

Reasonable endeavours have been taken by the HGGT Local Authorities to ensure the accuracy of information contained in these schedules based upon evidence available during its preparation which represents a snapshot in time. The identification of contributions from developers/landowners do not represent a guarantee that such funding will be secured by the HGGT Local Authorities but do represent an estimation of contribution levels that might be expected and should be taken into consideration by developers. Where the HGGT Local Authorities are identified as a party to the funding arrangements, the HGGT Local Authorities accept no liability for errors in information and reserve the right to amend or update the requirements for infrastructure at any time based upon new evidence or understanding including but not limited to when assessing planning applications or preparing guidance or further updates to the IDP.

Ref	IDP Information Source	Delivery Category	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost	Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Estimated Funding Gap	Provision / Cost to be Apportioned to EHDC, EFDC & HDC Development Plan Allocations	Apportionment Notes	Contribution Indexation / Change	Estimated Funding Gap after contributions from Development Allocations	Provision / Cost to be Apportioned to Windfall / developments outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT			
(new / 2019 IDP ref)			2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																			
	<b>HGGT</b> HARLOW & GILSTON GARDEN TOWN	Health Infrastructure / Services																													
S3	All new developments are required to consider the future stewardship arrangements for any new community buildings or spaces that are proposed to be created and how any new community services will be sustained. For health this should include: - thresholds/baselines of new floorspace provided for new GP surgeries, dentists and pharmacies.	Stewardship											Developer(s):	Long term stewardship of land and facilities ties together the themes of the HGGT Vision. New spaces and facilities that are not agreed to be adopted by the public authorities will not be sustainable without well organised management structures supported by consistent revenue streams.	comprehensive Stewardship arrangements to be established		Stewardship arrangements to be agreed with Local Planning Authority at Masterplan or application stage.				comprehensive Stewardship arrangements to be established	Stewardship arrangements to be agreed with Local Planning Authority at Masterplan or application stage.				comprehensive Stewardship arrangements to be established	Stewardship arrangements to be agreed with Local Planning Authority at Masterplan or application stage.				
HE1 (HE1 and part HE)	Princess Alexandra Hospital Secondary Health Care Services including: a) All Acute healthcare provisions, except for: - Community and Mental Health and Well-Being Services (see HE3); - Community Diagnostics (see HE4); - Ambulance facilities (see Emergency Services Infrastructure).	See IDP Evidence, Appendix 34 - Healthcare Infrastructure, Response from HWIE ICS											Princess Alexandra's Hospital (PAH) Trust/ Hertfordshire and West Essex Integrated Care System (HWE ICS)	PAH Trust are considering 3 scenarios for future provision of secondary care, including: - Provision of a new hospital at East of Harlow (preferred option); - Refurb. / part development of existing hospital; - Redevelopment of the existing hospital. The new Hospital forms part of the PAH 2030 vision.	approx. 14 ha land at East of Harlow new garden community (preferred relocation option)	Cost uplifted from Q3 2021 as response from PAH received in Aug 21. £33,183,933	PAH Trust modelling identifies impact from c.17,000 new homes requiring additional floorspace within the future Hospital with approximate value of between £27,459,760 to £32,412,214 (inclusive of inflation). Costs currently exclude A&E provision which is not yet assessed.	YES. Costs to be index linked using BCIS PUBSEC Tender Price Index (or as otherwise updated); from base date TBC.	Currently Unknown	PAH Trust are preparing a Business Case for Central Government Funding. The amount of funding that might be available is not currently known.	approx. 14 ha land at East of Harlow new garden community (preferred relocation option)	Contributions towards acute healthcare provision are not deemed retrievable from the strategic sites as evidenced at the Gilston Outline planning hearing, which was vindicated by the landmark case of R (University Hospitals of Leicester NHS Trust) v Harborough District Council [Alington J, 13 February 2023] which considered that new development does not constitute for mitigation for development under the terms of reg 122.									
HE2 (part HE3)	GP Surgeries: Primary Health Care Services including: a) new GP surgeries (no. to be confirmed) totalling approx. 2,099 Sq M NIA to be provided across more than one new GP surgery (exact number and locations to be confirmed).	See IDP Evidence, Appendix 34 - Healthcare Infrastructure, Response from HWIE ICS											Hertfordshire and West Essex Integrated Care System (HWE ICS)	GP Surgery floorspace required within each new Garden Community (unless otherwise advised) to be agreed at Masterplan and Application stage. Direct provision of floorspace by developers in lieu of contributions is preferred. Contributions may still be required where needs are not met wholly on-site.	£11,355,590	Cost uplifted from Q3 2021 as response from PAH received in Aug 21. £11,625,961	HWE ICS estimated cost of £5,410 per m2 with total requirement of c.2,099SqM (NIA): £11,355,590 (base date TBC)	YES. Costs to be index linked using BCIS PUBSEC Tender Price Index (or as otherwise updated); from base date TBC.		Direct Delivery of Floorspace by Developer(s) preferred	HWE ICS HUDU modelling identify an impact from developments requiring approximately 2,099 Sq M additional floorspace for primary healthcare taking account of existing capacity in the Garden Town area based upon c.17,000 new homes (equivalent to new garden communities and existing PAH site only).	YES. Contributions to be index linked using BCIS PUBSEC Tender Price Index (or as otherwise updated); from base date TBC.									
HE3 (part HE3)	Community and Mental Health and Well-Being Services including: a) new Mental Health floorspace of 1,125 Sq M NIA; b) new Community Health floorspace of 1,375 Sq M NIA.	See IDP Evidence, Appendix 34 - Healthcare Infrastructure, Response from HWIE ICS											Hertfordshire and West Essex Integrated Care System (HWE ICS)	Community and Mental Health and Wellbeing floorspace required within the Garden Town (location to be confirmed). Direct provision of floorspace by developers in lieu of contributions may be considered subject to consideration.	On-site provision to be considered as part of new local health hubs	Cost uplifted from Q3 2021 as response from PAH received in Aug 21. £4,759,435	HWE ICS estimated cost of £1,810 per Sq M for Mental Health and £1,900 per Sq M for Community Health floorspace. Phasing of provision required to support need over time.	YES. Costs to be index linked using BCIS PUBSEC Tender Price Index (or as otherwise updated); from base date TBC.			HWE ICS HUDU modelling identify an impact from development requiring additional floorspace of approximately 1,125 Sq M NIA for Mental Health and 1,375 Sq M NIA for Community Health at an estimated cost of £11,355,590. Modelling based upon 17,000 new homes (equivalent to new garden communities and existing PAH site only).	YES. Contributions to be index linked using BCIS PUBSEC Tender Price Index (or as otherwise updated); from base date TBC.									
HE4 (new)	Community Diagnostics Hub(s) including: a) new facilities for bringing diagnostic services into communities.	See IDP Evidence, Appendix 34 - Healthcare Infrastructure, Response from HWIE ICS											Hertfordshire and West Essex Integrated Care System (HWE ICS)	Suitable floorspace required to be provided in location(s) to be determined in order to provide diagnostic services for the population of the Garden Town area.			Costs currently unknown			Floorspace and/or Contributions to be considered at Masterplan/ Application stage	Provision of suitable floorspace and/or contributions expected from major developments, to be identified at masterplan/application stage.				Floorspace and/or Contributions to be considered at Masterplan/ Application stage	Provision of suitable floorspace and/or contributions expected from major developments, to be identified at masterplan/application stage.					
HE5 (HE2)	New or extended Dentists Surgery services across the Garden Town.												Private Operators and NHS England / Developer(s)	Suitable floorspace required to be provided in new neighbourhood/Village centres to be identified at Masterplanning and Application stage.																	
HE6 (HE4)	New or extended Pharmacy services across the Garden Town.												Private Operators / Developer(s)	Suitable floorspace required to be provided in new neighbourhood/Village centres to be identified at Masterplanning and Application stage.																	
HE7 (HE5, HE6, HE7)	Adult Care Services including: - 234 new units of Extra Care accommodation; - Nursing Beds; - Residential Care Beds.	See IDP Evidence, Appendix 3 - Healthcare Infrastructure, Response from Hertfordshire and Essex County Councils											ECC / HCC / Private Operator(s) / Developer(s)	Extra Care accommodation to be provided within large developments as part of a balanced housing mix to be agreed at Masterplan and Application stage. Direct provision by developers is preferred unless otherwise agreed. Through the HDC Local Plan ECC have indicated the intention to facilitate at least one 60 unit Extra Care scheme by 2025.						130 Extra Care units at Gilston Area	HCC have identified the requirement for 130 Extra Care units to be delivered within the Gilston Area new garden community, including 40% affordable Extra Care accommodation on other sites to be agreed.				Extra Care units may be required subject to agreement at Masterplan and Application stage						


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Funding Gap Notes

PAH Trust are preparing a Business Case for Central Government Funding. The total amount of funding that might be available is not currently known.

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Ref	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	
Ref (new / 2019 IDP ref)	 Health Infrastructure / Services	Gilston Area new garden community Villages 1-4 (EHDG ref GA1) new homes =	Gilston Area new garden community Village 7 (EHDG ref GA1) new homes =	East of Harlow new garden community: within HDC (HDC ref HS3) new homes =	East of Harlow new garden community: within EFDC (EFDC ref SPS3) new homes =	East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SPS3) comprising =	Water Lane Area new garden community (EFDC ref SPS2) new homes =	Latton Priors new garden community (EFDC ref SPS1) new homes =	Existing Princess Alexandra Hospital Site (HDC ref HS2.1) new homes =	The Stow Service Bays (HDC ref HS2.2) new homes =	Staple Tye Mews, Staple Tye Depot and The Gateway Nursery (HDC ref HS2.3) new homes =	Riddings Lane (HDC ref HS2.4) new homes =	The Evangelical Lutheran Church, Towns Road (HDC ref HS2.5) new homes =	Pollard Hatch Plus Garages and Adjacent Land (HDC ref HS2.6) new homes =	Coppice Hatch and Garages (HDC ref HS2.7) new homes =	Sherards House (HDC ref HS2.8) new homes =	Elm Hatch and Public House (HDC ref HS2.9) new homes =	Fishers Hatch (HDC ref HS2.10) new homes =	Slacksbury Hatch and Associated Garages (HDC ref HS2.11) new homes =	Garage Blocks Adjacent to Nicholls Tower (HDC ref HS2.12) new homes =	Stewards Farm (HDC ref HS2.13) new homes =	Pypers Hatch (HDC ref HS2.14) new homes =	HDC Town Centre Masterplan Framework potential new homes =	Other HGGT Windfall developments	Developments outside HGGT
		8,500	1,500	2,600	750	Hospital / Health Campus	2,100	1,050	550	70	30	35	35	20	16	15	13	10	10	10	10	10	2,120		
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	Cost	Cell Q26 (H) total cost plus Q1 2023 Uplifted Costs where applicable	Identified Funding	Estimated Funding Gap	Cost to be Apportioned to EHDC, EFDC & HDC Development Plan Allocations	Estimated Funding Gap after contributions from Development Allocations	Cost to be Apportioned to Windfall / developments outside HGGT	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT
<b>TOTALS</b>								
TOTAL ESTIMATED COST OF HEALTHCARE INFRASTRUCTURE	£48,416,554	£49,569,328						
TOTAL CURRENT ESTIMATED IDENTIFIED FUNDING			£0					
TOTAL ESTIMATED FUNDING GAP				£48,416,554	£16,004,340	£32,412,214		£32,412,214
VALUE APPORTIONED TO DEVELOPMENT							£0	

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Health Infrastructure / Services

	Gilston Area new garden community Villages 1-4 (HDC ref GA1) new homes =	Gilston Area new garden community Village 7 (HDC ref GA1) new homes =	East of Harlow new garden community within HDC (HDC ref HES) new homes =	East of Harlow new garden community within EFDC (EFDC ref SP3) new homes =	East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SP3) comprising = Hospital / Health Campus	Water Lane Area new garden community (EFDC ref SP2) new homes =	Latton Priory new garden community (EFDC ref SP1) new homes =	Existing Princess Alexandra Hospital Site (HDC ref HS2.1) new homes =	The Stow Service Bays (HDC ref HS2.2) new homes =	Staple Tye Mews, Staple Tye Depot and The Gateway Nursery (HDC ref HS2.3) new homes =	Riddings Lane (HDC ref HS2.4) new homes =	The Evangelical Lutheran Church, Lawneys Road (HDC ref HS1.5) new homes =	Pollard Hatch Plus Garages and Adjacent Land (HDC ref HS2.6) new homes =	Coppice Hatch and Garages (HDC ref HS2.7) new homes =	Sherards House (HDC ref HS2.8) new homes =	Elm Hatch and Public House (HDC ref HS2.9) new homes =	Fishers Hatch (HDC ref HS2.10) new homes =	Slacksbury Hatch and Associated Garages (HDC ref HS2.11) new homes =	Garage Blocks Adjacent to Nicholls Tower (HDC ref HS2.12) new homes =	Stewards Farm (HDC ref HS2.13) new homes =	Pypers Hatch (HDC ref HS2.14) new homes =	HDC Town Centre Masterplan Framework potential new homes =	Other HGGT Windfall developments	Developments outside HGGT																						
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<b>TOTALS</b>																																														
12	<b>VALUE APPORTIONED TO DEVELOPMENT</b>																						£0	£0	£2,440,545	£704,003	£0	£1,971,209	£985,605	£516,269	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	12
A	B	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX																					