

**OPEN AGENDA PUBLIC DOCUMENT**

Copy No:

No: 63/2017

**Memorandum for Executive Council**

**SUBJECT**

**APPLICATION FOR OUTLINE DEVELOPMENT  
PERMISSION TO ESTABLISH AN  
ACUTE SECURE MENTAL HEALTH INPATIENT UNIT  
WITHIN THE JAMESTOWN HOSPITAL COMPLEX**

**Memorandum by Chief Secretary**

**ADVICE SOUGHT**

1. **Council is asked to consider and advise whether Outline Development Permission should be granted, with Conditions, to establish an Acute Secure Mental Health Inpatient Unit within the Jamestown Hospital Complex, as recommended by the LDCA in accordance with the Chief Planning Officer's Report dated 2 October 2017, attached.**

**BACKGROUND &  
CONSIDERATIONS**

2. The site is located in the unutilised area (apart from an existing dilapidated structure) behind the west wing of the General Hospital, north-east and below St John's Villa.
3. It is located within the **Intermediate Zone** and within the **Jamestown Conservation Area**. Intermediate Zone Policies including general LDCP Policies regarding Social (Health) Infrastructure as well as Built Heritage Policies apply.
4. Within the Intermediate Zone a wide range of activity and land use is permitted. Within the LDCP, there is a general **presumption in favour of healthcare** development appropriate to the projected increase in population (Strategy 2.4vii). Developments to be, as far as possible, non-discriminatory in their design and use to facilitate the provision of appropriate healthcare premises (Policy 17.3) with Development Permission generally granted for "expansion of the Jamestown Hospital" (Policy SI.2). Protection of the Historic Setting is advocated under the Build Heritage Policies.
5. There is currently no Acute Secure Mental Health Inpatient Unit on Island with some patients being accommodated and cared for at great cost to SHG away from their families in the UK.
6. Establishing such a Unit in close proximity to the General

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Hospital will have significant logistical as well as functional benefits.

7. The portion of land identified is situated within the current Hospital Complex and is currently unutilised / underutilised.
8. The Health Directorate has provided well set out specifications for the physical development of the proposed Unit and as such the floor layout has been designed to accommodate this with the portion of land identified by the Applicant as suitable.
9. There may be challenges in terms of existing electricity infrastructure on site which are not necessary unbridgeable – however would require further investigation specifically in terms of practicality as well as resultant cost implications.
10. There may be some excavation required which has not been clearly formulated however again this could be considered at Full Application Stage to determine feasibility.
11. The Land Development Control Authority (LDCA) considered this Application during their meeting on the 4<sup>th</sup> of October 2017 – as presented by the Chief Planning Officer and determined that:
  - a) The Application was advertised and consulted, with no public objections being received;
  - b) Connect St Helena raised concern over the significant existing underground infrastructure on the site;
  - c) The proposal in general meets the objectives of the LDCA Policy, however it is acknowledged that feasibility specifically relating to the existing infrastructure, will have to be proved during Final Application Stage;
  - d) There may be significant excavation works required specifically for purposes of construction, which may impact on the garden area of St John's Villa and the existing retaining walls – this will have to be clearly indicated during Full Application Stage (if approved in Outline);
  - e) It is a compatible use (Mental Health Care) located within the existing Hospital Complex;
  - f) The Authority note that the building has been designed to be fit-for-purpose and as such requires the Secured Fencing – which are reasonably not regarded “aesthetically pleasing”, however in light of the proposed fencing material (Clearvu Invisible Wall) may be somewhat more agreeable. Also of note is that the building is somewhat hidden behind the Main Building

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(General Hospital) – although it will be noticeable from St John’s Villa (not a Listed Building);

- g) It was noted that the existing footpath (thoroughfare) traversing the property may still be in use and should be investigated and potentially mitigated during Full Application Stage; and
- h) The Authority also noted that the plans would eventually require input from Fire and Emergency Services in terms of emergency exists, etc.

12. Under Section 23(1) of the LDCP Ordinance, 2013, Governor-in-Council directs the Chief Planning Officer to refer to the Governor-in-Council all Applications for Development Permission which proposes (Point 7) the development of buildings or sites, which are (or are proposed to be) used for (a) the provision of **medical, dental or other health services, including facilities for custodial, sheltered or otherwise supervised, accommodation of the elderly or of persons who suffer psychiatric or psychological illness or disorder.**

13. Note that Section 17 (a) of the Ordinance reads: Outline Development Permission, the effect of which is to give Approval in Principle to the proposed development which is the subject of an application, but not to permit (except to the extent, if any, allowed by conditions attached to the permission) commencement of development to take place.

14. For this reason, the Land Development Control Authority refers the Application to Governor-in-Council with the Recommendation to grant outline Development Permission with Conditions as indicated in their **Letter of Recommendation** (dated 9 October 2017).

15. Attached is the:

- a) The **Handling Report** by the Chief Planning Officer dated 2 October 2017;
- b) **Application Form and Submissions** (Plans / Maps and Illustrations);
- c) **Letter of Recommendation** (with proposed Conditions) to Governor-in-Council dated 9 October 2017.

## FINANCIAL IMPLICATIONS

16. Executive Council acts as the Planning Authority in this case. Of note however, is that this is a Government initiative which will require significant external funding, with DfID being the prospective funding agency. DfID requires Outline Development

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Permission to have been obtained prior to further negotiations regarding funding can take place.

### ECONOMIC IMPLICATIONS

17. Executive Council acts as the Planning Authority in this case. This development may have significant economic benefits, in that the Island does not currently have a designated Mental Health Unit with patients being accommodated overseas at significant cost to Government.

### CONSISTENCY WITH INVESTMENT POLICY PRINCIPLES PUBLIC / SOCIAL IMPACT

18. Not Applicable.
19. This development may have significant social benefits, in that the Island does not currently have a designated Mental Health Unit with patients being accommodated overseas, away from their families. In terms of this particular location, it will form part of the General Hospital Complex, with benefits in terms of logistics and functionality.

### ENVIRONMENTAL IMPACT

20. Although located within the Jamestown Conservation Area, it is in close proximity to the General Hospital, on a portion of what can be seen as “un-utilised / under-utilised outfall land”. Both Heritage Society and St Helena National Trust (SHNT) provided their support for this type of activity and associated development of this site. Implementation may be subject to an Archaeological Watching Brief to ensure that any artefacts discovered on the site can be suitably preserved – however details can be assessed during Final Planning Application or Implementation Stage.

### CONSULTATION

21. The Application was published in accordance with the requirements of the Land Planning and Development Control Ordinance, 2013 and Relevant Stakeholders consulted.

### PUBLIC & STAKEHOLDER REACTION

22. There have been no objections received from the general public. Given the proximity to Listed Buildings and its location within the Jamestown Conservation Area, it can be noted that Heritage and SHNT provided their support at this Outline Planning Stage. Connect St Helena however highlighted that there are essential Underground High and Low Voltage Electricity Cables located on this site which feed the Main Hospital, and also the New Bridge down to China Lane Area.

### SUPPORT TO STRATEGIC OBJECTIVES

23. This proposal supports the following National Goals:
1. Altogether healthier.

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**OPEN /CLOSED  
AGENDA ITEM**

24. Recommended for the Open Agenda.

RB

Corporate Support  
The Castle

10 October 2017