



JERSEY FUTURE HOSPITAL

ENVIRONMENTAL IMPACT
STATEMENT

VOLUME I: MAIN REPORT

Gleeds Management Services Ltd
1400 Bristol Parkway North, Newbrick Road, Bristol
BS34 8YU

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APPENDIX NUMBER

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Framework Construction Environmental Management Plan (CEMP)

Abbreviations

AADT	Annual Average Daily Traffic
ACM	Asbestos Containing Materials
ACMs	Asbestos-containing materials
ACoP	Asbestos Approved Code of Practice
A&E	Accident and Emergency
AAP	Area of Archaeological Potential
AS	Archaeological Sites
BCT	Bat Conservation Trust
bgl	below ground level
BPM	Best Practicable Means
CABE	Commission for Architectural and Built Environment
CBD	Convention on Biodiversity
CD&E	Construction, Demolition and Excavation
CEMP	Construction Environmental Management Plan
CIEEM	Chartered Institute of Ecology and Environmental Management
CifA	Chartered Institute for Archaeologists
CRTN	Calculation of Road Traffic Noise
CSM	Conceptual Site Model
DBA	Desk Based Assessment
DfI	Department for Infrastructure
DMRB	Design Manual for Roads and Bridges
EA	Environment Agency
EfW	Energy from Waste Facility
EclA	Ecological Impact Assessment
ED	Emergency Department



EHO	Environmental Health Officer
EIS	Environmental Impact Statement
EH	English Heritage
ES	Enabling Scheme
FRA	Flood Risk Assessment
FTE	Full Time Equivalent
GDP	Gross Domestic Product
GI	Ground Investigation
GVA	Gross Value Added
HER	Historic Environment Record
HGV	Heavy Goods Vehicle
IAQM	Institute of Air Quality Management
IEA	Institute of Environmental Assessment
IEM	Institute of Environmental Management
IEMA	Institute of Environmental Assessment and Management
JAC	Jersey Architectural Commission
JAQS	Jersey Air Quality Strategy
JBC	Jersey Biodiversity Centre
JFH	Jersey Future Hospital (Proposed Development)
JGH	Jersey General Hospital
JSh	Jersey Shale Formation
l/s	Litres per second
LAQM.TG	Local Air Quality Management Technical Guidance
LOAEL	Lowest Observed Adverse Effect Level

MEA	Multi-lateral Environmental Agreements
MW	Mega Watts
MSCP	Multi Storey Car Park
NO ₂	Nitrogen Dioxide
NPPF	National Planning Policy Framework
NRMM	Non Road Mobile Machinery
O ₃	Ozone
PM	Particulate Matter
PPG	Pollution Prevention Guidance
PPG-N	Planning Practice Guidance on noise
PPV	Peak Particle Velocity
SBS	Standing Building Survey
SPG	Supplementary Planning Guidance
SOAEL	Significant Observed Adverse Effect Level
SoJ	States of Jersey
SuDS	Sustainable Drainage Systems
TA	Transport Assessment
TP	Travel Plan
TVIA	Townscape and Visual Impact Assessment
UXO	Unexploded Ordnance
WFD	Water Framework Directive
WHO	World Health Organisation
WRAP	Waste and Resources Action Programme

1 INTRODUCTION

- 1.1 This Environmental Impact Statement (EIS) has been prepared to support the outline planning application submitted by the Department for Infrastructure (DfI) for the proposed Jersey Future Hospital.

Description of proposed development

- 1.2 The outline planning application proposes the demolition of Stafford Hotel, Revere Hotel, 36-40 and 44 Kensington Place including Sutherland Court, and parts of the General Hospital including: Peter Crill House, Gwyneth Huelin Wing, link block, engineering block and chimney, 1960s and 1980s blocks on the Parade, temporary theatre block and Westaway Court. The proposed development includes the phased construction of new hospital buildings at the General Hospital site and at Westaway Court, refurbishment of the Granite Block for continued non-clinical hospital use, improvements and construction of one half-deck of parking to Patriotic Street Car Park, and all associated landscaping and public realm, highways and access, plant and infrastructure works.
- 1.3 For the purpose of the EIS, the proposed application is referred to as 'Jersey Future Hospital' (JFH).
- 1.4 This EIS assesses the environmental effects of the development in accordance with the proposed development parameters and details submitted. The planning application is submitted under Article 13 of the Planning and Building (Jersey) Law 2002 (the Law, 2002) and is defined under the Planning and Building (Environmental Impact) Order 2006 (the Order, 2006).
- 1.5 For the purposes of the planning application, fixed matters include means of access. Reserved matters, i.e. those that are to be determined in subsequent detailed applications include scale and mass; siting; landscaping; appearance and materials.
- 1.6 The decision-making authority for the planning application is likely to be Jersey's Minister for the Environment if the application follows the same path for determination as the previously refused application for the project PP/2017/0990.

Site location and context

- 1.7 The proposed development site (redline boundary) for the planning application is shown in Figure 1.1 (shown below and also in EIS Volume III). The site is located in St Helier, Jersey and lies towards the north-western edge of the town centre, approximately 300m from the coast, which lies to the west. Sited within the St Helier Ring Road, JFH is

located at approximately 49°11'15.24"N, 2°06'43.72"W¹, covering an area of approximately 3.75 hectares. The application site occupies a dense urban setting with Parade Gardens offering some open public space to the east.

1.8 The application site comprises two main components:

- The Main Hospital Site, which includes parts of the existing Jersey General Hospital (JGH) site, a number of properties to be acquired on Kensington Place, Patriotic Street Car Park and surrounding areas of public highway where changes are proposed to facilitate the proposed development.
- Westaway Court, an existing block of hospital related use built in 1976 providing clinical staff residential accommodation (which is to be reprovided elsewhere as part of the redevelopment project). It is situated to the north east of the existing hospital between Elizabeth Place, Savile Street and Parade Gardens.

1.9 Main access routes around the main building application site include the Parade to the north east, Gloucester Street to the south, Newgate Street and Patriotic Place running parallel to each other on the western side with Patriotic Street perpendicular to Newgate Street. Kensington Place bounds the northern edge of the site. Main access routes around the Westaway application site include Elizabeth Place on the west and Saville Street on the east.

1.10 Existing buildings within the application boundary include the following:

- JGH buildings which include:
 - Gwyneth Huelin Wing;
 - Peter Crill House;
 - 1980s Block;
 - 1960's Block;
 - Lab Block;
 - Engineering Block;
 - Link Block.
- Stafford Hotel;
- Revere Hotel (including Doran's Bistro);
- 33-40 Kensington Place (including Surtherland Court);
- 44 Kensington Place;

¹ Google Earth 2016

- Granite Block and Entrance Lodge;
- Patriotic Street multi-storey car park;
- Temporary Theatre Block; and
- Westaway Court

1.11 In order to redevelop the site for the proposed JFH, all of these buildings, with the exception of the multi-storey car park and the Granite Block and Entrance Lodge, would be demolished.

1.12 The proposed site is urban in character with very limited vegetation cover. Within the JGH grounds there are small outside courtyards which contain low levels of planting and are of low value in terms of both biodiversity and landscaping. Within the Westaway site, there are a few mature trees.

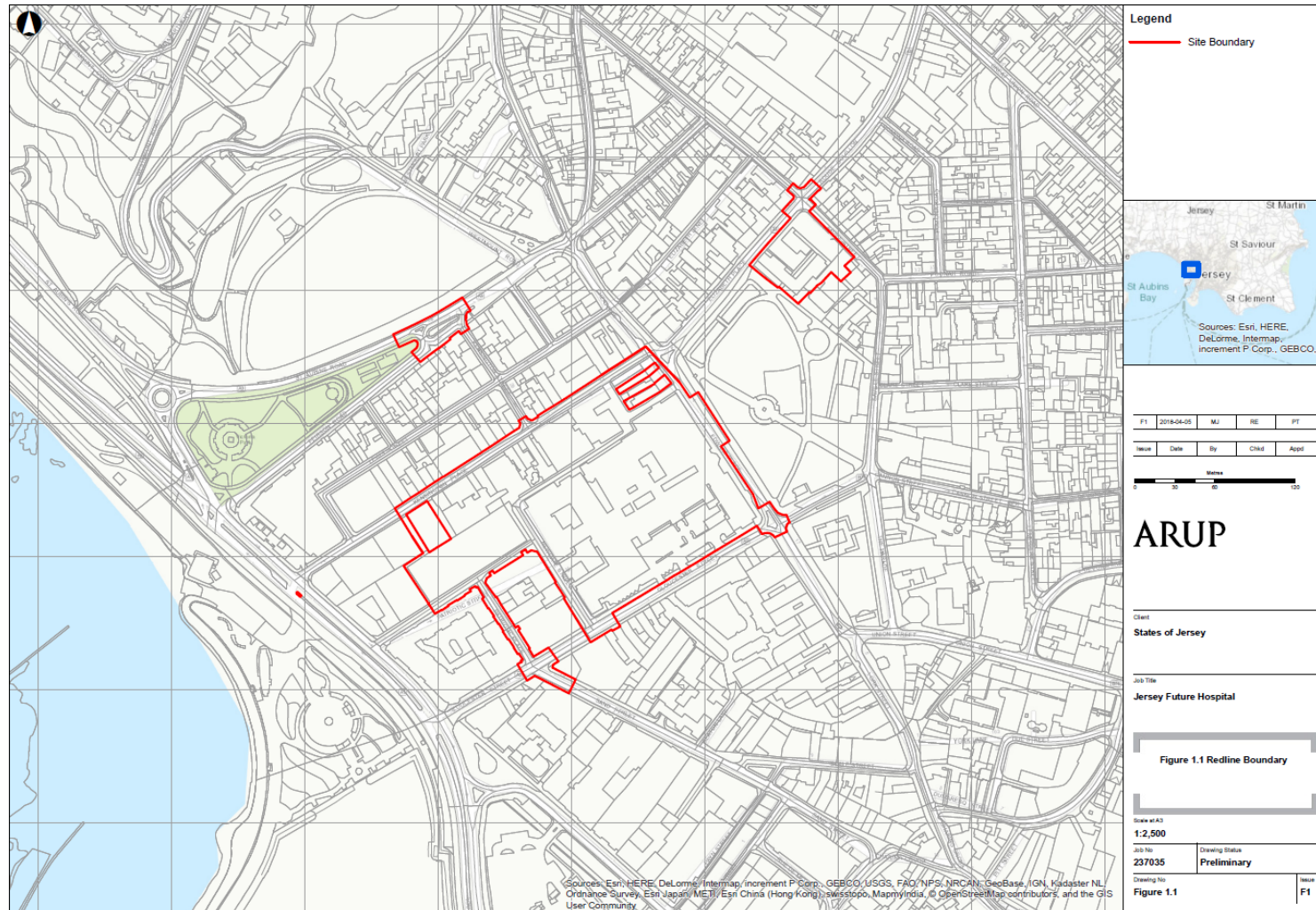
The Surrounding Area

1.13 The area surrounding the main building application site is densely urban with immediately adjacent buildings including residential and commercial properties along the northern side of Kensington Place, residential buildings above commercial properties along the southern side of Gloucester Street, residential, commercial properties and the hospital dental department along the western side of Newgate Street, and residential apartments along the southern side of Patriotic Street.

1.14 The area surrounding the Westaway application site also densely urban, predominantly surrounded by residential properties to the east and west. Helvetia School lies to the west on the opposite side of Elizabeth Place and there are a few commercial properties amongst the residential buildings.

1.15 Parade Gardens is a formal Grade 1 Listed garden owned by the Parish of St Helier and lies between the main building and Westaway application sites. It is open 24 hours a day and has a number of raised wall flower beds along with the Don Monument from 1885.

Figure 1.1: Proposed development site



Site selection

1.16 The proposals for the proposed JFH have evolved over a number of years following an initial site selection exercise and consultation. A general programme for the evolution of the project includes that set out in Table 1.1. Further information can be found in the Planning Statement, submitted as part of the planning application.

Table 1.1: Site Section Process

2011	Health and Social Services, KPMG, 2011 - concludes that the current hospital is not fit for purpose as a result of deterioration of the building condition, rising maintenance costs and the incompatibility of the building with modern standards
2012	States Report and Proposition P.82/2012 "Health and Social Services – A New Way Forward" – identifies a requirement to have an acute general hospital, which is fit for purpose, capable of sustaining the acute care provision requirements for the population and compliments the integrated care strategy being developed for Jersey
2012	States Report R.125/2012 "Hospital Pre-Feasibility Spatial Assessment Project: Interim Report" - Sets out the progress in developing proposals for a new hospital, which provides context to consideration of the wider transformation of health-care services. This report describes the process that was followed in investigating a range of options for the development of a new acute general hospital, designed to achieve the objectives established in P.82/2012. It identifies the options for development.
2013	Hospital Pre-Feasibility Spatial Assessment Project – Jersey General Hospital Strategic Outline Case 2013 – Assessed the strategic, economic, commercial, financial and management case for a new hospital and set out a long list of site options (41 options included).
2013	Jersey General Hospital: Refined Concept Addendum to the Strategic Outline Case 2013 – Identified preferred site options for consideration, explaining the benefits and risks associated with each option and assessed the costs associated with the implementation of the preferred option.
2014/15	Further site validation works carried out. A range of assessments undertaken on site options to establish outline feasibility. Included user and stakeholder input, public engagement and third party validation and evaluation.
2016	Preferred site option identified as the proposed Future Hospital Project Site (as defined in this EIS) and approved by States of Jersey in December 2016; P110/2016.
2017	A planning application (P/2017/0990) was made for JFH at this location.
2017	Outline Business Case for the hospital and funding mechanism approved (P107/2017)
2018	Application PP/2017/0990 was rejected for three reasons – harmful impact on the character of the town, harmful impact on heritage assets, harmful impact on residential amenity. Chapter 4 provides detail of how these matters are addressed in this application. Whilst the initial proposals were rejected, the site itself was identified as suitable. The Planning Inspector of the Public Inquiry confirmed within his report that ' <i>...in broad spatial terms, the application proposal would be in a sustainable and accessible location. This accords with the Island Plan's spatial strategy (Policy SP 1), its sequential approach to site selection (Policy SP 3) and Policy SCO 2, which directs healthcare developments to the grounds of existing healthcare facilities and / or the built-up area.</i> ' ² .

² Philip Staddon, Report to the Minister for the Environment, 2 January 2018

Environmental Impact Assessment Process

1.17 This EIS updates the EIS that was submitted in support of the outline planning application for the Future Jersey Hospital in July 2017 (Application reference P/2017/0990). Where necessary, the assessments have been updated to reflect new information, the changes to the building design and layout, in addition to the inclusion of the Westaway site in this revised application. Consultation was carried out with SoJ and statutory consultees in order to identify any changes to the assessment that would be needed. This is tracked in Appendix A-1.

Environmental Impact Statement Structure

1.18 The EIS contains the environmental information that is required by the Planning and Building (Environmental Impact) Order 2006. It also follows the requirements of the EU EIA Directive 2014/52/EU (the EIA Directive) and comprises a number of elements:

- **Non-technical summary (NTS)** – a NTS summarises, in non-technical language, the findings of the EIA. The NTS is provided independently and also included within the main EIS (Volume I);
- **Environmental Impact Statement (Volume I): Main report** – Volume I of the EIS (this volume) which includes the topic assessments (chapters 5-16);
- **Environmental Impact Statement (Volume II): Appendices** – Volume II includes the technical reports that accompany the EIS technical assessments;
- **Environmental Impact Statement (Volume III): Figures** – Volume III includes all the figures referenced within this EIS. However, figures relating to the description of development are integrated into the main text for ease of reference.

Application documents

1.19 The EIS is being submitted for determination as part of the outline planning application. Table 1.2 lists other documents submitted in support of the application:

Table 1.2: Documents submitted with the planning application

Application documents
Planning Statement
Drawings for approval
Design and Access Statement
Design Principles
Environmental Impact Statement
The Case for the Future Hospital
Transport Assessment and Travel Plan
3D Model

Application documents

Daylight and Sunlight Assessment

Health Impact Assessment

BREEAM International 2016 Bespoke (Healthcare)

Framework Crime Impact Statement

Statement of Community Consultation