

DATE	TIME	VENUE
10 September 2024	6:30pm-7:30pm	Government of Jersey Studio

MHSS	TB
NHFP Programme Director	JH
NHFP Programme Governance Lead	PGL
NHFP Programme Healthcare Lead	PHL
NHFP Programme Delivery Lead	PDL
NHFP Programme Engagement Lead	PEL
ARUP – Engineering Lead	EL
LDA – Landscape and Ecology	LE
Arup – Transport Lead	TL
Llewelyn Davies – Healthcare Architect(s)	HA(s)

A discussion took place following a presentation of the planning application and Budget Supporting Information.

Questions & Answers	Actions
<p>A resident asked about accessible car parking at the Acute Hospital. HA(s) confirmed that this was close to the building on the southern side for emergencies and Islanders with accessibility requirements.</p> <p>Another resident queried the maximum height of the building. HA(s) addressed this later in the presentation stating the comparison between OHP and the Acute Hospital as follows OHP, LG is 56.83m datum, the tallest point is 89.76m datum and the building 'Height' = 32.90m. The NHF LG is now 57.49m datum, the tallest point is 87.02m datum and the building 'Height' = 29.53m. The proposed Acute Hospital is 2.74m lower by datum and 3.4m lower in height (than OHP) from lowest floor. While the Acute Hospital would be a significant building, the size and volume was reduced overall compared to the previous scheme.</p> <p>HA(s) also confirmed that the visual impact of the building is significantly reduced. Depending on the specific location of the measurement, certain areas of the building are 4-5 metres lower than permitted under the OHP scheme. This is due to the stepped design and the distances set off from the property line. He confirmed that privacy studies have been conducted to assess potential overlooking issues, and a landscape design would be implemented to obscure views where necessary.</p> <p>A resident asked whether the images would be available to view online (due to small size for viewing in the room). HA(s) advised that most would be available once the Planning Application was live on the GoJ Planning Portal. The Planning Application is now live - https://bit.ly/3YdX86V</p>	

A resident questioned the location of the priority give-way section of road. TL confirmed that this section was adjacent to Hillcrest and Castle View properties on Westmount Road.

Another resident queried parking that would be retained outside Pet's Paradise. TL confirmed parking would be retained and Randalls had been agreeable when the team has met with them to discuss the plans. There would be loss of the service bay but it had been agreed with businesses that use of an adjacent service bay was practicable.

A few residents inquired about the square indicated on the plan at People's Park. TL confirmed that it was a buried attenuation tank to manage rainwater as part of the drainage strategy.

JH further confirmed that due to changes in the road design, rainwater will need to drain differently. As a result, it was anticipated that additional drainage and the attenuation system would be required to manage the water flow effectively and prevent flooding in the area. The new tank is adjacent to an existing buried attenuation tank.

A resident raised concerns about vehicles being able to turn left onto St. Aubin's Road, which can block traffic and impede ambulance access. They suggested that widening the road into People's Park would allow for three lanes of traffic on St. Aubin's Road, potentially reducing congestion. TL acknowledged the resident's comments, however the suggested widening would remove or displace parking and require tree removal since this was explored in the previously permitted scheme. The measures proposed in the Planning Application are to mitigate the specific impacts related to the anticipated traffic for the Acute Hospital, noting that the program is not designed to address all of the traffic issues in St Helier. They are therefore proportionate.

JH confirmed that there have been ongoing discussions with Infrastructure and Environment (I&E) and Parish of St Helier (POSH), with documentation of these discussions included in the Transport Assessment within the Planning Application. Further, the priority signals would have a 'hurry button' similar to those at the bottom of Gloucester Street, where ambulances can press a button for priority access, illustrating efforts to avoid exacerbating the existing traffic challenges whilst considering overall spend on highway infrastructure since the priority of NHF is for healthcare buildings

A resident queried whether there would be a solid boundary (for example a fence) on the southern side of the Acute Hospital, or whether it would be open. LE has confirmed there will be a fence along the southern boundary as well as planting.

A resident queried if there was a green workplace travel plan for the staff. JH and TL confirmed that there would be a travel plan as part of any condition of the Planning permission. A framework plan is provided in the Planning Application and will be similar to other developments like the Enid Quenault Health and Wellbeing Centre.

The same resident asked whether the staff be obliged to pay for parking. It is highly likely that a parking strategy will again be a Planning condition and would consider issues such as charging for parking for staff and visitors. Otherwise, a park and stride would develop and there may not be enough parking for priority users.

A resident inquired about how well the Acute Hospital is prepared for potential population growth. JH confirmed that two modelling scenarios have been developed up to 2036, incorporating the latest demographic data from the Statistics Unit and the Economy team regarding net migration as well as the aging population with increasingly complex healthcare needs. This information has been used to forecast the number of beds needed at the Acute Overdale facility, which is expected to have approximately 60 more beds than the current Jersey General Hospital (JGH). The number of additional beds vary depending on the number of beds open at JGH.

The same resident queried if there was room on the site for expansion. JH clarified that while there is a plan for increased beds in the other sites, there would be opportunities at the Acute site for expansion – for example, to the east of the site. Currently this is not in contemplation and would not be for many years.

Another resident asked whether the IT facilities would be interconnected. JH referred to the digital strategy for each facility, explaining how they could communicate with one another and effectively utilise digital technologies, including virtual clinics.

An attendee at the Forum concluded on a positive note, stating that the proposals are ideal for Westmount and exactly what is needed for the site. They emphasised that it provides a great opportunity at Kensington Place to repurpose buildings for social housing, benefiting the community beyond just healthcare.