

Sites that did not make the shortlist

St Saviour's Hospital

The site passed the first two clinical criteria tests in that would be large enough to accommodate all the required clinical and support services, including staff and service (access) facilities and may be able to deliver the hospital within the project timeline. It did not meet the Citizens' Panel criteria:

- it is a remote location with very restricted highway access capacity, either locally or on the wider highway network. Staff would have to be able to access the site every day throughout the year, along with patients and visitors
- there would be a significant likelihood of major highway improvements to cope with the capacity that a hospital would require, both locally and on the wider highway network. It is worth noting that the works at Five Oaks required for the Five Oaks site would also be required for St Saviour's Hospital, along with far more extensive highway network improvements to approach the site from the west
- the remote location would encourage the use of the private car
- the lack of social and community facilities nearby would not support sustainable behaviour and staff and visitors would have no facilities to provide services found in less remote locations

During the previous Future Hospital project a planning inspector's report said of the site: "Whilst I can understand advocates saying that it is an established hospital site, currently vacant and available, and that it would provide a therapeutic and healing environment, the pursuit of this option would fundamentally conflict with the Island Plan. Its remoteness from the main centre of the Island's population, the potential destruction of a fine Grade 1 listed building, and the likely serious impacts on the character and appearance of the area, would conflict with a raft of strategic and other policies within the Island Plan."

Warwick Farm

While the site passed the first two clinical criteria tests - in that would be large enough to accommodate all the required clinical and support services, including staff and service (access) facilities and it may be able to deliver the hospital within the project timeline, it did not meet the Citizens' Panel criteria, specifically:

- there would be a significant likelihood of major highway improvements to cope with the capacity that a hospital would require, both locally and on the wider highway network
- the location would encourage the use of the private car
- the lack of social and community facilities nearby would not support sustainable behaviour

Furthermore, during the previous Future Hospital project a planning inspector's report said of the site: "It is within the Green Zone, where there is a presumption against all forms of development, although the associated policy NE 7 does allow possible exceptions for 'strategic development', which could include a new general hospital. Whilst it could physically accommodate a large hospital and allow for expansion, it would conflict with the

Island Plan's strategic focus of development in the built-up area. Its location would not be particularly accessible or sustainable. It is likely that visual impacts would be significant and far-reaching, given its relative elevation above the town. This option would involve major challenges to the Island Plan and could only be realistically considered, in Planning terms, if more sustainably located sites were demonstrably not available or workable."