

PRINCESS ALEXANDRA HOSPITAL OUTLINE FACILITY SCOPE for TRANSPORT MODELLING

Background

PAH is currently a small District General Hospital situated in Harlow at the border between West Essex and East Hertfordshire.

The Princess Alexandra NHS Trust (the Trust) considers Princess Alexandra Hospital (PAH) as no longer fit for purpose.

A number of estate investment options are being considered including:

1. New build on a new site and
2. Health and wellbeing campus on a new site.

Essex County Council – as Highways Authority – has already carried out initial transport modelling on emerging Local Plan proposals using a VISUM transport model. The VISUM model assesses the likely impact on the highway network of the strategic (housing) development sites around Harlow, their likely scale and possible infrastructure requirements that may result.

Scope

In order to assess the impact of the emerging PAH proposals on the highway network it is necessary for further modelling to be undertaken. The development of a 'new' PAH is likely to give rise to different traffic/transport/network impacts and characteristics when compared to predominantly residential-led development on strategic sites.

Assuming a new site of c.14ha, it is suggested that a corresponding reduction in c.600 homes could be assumed.

The following sets out the outline scope for modelling and to enable the identification of the scale and possible infrastructure requirements arising:

New build on a new site:

- Green field sites (see indicative plan below) – adjacent to the planned location for junction 7A of the M11 at the East of Harlow site (ref: Site J) or within / close to the proposed Gilston Park Estate development (ref: Site A)
- C. 14ha
- C. 400 core beds

Health and wellbeing campus on a new site:

- PAH operated as part of a health and well-being campus on a green field sites – adjacent to the M11 and planned location for junction 7A of the M11 at the East of Harlow site (ref: Site J) or within / close to the proposed Gilston Park Estate development (ref: Site A)
- C. 14ha
- C. 400 core beds

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- Incorporation of Existing out-patient and diagnostic services from St Margaret's Hospital in Epping
- Potential co-location of:
 - Private hospital unit – c.50 beds and
 - Other non-defined uses with potential collaborators / partners including:
 - Community health and leisure facilities – such as a gym / swimming pool
 - Education and life sciences – inc. faculty support to support education training for the health workforce
 - Elderly and social care – supported accommodation and / or end of life and
 - 'Life Sciences' – research and development

Potential 'Green-field' Sites – plan excerpt taken from East Herts, Epping Forest, Harlow and Uttlesford District Councils Strategic Site Assessment (ref: AECOM Sept 2016):

Site A – Gilston Park Estate

Site J: Harlow East

