

**Hywel Dda University Health Board**

**A Healthier Mid and West Wales**

**Strategic Outline Case**

**Selection of Sites**

**Site Development Comparative Risks**

**August 2023**

## SUMMARY

No.	Risk Item	Whitland Spring Gardens (formerly Site 12)	Whitland Tŷ Newydd (formerly Site C)	St Clears (formerly Site 17)	Risk Context
01	Compliance with LA Development Plan Policies	10	10	10	This is a low to medium risk and is considered the same for all sites. All sites will be required to adhere to the same planning policies
02	Planning Permission and Conditions	15	15	15	This is a low to medium risk and is considered the same for all sites. All sites will carry numerous but similar planning conditions.
03	Listed buildings and monuments in proximity	1	1	1	This is a very low risk and is considered the same for all sites.
04	Impact on new development of archaeological remains	12	3	3	Risk is considered low on all sites although there is a recorded known ancient monument (roman road) to west of the site boundary on site 12
05	Highways access onto site	8	12	9	Whilst this risk is not considered high, access onto site C is dependent on acquisition of two parcels of land.
06	Provision of secondary access	3	9	3	Secondary access can be achieved on all sites therefore the risk is low. However, Site C will require access between existing residential properties.
07	Objections from Transport for Wales/SWTRA	12	12	12	This is a low to medium risk and is considered the same for all sites. There will be different issues to resolve with TfW and SWTRA on each site but all manageable.

No.	Risk Item	Whitland Spring Gardens (formerly Site 12)	Whitland Tŷ Newydd (formerly Site C)	St Clears (formerly Site 17)	Risk Context
08	SAB Consent and impact on site development	8	6	8	This is a low risk and is considered the same for all sites. All sites will require a sustainable drainage solution approved by SAB.
09	Biodiversity Net Benefit Obligations	6	6	9	Risk assessed on site area. Site C is oversized and therefore presents the greatest opportunity for Biodiversity Net Gain whereas Site 17 is the smallest therefore presenting the highest challenge. All sites are capable of meeting requirements.
10	Requirement for land outside red line boundary for highways works	12	16	12	Site C is the highest risk as access onto the site is reliant on additional land. Site 17 is the smallest nominated site and would benefit from additional land (parcel of circa 6 acres currently being pursued)
11	Requirement for land outside red line boundary for drainage attenuation	12	3	12	This risk is low to medium on all sites. Drainage solutions on all sites would benefit from discharge through land currently in third party ownership although this is not essential. The risk is lower for Site C due to the large site area which provides more opportunity to alleviate the need for more land.
12	Capability of site to accommodate future expansion	15	4	15	Risk assessed on nominated site area. Site C is oversized and therefore presents the greatest opportunity for future expansion within its boundary. Sites 17 and 12 have potential for expansion into adjoining land although this would be subject to acquisition. All other sites can accommodate 20% future expansion but

No.	Risk Item	Whitland Spring Gardens (formerly Site 12)	Whitland Tŷ Newydd (formerly Site C)	St Clears (formerly Site 17)	Risk Context
					unlikely to accommodate more than this. Generally considered a medium risk as 20% expansion not fully defined.
13	Increased contribution to DCWW towards treatment of phosphates	8	8	8	This is a very low risk and is considered the same for all sites.
14	Requirement to purchase additional dwellings	1	1	1	This is a very low risk and is considered the same for all sites.
15	Existence of 'ransom' strips	20	5	5	This is a very low risk and is considered the same for all sites except on site 12 due to a known ransom strip. However, this would be dealt with as part of the acquisition of site 12.
16	Third party access rights across site	0	6	0	This is a very low and manageable risk and is generally considered the same for all sites although site C has the potential for slightly more access rights.
17	Disposal of excavated material off site	9	6	9	Risk assessed on site area. Site C is of sufficient size presenting the opportunity to distribute excavated material across the undeveloped area of the site. Sites 12 and 17 do not, therefore excavated material would need to be removed from site.
18	Flood risk	5	4	5	This is a low risk and is considered the same for all sites.
19	Diversions of existing utilities supplies – delays to programme	15	20	6	Sites 12 and C both need services (overhead or underground) diverting. Site 17 does not hence the lower risk score.

No.	Risk Item	Whitland Spring Gardens (formerly Site 12)	Whitland Tŷ Newydd (formerly Site C)	St Clears (formerly Site 17)	Risk Context
20	New utilities supplies and upgrades of existing	15	15	15	Risk considered medium for all sites on basis all sites require extensive works to provide new supplies which would be provided by utility providers therefore outside of the schemes direct control.
21	Public transport improvements	20	20	20	This is considered the highest risk to all sites. Public transport improvements to both infrastructure and frequency of services are essential to the successful operation of a new hospital.
22	Impact on local residents of new hospital development	6	9	8	Risk is low to medium on all sites and linked to land acquisition and property deals. Consideration to local residents also considered e.g. payments to properties along site boundaries.
23	St Clears train station not reopened	0	0	20	Only a risk to Site 17 considered high as WG/TfW have not yet committed funding for the project.
24	St Clears train station location	0	0	9	Only a risk to Site 17. Travel distance is outside of transportation design guidance as being reasonable for walking commuters.
258	Mineral rights risk	0	0	15	On Site 17 historic mineral rights are recorded which will need to be addressed as part of land acquisition, with potential purchase of indemnity insurance.
	<b>Total Score</b>	<b>213</b>	<b>191</b>	<b>230</b>	

**Likelihood**

Score 1: Rare

Score 2: Unlikely

Score 3: Possible

Score 4: Likely

Score 5: Almost Certain

**Impact**

Score 1: Negligible

Score 2: Minor

Score 3: Moderate

Score 4: Major

Score 5: Catastrophic

## Whitland Spring Gardens (formerly Site 12)

No.	Risk Item	Description	Mitigation	Likelihood	Impact	Score
01	Compliance with LA Development Plan Policies	The site is not located within the current LDP area.	Planning strategy being developed in conjunction with Local Planning Authority to overcome departure from LDP	2	5	10
02	Planning Permission and Conditions	Ability to obtain planning permission timeously	Include a Planning Performance Agreement at outset to discuss key issues	3	5	15
03	Listed buildings and monuments in proximity	Proximity to existing historic buildings in town centre may result in planning obligations	Buildings layout to minimise impact including screening	1	1	1
04	Impact on new development of archaeological remains	Presence of Roman road identified to west of site. Potential for continuation onto site	Geophysical surveys and agreement with CADW. Early engagement with archaeological society. Watching brief by archaeologist.	4	3	12
05	Highways access onto site	Ease of access onto the site	Early discussions with Highways authority	2	4	8
06	Provision of secondary access	Ability to provide a secondary/emergency access onto site for blue light vehicles	Emergency access only; controlled access	1	3	3
07	Objections from Transport for Wales/SWTRA	Need to upgrade existing level crossing. Impact of increased traffic journeys on local roads network	Issues of diverted trips from existing sites mitigating overall impact. Highway improvements and traffic calming. Improvement of active travel and public transport provision	3	4	12
08	SAB Consent and impact on site development	Necessity to obtain statutory SAB consent (disposal of surface water) before works can commence	Early engagement with SAB officer and submission of Pre-application. Compliance with design standards.	2	4	8
09	Biodiversity Net Benefit Obligations	Requirement for developments to enhance biodiversity. Site area available will affect ease with which this can be achieved	Site area available will affect ease with which this can be achieved.	2	3	6
10	Requirement for land outside red line boundary for highways works	Access works greater than anticipated necessitating acquisition of additional land	Early engagement with Highways authorities/SWTRA on design parameters	3	4	12
11	Requirement for land outside red line boundary for drainage attenuation	Multiple landowners. Larger attenuation basins result in less developable area if off site connections not possible	Purchase of small tracts of land to enable connections into water courses. If unable to purchase, then oversized attenuation and connection into onsite water course	3	4	12

No.	Risk Item	Description	Mitigation	Likelihood	Impact	Score
12	Capability of site to accommodate future expansion	Issues with topography and site area.	A larger site area offers more flexibility for future expansion above 20% provision	3	5	15
13	Increased contribution to DCWW towards treatment of phosphates	Control of phosphates in rivers required to be controlled in certain areas due to damaging environmental impact	Liaison with DCWW to confirm requirements and implications	2	4	8
14	Requirement to purchase additional dwellings	Land value includes properties within site boundary	Early discussions with property owners to understand their intentions	1	1	1
15	Existence of 'ransom' strips	Requirement to purchase land to facilitate access onto site	Early engagement with landowners	5	4	20
16	Disposal of excavated material off site	Cost implications of removing excavated material off site	Site area available and topography will affect ease with which this can be achieved	3	3	9
17	Flood risk	Impact of flooding on site	Consider location of buildings and undertake necessary flood alleviation works	1	5	5
18	Diversions of existing utilities supplies – delays to programme	Diversion of 132kv supplies not included in cost	Engagement with National Grid to plan and programme works. Quotation received and allowance made within capital costs.	3	5	15
19	New utilities supplies and upgrades of existing	Upgrade of HV infrastructure and programme implications	Engagement with National Grid to plan and programme works	3	5	15
20	Public transport improvements	Essential need to upgrade public transport connectivity to new hospital	WG and LA plans and investment required to improve services. HDUHB developing transport plan in conjunction with strategic partners.	5	4	20
21	Impact on local residents of new hospital development	Local residents adversely affected due to additional traffic and noise	Engagement with affected local residents at early stage	3	2	6
	<b>Total Score</b>					<b>213</b>

**Likelihood**

**Impact**



Score 1: Rare

Score 2: Unlikely

Score 3: Possible

Score 4: Likely

Score 5: Almost Certain

Score 1: Negligible

Score 2: Minor

Score 3: Moderate

Score 4: Major

Score 5: Catastrophic

## Whitland Tŷ Newydd (formerly Site C)

No.	Risk Item	Description	Mitigation	Likelihood	Impact	Score
01	Compliance with LA Development Plan Policies	The site is not located within the current LDP area.	Planning strategy being developed in conjunction with Local Planning Authority to overcome departure from LDP	2	5	10
02	Planning Permission and Conditions	Ability to obtain planning permission timeously	Include a Planning Performance Agreement at outset to discuss key issues	3	5	15
03	Listed buildings and monuments in proximity	Proximity to existing historic buildings in town centre may result in planning obligations	Buildings layout to minimise impact including screening	1	1	1
04	Impact on new development of archaeological remains	Presence of archaeological remains	Initial archaeological investigations	1	3	3
05	Highways access onto site	Ease of access onto the site	Early discussions with Highways authority	4	3	12
06	Provision of secondary access	Ability to provide a secondary/emergency access onto site for blue light vehicles	Emergency access only; controlled access	3	3	9
07	Objections from Transport for Wales/SWTRA	Need to upgrade existing level crossing. Impact of increased traffic journeys on local roads network	Issues of diverted trips from existing sites mitigating overall impact	3	4	12
08	SAB Consent and impact on site development	Necessity to obtain statutory SAB consent (disposal of surface water) before works can commence	Early engagement with SAB officer and submission of Pre-application. Compliance with design standards	2	3	6
09	Biodiversity Net Benefit Obligations	Requirement for developments to enhance biodiversity. Site area available will affect ease with which this can be achieved	Very large site provides greater opportunities to deliver requirements	2	3	6
10	Requirement for land outside red line boundary for highways works	Access works greater than anticipated necessitating acquisition of additional land	Early engagement with Highways authorities/SWTRA on design parameters	4	4	16

No.	Risk Item	Description	Mitigation	Likelihood	Impact	Score
11	Requirement for land outside red line boundary for drainage attenuation	Essential requirement to purchase two parcels of land to allow access	Purchase of small tracts of land to enable connections into water courses	1	3	3
12	Capability of site to accommodate future expansion	Issues with topography and site area.	Larger site area offers more flexibility for future expansion	1	4	4
13	Increased contribution to DCWW towards treatment of phosphates	Control of phosphates in rivers required to be controlled in certain areas due to damaging environmental impact	Liaison with DCWW to confirm requirements and implications	2	4	8
14	Requirement to purchase additional dwellings	Land value includes properties within site boundary	Early discussions with property owners to understand their intentions	1	1	1
15	Existence of 'ransom' strips	Requirement to purchase land to facilitate access onto site	Early engagement with landowners	1	5	5
16	Third party access rights across site	Small right of way at bottom of site; wayleaves for gas mains		3	2	6
17	Disposal of excavated material off site	Cost implications of removing excavated material off site	Site area available and topography will affect ease with which this can be achieved	2	3	6
18	Flood risk	Impact of flooding on site	Consider location of buildings and undertake necessary flood alleviation works	2	2	4
19	Diversions of existing utilities supplies – delays to programme	Major gas main diversion and programme implications	Engagement with Wales and West to plan and programme works	5	4	20
20	New utilities supplies and upgrades of existing	Upgrade of HV infrastructure and programme implications	Engagement with National Grid and/or Western Power to plan and programme works	3	5	15
21	Public transport improvements	Essential need to upgrade public transport connectivity to new hospital	WG and LA plans and investment required to improve services. HDUHB developing transport plan in conjunction with strategic partners.	5	4	20

No.	Risk Item	Description	Mitigation	Likelihood	Impact	Score
22	Impact on local residents of new hospital development	Local residents adversely affected due to additional traffic and noise	Engagement with affected local residents at early stage	3	3	9
	<b>Total Score</b>					<b>191</b>

**Likelihood**

Score 1: Rare

Score 2: Unlikely

Score 3: Possible

Score 4: Likely

Score 5: Almost Certain

**Impact**

Score 1: Negligible

Score 2: Minor

Score 3: Moderate

Score 4: Major

Score 5: Catastrophic

**St Clears (formerly Site 17)**

No.	Risk Item	Description	Mitigation	Likelihood	Impact	Score
01	Compliance with LA Development Plan Policies	The site is not located within the current LDP area.	Planning strategy being developed in conjunction with Local Planning Authority to overcome departure from LDP	2	5	10
02	Planning Permission and Conditions	Ability to obtain planning permission timeously	Include a Planning Performance Agreement at outset to discuss key issues	3	5	15
03	Listed buildings and monuments in proximity	Proximity to existing historic buildings in town centre may result in planning obligations	Buildings layout to minimise impact including screening	1	1	1
04	Impact on new development of archaeological remains	Presence of archaeological remains	Initial archaeological investigations	1	3	3
05	Highways access onto site	Access from A40; route over Highways land; more complex Highways solution	Early discussions with Highways authority and other parties. Early design solutions	3	3	9
06	Provision of secondary access	Requirement to obtain access via unadopted food court road	Emergency access only; controlled access; route of egress from site	1	3	3
07	Objections from Transport for Wales/SWTRA	Impact of increased traffic journeys on local roads network	Issues of diverted trips from existing sites mitigating overall impact. Highway improvements and traffic calming. Improvement of active travel and public transport provision	3	4	12
08	SAB Consent and impact on site development	Necessity to obtain statutory SAB consent (disposal of surface water) before works can commence	Early engagement with SAB officer and submission of Pre-application. Compliance with design standards.	2	4	8

No.	Risk Item	Description	Mitigation	Likelihood	Impact	Score
09	Biodiversity Net Benefit Obligations	Requirement for developments to enhance biodiversity. Site area available will affect ease with which this can be achieved	Site area available will affect ease with which this can be achieved.	3	3	9
10	Requirement for land outside red line boundary for highways works	Revised access route adjacent Food Retail into adjoining land	Early engagement with Highways authorities/SWTRA on design parameters	3	4	12
11	Requirement for land outside red line boundary for drainage attenuation	Multiple landowners. Larger attenuation basins on restricted site result in less developable area if off site connections not possible	Purchase of small tracts of land to enable connections into water courses. If unable to purchase, then oversized attenuation and connection into onsite water course.	3	4	12
12	Capability of site to accommodate future expansion	Issues with topography and site area.	A larger site area offers more flexibility for future expansion above 20% provision	3	5	15
13	Increased contribution to DCWW towards treatment of phosphates	Site not in SAC at present but potential for future inclusion	Liaison with DCWW to confirm requirements and implications	2	4	8
14	Requirement to purchase additional dwellings	Land value includes properties within site boundary	Early discussions with property owners to understand their intentions	1	1	1
15	Existence of 'ransom' strips	Requirement to purchase land to facilitate access onto site	Early engagement with landowners	1	5	5
16	Disposal of excavated material off site	Cost implications of removing excavated material off site	Site area available and topography will affect ease with which this can be achieved	3	3	9
17	Flood risk	Impact of flooding on site	Consider location of buildings and undertake necessary flood alleviation works	1	5	5
18	Diversions of existing utilities supplies – delays to programme	Mains water supplies adjacent A40; diversion of mains	Engagement with DCWW to plan and programme works	3	2	6
19	New utilities supplies and upgrades of existing	Upgrade of HV infrastructure and programme implications	Engagement with National Grid to plan and programme works	3	5	15

No.	Risk Item	Description	Mitigation	Likelihood	Impact	Score
20	Public transport improvements	Essential need to upgrade public transport connectivity to new hospital	WG and LA plans and investment required to improve services. HDUHB developing transport plan in conjunction with strategic partners.	5	4	20
21	Impact on local residents of new hospital development	Local residents adversely affected due to additional traffic and noise	Engagement with affected local residents at early stage; traffic calming on Pwll Trap back road	4	2	8
22	St Clears train station not reopened	Full funding for station is not yet confirmed.	Liaisons with WG/TfW to establish funding commitment. Ministerial announcement expected in September 2023.	5	4	20
23	St Clears train station location	Site is located a considerable distance from proposed railway station.	Improve active travel routes and potentially establish shuttle bus service.	3	3	9
24	Mineral rights risk	Legal title searches have identified third party owned rights to minerals below ground on small part of site.	Progress further investigation to establish ownership and, if necessary, purchase indemnity insurance.	5	3	15
	<b>Total Score</b>					<b>230</b>

### Likelihood

Score 1: Rare

Score 2: Unlikely

Score 3: Possible

Score 4: Likely

Score 5: Almost Certain

### Impact

Score 1: Negligible

Score 2: Minor

Score 3: Moderate

Score 4: Major

Score 5: Catastrophic