

Monday 14 January 2019

## New hospital planning decision

The Minister for the Environment has refused the planning application ([PP/2018/0507](#)) for a new hospital for Jersey.

On the 10<sup>th</sup> December, independent planning inspector Philip Staddon submitted his report and recommendations on the new hospital plans to the Minister, Deputy John Young. These were based on a week-long public inquiry held in September last year.

In his report on the public inquiry, the inspector recommended that unless the Minister considered that there is a public interest benefit that provides sufficient justification for making a decision which is inconsistent with the Island Plan, planning permission should be refused.

The Minister accepts that there is a well-evidenced and undisputed need for a new hospital, which is in the Island's interest. However, for this application, the Minister was unable to conclude that there existed an overriding public interest benefit which provides sufficient justification for making a decision which is inconsistent with the Island Plan. The Minister agreed with the conclusions of the Inspector and refused the planning application as per the Inspector's recommended reasons for refusal. The three broad areas for refusal are:

- **Design, townscape and visual impacts**

The proposal would result in a building that would be too large for this restricted site.

- **Residential amenity**

The development would lead to unreasonable harm to the residential amenities and living conditions of neighbouring residential properties.

- **Heritage**

The proposed main hospital development would not preserve or enhance the settings of numerous heritage assets.

Following receipt of the independent planning Inspector's report, Deputy John Young carefully considered the application, the Inquiry documents, and reviewed the proposal against Jersey's legal and planning framework.

The Minister noted that planning department officers considered that the need for a new hospital, combined with the many other Planning benefits of the development, would be sufficient to outweigh the negative planning impacts of the proposal and lead to a decision to approve the Outline application. However, the Minister was clear that the Inspector had stated that this balance must be a political one.

Deputy John Young said: “This has been a very challenging decision and I have reluctantly refused this application. However, as concluded by the Inspector, I believe this application site is not quite large enough to comfortably accommodate the proposed scheme. A different application may overcome these issues.”

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### **Notes to Editors**

1. For further information, please contact [pressoffice@gov.ie](mailto:pressoffice@gov.ie) or 440430.