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# Stakeholder Info Pack

## Site Option Review

March 2019



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*This information pack has been produced to share summary information from analysis which has been used in determining the potential options for the acute reconfiguration of West Hertfordshire Hospital Trust (WHHT) estate. The options appraisal is to support the refresh of the acute reconfiguration Strategic Outline Case during 2018/19.*

*The analysis summarised in this pack is based on data and assumptions provided by WHHT, the 5 local authorities, and professional advisors. Publicly available data was also gathered from the extant Local Plans, and those currently under development. This data and assumptions were gathered during or before December 2018, and analysis has been conducted over the period from December 2018 through to February 2019.*

*The analysis included in this document does not indicate a preferred option or pre-suppose the outcome of the current shortlisting process. No decisions have yet been made regarding any preferred solution(s).*



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# OVERVIEW

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# 1. INTRODUCTION

WHHT and HVCCG developed a business case to develop local hospital estate in 2017, following extensive engagement with stakeholders and the public as part of the *Your Care, Your Future* programme

Since submission of this business case, NHS Improvement and NHS England have confirmed their recognition of the need to change but reiterated severe limitations on capital funds and strong competition for funds from many hospitals

On this basis, we are reconsidering options for the future of hospital services to:

- incorporate latest projections for health service demand
- evaluate options with lower investment costs
- include Hemel Hempstead Hospital as a location for future services
- assess the option of a new planned care centre in the north of our area



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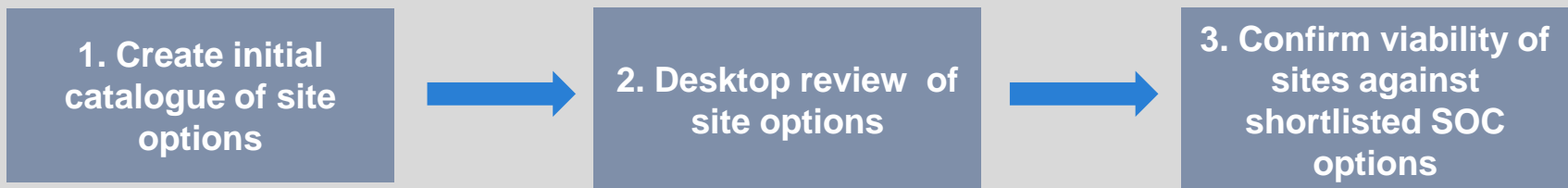
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## 2. OVERALL APPROACH

The intention of the site option review is to confirm whether, in addition to the Trust's current sites, there are potential alternative sites that could be available for the development of hospital services in West Hertfordshire.

At this stage of development the Trust is seeking assurance that there is a viable site solution to match each of the longlist options being considered for the development of acute services within the business case.

The overall approach taken to the site option review is as follows:



External expert advice has been used to support WHHT in this review.



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### 3. FUTURE REQUIREMENTS

The site option review has assessed the potential availability of sites that could accommodate the following:

Description	Space Requirement	Further Considerations
Combined emergency / specialist care) & planned care hospital	<b>c. 80,000 – 100,000m<sup>2</sup></b>	Requires parking for 1,800 vehicles. Overall site space of <b>8 – 16 hectares</b> , dependent on massing of buildings, car parking, topography and access arrangements.
Emergency / specialist care hospital	<b>c. 60,000 – 70,000m<sup>2</sup></b>	Requires parking for c. 1,600 vehicles. Overall site space of <b>8 – 16 hectares</b> , dependent on massing of buildings, car parking, topography and access arrangements.
Planned care hospital	<b>c. 20,000 – 30,000m<sup>2</sup></b>	Requires parking for c. 600 - 800 vehicles. Overall site space of <b>6 – 7.5 hectares</b> , dependent on massing of buildings, car parking, topography and access arrangements.



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## 4. WHHT'S EXISTING SITES

The space available at the WHHT's existing hospital sites and the Trust's view as to future suitability of the available space is summarised below:

Site	Site Area	Potentially Available Space (m <sup>2</sup> )	Further Considerations
Hemel Hempstead Hospital	<b>circa 6ha</b>	<b>circa 50,000</b>	Site could potentially accommodate a planned care hospital including car parking.
St Albans Hospital	<b>circa 4ha</b>	<b>circa 25,000</b>	Space on the site is limited – a planned care hospital could only be provided if increased massing was permitted and an off-site parking solution was provided for the majority of staff and visitors.
Watford Hospital	<b>circa 10ha</b>	<b>circa 100,000</b>	Site potentially has sufficient space to accommodate an emergency / specialist care hospital and / or a planned care hospital. A 1400 space car park is planned for land immediately adjacent to the hospital.



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## 5. OTHER SITE OPTIONS

5.1 Creation of a catalogue of sites – in addition to the existing hospital sites the review considered the following in order to generate a catalogue of potential sites:

- Planning context

National and local planning policy of all involved local authorities.

- Site availability

Potential alternative sites that are available & accessible to the population.

- Site allocation

Sites that are potentially suitable for development for healthcare use.

The purpose of the review was to identify if a suitable site could be found to satisfy the requirements of each of the options being considered in the business case, not to identify a specific site, or seek approval from the appropriate planning authority for its development for healthcare use.





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## 5. OTHER SITE OPTIONS

5.2 A desktop review undertaken between the Trust and its external advisors considered the catalogue of sites taking account of a range of factors, key amongst them the following:

- Suitability

The site must be in line with the future site requirements, ie a minimum size of 6 ha and a maximum size of 16 ha.

- Availability

The site must have a high likelihood of re-designation for future development within the Local Plan and be available for development between 2020-26.

- Accessibility

Sites should be within a 20-minute drive time of the 3 existing hospital sites.



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## 5. OTHER SITE OPTIONS

### 5.3 Further considerations

- The local planning authorities will only enter detailed dialogue on specific sites once the Trust has a preferred option and the project has secured funding.
- The existing hospitals are the only sites specifically identified for healthcare use as hospitals in the current Local Plans (including plans under development).
- For any sites that are currently within the Green Belt “exceptional circumstances” would have to be demonstrated to justify its release for the development of future healthcare services.
- If the preferred option required development of a site not identified in an extant Local Plan the Trust would promote the site through the planning process.



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## 5. OTHER SITE OPTIONS

5.4 Sites that scored strongly when analysed against the agreed criteria are:

- Land to the east of Hemel Hempstead Hospital (Paradise Fields);
- East Hemel Hempstead (North);
- East Hemel Hempstead (South);
- Park Street Garden Village - (Former Radlett Airfield)
- North Hemel Hempstead - Broad Location
- East St. Albans (Oaklands College) Broad Location
- North St. Albans, Broad Location

5.5 None of these sites are currently identified for the development of a new hospital and would therefore be subject to justification and approval through the planning process.

5.6 Further sites may be identified when the preferred option is confirmed and the detailed site requirement is known.



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## 6. OUTCOMES

- Initially the site review confirmed that there are sites that meet the agreed criteria, that could therefore potentially be available for healthcare development in line with the longlist of options considered in the acute redevelopment business case.
- The business case evaluation process for refining the longlist to shortlist eliminated all single site options due to affordability, not due to site considerations. This process also identified Watford General Hospital as the only affordable option for the emergency / specialist hospital.
- The Site Review confirms that there are a number of locations that would be potentially available and suitable to meet the requirements of all the shortlist options, including the development of a planned care hospital.
- A thorough Site Appraisal will be required if the new planned care hospital emerges from the shortlist as the preferred option