

# Dover Site Options

## NHS Eastern and Coastal Kent

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**NHS EASTERN AND COASTAL KENT IS  
COMMITTED TO DELIVERING BETTER  
HEALTH SERVICES FOR THE PEOPLE  
OF DOVER**

**THE DOVER PRACTICE BASED  
COMMISSIONING CONSORTIUM ARE  
FULLY SUPPORTIVE OF THE  
DEVELOPMENT OF A NEW HOSPITAL**

## **PROCESS TO DATE**

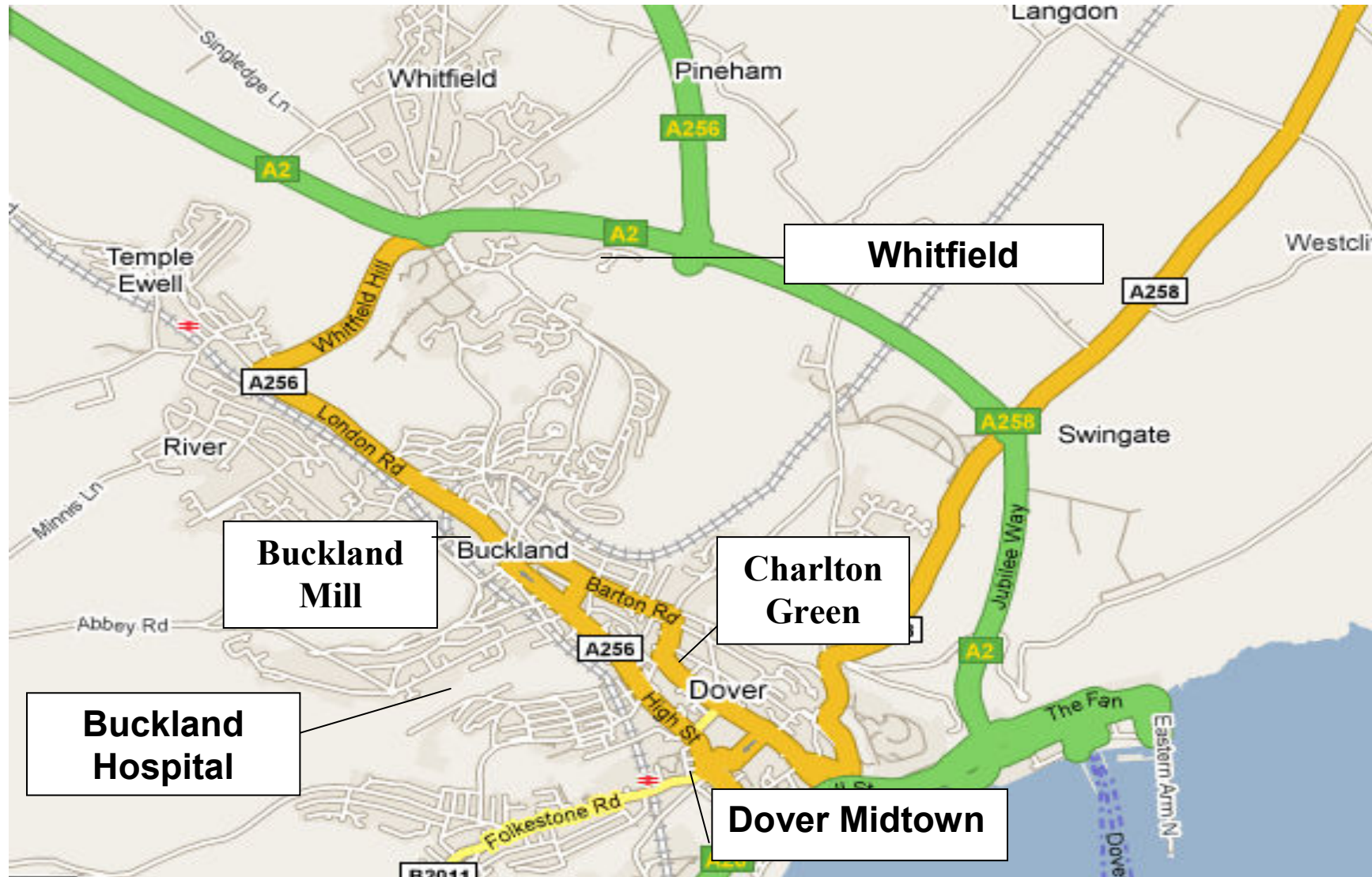
- **Public consultation on model of care – reported to the HOSC in 2006**
- **Recognition that the model of care could not be delivered without appropriate estate – proposals from EKHUFT to develop sites at Buckland Hospital or Whitfield**
- **Public engagement on site selection – reported to the HOSC in May 2008 – ‘recommendation, support and endorsement of NHS ECK, EKHUFT, KCC, DDC and Practice Based Commissioners working closely to develop a central site for a modern Community Hospital for the population of Dover and the surrounding area by 2011’**
- **Site search in liaison with DDC identified mid town as a potential site**
- **NHS ECK identified mid-town as the preferred site at its Board meeting in September 2008**
- **Flood risk recognised and further work to assess the nature of the risk and potential mitigation undertaken**
- **Environment Agency confirmed that the nature of the flood risk means a review of site selection should take place – stakeholder meeting 19<sup>th</sup> October**

## **SITE SELECTION**

**The following sites have been identified for consideration:**

- **BUCKLAND MILL**
- **MID TOWN – NEXT TO THE HEALTH CENTRE ON MAISON DIEU ROAD**
- **BUCKLAND HOSPITAL**
- **WHITFIELD**
- **OTHER CENTRAL DOVER SITE – CHARLTON POST OFFICE**

**In considering these sites we need to balance opportunity and risk.**



## **SITE SELECTION CRITERIA**

### **1. Supports the delivery of Practice Based Commissioners' and NHS Eastern and Coastal Kent's commissioning intentions**

- This relates to the health needs of the community and our plans for services to meet these needs
- A lot of work has already been done with EKHUFT to ensure that the current building design appropriately accommodates many of the services that we want provided for the people of Dover.
- Therefore this assessment will make sure that any site can accommodate as a minimum the building as currently designed

### **2. Suitable arrangements for car parking**

- Sufficient space for patients and staff – this was one of the criteria given high importance in the previous public engagement exercise

**3. Accessibility**

- Measured through the percentage of households able to access the site within 30 minutes by public transport or on foot.

**4. Flexibility/Future Proofing**

- Potential for expansion, a site able to adapt to future changes in need/service
- Health services and the needs of the population are always changing so we need to make sure the site and the buildings are flexible enough to accommodate any future changes. This will include working with Dover District Council to ensure future population growth is taken into account

## **5. Deliverability**

- Time scale and site availability – we have made a commitment to delivering improved health services for the people of Dover and this means delivering a new building as quickly as possible.
- Any site will need to be assessed by taking into consideration:
  - The time it will take to secure the site for development
  - The time it will take to get planning permission
  - The time it will take to prepare the site for development.
- All developments are subject to a number of site surveys for example archaeology, arboriculture and environmental surveys
- The outcomes of these surveys may mean remedial actions or additional work is required which takes time
- We need to take into account any work required by the developer of the site (EKHUFT) or other agencies to ensure the site is suitable for development e.g. the installation of flood defences on the mid town site
- The time it would take to put up the building which meets the needs of the site.

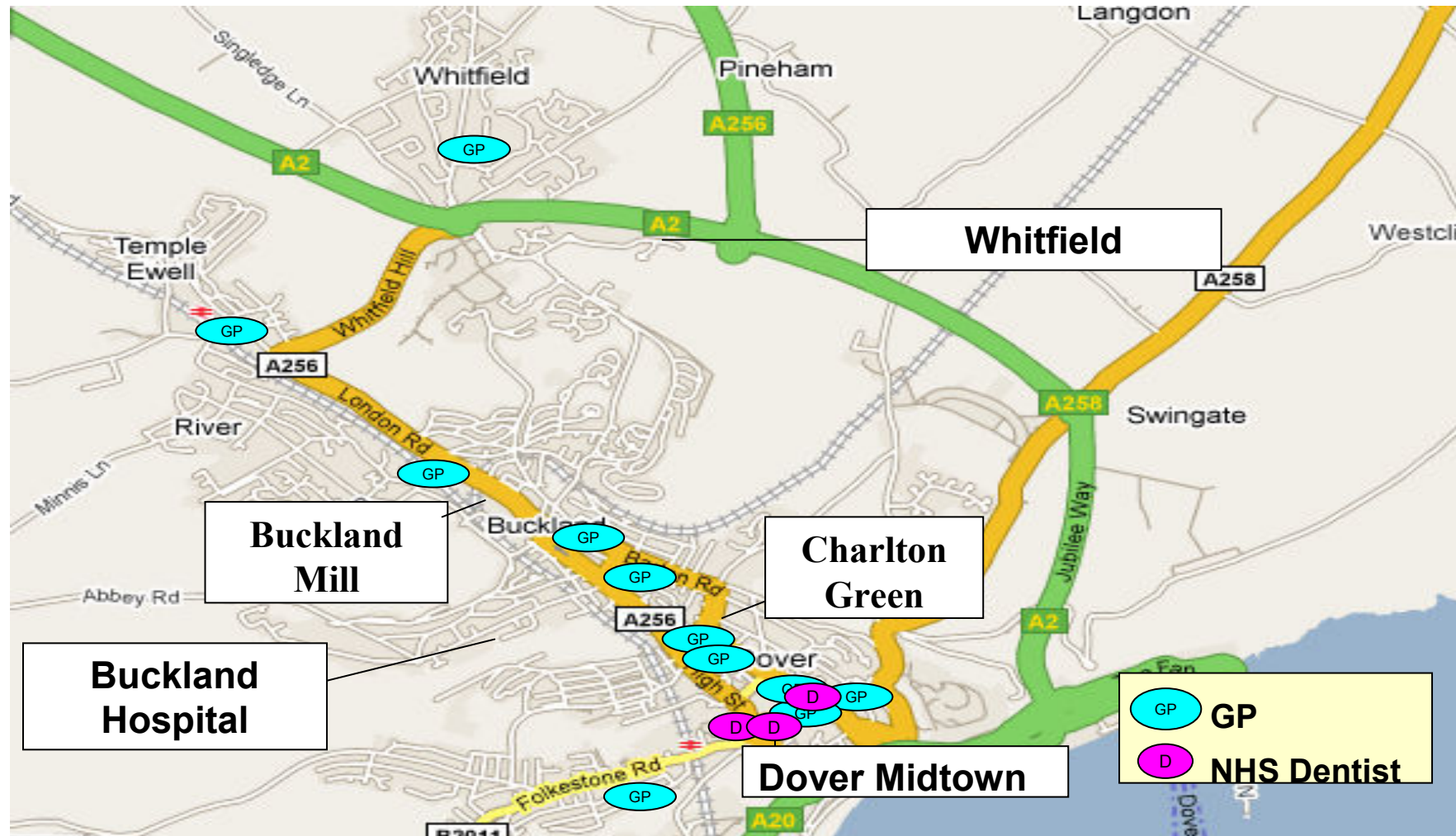


## **6. Value for money**

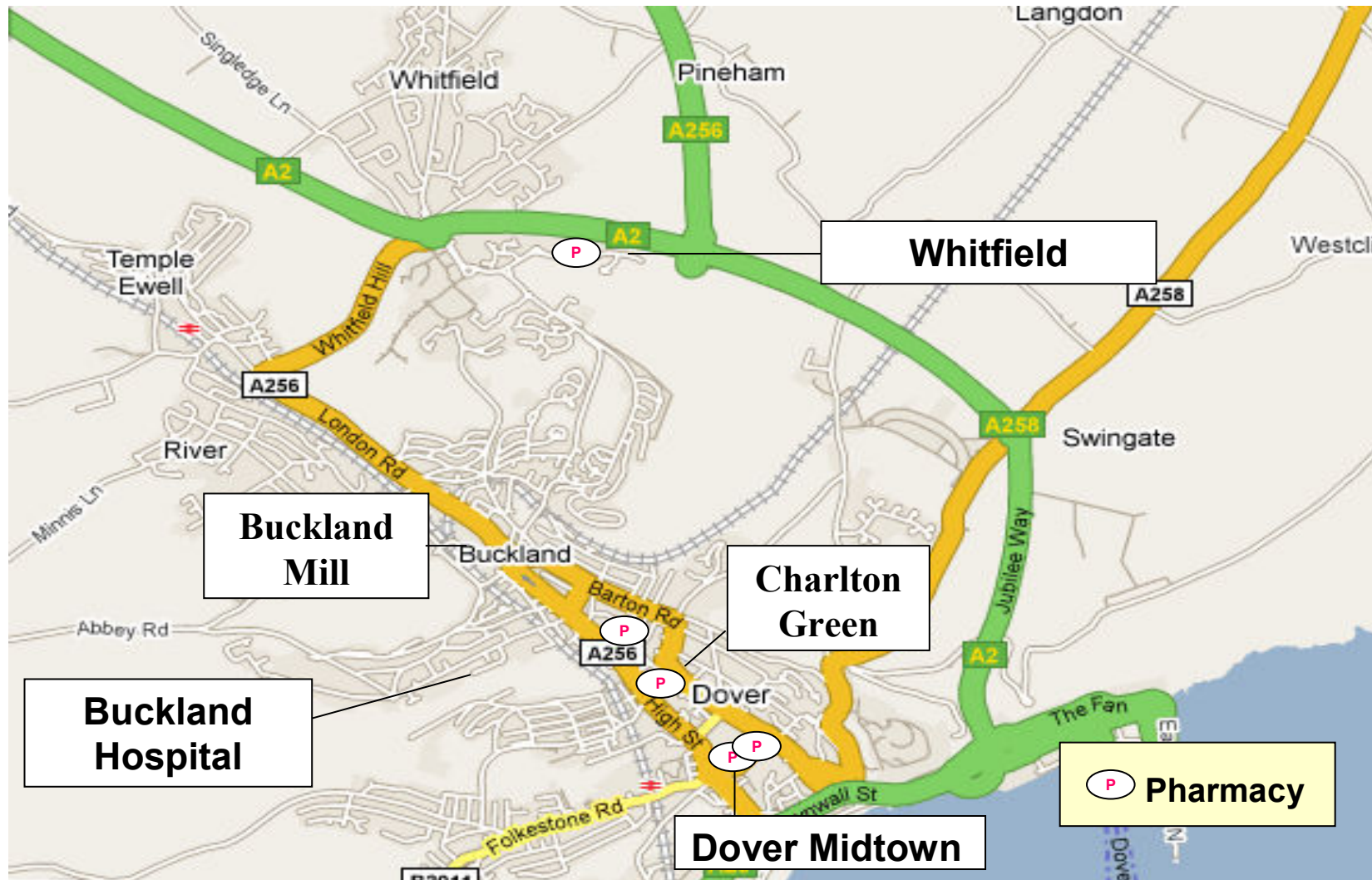
Currently EKHUFT have made a commitment to fund the new building but they do not have unlimited resources, other additional resources may be available but we will have to assess if the likelihood of receiving these for this site bearing in mind the current economic climate and the likely trends in health funding. In addition we will have to consider:

- The costs of maintaining the existing Buckland site until the development is complete
- The cost of purchasing the site
- The cost of any work required to prepare the site (as above) – this would include any contribution that the NHS would need to make to remedial/defence work in respect of flood risk
- The cost of the build

### 7. Adjacencies with other health services such as GPs and Dentists



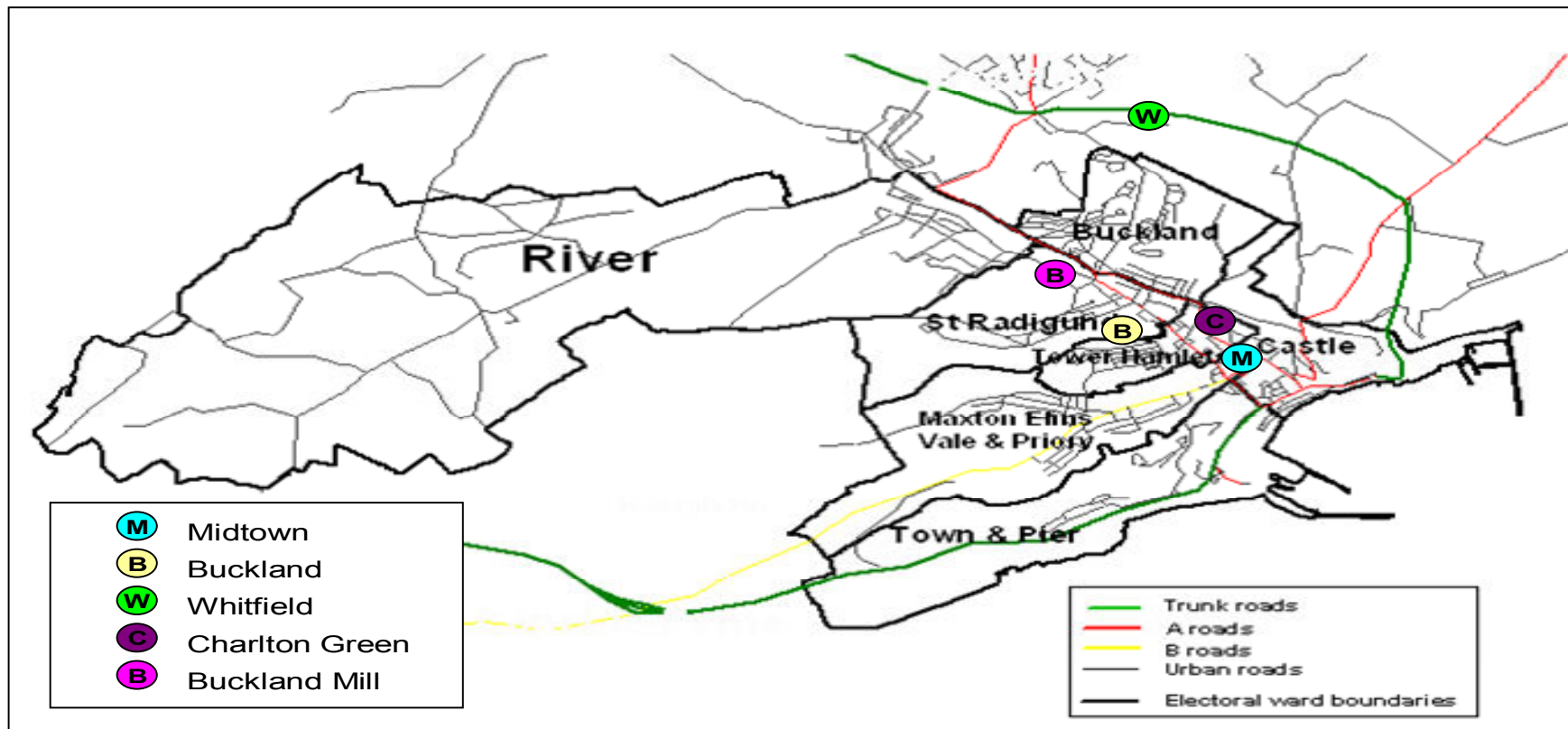
8. Adjacencies with other health services such as Pharmacies



## Eastern and Coastal Kent

### 9. Location - in area of greatest health need, area of high deprivation

It is important to place the site in the area of greatest need as this means that the people who most need to use the site live closest to it – we will assess this against the current health needs assessment for Dover as well as assessing the potential of the site to meet future health needs



Five of the wards in Dover Town (Buckland, St Radigunds, Town & Pier, Castle, and Tower Hamlets) are amongst the 20% most deprived wards in England. The first three wards listed fall into the top 10% for deprivation.

## 10. Wider considerations

How might the site of the building impact beyond the criteria outlined above; for Example will a development on the site contribute to regeneration.

Public views expressed at the meeting on 19<sup>th</sup> October:

Buckland: + within area of high deprivation, probably no flood risk, deliverable  
- access constrained, parking difficult, possibly contaminated site

Whitfield: + potential for expansion, easier access for rural communities, access could be improved  
- remote from areas of greatest need, poor access, possible planning constraints

Midtown: + would meet local needs, in centre of areas of deprivation, access good  
- flood risk will impact on delivery timescale, car parking, little expansion

Buckland Mill: + access, site size adequate, car parking,  
- land may be prohibitively expensive, flood risk possible

Charlton Post Office: + central Dover site, in centre of areas of deprivation  
- site size constrained, land in multiple ownership, parking

# Next steps

- Discussion with HOSC – 30<sup>th</sup> October
- NHS Eastern and Coastal Kent Board will consider the site options at its Board meeting on 18<sup>th</sup> November
- EKHUFT will consider the site options report at its Board meeting on 27<sup>th</sup> November
- EKHUFT will develop OBC and FBC to be considered at their future Board meetings.