



**Harlow District  
Council:  
Local Plan Submission  
Draft 2011-2033  
Examination in Public**

**Statement of Case  
Matter 4**

**Produced for  
Princess Alexandra Hospital NHS  
Trust**

**March 2019**

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# Statement of Case

Harlow District Council: District Local Plan 2011-2033: Examination in Public

Produced for Princess Alexandra Hospital NHS Trust

<b>Version</b>	Draft	Final
<b>Date</b>	1/03/2019	6/03/2019
<b>Details</b>	Statement of Case	Statement of Case
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## **1. Introduction**

- 1.1 This Statement of Case (Statement) has been prepared by Lawson Planning Partnership Ltd (LPP), on behalf of the Princess Alexandra Hospital NHS Trust (PAH). The statement addresses Matter 4 concerning the Housing Site East of Harlow (excluding issues concerning the wider delivery of infrastructure, which are covered in our Matter 3 statement).
- 1.2 PAH operates the Princess Alexandra Hospital Hamstel Road, Harlow, CM20 1QX and also provides services at St Margaret's Hospital, The Plain, Epping, CM16 6TN.
- 1.3 This Statement should be read in conjunction with representations submitted to Harlow District Council (HDC) by LPP dated 4<sup>th</sup> July 2018 on the Local Plan Submission Document which supported the HDC local plan's acknowledgement of the necessity for the hospital to redevelop its existing site, or relocate to the East Harlow (Epping Forest) development area.
- 1.4 Due to the interconnected nature of East Harlow allocation, which lies both in Epping Forest and Harlow District, this Statement addresses the Inspector's matters and questions as relevant to our earlier position noted above.

## **2. Background**

- 2.1 Since representations were submitted in early 2018, PAH has undertaken substantial additional work to inform its Strategic Outline Case (SOC) and subsequent Outline Business Case (OBC) concerning identification of preferred development, and location options, for improved acute and general hospital services covering the Harlow area.
- 2.2 PAH has essentially identified two shortlisted development options: i) to redevelop or part redevelop/part refurbish the existing hospital campus located off Hamstel Road and ii) relocate to a green field site within East Harlow (in line with emerging Local Plan Policy SP5.3 of the Epping Forest Local Plan). All other development options and scenarios have been discounted at this stage.
- 2.3 Following an options evaluation process in line with Treasury Green Book guidance, the PAH Board will determine the preferred way forward at its meeting to be held on 7<sup>th</sup> March 2019 for the provision of new and improved core-hospital services. The Planning Inspector will be apprised of this decision as soon as practicable after this date.
- 2.4 Subject to Board approval, the preferred development option will be taken forward to OBC and Full Business Case (FBC) stages with a view to implementation within a 5-year period.
- 2.5 This Statement therefore provides an update of PAH's position explained in the context of the relevant Matters and Questions to be raised at the Examination in Public hearings concerning the draft HDC local plan.

### **3. Matter 4: Strategic Housing Site East of Harlow**

#### **4.6 Have the overall transport effects of the proposal been adequately considered? What public transport, cycling and walking links would be provided to maximise sustainable transport options? Are these adequately secured in the plan?**

- 3.1 PAH has limited comment to make in respect to the Harlow District Council portion of the East Harlow allocation, however, there are elements of its connection with the wider allocation which may be relevant, given these could effectively form a single proposal.
- 3.2 As described in our Matter 3 Statement, a prospective hospital site has been identified in the north of the Epping portion of the allocation. However, any requirements in the HDC which impede or influence the timely delivery of infrastructure in the Epping portion would be a concern for PAH.
- 3.3 Whilst the construction of a hospital may not necessarily coincide with the delivery of housing, in the long term, the hospital must also be able to benefit from the delivery of the sustainable transport corridor. This corridor is currently planned to run internal to the East Harlow allocations towards the identified new hospital site.
- 3.4 To allow the full benefit of the sustainable transport corridor to be felt, PAH is investigating the feasibility of a subway link under a under the M11 J7a slip road to allow it to loop into the hospital site. This would provide a direct bus, cycle and pedestrian link to the hospital and promote connections to the new housing in the south.
- 3.5 If the transport corridor cannot be delivered in a timely manner, or in its entirety, this could affect the hospital, who could be partially reliant upon it to assist in achieving sustainable travel patterns for its patients, visitors and staff. However, it should be noted that PAH would still be in a position to operate from East Harlow in advance of the transport corridor link being delivered.
- 3.6 The plan should therefore be worded in a manner which ensures this corridor is delivered. The wording should also be sufficiently flexible that, if any issues in delivery of the 'East-West Sustainable Transport Corridor' are encountered, other alternatives could be proposed or work rounds provided.
- 3.7 PAH therefore requests that, in respect of Matter 4, the potential presence of a hospital to the north of the HDC allocation is carefully considered and that infrastructure requirements are coordinated to assist the delivery and function of a new hospital in this wider context