitted with flash back arrestors. All hoses will be correctly coloured, taped and checked daily for holes. Whilst burning operations are in progress, charged fire hoses and portable firefighting equipment will be readily available.

Stockpiles of materials shall be managed to prevent the build-up of large unstable piles. Contaminated materials will be separated from uncontaminated materials. All hazardous waste shall be stored in segregated areas. Fuel, oils etc shall be stored in well-ventilated but secure and fireproof facilities, with adequate warnings and well-maintained firefighting equipment installed nearby. Distribution will be properly controlled and dispensed under an authorised issuing system. Tanks and other equipment containing these materials shall be placed on stable supports within concrete/masonry bunds, or other suitable containment, to contain any accidental spillage during bulk delivery supplies or dispensing on Site.

3.15 HIGH VOLTAGE AND ELECTRICITY

The building will be handed-over to ROKFCCJV with all electrical connections decommissioned. All portable electrical appliances shall be 110 volts between phases (63.5 volts above earth potential), unless authorised in writing. All reasonable precautions will be taken to ensure the safety of plant and operatives in this regard.

3.16 UTILITIES

A programme of termination and diversion of services in and around the works area/site area shall be carried out by the appropriate utility company during the decommissioning phase. ROKFCCJV shall note that live services continue to exist above and below ground in the surrounding areas, which feed local infrastructure. It is important that the Site Supervisor is fully aware of the type, size and location of all services within and around the individual demolition areas and liaises with the appropriate persons and departments when planning his method and sequence of work.

ROKFCCJV shall be responsible for liaising and confirming the status of services with the Employer. Written confirmation of service disconnections will be required from the Client or their appointed representative.

ROKFCCJV shall not interrupt or damage any of the Employer's or Public Utilities' infrastructure or systems and shall always assume that services are 'live', unless specifically advised otherwise, and has received appropriate supporting paperwork. ROKFCCJV shall note the proximity of all above and belowground live services, which are present on the site and ensure that these are not interrupted or damaged in any way. A limited number of service drawings exist, and are available for viewing at site, and show the approximate location of services on and in the vicinity of the site.

Requirements for dust suppression during demolition will be gained from a metered hydrant which will be licensed by the local water supplier (Jersey Water).

Any foul and surface water drains that are identified as disused within the site boundary will need to be permanently sealed within the site either by using a bung and/or concrete.

An on-site assessment will be made to ensure that no drain runs from neighbouring properties come within the site boundary.

3.17 EXCAVATING AND WORKING AROUND EXCAVATIONS

All work in the ground will be controlled by a permit to dig/permit to break ground. No work will commence until the permit has been issued by the Site Supervisor. All excavations will be segregated from plant and pedestrians using appropriate warning signs, stop-blocks, and fencing and during working hours a Banksmen will be in attendance.

Narrow trenching should be avoided for all work except investigations and in these circumstances the void should be back-filled as soon as practicably possible to avoid a trip or fall hazard. The side of excavations should be battered back to a safe gradient to avoid the sides collapsing and where determined by risk assessment, additional propping/piling should be considered. Operatives should never enter excavations until they have been inspected by a suitably qualified and competent person and in all instances where an excavation could be considered a confined space suitable emergency arrangement should be in place. The size and location of plant working adjacent to excavations should always be risk assessed and a safe system of work put in place to avoid surcharging the ground.

3.18 CONFINED SPACES

Confined Spaces include, but are not necessarily limited to, excavations, manholes, sewers, drains, tanks, vessels, tunnels, shafts, ducts, pipelines, boreholes, boilers, stacks and other such unventilated areas. Where applicable ROKFCCJV will provide details of safe system for entry into and exit from confined spaces. A competent person under supervision shall carry out the work. Any necessary training relating to the use of special equipment or personal protective equipment shall be carried out.

4.0 ARRANGEMENTS FOR CONTROLLING HEALTH RISKS

All health risks will be identified, assessed and managed by the Senior Management Team (SMT) before work commences. Method statements are drawn up for review and approval prior to the commencement of work. Risk assessments and method statements shall be periodically reviewed to ensure that they remain applicable and the levels of risk have been prevented or mitigated to as low a level as possible.

Any changes in the documentation shall be communicated to the operators or others who may be affected upon agreement with the Principal Contractor and Client. The following hazards were identified in the pre-construction information and will be assessed in terms of the level of risk and controls put into place to prevent/minimise them.

Activity	Location	Hazard	Stipulation
Demolition works	All site	• Structural instability and uncontrolled collapse • Overloading of floors • Progressive collapse of structures	• Method and sequence of work to be adequately considered • Appraisal by Chartered Structural Engineer • Means for prevention of falls shall be provided
Demolition activities	All site	• Falling through openings and falls from height • Falling debris and damage to adjacent properties • Noise, vibration and dust • Projecting reinforcement	• Provision of adequate protection and defined exclusion zones • Provision of appropriate access and PPE • Adequate suppression and containment measures • Cutting back and removal as required
Demolition activities	All site	• Ground collapse/ subsidence • Overturning of plant • Unplanned collapse • Injury to personnel	• Adequate assessment of ground conditions local to plant/vehicle movements • Adequate assessment made of underground work activities • Demarcation and co-ordination of above and below ground activities • Structural assessment
Demolition activities	All site	• Damage to live buildings • Injury to employer's personnel • Damage to adjacent services	• Suitable methods to be utilised • Adequate demolition buffer zones • Programming of work • Scaffold protection/fans • Vehicle movements strictly controlled • Identify and protect
Use of compressed air hydraulic and rotary percussive equipment	Various locations	• Noise, vibration and dust	• Adequate suppression and containment measures • Adequate health surveillance procedures and minimisation of exposure • Provision of adequate PPE

Activity	Location	Hazard	Stipulation
Site finishing	All site	• Noise and dust • Traffic movements	• Adequate suppression and containment measures • Adequate traffic management
Debris clearance	All site	• Noise and dust • Movements of vehicles • Debris outside of site boundary	• Adequate suppression and containment measures • Sheeting of vehicles • Adequate traffic management • Adequate vehicle and road cleaning facilities
Security	All site	• General site working, trespass, injury to public	• Adequate site fencing lighting and security at all times • Recording of all persons entering site • No entry to unauthorised persons • Provision of out of hours security
Driving and guiding specialised vehicles	All site	• Crush injury	• Speed limits, daily vehicle inspection • Driver awareness, lighting and hi-vis clothing
Loading containers and skips	All site	• Movement of plant vehicles • Manual handling • Hand and limb crush injury	• Adequate traffic management • Adequate assessment of work area ergonomics, mechanical aids • Adequate assessment made of work activities • Provision of adequate PPE
Inclement weather	Whole site	• High winds	• Specific risk assessment
Aggressive nesting sea birds	Whole site	• Bird attack	• Specific risk assessment specialist • PPE
Glass and wired glass panels/broken glass	Glazing to building elevations and internal partitions	• Falling and windblown glass	• All demolition works shall prevent any glass from falling • Controlled removal • Provision of appropriate PPE

Activity	Location	Hazard	Stipulation
Asbestos and asbestos containing materials	Common areas	• Inhalation of asbestos fibres	• Removal of asbestos shall prevent the production of airborne asbestos fibres • Asbestos removal by specialist contractor • Disposal of waste via controlled procedures
Lead paint	Painted metal surfaces	• Poisoning: exposure to lead contaminated fumes	• Minimal use of flame and hot cutting • Adequate PPE with decontamination, health surveillance and hygiene regime. • Specific method statement required for review and approval by the employer
Man-made Mineral Fibres (MMMF) and other insulation materials	Pipework, plant and suspended ceilings, brickwork cavities, cladding panels, flat roofs Heating systems	• Inhalation of fibres	• Adequate precautions to prevent release of airborne fibres
Plasterboard and other partitioning	Internal walls	• Contact with and inhalation of glass fibre strands and gypsum particles	• Adequate precautions to prevent release of airborne fibres • Adequate PPE • Adequate dust suppression equipment
Weil's disease – Leptospirosis	Stagnant Water	• Disease	• Adequate PPE with decontamination
Legionnaire's disease	AN6 cooling tower	• Disease	• Adequate PPE with decontamination
Oil and grease residues	Plant rooms and areas containing mechanical/equipment. Oils used in process	• Spillages, environmental contamination and fire	• Removal and disposal by specialist contractor • Adequate firefighting equipment
Fluorescent/sodium lighting tubes	Common areas and other locations	• Infection from chemical coated glass	• Careful removal and disposal of tubes • Adequate PPE
Smoke detectors	Various	• Exposure to ionising radiation source	• Removal and disposal by specialist contractor

Activity	Location	Hazard	Stipulation
Contaminated sanitary fittings	Toilets and washrooms	• Disease	• Removal and disposal by specialist contractor • Affected areas to be disinfected • Adequate PPE
Standby batteries	Plant rooms Emergency lighting systems	• Explosion or fire • Harmful on contact with skin	• Removal and disposal by specialist contractor • Adequate PPE
Drains, sewers and water courses	Various locations across demolition area	• Contamination and blocking	• No contamination or demolition debris shall be allowed to enter the drains or water courses
Main utility supplies	Various locations	• Damage and contact with live services	• Appropriate isolations to be carried out • Live services to be clearly marked • Adequate protection to be installed
Rodent and pigeon excrement and carcasses	All locations	• Disease	• All infestation to be removed by specialist • Contractor and the areas disinfected
PCB's – Polychlorinated Biphenyls	Transformer oils, capacitors within fluorescent light fittings	• Exposure to harmful chemicals	• Careful removal and disposal by specialist contractor
Decaying foodstuffs and contaminates utensils	Mess rooms	• Disease	• Removal an disposal by specialist contractor • Adequate PPE
Water residues, central heating rust inhibitor	Central heating, radiator systems	• Chemical residues	• Adequate testing of residues • Adequate PPE • Appropriate method of disposal
Refrigerant fluids	Various building air con system	• Inhalation of gas, asphyxiation	• Removal and disposal by specialist contractor • Adequate PPE
Stored mechanical energy	Gearboxes, drives, goods lifts	• Mechanical impact	• Release of stored energy in controlled manner prior to demolition
WEEE directive equipment	Various buildings	• Mixed waste contamination	• Appropriate disposal by Dem-Master Demolition Ltd.
Contaminated sharps	All units	• Puncture wounds • Contamination/infection	• Provision of sharps box • Operatives' awareness • Suitable PPE

4.2 MANUAL HANDLING

Manual handling will be risk assessed at this stage of the procedure, avoiding the need as a priority, where this cannot be achieved, the risk will be assessed and minimised. Good manual handling techniques such as sharing or reducing the load will be employed where mechanical techniques cannot be employed. Reference should be made to site-specific risk assessments detailing manual handling activities, which shall include soft stripping operations.

4.3 HAZARDOUS SUBSTANCES

All materials that are deemed hazardous will have a COSHH assessment associated with them which will detail the risks of each material, first aid action and fire precautions and shall also include our proposals for controlling their use/contact, storage and disposal. Where possible, the introduction and use of hazardous substances shall be eliminated or substituted for less hazardous materials.

Reference should also be made to Sections 1.4.4, 3.2.3, and 4.6 of this document for hazardous materials expected to be present on site currently.

4.3.3 Bulk contaminations

No bulk contaminations are considered present in the building.

4.3.4 Compressed air and other pressurised services

All such systems shall comply with all the legal requirements. Static air compressors, static air receivers and static distribution mains shall be in suitable and approved locations. Static and hired pressure systems shall not be used unless the relevant and current 'Certificate of Test and Thorough Examination' accompanies it. All hired equipment shall be marked with the name of ROKFCCJV whom it is on hire. All pressure systems shall be provided with the statutory required safety devices, such as relief valves, reducing valves and pressure gauges.

All pneumatic and percussive equipment shall be designed to minimise the transmission of vibration to the operative and shall be properly and regularly maintained. Use of such equipment shall be regulated to minimise operative exposure times.

4.3.5 Confined spaces

Reference should be made to Section 3.18.

4.3.6 Contractor electrical equipment/supplies, Site electrical supplies

All supplies and equipment, including hand tools, shall be installed and maintained by competent workmen under the supervision of a competent person. Written records of maintenance and inspection of all supplies and equipment shall be recorded and available for inspection on demand. All portable electrical appliances shall be 110 volts between phases (63.5 volts above earth potential), unless authorised in writing. ROKFCCJV shall assume no electrical services will be available; hence facilities need to be self-contained/sufficient in this respect.

4.3.7 Demolition vehicles and mobile plant

ROKFCCJV shall conduct inspections of all equipment on Site to ensure that such equipment is properly maintained, safe and meets the manufacturers' and statutory requirements. These records of such inspections shall be available for review by the Client.

4.3.8 Diesel Engine Road Vehicle (DERV), gas oil, petrol and other fuels, oils, etc

ROKFCCJV shall confirm details of his proposal for the safe storage, dispensing and use of any such materials. These materials shall be stored in well-ventilated but secure and fireproof facilities, with adequate warnings and well-maintained firefighting equipment installed nearby. Distribution will be properly controlled and dispensed by a store man under an authorised issuing system. Tanks and other equipment containing these materials shall be placed on stable supports within concrete/masonry bunds, or other suitable containment, to contain any accidental spillage during bulk delivery supplies or dispensing on Site.

4.3.9 Effluent

ROKFCCJV assumes no services such as effluent and drainage will be available, hence facilities need to be self-contained/sufficient in this respect. It is not possible to connect the Site sanitary accommodation into the existing Site effluent system; therefore, a modern chemical closet and hygienic means of disposal has been provided by Dem-Master Demolition Ltd. On completion of the Contract, all the provisions shall be severed and removed, and any temporary connections made good.

4.3.10 Services

ROKFCCJV understand that there are live gas and water services.

4.4 REDUCING DUST, ODOUR, NOISE AND VIBRATION

The production of dust from the works will be minimised as far as is possible, where dust is generated it will be damped down using the following typical methods:

An assessment of the weather conditions will be made and should damping down not be sufficient due to high winds or other abnormal conditions certain processes may have to be suspended until such weather conditions improve.

All operations generating noise will be minimised, with breaks at regular intervals and working restricted between the hours of 0800h to 1800h Monday to Friday. No operatives will work in the hours of darkness, unless sufficient temporary lighting has been provided. Silenced machines and muffled equipment will be used wherever possible and shall be located and orientated in a manner to minimise the impact upon sensitive receptors. This is expected to involve relocating the crusher within the site, during the course of the crushing operations. An HAV risk assessment will be undertaken before work with vibrating equipment begins, based upon the manufacturers data supplied with the equipment. As appropriate to the level of risk, the time an operative is exposed to the vibration shall be minimised through sharing of workload and breaks in use of the tools. This risk assessment is located in the site file.

Noise will be minimised by the use of modern, silenced plant, Noise monitoring equipment to be utilised in sensitive areas as required and operatives, contractors and visitors are to wear hearing protection in any hearing protection zones that have been established (these will be identified by the relevant signage). Please refer to the Noise and Vibration Impact Assessment Report: *OHP-ARP-MZ-XX-RP-Z-001002*. Should the unlikely event occur where the construction activity on site exceeds the noise level limit for a duration of time then these works will be stopped. Should any complaints be received regarding noise levels then ROKFCCJV will review the data from the on-site noise monitoring instruments during the period the complaint was raised and ascertain whether the levels were exceeded. If levels have been exceeded, ROKFCCJV will endeavour to control the noise levels or limit the amount of time they are exceeded. Prior notification to residents of noisy works will also be issued to inform.

Dust will be minimised by the use of water spray (as required) All reasonable measures will be taken during construction works to prevent dirt being deposited on the site access road and the main road. Such measures will include, but are not limited to:

- Good housekeeping on site and on the roads with sweepers
- Effective traffic management.

Odour will be suppressed in a similar method to dust with the use of a misting system to dampen down any odours that may arise during the bulk excavation.

Control of vibration will be helped with the use of the most modern low vibration plant available in the industry for the task to reduce the level of noise emissions from machinery as far as reasonably practicable.

For more information please refer to the Construction Environmental Management Plan.

4.5 EXPOSURE TO UV RADIATION

All operatives (and visitors and sub-contractors) are banned from wearing shorts on sites as stated in the site rules. All operatives must wear short-sleeved shirts as a minimum. It is recommended that on hot days operatives should wear sunscreen and stay in the shade to work wherever possible. All operatives (and visitors and sub-contractors) shall wear their hardhats whenever they are working on site.

4.6 CONTROL OF SUBSTANCES HAZARDOUS TO HEALTH (COSHH)

All operatives (and visitors and sub-contractors) will be made aware during their inductions of any known substance used or encountered on site that might be hazardous to their health. All fuel, oils and lubricants brought on site will be suitably contained and clearly marked. COSHH assessments will be completed for each of the materials purchased for site use. All personnel handling such products shall wear suitable PPE and be briefed by the Site Supervisor on the appropriate COSHH information sheets in advance. Hazardous materials may be present in service ducts and refuse stores, which may include broken glass, hypodermic needles, petrol, oil, old car batteries and other commercial and domestic debris. If any of the above hazardous items are found, works in these areas shall cease until such time that the hazards have been identified and appropriate procedures instigated to complete their removal and disposal.

4.7 EXPOSURE TO LEAD

The fumes during hot work will be hazardous and as such the exposure of operatives undertaking cutting work must be risk assessed and controlled. All operatives on-site will be advised of the hazard lead represents and that they must maintain good standards of personal hygiene at all times and it must be communicated to them why washing hands and keeping welfare clean is so important to stop the ingestion of lead. Operatives cutting steel with lead paint on it will be required to wear additional PPE, as determined by onsite risk assessment (including RPE where appropriate) and to undertake medical surveillance at 3 monthly intervals.

All work will be undertaken in accordance with the Control of Lead at Work Regulations 2002.

The levels of lead contamination on paint and the time exposure in respect of hot works is anticipated to be low and as such personal air monitoring is not considered necessary on this project.

4.8 PPE/RPE

PPE protects the body from some of the dangers of demolition work, but it is no substitute for eliminating the risk and shall be regarded as a last resort. Safety helmets, eye protection, gloves, hearing protection, respiratory protective equipment, safety footwear and protective clothing are examples of PPE. As appropriate, PPE shall be inspected and recorded at the prescribed frequency. ROKFCCJV shall ensure the provision and use of suitable and sufficient PPE appropriate to the work being carried out and persons trained in its use. Minimum level of PPE on this project is as follows; Helmet, Eye Protection, Gloves, Overalls/Coat, Safety Footwear (mid sole and toe protection) and high visibility jacket. PPE shall be kept in clean and dry conditions in suitable lockers. Additional PPE/RPE shall be worn as additional control measures to further minimise the risks depending upon the tasks and may include flame retardant overalls.

For further information, please refer to H, S & W's Personal Protective Equipment Procedure document.

4.9 STORAGE TANKS AND PRESSURE SYSTEMS

ROKFCCJV shall, before commencing any demolition or removal of storage tanks, pipes and fittings and in any case before demolition, determine their previous use, purge all contents and ensure that all risks of fire, explosion and toxicity have been obviated. Unless otherwise advised, all plant, equipment and the like, remaining within the buildings at commencement of the Works, shall become the property of ROKFCCJV. ROKFCCJV do not anticipate carrying out any confined space entries on process equipment such as tanks/vessels, though some may be required during preliminary investigations. ROKFCCJV shall include for appropriate procedures and training associated with the issuing of confined space entries.

4.10 TEMPORARY WORKS

ROKFCCJV shall submit to the Engineer, for his consent, full details of any temporary works that the Contractor considers necessary for the correct and safe execution of the Contract, including all relevant calculations. ROKFCCJV shall be entirely responsible for the design and sufficiency of such temporary works, and for the safety of existing buildings and structures. Any external access to the buildings required for the raising or lowering of plant or materials shall be to the approval of the Engineer.

For further information, please refer to the Procedure for Temporary Works document.

5.0 WORK/PERMIT CONTROL

The following methods of control will be put in place in order to control work areas:

- All operatives and visitors must report to the site office and sign in and out
- (General) Permit to work
- (Asbestos removal) Permit to work
- (Demolition) Permit to work
- (Lifting) Permit to work
- (Confined spaces) Permit to work
- (Hot works) Permit to work.

ROKFCCJV intends to utilise a tablet-based software, Viewpoint for Field View, for the operatives on site to track and synchronise all permits referred to above. Viewpoint For Field View is a cloud based and off-line mobile forms solution that captures daily logs, punch/snags, safety observations and inspections. With Field View, one can choose from a menu of pre-configured forms and/or create forms without a need for IT or system administrator support. By giving field users an easy-to-use

mobile application to capture their field observations from anywhere on the job site — even locations without an internet connection — they're able to resolve issues more quickly, improve workflows, reduce risk and deliver higher quality projects.

6.0 HEALTH & SAFETY FILE

Further information required for the production of a Health & Safety File will be gathered and recorded on site on a daily basis by the Site Supervisor. The Site Supervisor will liaise with the Project Manager and Principal Contractor for the demolition Works on the nature of the information to be stored. Specific items likely to be required on this site will be records of the following.

- A description of the works
- Details of all consultants and designers
- Copies of consents and approvals obtained
- As built drawings recording details and positions of capped services
- Names, addresses, telephone and fax numbers of all sub-contractors, suppliers and manufacturers
- Emergency numbers for utility providers
- Local H&S enforcing authority
- Details of any foundations and other obstructions left in the ground
- Waste Consignment Notes/Waste Management Plan
- Photographic Records.

Upon completion it will be required for inclusion in the Health & Safety File.

APPENDIX 1 – COVID 19 – SITE OPERATING PROCEDURE

Coronavirus – Covid-19 - Site operating procedures – Protecting your workforce

Introduction

Construction sites operating during the Coronavirus Covid-19 pandemic need to ensure they are protecting their workforce and minimising the risk of spread of infection. This guidance is intended to introduce consistent measures on sites of all sizes in line with the Government's recommendations on social distancing. These are exceptional circumstances and the industry must comply with the latest Government advice on Coronavirus at all times. The Health & Safety requirements of any construction activity must also not be compromised at this time. If an activity cannot be undertaken safely due to a lack of suitably qualified personnel being available or social distancing being implemented, it should not take place. We are aware that emergency services are also under great pressure and may not be in a position to respond as quickly as usual. Sites should remind the workforce at every opportunity of the Site Operating Procedures which are aimed at protecting them, their colleagues and their families.

If a site is not consistently implementing the measures set out below, it may be required to shut down.

Other work will include:

- Close contact work permits. There will be a form for the workers to fill in when they are forced to work without maintaining a safe distance. In this way, an exhaustive control of these operations is maintained and is easy to locate the labour and work zone in the event of a positive Covid case
- Covid compliance officer. ROKFCCJV will have a designated employee with the function of maintaining Covid-related records on workers and maintaining COVID safety conditions.

In this way, the management of positive cases will be greatly expedited.

Self-Isolation

Anyone who meets one of the following criteria should not come to site:

- Has a high temperature or a new persistent cough - follow the guidance on self-isolation
- Is a vulnerable person (by virtue of their age, underlying health condition, clinical condition or are pregnant)
- Is living with someone in self-isolation or a vulnerable person.

Procedure if someone falls ill

If a worker develops a high temperature or a persistent cough while at work, they should:

- Return home immediately
- Avoid touching anything
- Cough or sneeze into a tissue and put it in a bin, or if they do not have tissues, cough and sneeze into the crook of their elbow.

They must then follow the guidance on self-isolation and not return to work until their period of self-isolation has been completed.

Travel to Site

Wherever possible workers should travel to site alone using their own transport and sites need to consider:

- Parking arrangements for additional cars and bicycles
- Other means of transport to avoid public transport e.g. cycling
- Providing hand cleaning facilities at entrances and exits. This should be soap and water wherever possible or hand sanitiser if water is not available
- How someone taken ill would get home
- Site Access Points
- Stop all non-essential visitors
- Introduce staggered start and finish times to reduce congestion and contact at all times
- Monitor site access points to enable social distancing – the number of access points may need to be changed, either increase to reduce congestion or decrease to enable monitoring
- Remove or disable entry systems that require skin contact e.g. fingerprint scanners
- Require all workers to wash or clean their hands before entering or leaving the site
- Allow plenty of space (two metres) between people waiting to enter site
- Regularly clean common contact surfaces in reception, office, access control and delivery areas e.g. scanners, turnstiles, screens, telephone handsets, desks, particularly during peak flow times
- Reduce the number of people in attendance at site inductions and consider holding them outdoors wherever possible
- Drivers should remain in their vehicles if the load will allow it and must wash or clean their hands before unloading goods and materials.

Hand washing

- Provide additional hand washing facilities to the usual welfare facilities if a large spread-out site or significant numbers of personnel on site
- Ensure soap and fresh water is readily available and kept topped up at all times
- Provide hand sanitiser where hand washing facilities are unavailable
- Regularly clean the hand washing facilities and check soap and sanitiser levels
- Provide suitable and sufficient rubbish bins for hand towels with regular removal and disposal
- Sites will need extra supplies of soap, hand sanitiser and paper towels and these should be securely stored.

Toilet facilities

- Restrict the number of people using toilet facilities at any one time e.g. use a welfare attendant
- Wash hands before and after using the facilities
- Enhance the cleaning regimes for toilet facilities particularly door handles, locks and the toilet flush
- Portable toilets should be avoided wherever possible, but where in use these should be cleaned and emptied more frequently
- Provide suitable and sufficient rubbish bins for hand towels with regular removal and disposal.

Canteens and eating arrangements

- Dedicated eating areas should be identified on site to reduce food waste and contamination
- Break times should be staggered to reduce congestion and contact at all times
- Hand cleaning facilities or hand sanitiser should be available at the entrance of any room where people eat and should be used by workers when entering and leaving the area
- Workers should sit two metres apart from each other whilst eating and avoid all contact
- Payments should be taken by contactless card wherever possible
- Drinking water should be provided with enhanced cleaning measures of the tap mechanism introduced
- Tables should be cleaned between each use
- All rubbish should be put straight in the bin and not left for someone else to clear up
- All areas used for eating must be thoroughly cleaned at the end of each break and shift, including chairs, door handles, vending machines and payment devices.

Changing facilities, showers and drying rooms

- Introduce staggered start and finish times to reduce congestion and contact at all times
- Introduce enhanced cleaning of all facilities throughout the day and at the end of each day
- Consider increasing the number or size of facilities available on site if possible
- Based on the size of each facility, determine how many people can use it at any one time to maintain a distance of two metres
- Provide suitable and sufficient rubbish bins in these areas with regular removal and disposal.

Avoiding close working

There will be situations where it is not possible or safe for workers to distance themselves from each other by two metres.

General principles

- Non-essential physical work that requires close contact between workers should not be carried out
- Work requiring skin to skin contact should not be carried out
- Plan all other work to minimise contact between workers
- Re-usable PPE should be thoroughly cleaned after use and not shared between workers
- Single use PPE should be disposed of so that it cannot be reused
- Increase ventilation in enclosed spaces
- Regularly clean the inside of vehicle cabs and between use by different operators.

Site meetings

- Only absolutely necessary meeting participants should attend
- Attendees should be two metres apart from each other
- Rooms should be well ventilated/windows opened to allow fresh air circulation
- Consider holding meetings in open areas where possible.

Cleaning

Enhanced cleaning procedures should be in place across the site, particularly in communal areas and at touch points including:

- Taps and washing facilities
- Toilet flush and seats
- Door handles and push plates
- Handrails on staircases and corridors
- Lift and hoist controls
- Machinery and equipment controls
- Food preparation and eating surfaces
- Telephone equipment
- Keyboards, photocopiers and other office equipment
- Rubbish collection and storage points should be increased and emptied regularly throughout and at the end of each day.

Appendix 7 – Island Plan and Bridging Island Plan Planning Policy List

Relevant Policies of the Revised 2011 Island Plan

- SP 1 - Spatial strategy
- SP 2 - Efficient use of resources
- SP 3 - Sequential approach to development
- SP 4 - Protecting the natural and historic environment
- SP 5 - Economic growth and diversification
- SP 6 - Reducing dependence on the car
- SP 7 - Better by design
- GD 1 - General development considerations
- GD 3 - Density of development
- GD 4 - Planning obligations
- GD 5 - Skyline, views and vistas
- GD 6 - Contaminated land
- GD 7 - Design quality
- GD 8 - Percentage for art
- NE 1 - Conservation and enhancement of biological diversity
- NE 2 - Species protection
- NE 3 - Wildlife corridors
- NE 4 - Trees, woodland and boundary features
- NE 7 - Green Zone
- HE 1 - Protecting Listed buildings and places
- HE 5 - Preservation of archaeological resources
- BE 3 - Green Backdrop Zone
- BE 5 - Tall buildings
- BE 9 - Street furniture and materials
- BE 10 - Roofscape
- E 1 - Protection of employment land
- ERE 1 - Safeguarding agricultural land

- H 11 - Loss of housing units
- SCO 2 - Healthcare facilities
- SCO 3 - Community facilities
- SCO 4 - Protection of open space
- SCO 5 - Provision and enhancement of open space
- TT 1 - Protection of the Island's footpath and cycle network
- TT 2 - Footpath provision and enhancement and walking routes
- TT 3 - Cycle routes
- TT 4 - Cycle parking
- TT 5 - Road safety
- TT 7 - Better public transport
- TT 8 - Access to public transport
- TT 9 - Travel plans
- TT 14 - Highway improvements
- NR 1 - Protection of water resources
- NR 2 - Water capacity and conservation
- NR 3 - Air quality
- NR 7 - Renewable energy in new developments
- MR 2 - Secondary and recycled materials / alternative aggregates production
- WM 1 - Waste minimisation and new development
- LWM 1 - Liquid waste minimisation and new development
- LWM 2 - Foul sewerage facilities
- LWM 3 - Surface water drainage facilities

Relevant Polices of the Draft Bridging Island Plan (2021)

- SP 1 - Responding to climate change
- SP 2 - Spatial strategy
- SP 3 - Placemaking
- SP 4 - Protecting and promoting island identity
- SP 5 - Protecting and improving the natural environment

- SP 6 - Sustainable Island economy
- SP 7 - Planning for community needs
- PL 1 - Development in Town
- PL 2 - Les Quennevais
- PL 5 - Countryside, coast and marine environment
- GD 1 - Managing the health and wellbeing impact of new development
- GD 2 - Community participation in large-scale development proposals
- GD 3 - Planning obligation agreements
- GD 4 - Enabling or linked development
- GD 5 - Demolition and replacement of buildings
- GD 6 - Design quality
- GD 7 - Tall buildings
- GD 8 - Green backdrop zone
- GD 9 - Skyline, views and vistas
- GD 10 - Percent for art
- NE 1 - Protection and improvement of biodiversity and geodiversity
- NE 2 - Green infrastructure and networks
- NE 3 - Landscape and seascape character
- HE 1 - Protecting listed buildings and places, and their settings
- HE 5 - Conservation of archaeological heritage
- ERE 1 - Protection of agricultural land
- ME 1 - 20% reduction in target energy rate for large-scale developments
- ME 3 - BREEAM rating for new larger scale non-residential buildings
- ME 4 - Air quality and increased emissions
- CI 2 - Healthcare facilities
- CI 3 - Our Hospital and associated sites and infrastructure
- CI 4 - Community facilities and community support infrastructure
- CI 5 - Sports, leisure and cultural facilities
- CI 6 - Provision and enhancement of open space
- CI 7 - Protected open space

- CI 8 - Space for children and play
- TT 1 - Integrated safe and inclusive travel
- TT 2 - Active travel
- TT 3 - Bus service improvement
- TT 4 - Provision of off-street parking
- WER 1 - Waste minimisation
- WER 2 - Managing flood risk
- WER 6 - Surface water drainage
- WER 7 - Foul sewerage
- UI 1 - Strategic infrastructure delivery
- UI 3 - Supply and use of water