

# **Revised hospital plans at Overdale**

---

For consideration by the Parish Assembly  
on Wednesday 2 October 2024 at 7pm

---

## **PARISH OF ST HELIER**

**P.05/2024**



## **PROPOSITION**

Following a presentation from the Health Minister and his New Healthcare Facilities Team concerning the plans for the new hospital at the Overdale site and consequential changes to the surrounding areas of St Helier:

**PARISHIONERS are asked to take into consideration and if deemed advisable:**

To agree they have received sufficient details from the New Healthcare Facilities Team to remove the restrictions imposed by a Requête received on 1 February 2021, which was agreed at a Parish Assembly held on 10 February 2021.

---

## **REPORT**

On the 1 February 2021 parishioners submitted a Requête and, at the subsequent Parish Assembly on 10 February 2021, it was agreed:

1. the Parish should not allow any further interference with the land or any part of it by the Ministers responsible for the new Hospital Project or by their agents, contractors or advisors unless and until the Parish has confirmed at a further Parish Assembly that it has received the details it requires concerning the matters referred to Recital D [below] and is satisfied with the merits of creating an access in accordance with the details provided.
2. that in the meantime the Parish is required to take, or join others in taking, whether by legal proceedings or otherwise, such action as may be necessary or desirable to resist any attempt by the Public to acquire the land pending the evaluation by the Parish of the details referred to in item 1. above.

### Recital D

At no time has the Parish Assembly been given either the opportunity to consider sufficient detail what the acquisition will involve in the way of vehicular, amenity, cultural or community impact, or the opportunity to give its approval either to said acquisition itself or the possible financial or other terms (if any) on which it might take place.

Much has changed since these provisions were put in place. It is now over 3½ years since the original proposition to acquire land at Overdale was approved by the States Assembly and two years since the Compulsory Purchase Notices were put on hold. In the intervening two years new healthcare plans have been developed and approved by the States Assembly, including a new model for delivering healthcare resulting in a smaller development at Overdale and no requirement for a 'superhighway'.

Equally there has been considerable engagement and consultation by the New Healthcare Facility Team, including, in particular, parishioners in the Westmount Road area.

The New Healthcare Facilities Team plans were warmly received by the Parish's Roads Committee at a recent presentation held in the Town Hall on Wednesday 18 September 2024, noting that the Roads Committee would review the proposed plans in detail as part of the normal planning process.

The Parish Assembly has been called in order that the Health Minister and the New Healthcare Facility Team can formally present their revised plans and answer any subsequent questions from parishioners.

The Parish Assembly will then be asked to consider if the New Healthcare Facilities Team have provided sufficient information to remove the restrictions imposed by the Requête.

## Appendix 1: **Background**

In November 2020, the States Assembly debated 'Our Hospital: Site Selection: Overdale' (P.123/2020) and approved Overdale as the preferred site for the new hospital.

In October 2021, the States Assembly debated 'Our hospital project: acquisition of land at Overdale' (P.80/2021) and decided on funding arrangements for the new hospital. This enabled the Government to acquire relevant land through negotiation with landowners, and allocated funding for the compulsory purchase of land where agreement could not be reached through negotiation. This proposition was successfully amended by Constable Crowcroft, and introduced a condition that the final stage of compulsory purchase (taking possession of the land) could not be executed until after the successful determination of the relevant Planning Application.

In February 2021, following the presentation of a Requête, the Parish Assembly approved two propositions:

1. that the Parish should not allow any further interference with the Land or any part of it by the Ministers responsible for the new hospital project or by their agents, contracts or advisors unless and until such time as the Parish has confirmed at a further Parish Assembly that it has received the details it requires concerning the matters referred to in Recital D above and is satisfied with the merits of creating an access in accordance with the details provided.
2. that in the meantime the Parish is required to take, or join others in taking, whether by legal proceedings or otherwise, such action as may be necessary or desirable to resist any attempt by the Public to acquire the Land pending the evaluation by the Parish of the details referred to.

In June 2021, at the request of the 'Our Hospital team' a Parish Assembly was held to receive a presentation and consider whether the requirements of Rectal D of the Requête had been met. The Assembly concluded that insufficient information had been provided and decided that the requirements had not been met.

In October 2021, the Government submitted a Planning Application (P/2021/1398) in respect of demolition and site clearance of Overdale Hospital.

In November 2021, the Government submitted a full Planning Application (P/2021/1670) in respect of the hospital and access road.

In December 2021, the Parish Assembly met to discuss the proposal for the Government to acquire parish land in support of the new hospital project (Parish of St Helier P.06/2021) and rejected the £6.5m offer from the States. The Our Hospital team then proceeded down the compulsory purchase route, reaching the final stage

and it was decided to put on hold the final Compulsory Purchase notices (which would trigger the transfer of the land) until after the forthcoming elections in June 2022.

Following a change in Government, the hospital plans were again put under review.

In November 2022, the findings of the Our Hospital Review (R.154/2022), led by the Minister for Infrastructure found that plans for a single site hospital at Overdale were no longer affordable within the funding agreed by the States Assembly.

In July 2023, the Minister of Infrastructure presented to the States, the New Healthcare Facilities Summary Strategic Outline Case (R.111/2023), with Option B being preferred, including an Acute (inpatient) facility at Overdale and an Ambulatory (Outpatient) facility at Kensington Place.

Deputy Binet, initially as Infrastructure Minister and, more latterly, as Health Minister, has provided verbal assurances to the Constable that the compulsory purchase of Parish land would not be progressed.

Appendix 2: **Requête**

**IN THE PARISH OF ST HEUER**

**IN THE MATTER OF THE LOI (1804) AU SUJET DES ASSEMBLEES PAROISSIALES (AS AMENDED)**

**And in the Matter of an Access Route in connection with the new Overdale Hospital Project**

**TO THE CONNETABLE, PRESIDENT OF THE PARISH ASSEMBLY OF ST HELIER**

**REQUETE**

**WHEREAS:**

- A. On 17 November 2020 and after a short debate the States Assembly voted by 34 votes to 7 (the Connetable of St Helier abstaining) to approve the acquisition by compulsory purchase, if necessary, of Parish land and property (among other private properties) identified in the drawing in red colouring on the plan annexed hereto ("the Land").
- B. The Land comprises roadway parking facilities, numerous trees, sizeable but as yet imprecisely defined parts of the People's Park, the century-old Westmount bowling green with its clubhouse, carpark, gardens and workshops, the historic rocky outcrop on Gallows Hill, and associated verges, amenities, and appurtenances.
- C. The Ministers responsible for the new Overdale Hospital Project claim that the Land is part of what is required by them to create a suitable access from the Esplanade and elsewhere to the proposed new hospital.
- D. At no time has the Parish Assembly been given either the opportunity to consider sufficient detail of what the acquisition will involve in the way of vehicular, amenity, cultural or community impact or the opportunity to give its approval either to said acquisition itself or the possible financial or other terms (if any) on which it might take place.

- E. Despite persistent requests by Parishioners for precise and sufficient detail the Ministers responsible for the Overdale Project have consistently and without justification failed or refused to provide the detail upon which the Parish might evaluate the proposed acquisition and make an informed decision.
- F. Having learned what information can be deduced from such material as has come into the public domain, very many Parishioners are of the view that the proposed access route to the new hospital, and the works associated therewith, will cause disproportionate and irreparable damage to what is one of the few distinctive and important parts of the island's capital, and should be rigorously opposed.
- G. In the process of selecting Overdale as the only site for approval by the States Assembly the Ministers concerned have purposely but unjustifiably, and contrary to due process, discounted one or more alternative sites equally or more suitable for the new hospital than Overdale, with minimal adverse impact on the community and surroundings.

**WHEREFORE:**

**The undersigned Parishioners require the Connetable as President of the Parish Assembly, within the space of 'une quinzaine de jours' as prescribed by Article 9 of the above Law (as amended), to convene a Parish Assembly in order that his Parishioners may debate and vote upon the following:**

1. That the Parish should not allow any further interference with the Land or any part of it by the Ministers responsible for the new hospital project or by their agents, contractors or advisers unless and until such time as the Parish has confirmed at a further Parish Assembly that it has received the details it requires concerning the matters referred to in Recital D above and is satisfied with the merits of creating an access in accordance with the details provided.
2. That in the meantime the Parish is required to take, or join others in taking, whether by legal proceedings or otherwise, such action as may be necessary or desirable to resist any attempt by the Public to acquire the Land pending the evaluation by the Parish of the details referred to in item 1 above.

**Dated this 29<sup>th</sup> day of January 2021, and signed by the following in the following schedules:**

**Requete signed by the following schedules (29th day of January 2021)**

Olaf Blakeley	Penelope Kathryn Pilnick
Niamh Fountaine	Irene Icardi
John Gallagher	Neville Andrew Benbow
Paul James Embery	Norman De La Haye
Soraya Zadel	Frank Dearie
David Cartwright	Stephen Pilnick
Valerie Cartwright	
Gillian Ann Blanchet	
Alan Robert Mason	
Susan Janetta Le Ruez	
Stephan J Beddoe	
Robert Weston	
Mark R Taylor	
Rosemary De La Haye	
Nick Marvin	
John Patterson	
Tobias Cook	
Francis Le Poidevin	
Christine M Lloyd	
Roy Moulin	
Rosemary Hamon	
Louisa Blanchet	
Lorna Phillips	
Katherine Louise Benbow	
Annette Vickers -Roberts	
Tamara Vanmeggelen	
Luc Pajot	
Clive Broadhead	