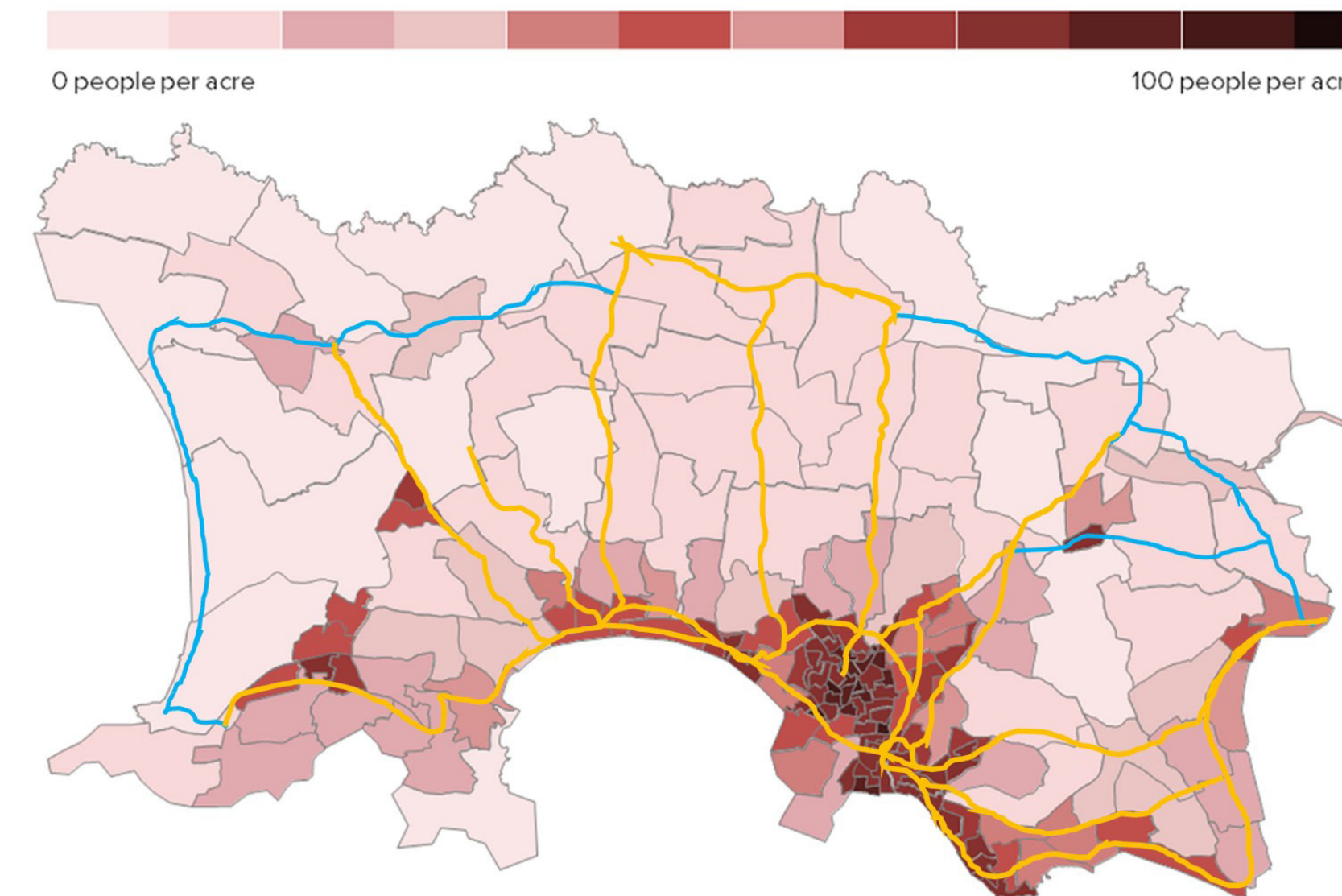


BENEFITS OF THIS LOCATION

- The hospital has always been a landmark in the centre of town and it provides a key function and a focus of activity.
- Central St Helier is a sustainable, accessible location – everyone who needs to get to hospital – all its staff and patients – can get to St Helier.
- The road network and bus routes converge on St Helier.
- People live and work in and around town.
- Many staff live in St Helier and walk to work.
- People who work in town can walk to attend appointments or visit friends/relatives – around one third of people who attend the hospital walk to it.
- It has room to expand in future if necessary.
- The required utilities – electricity, water, gas, drains – already exist.
- There is an existing car park.

Population density in Jersey by Parish in 2011



Source: States of Jersey Statistics Unit

DISADVANTAGES OF ALTERNATIVE SITES

St Saviour's Hospital

- Road junctions between the site and the centre of St Helier and site access would require expensive upgrades.
- A large car park would be required.
- With the listed buildings in place, the site is too small. Any application to demolish the buildings would have to prove that the hospital couldn't be built elsewhere – so it would fail, because a new hospital can be built at the current site.

Warwick Farm

- Road junctions and site access would require expensive upgrades.
- Few people would be able to walk there.
- The character of the area would be significantly altered by the buildings required, which would be extremely large, and the huge increase in activity.

Overdale

- A large car park would be required.
- Road junctions and site access would require expensive upgrades.
- There would be no space for future expansion.

Waterfront

- The scale of the development would impact on Elizabeth Castle, Fort Regent and other heritage sites.
- There wouldn't be space for on-site parking, so the Patriotic Street car park would still provide the majority of hospital parking, even though it would be a long walk away.
- The site can be better used for commercial development, which is more in keeping with the current Waterfront and will also generate public funds.

How different sites compare against Island Plan policies

Planning Policies	Overdale Hospital	Waterfront	Warwick Farm	St Saviour's Hospital	Revised Proposal
Concentrate development in St Helier	No	Yes	No	No	Yes
Respects the natural and historic environment including listed buildings	No	No	No	No	Yes
Reduces the use of the car	No	Yes	No	No	Yes
Limits impact on neighbours and highways	No	No	No	No	Yes
Respects skylines views and vistas - the townscape	No	No	No	No	Yes
Protects the Green Zone	n/a	n/a	No	n/a	n/a
Delivers St Helier Waterfront	n/a	No	n/a	n/a	n/a
Tall buildings	No	tbc	No	No	Yes

BENEFITS OF THIS LOCATION

SITE SELECTION PROCESS

The site selection process began in 2012. It followed a UK Government methodology known as HM Treasury Green Book Guidance.

41 potential sites were tested against 5 criteria:

- Size
- Site access
- Topology - e.g. massing context
- Restrictions - e.g. covenants
- Other issues that impact availability

13 sites passed site screening and were longlisted

The best performing longlisted sites were then shortlisted

These sites were scored and ranked for risks and benefits

The current site was acceptable to the majority of States Members. It was a 'special place' as a hospital and, within reason, a 'special case' could be made for its approval.

