

HARLOW AND GILSTON GARDEN TOWN

Report to: Harlow Growth Board

Title: HGGT Update

Date: 10th December 2021

1. Introduction

The HGGT initiative is now transitioning from a policy and plan making to the delivery phase of the initiative. This paper provides an update briefing as of December 2021.

2. HGGT – Next Steps for the Partnership - Governance Review

- At the HGGT Board meeting in June 2021, Members instructed the HGGT Team to work at pace to develop to set a new direction for designing and implementing effective governance for the Garden Town.
- A Task and Finish Group of Lead Members and Officers from the five Councils was established to review options.
- In July 2021, the Task and Finish Group considered options for formalised governance arrangement for the 5 Council partnership, identifying a preferred option – the establishment of a 5 Council Joint Committee using a Lead Authority model to deliver the Garden Town Vision and programme. Officers were instructed to provide further details on taking forward this option.
- The first stage governance reports are due to be taken to the Partners Cabinet/Executive meetings in early 2022 to consider this proposal.

3. HGGT Delivery Programme

- The project delivery programme has been fundamentally reviewed and reset. The 2021/22 HGGT Work Programme aims to deliver the overarching purpose of **co-ordinating and enabling delivery** of 14,000 homes by 2033, along with associated infrastructure; delivering the **Garden Town Vision** and the principles and guidance policies that have been agreed by the 5 partner Councils (**a copy of the programme overview is attached**).
- The key strategic delivery themes for 2021/22 are:
 - Delivering the Garden Town Vision of quality, beautiful and sustainable places
 - Enabling the Infrastructure Foundations to realise ‘good growth’
 - Maximising and Accelerating Delivery with a focus on phase I outcomes by 2025
 - Ensuring HGGT governance, audit and reporting is fit for purpose

A key live deliverable for the HGGT Partners currently is the determination of the Gilston Garden Village Applications. A brief update is as follows:

Gilston Garden Villages 1 – 6 Planning Application Planning application proposals for the 10,000 new home development remain under consideration by Harlow and East Herts Councils. Committee meetings are likely to be in Spring 2022. The Councils and applicants continue to work together to secure a development related funding package (through s106 Agreement) that will deliver a full range of supporting infrastructure and other services – transport enhancements, education provision and significant affordable housing delivery chief amongst them.

Full Planning applications for the River Stort crossings - infrastructure to be funded initially by the Government Housing Infrastructure Grant (HIG), were due to be considered by East Herts Planning Committee on 16th November and Harlow Planning Committee on 17th November. However, one day in advance of the first committee meeting, lengthy additional representations, including points of a legal challenge, were submitted by two landowners in the vicinity of the application and the wider Gilston development site. The committee meetings were postponed to enable the additional representations to be considered fully. New committee meeting dates will be scheduled as soon as possible.

4. Programme delivery revenue support funding

The HGGT Partnership was invited to bid by Homes England for 2021-22 Capacity Funding; the deadline for bid submissions is 17th December 2021. Leaders and CEO's of the 5 partner Councils have agreed the following framework which sets the strategic direction and priorities of the bid that will be submitted.

- **HGGT's primary purpose** is to **co-ordinate and enable delivery** of 14,000 homes by 2033, along with associated infrastructure, delivering to the **Garden Town Vision**, principles and guidance that has been agreed by the 5 partner Councils.
- HGGT's **Strategy** is to provide and coordinate **an operational framework across Council boundaries**, as agreed by all 5 partner Councils, that defines priorities needed to meet, if not accelerate, the delivery of good growth.

HGGT's 2022/23 programme objectives will be:

- Continue to be **the holder of the Garden Town Vision** for the 5 partner Councils and coordinate them to achieve that ambition
- Map **the Garden Town's technical programme** showing milestones to deliver the planned housing, jobs & infrastructure and implement rigorous **Programme Management of the overall Garden Town growth** to meet delivery trajectories
- Develop the 5 Council led **Rolling Infrastructure Fund** enabling the 5 Councils to collect developer contributions and HIG repayments; providing the method to deliver critical enabling infrastructure for the delivery of the new Garden neighbourhoods and the town centre
- Develop and implement the **Stewardship Body** to ensure that the new community assets are held in a long-term and accountable body
- Co-ordinate partners across the functional economic area to develop an **economic growth strategy** to foster inclusive economic growth and job creation
- Support the **regeneration delivery** of Harlow town centre and the existing neighbourhoods

Appendix 1 - HGGT 2021-22 Programme

2021-22

Workstream	Programme work area	April	May	June	July	August	September	October	November	December	January	February	March	Ongoing in 2022-23		
Enabling the Infrastructure Foundations for Growth	IDP Update	Commissioned										Final Draft				
	Planning Obligations Guidance Update											Commencement				
	HIG & RIF				MoU drafting				HGGT Board Approval		5 x LA Approvals					
	Gilston Model development															
	Wider Garden Town Model development								HGGT Board Approval							
	Transport Strategy								HGGT Board Approval		5 x LA Approvals Publication					
	LCWIP Guidance								HGGT Board Approval			Publication				
	Sustainable Mobility / STC Partnership Forum & Transport Review Group set-up						HGGT Board Consultation									
	Design & delivery of STCs								HGGT Board Consultation		N2C Consultation			E2W Design Stg 2 complete		
	Active Travel Programme															
Parking Strategy								Scoping		Commencement						
Maximising and Accelerating Delivery with a focus on outcomes by 2025	Land Assembly - Gilston												Resolution to proceed			
	Land Assembly - Wider GT area									Pre-commencement						
	Economic Growth Strategy							Scoping		Commencement						
	HGGT Growth cost-benefit analysis								Commencement		Initial outputs					
G	Green Infrastructure Strategy							Brief development			Commencement					
	Sustainability Guidance	Published														
	Update of LPA validation processes															
	Update of LPA SCI															
Delivering the Garden Town Vision of quality, beautiful and sustainable places	Quality Review Panel	Play House Qtr		PAH		PAH		Nth Harvey Cntr Gilston			Laton Priory					
	Developer website page								Published							
	HGGT Comms guidance						HGGT Board Approval		Publication					Qtrly Review		
	Website															
	Social media															
	Annual Review						HGGT Board App Publication									
	National and local political engagement															
	Gilston											PfP V1 & Landscape consultation				
	Latton Priory															
	PAH															
	East of Harlow															
	Water Lane															
	Town Centre											Masterplan consultation				
	Well North						Final Report									
People's Picture	Onhold - Covid restrictions															
Ensuring our Governance is Fit for the Future	Baseline Programme review							Complete								
	Formalised governance model										5 x LA's Stage 1 Approval					
	Capacity Funding Bid										Submit					