

1. Summary of health & transport refs (HGGT IDP, 2019) & PAH update Responses (August 2021)

*Doc Page No. (pdf Page No.)

Potential costs to PAH	Potential funds to PAH
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No.	Page*	Ref./ Section	Text IDP 2019	Comments
3.5 Key Infrastructure				
1.	16 (21)	3.5.2 Sustainable Transport Corridors	<p>The Sustainable Transport Corridors (STC) will form a strategic network of routes, principally, north-south and east-west across the Garden Town, connecting the new neighbourhoods and villages to Harlow Town Centre, the existing neighbourhoods of Harlow new town and key locations including the railway stations and employment areas. This network will provide dedicated routes for public transport as well as cycling and walking, identified in the Harlow and Gilston Garden Town Transport Strategy (Draft for Consultation 2019). These modes of travel are key interventions necessary to achieve the 60% modal split for the Garden Town communities⁹.</p> <p>In the HIF bid to Homes England, sections of the STC network have been identified as forming part of the network to support the comprehensive and sustainable growth of the Garden Town (see Section 3.3). The HIF bid has been identified as a means to support delivery of the network both directly (through funding sections of the network) and indirectly (from forward funding that will enable a rolling infrastructure fund to be set up and developer contributions recovered for HIF-funded infrastructure).</p> <p>⁹ Objective 1 of the Harlow and Gilston Garden Town Transport Strategy (Draft for Consultation 2019) provides that 50% of all journeys across Harlow will be made by active and sustainable modes. This target rises to 60% of all journeys within the new communities.</p>	<p>PAH was granted planning permission in 2021 for key enabling works for essential transport related infrastructure related to the delivery of the new Hospital, as variations to the planned new M11 Motorway Junction (M11 J7A) scheme, comprising an at grade bridge link through the M11 J7a road embankment, to allow connectivity to the Sustainable transport Corridor (STC) to the south. It is intended that the new hospital development will also include a transport hub to link to the related STC and other highway network.</p> <p>Further transport related infrastructure works progressed by PAH, includes revisions to the new Campions Roundabout off Gilden Way including the relocation of a drainage mitigation pond, to facilitate the Hospital's principal highway access link in a way that maintains the LTAs approach to future proofing for a potential Harlow Northern Bypass link. The works will additionally allow for bus, cycle and pedestrian access and connectivity.</p>

No.	Page*	Ref./ Section	Text IDP 2019	Comments
2.	18 (23)	3.5.4 Other Key Infrastructure	<p>There are a number of other key infrastructure items required to support the delivery of the Harlow and Gilston Garden Town. These include (but are not limited to) the following:</p> <ul style="list-style-type: none"> Princess Alexandra Hospital: The Princess Alexandra Hospital NHS Trust is considering options to meet its future service requirements. The hospital serves a catchment much larger than the Garden Town alone, and must meet the existing and future needs of this catchment. <p>The Trust is continuing to develop its Business Case for the redevelopment or relocation of the acute and general hospital site at Harlow. The process undertaken to date has narrowed down the healthcare strategy to three main options: a redevelopment of the existing main hospital site at Harlow; partial redevelopment and partial refurbishment of the main hospital; or the provision of a new hospital within the East Harlow development area. The Trust's preferred option is relocation and provision of a new facility at the East Harlow strategic site.</p> <p>The preferred option may require additional transport mitigation measures including M11 Junction 7A capacity works above and beyond what it currently planned (see Section 3.5.1).</p>	<p>Additional updated PAH text.</p> <p>For the relocation option, a site has been identified north of the M11 junction 7a east-west access road, currently been progressed with the planning and transport authorities via a Planning Performance Agreement.</p> <p>PAH will incur significant highways and other infrastructure costs associated with the preferred option including: Campions roundabout modifications including pond relocation, the STC at grade bridge link, transport hub, gas main diversion, and UKPN power connection.</p> <p>Updated cost estimate figures are provided below (TR27 refers)</p>
4.2 Infrastructure Types				
3.	22 (27)	4.2 Infrastructure Types	<p>It should also be noted that different infrastructure types were assessed and calculated across a range of geographies. This was informed by consultation with providers, and was used to best reflect how services are delivered and used. These are referenced below:</p>	<p>For a general update on health care infrastructure provision, see combined NHS ICS group response setting out changes to the model of care and service delivery.</p>

No.	Page*	Ref./ Section	Text IDP 2019	Comments
			<ul style="list-style-type: none"> Primary and secondary healthcare – assessed on a Garden Town-wide scale (based on work undertaken by NHS Strategic Estates Planning Service, commissioned by Harlow and Gilston Garden Town) 	
4.	28 (33)	4.7.1 Unknown Costs	The costs for the Sustainable Transport Corridors included in the IDP are based on the high-level costs included in the Harlow and Gilston Garden Town Sustainable Transport Corridors Strategy and refined for the preparation of the Housing Infrastructure Fund Bid (Section 3.3). More detailed work on the Corridors will continue to be undertaken which will establish more detailed costs.	PAH will incur significant highways and other infrastructure costs associated with the preferred option (relocation to East of Harlow) including: Campions roundabout modifications and pond relocation, the STC at grade bridge link, transport hub, gas main diversion, and UKPN power connection. Updated cost estimate figures are provided below (TR27 refers)
4.9 Apportionment				
5.	29 (34)	4.9.1 Approach to Apportionment	<ul style="list-style-type: none"> Healthcare – per-unit requirement provided by NHS Strategic Estates Planning Service, therefore no apportionment required. 	See combined NHS ICS group response setting out changes to the model of care and service delivery.
6 Alternative Collection and Funding Methods				
6.	99 (104)	6.3 Other Tariff Mechanism	The Sustainable Transport Corridors (STC) network will result in benefits across the whole Garden Town including for unallocated development such as changes in use or intensification of development and development allocations that might yet be identified in future Plan reviews, these include non-residential development. At this stage however, the IDP has apportioned the delivery of the STC solely on the basis of the strategic scale growth consisting of the new neighbourhoods and village allocations and the proposed redevelopment of the Princess Alexandra Hospital site. In order to ensure the Sustainable Transport Corridors are delivered as soon as possible and that the network is designed to achieve maximum benefit to the sustainable growth of the Garden Town, it may also be appropriate to seek contributions	PAH's contribution to the STC network comprises the delivery of an at grade bridge link through the M11 J7a road embankment, to allow connectivity to the STC to the south. It is intended that the new hospital development will also include a transport hub to link to the related STC and other highway network.

No.	Page*	Ref./ Section	Text IDP 2019	Comments
			from the other planned smaller scale developments, 'windfall' development and non-residential development, as well as future allocations. In order to do this, it is likely that a further mechanism will need to be established across the Garden Town for calculating and seeking contributions to support the implementation and potential future enhancements of the Sustainable Transport Corridors network. The authorities will consider incorporating this into a joint Planning Obligations SPD (see Section 3.2).	

2. Key IDP Tables/Cost Updates

5.2 Infrastructure Requirements by Topic

5.2.1 Transport

Table 7 Summary of Transport Interventions

PAH Relocation-Related Highways					
No.	Page*	Ref.	Intervention	Cost Identified in 2019 IDP	Comments
7.	39 (44)	TR27	Hospital relocation to East Harlow strategic site - transport mitigation measures including M11 Junction 7A capacity works	£25,000,000	<p>PAH will incur significant highways and other infrastructure costs associated with the preferred option including: Campions roundabout modifications and drainage pond relocation, an STC at grade bridge link, transport hub, gas main diversion, and UKPN power connection. Cost estimates, are as follows:</p> <ol style="list-style-type: none"> 1. Campions roundabout modifications including pond relocation; £625k + oncosts 2. STC at grade link bridge; £2.9m gross cost inc VAT 3. Transport Hub £250k + oncosts 4. Comprehensive travel planning measures to be provided to link hospital with catchment area 5. Gas main diversion; £6.7m + oncosts 6. UKPN Power connection. £16m + oncosts

					Cost figure to be updated to reflect current specific estimate: £26,475,000
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5.2.3 Health

Table 9 Summary of Health Interventions

No.	Page*	Ref.	Intervention	Cost Identified in 2019 IDP	Comments
8.	45 (50)	HE1	Relocation or redevelopment of Princess Alexandra Hospital	<p>Cost £500,000,000²⁴ ²⁴ Indicative figure only Identified Funding £170,000,000 Apportioned Costs £0 Remaining Funding Gap (After Dev Contributions) £0²⁵ ²⁵ Costs likely to be met through a mixture of central government funding (currently estimated to be around £170m although not confirmed), debt funded and capital receipts – developer contributions will also be sought but the level and geographical extent is not currently known (contribution to acute care forms part of HE3). Remaining funding gap is not shown as it is not considered to be for the Garden Town to meet.</p>	<p>Three Hospital development scenarios are currently being considered:</p> <ul style="list-style-type: none"> • Provision of a new hospital East of Harlow (preferred option); • Refurbishment and partial development of the existing hospital; • Redevelopment of the existing hospital; <p>PAH's related cost planning exercise indicates a range of capital cost estimates up to a maximum of £900,000,000. For all development scenarios there is likely to be a significant funding shortfall in excess of the identified S106 developer contributions.</p> <p>Updated funding gap to be met from, reserves, capital receipts and developer contributions</p>

9.	45 (50)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£44,993,300	<p>Note: Acute inpatient care element of total S106 developer contribution requirement is £17,742,000 to £21,049,234, excluding acute outpatient or acute community care provision which also needs to be factored in.</p> <p>See combined NHS ICS group response setting out changes to the model of care and service delivery.</p>
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5.3 Infrastructure Requirements by Strategic Site

5.3.1 Gilston Villages 1-6

Table 16 Infrastructure Requirements for Gilston Villages 1-6

No.	Page*	Ref.	Intervention	Cost Identified in 2019 IDP	Comments
10.	59 (64)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£21,625,278 Proportion of Dev Contribution Element 48.06%	See combined ICS group response setting out changes to the model of care and service delivery.

5.3.3 Gilston Village 7

Table 17 Infrastructure Requirements for Gilston Village 7

No.	Page*	Ref.	Intervention	Cost Identified in 2019 IDP	Comments
11.	66 (71)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£3,816,226 Proportion of Dev Contribution Element 8.4%	See combined NHS ICS group response setting out changes to the model of care and service delivery.

5.3.4 East Harlow (Epping Forest District)

Table 18 Infrastructure requirements for East Harlow (Epping Forest)

No.	Page*	Ref.	Intervention	Cost Identified in 2019 IDP	Comments
12	70 (75)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£1,908,112.81 Proportion of Dev Contribution Element 4.24%	See combined NHS ICS group response setting out changes to the model of care and service delivery.

5.3.5 East Harlow (Harlow District)

Table 19 Infrastructure requirements for East Harlow (Harlow District)

No.	Page*	Ref.	Intervention	Cost Identified in 2019 IDP	Comments
13.	75 (80)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£6,614,791 Proportion of Dev Contribution Element 14.7%	See combined NHS ICS group response setting out changes to the model of care and service delivery.

5.3.6 Latton Priory

Table 20 Infrastructure requirements for Latton Priory

No.	Page*	Ref.	Intervention	Cost Identified in 2019 IDP	Comments
14.	80 (85)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£2,671,358 Proportion of Dev Contribution Element 5.94%	See combined NHS ICS group response setting out changes to the model of care and service delivery.

5.3.7 West Sumners

Table 21 Infrastructure requirements for West Sumners

No.	Page*	Ref.	Intervention	Cost Identified in 2019 IDP	Comments
15.	85 (90)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£2,053,129 Proportion of Dev Contribution Element 4.56%	See combined NHS ICS group response setting out changes to the model of care and service delivery.

5.3.8 West of Katherine's

Table 22 Infrastructure requirements for West of Katherine's

No.	Page*	Ref.	Intervention	Cost Identified in 2019 IDP	Comments
16.	90 (95)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£3,386,264 Proportion of Dev Contribution Element 7.53%	See combined NHS ICS group response setting out changes to the model of care and service delivery.

5.4 Funding Gap

Table 23 Summary of funding gap

No.	Page*	Ref.	Items Not Included in Funding Gap	Comments
17.	94 (99)	Transport	Transport mitigation measures relating to Princess Alexandra Hospital relocation (TR27) (£25,000,000) – expected to form part of the overall cost package of the relocation.	See comments at TR27 above Figures to be revised to reflect specific updated cost estimates.
18.	94 (99)	Healthcare	Relocation of Princess Alexandra Hospital (HE1) – costs likely to be met through a variety of sources; remaining funding gap is not considered to be for the Garden Town to meet.	See comments at HE1 above

Appendix A Infrastructure Delivery Schedule

PAH Relocation-Related Highways				
No.	Page*	Ref.	Intervention	Comments
19.	A5 (113)	TR27	Hospital relocation to East Harlow – transport mitigation measures including M11 Junction 7A capacity works	See comments at TR27 above Figures to be revised to reflect specific updated cost estimates.
No.				
No.	Page*	Ref.	Intervention	Comments
20.	A14 (122)	HE1	Relocation of Princess Alexandra Hospital	See comments at HE1 above
21.	A14 (122)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	See comments at HE3 above
22.	A15 (123)	HE1	Relocation of Princess Alexandra Hospital	See comments at HE1 above
23.	A15 (123)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	See comments at HE3 above

Appendix C Risk Allowance

Transport				
No.	Page*	Ref.	Intervention	Comments
24.	A4 (156)	TR27	Hospital relocation to East Harlow – transport mitigation measures including M11 Junction 7A capacity works	See comments at TR27 above
25.	A5 (157)	TR27	Hospital relocation to East Harlow – transport mitigation measures including M11 Junction 7A capacity works	See comments at TR27 above
26.	A14 (166)	HE1	Relocation of Princess Alexandra Hospital	See comments at HE1 above
27.	A14 (166)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	See comments at HE3 above
28.	A15 (167)	HE1	Relocation of Princess Alexandra Hospital	See comments at HE1 above
29.	A15 (167)	HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	See comments at HE3 above