



Ein cyf/Our ref:

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Dyddiad/Date: 21st June 2022

Swyddfeydd Corfforaethol, Adeilad Ystwyth  
Hafan Derwen, Parc Dewi Sant, Heol Ffynnon Job  
Caerfyrddin, Sir Gaerfyrddin, SA31 3BB

Corporate Offices, Ystwyth Building  
Hafan Derwen, St Davids Park, Job's Well Road,  
Carmarthen, Carmarthenshire, SA31 3BB

Dear Participant

**Hywel Dda University Health Board – A Healthier Mid and West Wales (AHMWW)  
Technical Appraisal Workshop: Scoring the shortlist of sites for the new Urgent and Planned  
Care Hospital**

**Date - Tuesday 28<sup>th</sup> June from 9.30am - 4.30pm**

**Venue – Nant-Y-Ffin Hotel & Motel, Llandissilio, Clynderwen, Pembrokeshire, SA66 7SU**

Following your invitation and agreement to attend a workshop on the 28th June 2022 please find:

- The workshop agenda and a brief explanation of the process completed to date and the next steps
- Blank scoring sheet
- Directions to the venue for those attending in person

The information packs on each of the shortlisted sites can be accessed via the following steps:

Type **Hywel Dda University Health Board** into your internet browser or search engine

Click on the **Hywel Dda Website**

Click on **About us**

Click on **A Healthier Mid and West Wales**

Click on **Technical Land Appraisal**

The Health Board will be utilising an easy-to-use electronic based system to assist the workshop which all attendees will be required to use to enter their individual scores. A full explanation will form part of the workshop. If you are attending the workshop in person we ask that you bring with you, if possible, a web enabled device such as a SMART phone or tablet to access the scoring system. We will have access to a few spare devices on the day if you do not have a device to bring with you.

If you have any questions on the technical information provided please feel free to send these questions through to the following email address by 1pm on Monday 27<sup>th</sup> June, to capital-planning.hdd@wales.nhs.uk, this will give us the best opportunity to provide you with a response during the workshop.

The Zoom link for joining the workshop online and a registration code for the scoring system will be issued on Monday

We would like to thank you for agreeing to be part of this important workshop.

Yours sincerely

**Lee Davies**

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Cadeirydd /Chair  
**Miss Maria Battle**  
Prif Weithredwr/Chief Executive  
**Mr Steve Moore**

Bwrdd Iechyd Prifysgol Hywel Dda yw enw gweithredol Bwrdd Iechyd Lleol Prifysgol Hywel Dda  
Hywel Dda University Health Board is the operational name of Hywel Dda University Local Health Board

Mae Bwrdd Iechyd Prifysgol Hywel Dda yn amgylchedd di-fwg Hywel Dda University Health Board operates a smoke free environment



## Executive Director of Strategic Development and Operational Planning

### A Healthier Mid and West Wales (AHMWW)

#### Technical Appraisal Workshop: Scoring the shortlist of sites for the new Urgent and Planned Care Hospital

Tuesday 28<sup>th</sup> June from 9.30am - 4.30pm

Nant-Y-Ffin Hotel & Motel, Llandissilio, Clynderwen, Pembrokeshire, SA66 7SU

## A G E N D A

### Welcome and introductions

- Meeting etiquette
- The process to be undertaken today

Paul Williams, Assistant Director of Strategic Planning/PBC Programme Manager

Nicholas Duffin, Consultation Institute

### Introduction from the Medical Director

Dr Phil Kloer, Medical Director

### Process undertaken to date

Paul Williams, Assistant Director of Strategic Planning/PBC Programme Manager

### Process for this workshop and the scoring methodology

Nicholas Duffin, Consultation Institute

### Site 7 – Narberth

Nick Durham, Building Designs Partnership

Break

### Site 12 – Whitland

Nick Durham, Building Designs Partnership

### Site C – Whitland

Nick Durham, Building Designs Partnership

Lunch

### Site J – St Clears

Nick Durham, Building Designs Partnership

### Site 17 – St Clears

Nick Durham, Building Designs Partnership

### Transport

James Houston, WAST

### Q&A – scoring and rank order

Nicholas Duffin, Consultation Institute

### Next Steps

Paul Williams, Assistant Director of Strategic Planning/PBC Programme Manager

Close



GIG  
CYMRU  
NHS  
WALES

Bwrdd Iechyd Prifysgol  
Hywel Dda  
University Health Board

## **A HEALTHIER MID AND WEST WALES (AHMWW)**

### **EXPLANATION OF PROCESS UNDERTAKEN**

#### **Introduction**

Following the public consultation process conducted during 2018 the Health Board published its Health and Care Strategy for the future – ‘A Healthier Mid and West Wales; Our Future Generations Living Well’. Part of this strategy is the construction of a new Urgent and Planned Care Hospital to be located within a zone between Narberth and St Clears.

An engagement exercise was undertaken during May and June 2021 where the public were requested to nominate prospective site locations for the new facility. The Health Board had established four criteria that the new location had to satisfy:

- The location had to be within the identified zone
- The site should be a minimum of 35 acres
- It should have realistic prospects of obtaining planning permission
- There should be appropriate transport infrastructure for a major hospital site

Following receipt of the nominations, together with potential sites identified from a desktop study, a review workshop was held in October 2021 to assess each site against the established criteria. The attendees included representatives from the Health Board, Welsh Government, NHS Shared Services, Health Board Advisory Forum and the Consultation Institute who facilitated the workshop. The workshop was also attended by the Hywel Dda Community Health Council (CHC) and Local Authority representatives in an observer and advisory capacity only. The result of this workshop was that five sites were agreed to be taken forward with further investigation to be carried out to two further sites before a firm decision could be made.

A second review workshop was held in February 2022 to confirm the sites to be included on the final shortlist. The attendees were, as far as possible, the same as those who attended the workshop in October. A consensus decision making approach was adopted and resulted in five sites which would form the recommended shortlist:

- Two sites in the St Clears area
- Two sites in the Whitland area
- One site in the Narberth area

A workshop held on the 25<sup>th</sup> May collectively ‘weighted’ the relative importance of 7 technical criteria. At the workshop on the 28<sup>th</sup> June you will review each site against the technical criteria and be asked to score the sites to arrive at a rank order. This will complete the technical appraisal workshops.

The Health Board have undertaken a wide-ranging engagement exercise to identify individuals to take part in these workshops. This is to ensure we include service users and members of the public with protected characteristics under the Equality Act 2010 and also to reflect the diversity and geography of the Hywel Dda area. Our ambition is that the public voice should represent the majority opinion in the workshops and the invitation list will reflect that.



## A HEALTHIER MID AND WEST WALES (AHMWW)

### 7 Technical Criteria

The Health Board, supported by various group representatives and individuals [as noted within the general information], have identified the following criteria to judge which site might be the best – the Preferred Option. At the weighting Workshop held on the 25<sup>th</sup> May 2022 the 7 criteria were weighted as follows:

Criteria	Title	Criteria Description	Weighting Assigned
1	Site Conditions	The existing site conditions include such issues as any previous mining activities, the nature of the ground [its shape – how hilly], any known contaminates that require attention and the location and possible diversion of existing utilities [e.g., overhead power lines]	11.81%
2	Infrastructure, Access & Active Access	This criterion includes such issues as the existing public transport network, what highway improvements may need to be constructed, the potential for improving/extending existing or the construction new cycleways and footpaths [Active Travel] for accessibility and the connection to existing utility and digital networks to service the new facility [how difficult will it be in connecting to existing installations]. Please be advised that the masterplan for the proposed facility includes a car parking allowance calculated in accordance with the current guidance	15.70%
3	Environment & Ecology	This criterion includes such issues as identifying any ecological constraints, the existing habitat features including flora and fauna, any risk of the site flooding, the impact of discharging ground water into existing water courses [current phosphate issues/Welsh Water], what opportunities/impacts the location offers both during and following construction and what biodiversity and further access to Greenspace can the location offer	11.65%
4	Efficiency of Design	This criterion includes such issues as the difficulty in locating the facility within the site, the opportunity to expand the facility/add further elements, the visual impact on the surrounding area and the impact upon the local communities	14.65%
5	Sustainability	This criterion includes such issues as the location to potential future public improved services, energy efficient design [e.g., orientation of the facility], use of technology to reduce consumables [e.g., heat source pumps/photovoltaic panels], the connectivity of the location to existing services and modes of transport. An initial BREEAM [Building Research Establishment Environmental Assessment Model] exercise will be carried out which will deliver a score for each site against recognised criteria.	15.22%
6	Planning & Acquisition	This criterion includes such issues as the alignment with planning policy at all levels, the acquisition of the identified site and any addition land required for access/utility connections and the associated time periods involved in these processes. Existing Easements, Rights of Way and Covenants will be identified for further review and amendment if required.	11.13%
7	Transport – Accessibility	This criterion includes such issues as travel by car, which will include the difference between accessing the current and the proposed sites and the difference in time to travel from the major conurbations to the proposed sites. The existing bus and train routes that service the conurbations adjacent to the identified sites [including the re-development of the train station in St. Clears] are also reviewed. The time taken to either cycle or walk to the facility has been reviewed together with the variance in travel time between existing and proposed sites for “Blue Light” services [Ambulance]	19.84%

## Further Information

In order for you to participate in the site scoring workshop, a separate report has been prepared for each site which provides you with further information in relation to each criterion and the elements within it so that you can review and digest prior to attending the scoring workshop. A stand-alone report has also been prepared to reflect ambulance travel times to Whitland, Narberth and St Clears. The Health Board appreciates that a lot of the technical information that is being collated will not be easily understood by all the workshop attendees. During the scoring workshop the attendees are free to raise any query or question and there will be representatives of the technical team in attendance, with the detailed information, to answer such issues as they arise