

Princess Alexandra Hospital Estates Programme

- **Strategic Outline Case**
- **Steering Group Meeting Wednesday 22nd November 2017**
- **Town Planning Update**
- **John Lawson – LPP Ltd**



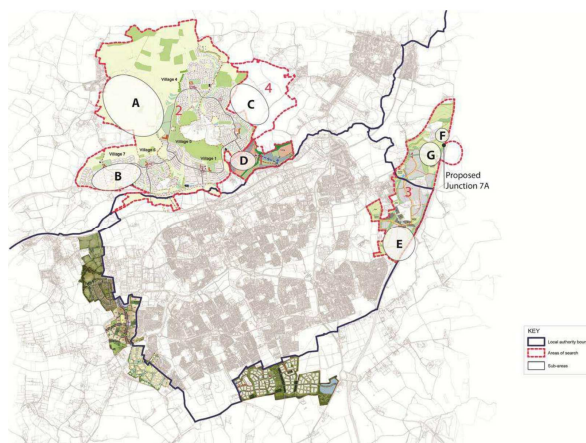
LPP'S Role

- **LPP Appointed in October 2017**
- **Planning input to Hospital SOC relocation & redevelopment options**
- **Build on work undertaken by AECOM in 2016**
- **Liaise with LPA's & promoters**
- **Identify preferred planning option to support OBC**
- **Planning strategy advice on taking scheme forward**



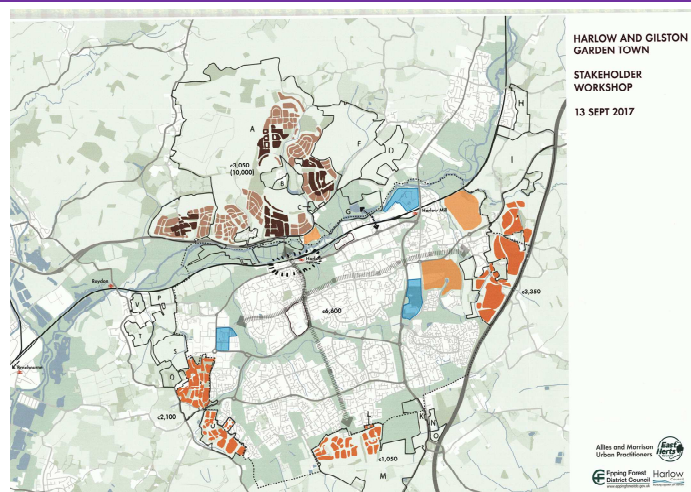
Review of Previous Feasibility

- 14 hectare target site area for new Hospital
- Previous broad locations identified in Harlow & Gilston Garden Town areas
- 7 areas considered in North & East Harlow
- 3 areas shortlisted – 1 to north & 2 to East



Sites in Broader Planning Context

- Significant new development growth planned for Harlow area
- Local Plan Housing allocations to each area crossing LPA boundaries
- Planning Policy basis for Hospital development in emerging Local Plans
- Gilston Garden Town - potential location preference for southern area
- East Harlow – proximity to M11 Junction 7A unlocks potential development areas
- Accessibility & Deliverability key considerations



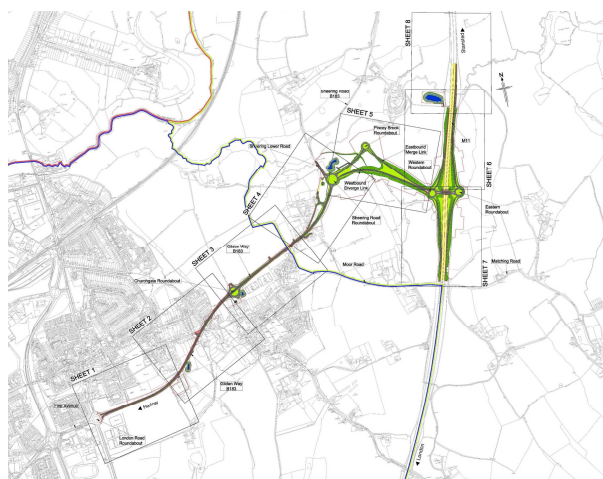
Gilston Garden Town Area

- Extensive area to provide for 3,000 homes growing to 10,000 homes
- Hospital could potentially be accommodated without displacing housing capacity
- Southern area could be a suitable Hospital location
- Linkeages, accessibility & general infrastructure availability
- More remote areas may be constrained in terms of deliverability & accessibility
- South of Gilston constrained due to ownership, environmental & physical constraints



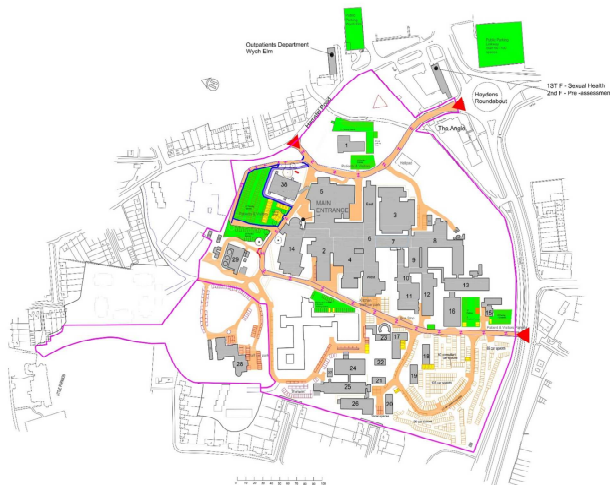
East Harlow Area

- Junction 7A area planned for additional growth
- Provides an opportunity for Hospital location as part of masterplanned approach
- Road infrastructure planned for 2021 - part main junction & Gilden Way link
- Accessibility, traffic modelling & environmental constraints to be considered
- Hospital to be considered within wider development context



Potential Redevelopment Capacity

- Existing PAH Site development potential
- St Margaret's Hospital Site Rationalisation & development potential
- Consider development constraints & opportunities for each site
- Identify planning potential to inform OBC



Next Steps & Recommendations

- Consider planning constraints & opportunities for each site
- Further liaison with LPAs & site promoters/owners
- Consider Health & Well Being Campus components
- Assess baseline data for Hospital activity
- Undertake Hospital travel & activity surveys (staff, visitors & patients)
- Appoint Transport consultancy to advise on traffic modelling & impacts
- Identify preferred & reserve sites for OBC informed by background work

