

Public Document Pack



Chairman and Members of the Executive

Your contact: Katie Mogan
Tel: 01279 502174
Date: 13 February 2024

cc. All other recipients of the Executive agenda

Dear Councillor,

EXECUTIVE - 13 FEBRUARY 2024

Please find attached the following reports for the above meeting:


7. Harlow and Gilston Garden Town: Infrastructure Delivery Plan Review (Pages 2 - 96)

MEETING : EXECUTIVE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : TUESDAY 13 FEBRUARY 2024
TIME : 7.00 PM

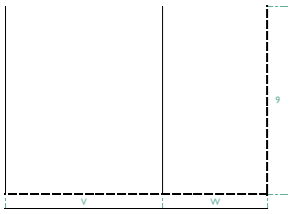
Reasonable endeavours have been taken by the HGGT Local Authorities to ensure the accuracy of information contained in these schedules based upon evidence available during its preparation which represents a snapshot in time. The identification of contributions from developments do not represent a guarantee 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 part of the delivery of infrastructure where funding or agreements do not exist for such delivery to take place. 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.

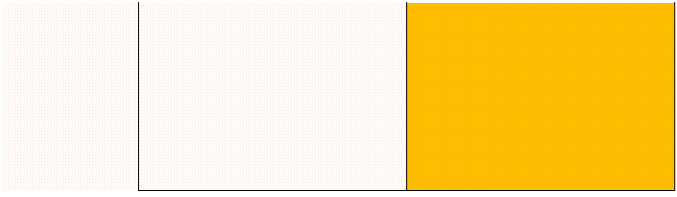
Ref	IDP Part	IDP Information Source	Delivery Priority	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost (all other costs presented from here other than column R are to be uplifted based on this cost column)	Q1 2023 Uplifted Cost Estimate (only total Provision / Cost cost column Q (H) has been uplifted. Developers will be expected to contribute an uplift to the cost included in column A1 (A) to B (X) in line with submission approaches)	Provision / Cost Notes	Identified Funding	Identified Funding Notes	Cost Indexation / Change	Estimated Funding Gap (based on column Q costs)	Provision / Cost to be Apportioned to EHD, 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 and developments outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																	
<p>Stewardship</p> <p>S1 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 transport this should include: - footpaths, cycleways, bus lanes and roads; - public cycle and car parking; - highway drainage, public lighting, street furniture and public e-vehicle charging; - shared mobility services and bus passenger services.</p> <p>Stewardship arrangements to be agreed in masterplans / application stage</p> <p>comprehensive Stewardship arrangements to be established</p> <p>comprehensive Stewardship arrangements to be established</p> <p>comprehensive Stewardship arrangements to be established</p>																														
<p>Sustainable Transport Corridor (STC) network</p> <p>STC-TCh (TR28part) Town Centre Interchange & Hub, including: - redevelopment of existing Town Centre bus station to provide sustainable transport interchange supporting pedestrians, cyclists and public transport users including supporting future STC services; - provision of new commercial hub and improved public realm.</p> <p>See IDP Evidence, Appendix I - Transport Infrastructure, Response from Harlow District Council</p> <p>STC network required to support 50% mode shift / 60% mode share objective to accommodate growth</p> <p>Completion in 2025</p> <p>Delivery of new Town Centre Interchange & Hub expected in 2025</p> <p>Harlow Council (Interchange & Hub) / Essex County Council (Town Centre Interchange access improvements, see STC-N)</p> <p>Harlow Council awarded Towns Fund grant (subject to business case) to deliver new Town Centre transport Interchange & Hub.</p> <p>Redevelopment of existing Town Centre Bus Station and land at Post Office Road (owned by Harlow Council).</p> <p>£15,400,000</p> <p>£17,779,399</p> <p>£57,790,000</p> <p>Identified/secured funding currently comprises: 1. £15,400,000 Towns Fund grant awarded to HDC; 2. (up to) £42,100,000 Housing Investment Grant awarded to HCC and contracted to ECC for STC-N and to forward-land Cambridge Road Junction TR3(a); 3. £290,000 DLUHC funding awarded to HGGT (for STC-EZ).</p> <p>YES: Costs to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.</p> <p>£116,275,000</p> <p>£85,937,731</p> <p>£30,337,269</p> <p>£12,671,676</p> <p>£17,666,199</p> <p>Developer Contributions are based upon the total cost estimate of the STC without any identified funding, which gives a cost per dwelling of £5976.92. Contributions from Gilston Villages have come from the Village 1-6 and Village 7 Heads of Terms. Contributions from Gilston Villages 1-6 will be sought as follows: - the lesser of 85% of £42,100,000 or £35,788,000 Contributions for Village 7 will be sought as follows: - the lesser of 15% of £42,100,000 or £6,315,000</p> <p>YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.</p>																														
<p>STC-N (TR28part) Northern STC, including: - High Quality Walking, Cycling & Public Transport routes between Harlow Town Centre to Burnt Mill Roundabout via A1019 Allende / Fifth Avenue; - Town Centre Interchange access improvements at Post Office Road and Crown Gate; - Includes part of LCWP Cycle Route 3.</p> <p>See IDP Evidence, Appendix I - Transport Infrastructure, Response from Essex County Council</p> <p>STC network required to support 50% mode shift / 60% mode share objective to accommodate growth</p> <p>Completion in 2025</p> <p>Delivery of the Northern STC expected in 2025</p> <p>Essex County Council</p> <p>Essex County Council contracted through Housing Investment Grant award (managed by Herfordshire County Council) for delivery of a Northern STC, to be substantially complete in 2025. Design underwent public engagement between November 2021 and January 2022.</p> <p>Improvements to Fifth Avenue, Allende Avenue, Vellay Avenue, Post Office Road and Crown Gate</p> <p>This provision / cost is related to Gilston development and indexation model yet to be agreed between LPA and developer(s), therefore no uplift has been made.</p> <p>£38,075,000</p> <p>The scheme is still at the engineering and placemaking assessment phase, identifying measures to improve access to the station for active modes and public transport, and to improve the urban realm within the forecast.</p> <p>[Note, this is now included within the estimated funding gap]</p>																														
<p>STC-HTRSh (TR28part) Northern STC public transport Hub serving Harlow Town Rail Station, including: - Public Transport facilities enhancements (not yet defined); - Public realm improvements (not yet defined).</p> <p>Potential need identified by IDP Author due to the Railway Station forming a key destination as a transport interchange for sustainable travel to neighbouring settlements and over longer distances.</p> <p>STC network required to support 50% mode shift / 60% mode share objective to accommodate growth</p> <p>Phasing of enhanced facilities serving Harlow Town Rail Station currently unknown</p> <p>Facilities already exist at Harlow Town Rail Station, Feasibility Study (Stage 1) has been completed by ECC (May 2023).</p> <p>Transformation of the Station into a key gateway and transport hub, encouraging sustainable modes accessible for all.</p> <p>This cost was provided at Q1 2023. No further uplift required.</p> <p>£5,000,000</p> <p>£5,000,000</p>																														
<p>STC-E (TR28part) Eastern STC, including: - High Quality Walking, Cycling & Public Transport routes between Harlow Town Centre to London Road via First Avenue; - Includes part of LCWP Cycle Route 4.</p> <p>See IDP Evidence, Appendix I - Transport Infrastructure, Response from Essex County Council</p> <p>STC network required to support 50% mode shift / 60% mode share objective to accommodate growth</p> <p>Phasing of the Eastern STC currently unknown</p> <p>Essex County Council / Developer(s)</p> <p>HGGT Transport Strategy (2021) and Harlow District Plan (2020) identify indicative route for an Eastern STC connecting Harlow Town Centre to new and existing neighbourhoods and the Harlow Enterprise Zone to the East.</p> <p>Final detailed route still to be defined</p> <p>£43,600,000</p> <p>£50,336,481</p>																														
<p>STC-Ezh (TR28part) Eastern STC public transport Hub at London Road Enterprise Zone, including: - Public Transport facilities enhancements including shelter and provision for real time travel information; - Public Realm improvements including a pedestrian/cycle way connecting Harlow Innovation Park and Kao park and local wayfinding within the Enterprise Zone and to Newhall.</p> <p>See IDP Evidence, Appendix I - Transport Infrastructure, Response from Harlow District Council</p> <p>STC network required to support 50% mode shift / 60% mode share objective to accommodate growth</p> <p>Completion in 2023</p> <p>Delivery of a Hub at the Harlow Innovation Park expected in 2023</p> <p>Harlow Council / Harlow Innovation Park</p> <p>Harlow Council are working with partners at the Harlow Innovation Park and Kao Park located close to the new neighbourhood of Newhall. New facilities to create a vibrant hub are planned including cafe and nursery. Enhanced facilities to support mode shift for walking, cycling and public transport are necessary with the Enterprise Zone forming a key location along the</p> <p>Land for STC Hub facility at London Road Enterprise Zone (owned by Harlow Council).</p> <p>Estimated budget for delivery of enhanced public transport facilities and associated works as a destination on the Eastern STC supporting journeys to/from the London Road Enterprise Zone is £290,000 utilising land at the Harlow Innovation Park as set out in IDP evidence from Harlow Council.</p> <p>£290,000</p> <p>£334,907</p>																														
<p>STC-S (TR28part) Southern STC, including: - High Quality Walking, Cycling & Public Transport routes between Harlow Town Centre and the Pinnacles Centre/Commonside Road; - Includes part of LCWP Cycle Route 6.</p> <p>See IDP Evidence, Appendix I - Transport Infrastructure, Response from Essex County Council</p> <p>STC network required to support 50% mode shift / 60% mode share objective to accommodate growth</p> <p>Phasing of the Southern STC currently unknown</p> <p>Essex County Council / Developer(s)</p> <p>HGGT Transport Strategy (2021) and Harlow District Plan (2020) identify indicative route for a Southern STC connecting Harlow Town Centre to new and existing neighbourhoods and Latton Priory to the South.</p> <p>Final route still to be defined</p> <p>This cost was provided at Q1 2023. No further uplift required.</p> <p>£17,500,000</p> <p>£17,500,000</p> <p>A cost has been provided for an interim on-road scheme. Design work to identify interventions required and associated costing for these, will be completed in Autumn 2023, and therefore this interim cost approximation is based from officer engagement. A longer term aspiration remains to deliver a sustainable route as set out within the Local Plan, through a rapid transit route through the green wedge. Some upgrading of existing walking and cycling routes in the Green Wedge may be sought as part of a package of southern STC contributions. Contributions will be collected from developers as the scheme progresses and planning applications come are assessed.</p>																														
<p>STC-W Western STC, including: - High Quality Walking, Cycling & Public Transport routes between Harlow Town Centre and the Pinnacles Area via Fourth Avenue; - Includes delivery of part of LCWP Cycle Route 9.</p> <p>See IDP Evidence, Appendix I - Transport Infrastructure, Response from Essex County Council</p> <p>STC network required to support 50% mode shift / 60% mode share objective to accommodate growth</p> <p>Phasing of the Eastern STC currently unknown.</p> <p>Essex County Council / Developer(s)</p> <p>HGGT Transport Strategy (2021) and Harlow District Plan (2020) identify indicative route for a Western STC connecting Harlow Town Centre to new and existing neighbourhoods and the Pinnacles employment area to the West.</p> <p>Final detailed route still to be defined</p> <p>£54,200,000</p> <p>£62,574,249</p>																														

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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		
Ref		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 HS3) new homes =	East of Harlow new garden community: within EFDC (EFDC ref SPS.3) new homes =	East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SPS.3) comprising =	Water Lane Area new garden community (EFDC ref SPS.2) new homes =	Latton Priory new garden community (EFDC ref SPS.1) 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, Towneys 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		
(new / 20 IDP 11)	Transport Infrastructure / Services	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				
Stewardship																											
SI	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 transport this should include: - footpaths, cycleways, bus lanes and roads; - public cycle and car parking; - highway drainage, public lighting, street furniture and public e-vehicle charging; - shared mobility services and bus passenger services.	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established		
Sustainable Transport Corridor (STC) network																											
STC (TR28part)	Sustainable Transport Corridor (STC) network			STC contribution @ £5976.92 per dwelling. Reduction for STC works in lieu (ETBC)	STC contribution @ £5976.92 per dwelling. Reduction for STC works in lieu (ETBC)		STC contribution @ £5976.92 per dwelling. Reduction for STC works in lieu (ETBC)	STC contribution @ £5976.92 per dwelling. Reduction for STC works in lieu (ETBC)	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	STC contribution @ £5976.92 per dwelling	Contribution to be calculated in accordance with Apportionment Notes.
		£35,788,000	£6,315,000	£15,539,992	£4,482,690		£12,551,532	£6,275,766	£3,287,306	£418,384	£179,308	£209,192	£209,192	£119,538	£95,631	£89,654	£77,700	£59,769	£59,769	£59,769	£59,769	£59,769	£59,769	£59,769	£59,769	£12,671,070	£0
				Value of contribution illustrative pending confirmation of value of STC works to be delivered in lieu.	Value of contribution illustrative pending confirmation of value of STC works to be delivered in lieu.		Value of contribution illustrative pending confirmation of value of STC works to be delivered in lieu.	Value of contribution illustrative pending confirmation of value of STC works to be delivered in lieu.																			

STC-PH	Western STC public transport Hub at the Pinnacles Employment Area, including: - Public Transport facilities enhancements (not yet defined); - Public Realm improvements (not yet defined).	Potential need identified by IDP Author due to the Pinnacles area forming a key destination as a significant employment area within the Garden Town.	STC Pinnacles required to support the mode shift (60% mode share) required to accommodate growth.	Phasing of new/enhanced facilities serving the Pinnacles employment area currently unknown		Feasibility and Design Options to consider potential new / enhanced facilities not yet undertaken.				HGGT_IDP											
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	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			
Sustainable Transport Corridor (STC) network																									
STC-GA 2	Northern STC continuation into the Gilston Area new garden community, including: (a) Expansion of Fifth Avenue Stort Valley Crossing between Eastwick junction to Burnt Mill Roundabout to create dedicated public transport lanes and segregated Walking and Cycling routes and bridges, includes part of LCWIP Cycle Route 3; (b) replacement of existing Fifth Avenue railway bridge deck; (c) Continuation of the STC on-site to connect with each new Village and the Church Lane/A114 access with on-site Hubs.		Developer(s) to deliver Crossing (a); new bridge deck (b); on-site STC works (c) AND repay remaining forward-funding: £45,900,000		Developer(s) to deliver on-site STC works (c) AND repay 15% of project costs covered by forward-funding: £8,100,000																				
STC-EH 11	Eastern STC continuation into and through the East of Harlow new garden community, including: - High Quality Walking, Cycling and Public Transport routes to connect to Eastern STC at London Road/Harlow Innovation Park; - Continuation of the STC on-site to connect into the new neighbourhood(s) and link to the new Hospital with on-site Hubs; - continuation of STC under highway between new garden community and new Hospital site with a Hub.				East of Harlow Developer(s) to deliver on-site STC and off-site STC connection works in lieu of cost:	East of Harlow Developer(s) to deliver on-site STC and off-site STC connection works in lieu of cost:	Hospital Developer to deliver on-site STC and off-site STC connection works in lieu of cost: £2,900,000																		
STC-WL 12	Western STC continuation into and through the Water Lane new garden community, including: - High Quality Walking, Cycling and Public Transport routes to connect to Western STC at the Pinnacles Area; - Continuation of the STC on-site to serve the new neighbourhood(s) with on-site Hubs; - continuation of STC across Water Lane to connect West of Katherine's and West of Summers new residential areas.						Water Lane Developer(s) to deliver on-site STC and off-site STC connection works in lieu of cost:																		
STC-LP 13	Southern STC continuation into and through the Latton Priory new garden community, including: - High Quality Walking, Cycling and Public Transport routes to connect to Southern STC at Latton Bush Centre/Commonside Road; - continuation of the STC on-site to serve the new neighbourhood(s) with on-site Hubs; - continuation of STC to connect with the B1393/M11 Junction 7.						Latton Priory Developer(s) to deliver on-site STC and off-site STC connection works in lieu of cost:																		
Public Transport Services and Active & Sustainable Travel Planning																									
ST2 (TR348TR3 6part) 15	New developments Green Travel Plan measures and monitoring, and Garden Town Active and Sustainable Transport Support, including: (a) Green Travel Plans for new Villages, Neighbourhoods, Schools and Places of Work; (b) Green travel vouchers for residents, students and workers; (c) interim and community bus provisions; (d) worker shuttle bus services; (e) school bus travel services; (f) travel mode monitoring; (g) revenue funding for Garden Town Active Travel Plan coordinator(s) and Transport Review Group(s) operation; (h) pump-priming / subsidy of new / extended public transport services; (i) shared mobility services; (j) stewardship of STC and other transport infrastructure / services; (k) Sustainable Transport and Innovation (STI) Fund				Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage	Contributions may be required at Masterplan and Application stage
ST3 (TR36part) 16	Works to existing passenger transport infrastructure as a result of new, extended or diverted services to meet needs of new development				Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage
Other Active Travel Infrastructure																									
AT1 (new) 17	Walking infrastructure improvements in Town Centre Core Walking Zone, including: - as identified in the HGGT Local Cycling and Walking Infrastructure Plan (LCWIP); - excludes improvements anticipated to be delivered through the Western STC; - excludes additional public realm improvements							Works and/or Contributions may be required at Masterplan and Application stage									Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage			Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage	Works and/or Contributions may be required at Masterplan and Application stage

Phasing for delivery of improvements currently unknown but likely to be completed over time to support developments or capital works.

Infrastructure improvements for accessing Harlow Town Centre.

HGGT_IDP_schedule-Board-Final

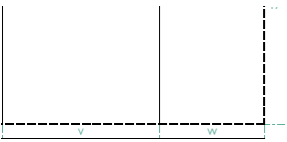
£768,258

£886,959

£768,258

£768,258

£768,258



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Ref	Page (new / 20) IDP	HGGT HARLOW & GILSTON GARDEN TOWN Transport Infrastructure / Services	IDP Information Source	Delivery Priority	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Uplifted Cost	Provision / Cost Notes	Identified Funding	Identified Funding Notes	Cost Indexation / Change	Estimated Funding Gap	Provision / Cost to be Apportioned to EHD, 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 and developments outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT
					2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																	
					2024	2026	2028	2030	2032	2034	2036	2038	2040+																		
AT2 (new)	18	Walking infrastructure improvements in Netteswell, The Templefields and Old Harlow Core Walking Zone as identified in the HGGT LCWIP, including: Note: excludes improvements to be delivered through Eastern STC.	See IDP Evidence, Appendix 1 - Transport Infrastructure, LCWIP											Essex County Council / Harlow Council / Developer(s)	HGGT LCWIP, in accordance with guidance from the Department for Transport, identifies priority investment in new infrastructure to support a greater number of people making journeys on foot or on cycle. The HGGT LCWIP (2021) included a review of walking infrastructure improvements for the Templefields and surrounding area, including Netteswell, The Stow and Old Harlow.	Various locations as identified in HGGT LCWIP	£2,183,439	£2,320,794	As identified in HGGT LCWIP (2021), Templefields design recommendations scheme ID 201 to 238, 262, 263, 283 which form part of the Eastern STC works: £1,623,787 IQ 2022.	Capital works funding or Grants may allow delivery of some enhancements over time.	YES: Costs to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£2,183,439	Works and/or Contributions may be required at Masterplan and Application stage	Developments within or close to the Templefields core walking zone may be required to deliver or contribute to enhancements.	YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£2,183,439	Works and/or Contributions may be required at Masterplan and Application stage		YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£2,183,439	
AT3 (new)	19	Walking infrastructure improvements in Bush Fair Core Walking Zone as identified in the HGGT LCWIP.	See IDP Evidence, Appendix 1 - Transport Infrastructure, LCWIP											Essex County Council / Harlow Council / Developer(s)	HGGT LCWIP, in accordance with guidance from the Department for Transport, identifies priority investment in new infrastructure to support a greater number of people making journeys on foot or on cycle. The HGGT LCWIP (2021) included a review of walking infrastructure improvements for the Bush Fair area.	Various locations as identified in HGGT LCWIP	£615,131	£718,173	As identified in HGGT LCWIP (2021), Bush Fair Design recommendations scheme ID 401 to 455, excluding 430, 437, 444, 449, 451 to 454 which are expected to form part of the Southern Way traffic calming works and Second Avenue junction works: £457,462 IQ 2022.	Capital works funding or Grants may allow delivery of some enhancements over time.	YES: Costs to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£615,131	Works and/or Contributions may be required at Masterplan and Application stage	Developments within or close to the Bush Fair core walking zone may be required to deliver or contribute to enhancements.	YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£615,131	Works and/or Contributions may be required at Masterplan and Application stage		YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£615,131	
AT4 (new)	20	Walking infrastructure improvements in Staple Tye Core Walking Zone as identified in the HGGT LCWIP.	See IDP Evidence, Appendix 1 - Transport Infrastructure, LCWIP											Essex County Council / Harlow Council / Developer(s)	HGGT LCWIP, in accordance with guidance from the Department for Transport, identifies priority investment in new infrastructure to support a greater number of people making journeys on foot or on cycle. The HGGT LCWIP (2021) included a review of walking infrastructure improvements for the Staple Tye area.	Various locations as identified in HGGT LCWIP	£1,327,304	£1,532,381	As identified in HGGT LCWIP (2021), Staple Tye Design recommendations all scheme ID 301 to 367: £987,094 IQ 2022.	Capital works funding or Grants may allow delivery of some enhancements over time.	YES: Costs to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£1,327,304	Works and/or Contributions may be required at Masterplan and Application stage	Developments within or close to the Staple Tye core walking zone may be required to deliver or contribute to enhancements.	YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£1,327,304	Works and/or Contributions may be required at Masterplan and Application stage		YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£1,327,304	
AT5 (new)	21	Cycling improvements at Route 1 of the LCWIP (Town Centre Orbital) as identified in the HGGT LCWIP, including: (a) installation of bi-directional cycle tracks between Haydens Road roundabout and Second Avenue roundabout; (b) replacement of underpasses to provide at-grade crossings. Note: excludes works to be completed through Northern, Eastern, Southern and Western STC.	See IDP Evidence, Appendix 1 - Transport Infrastructure, LCWIP											Essex County Council / Harlow Council / Developer(s)	HGGT LCWIP, in accordance with guidance from the Department for Transport, identifies priority investment in new infrastructure to support a greater number of people making journeys on foot or on cycle. The HGGT LCWIP (2021) identified cycle infrastructure improvements orbiting the Harlow Town Centre.	Town Centre Orbital Cycle Route as identified in HGGT LCWIP	£12,505,584	£14,437,777	As identified in HGGT LCWIP (2021), LCWIP Cycle Route 1 actions: (a) £2,435,223 IQ 2022; (b) £6,864,968 IQ 2022.	Capital works funding or Grants may allow delivery of some enhancements over time.	YES: Costs to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£12,505,584	Works and/or Contributions may be required at Masterplan and Application stage	Developments within or close to the Town Centre may be required to deliver or contribute to enhancements.	YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£12,505,584	Works and/or Contributions may be required at Masterplan and Application stage		YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£12,505,584	
AT6 (new+TR32)	22	Cycling improvements at Route 2 of the LCWIP (Gilston Area - Parndon Mill - Town Centre) as identified in the HGGT LCWIP, including: (a) A14 crossing, resurfacing and lighting to Elizabeth Way via Parndon Mill, new bridge over the Brideway Ford and new Toucan crossing over Elizabeth Way; (b) Hornbeams to Holdings Road Low Traffic Neighbourhood and replacement at-grade signalised junction at Holdings Road. Note: replaces 2019 IDP TR32 off road cycle and walking network from Village 6 to Pinnacles.	See IDP Evidence, Appendix 1 - Transport Infrastructure, LCWIP											Essex County Council / Harlow Council / Developer(s)	HGGT LCWIP, in accordance with guidance from the Department for Transport, identifies priority investment in new infrastructure to support a greater number of people making journeys on foot or on cycle. The HGGT LCWIP (2021) identified cycle infrastructure improvements between the Town Centre and the Gilston Area new garden community via Parndon Mill and the Stort Valley.	Town Centre to Gilston Area Cycle Route as identified in HGGT LCWIP	£139,108	This provision / cost is related to Gilston developments and indexation model yet to be agreed between LPA and developer(s), therefore no uplift has been made.	As identified in HGGT LCWIP (2021), LCWIP Cycle Route 2 actions: (a) Direct delivery of works in lieu of cost (b) £139,108 IQ 2022.	Capital works funding or Grants may allow delivery of some enhancements over time.	YES: Costs to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£139,108	£0	Works and/or Contributions may be required at Masterplan and Application stage	Gilston Area new garden community Villages 1-6 Developer(s) to fund / deliver LCWIP Route 2 improvements (a) (A14 to Elizabeth Way) for commuting and leisure journeys to Stort valley and Harlow. Other developments within or close to the Town Centre may be required to deliver or contribute to enhancements.	YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£139,108	Works and/or Contributions may be required at Masterplan and Application stage		YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£139,108
AT7 (new)	23	Cycling improvements at Route 4 of the LCWIP (Old Harlow - Mark Hill North - Town Centre) as identified in the HGGT LCWIP, including: (a) Old Harlow Low Traffic Neighbourhood; and (b) Churchgate Street Low Traffic Neighbourhood. Note: Remainder of route is to be delivered as part of the Eastern STC and the Gilden Way improvements.	See IDP Evidence, Appendix 1 - Transport Infrastructure, LCWIP											Essex County Council / Harlow Council / Developer(s)	HGGT LCWIP, in accordance with guidance from the Department for Transport, identifies priority investment in new infrastructure to support a greater number of people making journeys on foot or on cycle. The HGGT LCWIP (2021) identified cycle infrastructure improvements between the Town Centre and Old Harlow/East of Harlow new garden community.	Town Centre to Old Harlow/East of Harlow Cycle Route as identified in HGGT LCWIP	£203,840	£235,315	As identified in HGGT LCWIP (2021), LCWIP Cycle Route 4 actions: (a) £75,796 IQ 2022; (b) £75,796 IQ 2022.	Capital works funding or Grants may allow delivery of some enhancements over time.	YES: Costs to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£203,840	£101,920	Works and/or Contributions may be required at Masterplan and Application stage	East of Harlow new garden community to fund / deliver LCWIP Route 4 (a) and (b) (Low Traffic Neighbourhoods to Churchgate Street and Old Harlow) to allow connections to local facilities and Harlow Mill Rail Station. Other developments within or close to the Town Centre may be required to deliver or contribute to enhancements.	YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.					
AT8 (new)	24	Cycling improvements at Route 5 of the LCWIP (Town Centre - Brays Grove - Potter Streets), including: - as identified in the HGGT LCWIP; - the upgrade and widening of the North Grove to Tilwicks Road and Tilwicks Road to Tripson Road shared use path; - installation of a Tumbler Road Low Traffic Neighbourhood in the area bound by Tilwicks Road / Southern Way / A14 / Second Avenue.	See IDP Evidence, Appendix 1 - Transport Infrastructure, LCWIP											Essex County Council / Harlow Council / Developer(s)	HGGT LCWIP, in accordance with guidance from the Department for Transport, identifies priority investment in new infrastructure to support a greater number of people making journeys on foot or on cycle. The HGGT LCWIP (2021) identified cycle infrastructure improvements between the Town Centre and Brays Grove/Potter Street.	Town Centre to Brays Grove/Potter Street via Second Avenue Cycle Route as identified in HGGT LCWIP	£2,441,633	£2,818,881	As identified in HGGT LCWIP (2021), LCWIP Cycle Route 5 actions: A-L: £1,815,801 IQ 2022.	Capital works funding or Grants may allow delivery of some enhancements over time.	YES: Costs to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£2,441,633	Works and/or Contributions may be required at Masterplan and Application stage	Developments within or close to the Second Avenue, Brays Grove and Potter Street areas may be required to deliver or contribute to enhancements.	YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£2,441,633	Works and/or Contributions may be required at Masterplan and Application stage		YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£2,441,633	
AT9 (new)	25	Cycling improvements at Route 7 of the LCWIP (Town Centre - Tye Green - Staple Tye), including: - as identified in the LCWIP; - installation of new cycle tracks from Wooded Area / Third Avenue and Parningdon Road / Great Parndon Library, installation of a new cycle path, provision of cycle track using section of public space and modal filter at the Lutton Priory Access to Parningdon Road, and the creation of a Low Traffic Neighbourhood at Partridge Road.	See IDP Evidence, Appendix 1 - Transport Infrastructure, LCWIP											Essex County Council / Harlow Council / Developer(s)	HGGT LCWIP, in accordance with guidance from the Department for Transport, identifies priority investment in new infrastructure to support a greater number of people making journeys on foot or on cycle. The HGGT LCWIP (2021) identified cycle infrastructure improvements between the Town Centre and Staple Tye.	Town Centre to Staple Tye via Tye Green Cycle Route as identified in HGGT LCWIP	£1,810,553	£2,090,296	As identified in HGGT LCWIP (2021), LCWIP Cycle Route 7 actions: A-D: £1,346,478 IQ 2022; E-N: £1,135,331 IQ 2022.	Capital works funding or Grants may allow delivery of some enhancements over time.	YES: Costs to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£1,810,553	£596,596	Works and/or Contributions may be required at Masterplan and Application stage	Lutton Priory new garden community to fund / deliver LCWIP Route 7 interventions A to D (Rye Hill Road to Parningdon Road) to allow connections to existing cycle facilities. Other developments within or close to the Tye Green and Staple Tye areas may be required to deliver or contribute to enhancements.	YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£1,213,957	Works and/or Contributions may be required at Masterplan and Application stage		YES: Contributions to be index linked from IQ 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£1,213,957

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Funding Gap Notes	Accumulated value of contributions into HGGT Rolling Infrastructure Fund (RIF)
Developer Works and/or Contributions, Capital Works projects, Grants or Rolling Infrastructure Fund expected to allow delivery of some enhancements over time.	18
Developer Works and/or Contributions, Capital Works projects, Grants or Rolling Infrastructure Fund expected to allow delivery of some enhancements over time.	19
Developer Works and/or Contributions, Capital Works projects, Grants or Rolling Infrastructure Fund expected to allow delivery of some enhancements over time.	20
Developer Works and/or Contributions, Capital Works projects, Grants or Rolling Infrastructure Fund expected to allow delivery of some enhancements over time.	21
Developer Works and/or Contributions, Capital Works projects, Grants or Rolling Infrastructure Fund expected to allow delivery of some enhancements over time.	22
	23
Developer Works and/or Contributions, Capital Works projects, Grants or Rolling Infrastructure Fund expected to allow delivery of some enhancements over time.	24
Developer Works and/or Contributions, Capital Works projects, Grants or Rolling Infrastructure Fund expected to allow delivery of some enhancements over time.	25

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 developments 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 part of the delivery of infrastructure where funding or agreements do not exist for such delivery to take place. 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	Page 2 HARLOW & GILSTON GARDEN TOWN Transport Infrastructure / Services	IDP Information Source	Delivery Priority	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Uplifted Cost	Provision / Cost Notes	Identified Funding	Identified Funding Notes	Cost Indexation / Change	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 and developments outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT	
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040																		
AT10 (new)	26	See IDP Evidence, Appendix 1 - Transport Infrastructure, LCWIP											Essex County Council / Harlow Council / Developer(s)	HGGT LCWIP, in accordance with guidance from the Department for Transport, identifies priority investment in new infrastructure to support a greater number of people making journeys on foot or on cycle. The HGGT LCWIP (2021) identified cycle infrastructure improvements between the Town Centre and Water Lane new garden community.	Town Centre to Water Lane new garden community via Great Parndon Cycle Route as identified in HGGT LCWIP	£3,287,210	£3,795,105	As identified in HGGT LCWIP (2021), LCWIP Cycle Route 8 actions: A-C: £1Q 2022, D-I: £1Q 2022.		Capital works funding or Grants may allow delivery of some enhancements over time.	YES: Costs to be index linked from 1Q 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£3,287,210	£249,248	Improvements in lieu of contributions may be required at Masterplan and Application stage	Water Lane new garden community to fund / deliver LCWIP Route 8 interventions A to C (Water Lane to Kingsmoor Rd) to improve connections with existing urban areas. Other developments within or close to the Tye Green and Staple Tye areas may be required to deliver or contribute to enhancements.	YES: Contributions to be index linked from 1Q 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£3,037,961	Works and/or Contributions may be required at Masterplan and Application stage		YES: Contributions to be index linked from 1Q 2022 using the BCIS Road Tender Price Index or as otherwise updated.	£3,037,961
AT11 (TR3, TR37&TR41)	27	See IDP Evidence, Appendix 1 - Transport Infrastructure										Herfordshire County Council / Essex County Council / Developer(s)	Each new garden community should seek to provide enhanced connectivity to neighbouring destinations to support active travel. Current schemes identified in East Herts IDP (2017) and through engagement on East Herts planning applications 3/19/1045/OUT and 3/19/2124/OUT.	Direct delivery of (a), (b) and (c)			Gilston developers to fund 100% of the actual cost of works.		Projects to be directly delivered by Developer(s).			Each new garden community should seek to provide enhanced connectivity to neighbouring destinations to support active travel. Gilston Area new garden community Village 7 Developer(s) to fund / deliver the walking and cycle route improvements for commuting and leisure journeys to Stort valley, Roydon and Roydon railway station.	Projects to be directly delivered by Developer(s).								
AT12 (new)	28	See IDP Evidence, Appendix 1 - Transport Infrastructure, Harlow Town Railway Station										Network Rail / Train Operating Company	Gilston Area development identified desire to deliver a northern entrance to Harlow Town Station to improve access and shorten journeys. Existing station capacity also limited by current single access.	Harlow Town Station	£5,288,235		This provision / cost is solely related to Gilston development and indexation model yet to be agreed between LPA and developer(s), therefore no uplift has been made.	HCC have identified costs as follows: (a) £520,000 (b) £4,680,000 (c) £88,235	Network Rail / Train Operating Company Capital funding or Grants may be available to contribute to costs subject to the need and feasibility being demonstrated.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): - from Q2 2022.	£5,288,235	£5,288,235	Contributions will be sought as follows: (a) Gilston V1-6 to contribute the lesser of 85% of the total cost, or £442,000, and Gilston V7 to contribute the lesser of 15% of the total cost, or £78,000 (b) Gilston V1-6 to contribute the lesser of 85% of the total cost, or £3,978,000, and Gilston V7 to contribute the lesser of 15% of the total cost, or £702,000 (c) Gilston V1-6 to contribute the lesser of 85% of the total cost, or £75,000, and Village 7 to contribute the lesser of 15% of the total cost, or £13,235.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): - from Q2 2022.	£0	Contributions may be required subject to need and feasibility being demonstrated					
AT13 (new)	29	See IDP Evidence, Appendix 1 - Transport Infrastructure, Harlow Hatches and other facilities										Various Organisations	HGGT Transport Strategy (2021) sets targets for increasing journeys by cycling, this will create an increased demand at Hatches, Local Centres and other facilities for cycle access and parking.		£75,000		This provision / cost is related to Gilston development and indexation model yet to be agreed between LPA and developer(s), therefore no uplift has been made.	Harlow Town Railway Station has need for additional 100 secure cycle parking spaces to accommodate residents of the Gilston Area new garden community. Estimated cost provided by Essex County Council.	Capital works funding or Grants may allow delivery of some enhancements over time.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): - from Q2 2022.	£75,000	£75,000	Other Works / Contributions may be identified at Application stage	Gilston Area new garden community to contribute £75,000 for 100 additional secure cycle parking spaces at Harlow Town Railway Station	YES: Costs to be index linked using Index to be advised (or as otherwise updated): - from Q2 2022.						
TR1 (TR1)	30	See IDP Evidence, Appendix 1 - Transport Infrastructure, Essex County Council	INFRASTRUCTURE PROJECT COMPLETED									National Highways and Essex County Council	Project completed in 2022.	Works at Gilden Way and M11	£84,000,000		Works completed, no uplift required.		Works funded by National Highways, South East Local Enterprise Partnership and Essex County Council												
TR2 (TR7)	31	See IDP Evidence, Appendix 1 - Transport Infrastructure, Essex County Council										National Highways / Essex County Council / Developer(s)	ECC have identified the need for initial works to ensure junction continues to operate. A more extensive remodelling of the Motorway junction may be required subject to modelling transport impacts as relevant applications come forward.		£2,000,000	£2,561,905	ECC have identified an initial estimate for minimal works of £2,000,000. More extensive works may be required.		Potential for Road Investment Strategy funding if a more extensive motorway junction remodelling is required.	YES: Costs to be index linked using the BCIS Road Tender Price Index (or as otherwise updated): - from Q2 2019.	£2,000,000	£1,500,000	ECC identify works primarily associated with mitigating impacts of developments at Latton Priory, Water Lane, in the centre of Harlow as well as Epping Forest District. Estimate of £500,000 from Epping Forest District sites with remaining costs apportioned on a per dwelling basis subject to further assessment as relevant planning applications come forward.	YES: Costs to be index linked using the BCIS Road Tender Price Index (or as otherwise updated): - from Q2 2019.	£500,000	£500,000	Contributions of approximately £500,000 are expected from other developments in the Epping Forest District area subject to agreement at Application stage.				
TR3 (TR20)	32	See IDP Evidence, Appendix 1 - Transport - Places for People; IDP Evidence Appendix 1 - Transport - ECC.										Gilston Area Developer(s); Places for People (a-d) / Essex County Council (e)	Places for People contracted through Housing Investment Grant (HIG) award (managed by HCC) to deliver Eastern Stort Valley Crossing (a-d). ECC contracted through HIG (HCC) and Harlow Towns Fund (managed by HDC) to deliver River Way / Cambridge Road new junction (e).	new Stort Valley Crossing: A414 / Eastwick Roundabout to A414 River Way/Edinburgh Way.	£123,983,927		No uplift provided. See cell V9293	Estimated costs as set out in IDP evidence from Places for People: (a) £8,349,264 1Q 2022 + inflation; (b) £20,708,346 1Q 2022 + inflation; (c) £55,026,828 1Q 2022 + inflation; (d) £16,384,420 1Q 2022 + inflation; Estimated costs as set out in IDP evidence from ECC: (e) (up to) £5,525,000 1Q 2022.	Funding secured comprises: (i) £1,500,000 from Harlow Towns Fund (HDC) contracted to ECC to partly fund delivery of TR3(e). (ii) (up to) £42,100,000 HIG (HCC) contracted to ECC to deliver STC-N and forward-fund TR3(e). (iii) (up to) £129,080,000 Housing Investment Grant (HIG) awarded to HCC and contracted to Places for People to partly forward-fund delivery of both Stort Valley Crossing.	Responsibility for managing cost of works and delivery rest with the deliverer, updated costs may need to be provided to establish final apportionment of developer contributions.	£122,483,927	£122,483,927	The approach to apportioning the costs of the Eastern Stort Crossing is as follows on a roof tax basis: - Gilston Area up to 59%; - East of Harlow 21%; - Water Lane 12%; - Latton Priory 6%; - PAH 3%. The Garden Town will consider the submission of modelling relating to each strategic site, which demonstrates policy compliance, as contributions to wider infrastructure requirements. The HIG will fund up to £129m towards the Central Stort Crossing and the Second Stort Crossing. PP will pay this back on a roof tax basis for the Second Stort Crossing, and other contributions will be expected to pay into the RIF on a roof tax basis.	Responsibility for managing cost of works and delivery rest with the deliverer, updated costs may need to be provided to establish final apportionment of developer contributions.							

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Funding Gap Notes	Accumulated value of contributions into HGGT Rolling Infrastructure Fund (RIF)
Additional Developer direct delivery or Contributions, Capital works funding or Grants may allow delivery of some enhancements over time.	26
	27
Subject to feasibility being demonstrated additional developer contributions and / or grant may be sought to deliver works.	28
	29
	30
	31
Page 23	32 Final recovery of HGG forward-funding from Gilston Area Village 14 to be agreed based upon actual draw-down and costs

<p>TR4 (TR18)</p>	<p>Hertfordshire Public Highway improvements, including: A414 Amwell Roundabout improvements; Sawbridgeworth junctions / crossings works.</p>	<p>See IDP Evidence, Appendix I - Transport - HCC</p>			<p>(a) Amwell junction</p>			<p>(b) Sawbridgeworth improvements</p>		<p>Hertfordshire County Council (HCC) / Developer(s)</p>	<p>HCC identified schemes at Amwell junction and in Sawbridgeworth required to meet the needs and mitigate the impacts of new development by maintaining operation of the public highway and supporting active and sustainable modes of travel.</p>		<p>£3,300,000</p>		<p>This provision / cost is solely related to Gilston developments and inclusion model yet to be agreed between LPA and developer(s), therefore no uplift has been made.</p>	<p>Costs as provided within the Gilston Villages 1-6 and 7 Heads of Terms. (a) £2,300,000 (b) £1,000,000</p>				<p>HGGT_IDP - (b) to be agreed</p>				<p>Estimation for inflation included. HIG recovery may change subject to amount drawn-down and final cost of works.</p>		<p>£3,300,000</p>	<p>£3,300,000</p>	<p>Total recovery of HIG forward-funding to be agreed</p>	<p>Apportionment for forward funding repayment, and other developer contributions, has been calculated on an arithmetic per dwelling basis.</p>	<p>HCC identify both (a) and (b) required to meet the needs and mitigate the impacts of the Gilston Area development. (a) Gilston V1-4 developers to fund the lesser of 85% of £2,300,000 or £1,955,000, and Gilston V7 to fund the lesser of 15% of £2,300,000 or £345,000 (b) Gilston V1-6 developers to fund the lesser of 85% of £1,000,000 or £850,000, and Gilston V7 to fund the lesser of 15% of £1,000,000 or £150,000.</p>	<p>Estimation for inflation included. HIG recovery may change subject to amount drawn-down and final cost of works.</p>											

	£122,483,927

TR4 (TR18)	Worcestershire Public Highway improvements, including: 1. A414 Amwell Roundabout improvements; 2. Sawbridgeworth junctions / crossings works.	£61,062,368	£10,775,712.03	£18,677,901	£5,307,856		£15,085,997	£7,542,998	£3,951,094																
		85% contribution to projects (a) and (b) £2,895,000	15% contribution to projects (a) and (b) £495,000																						

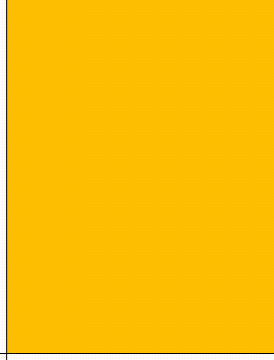
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Ref	HGGT HARLOW & GILSTON GARDEN TOWN Transport Infrastructure / Services	IDP Information Source	Delivery Priority	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Uplifted Cost	Provision / Cost Notes	Identified Funding	Identified Funding Notes	Cost Indexation / Change	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 and developments outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																	
				2024	2026	2028	2030	2032	2034	2036	2038	2040+																		
TR5 (TR17, TR14, TR16)	Other Highway Infrastructure / Services ... continued Public Highway improvements, including: (a) Old Rd Rail Bridge closure and signal works; (b) Edinburgh Way / Howard Way junction; (c) Katherine's Way / Southern Way / Water Lane junction and Southern Way traffic calming scheme; (d) Abercrombie Way / Third Ave junction; (e) Mansson Rd / Second Ave / Tripston Rd junction; (f) Howard Way / Second Ave / Tilwicks Rd junction; (g) Water Gardens	See IDP Evidence, Appendix 1 - Transport Infrastructure, Essex County Council Highway Works	(i) by February 2024											Essex County Council / Developer(s)	ECC identified a range of schemes at key highway junctions in support of the Local Plan Examinations where works are required to facilitate delivery of the STC network through maintaining operation of the highway network on key arterial roads as well as deliver local improvements for walking, cycling and public transport priority.	This cost was provided at Q1 2023. No further uplift required.	(a) £70,000 Q3 2022 (c) £11,000,000 Q1 2023; (d) £12,800,000 Q1 2023; (e) £13,400,000 Q1 2023; (f) £17,800,000 Q1 2023; (g) £11,100,000 Q1 2023	As set out in IDP evidence from Places for People (b) 5,539,491 1Q 2022.	Funding for (b) is secured through the £106 HoT for Gilston applications		YES: Costs to be index linked from base date as noted, using BCIS Road Tender Price Index or as otherwise updated.	£60,630,509	£14,508,329	These schemes are considered to be priority schemes for ECC that support delivery of the STC, and contributions will be sought from the appropriate developments as applications are received and assessed. ECC identify (b) required to mitigate impacts of the Gilston Area; and (c) and (d) to manage traffic flows for Water Lane area. Projects (d), (e) and (f) are required to manage flows to/from all major developments, and to improve pedestrian/cycle connectivity, and all projects facilitate the delivery of the STC, contributions from development to be confirmed. Gilston Village 7 will directly contribute 15% of total cost of b) to Gilston Village 1-6.	YES: Contributions to be index linked from IQ 2022 using BCIS Road Tender Price Index or as otherwise updated.	£46,122,180	Contribution may be sought based upon development impact			£46,122,180
TR6	Gilston Area new garden community public highway access works, including: (a) New access into Village 1; (b) New access into Village 2; (c) Upgraded access into Village 7 at A414/Church Lane.	See IDP Evidence, Appendix 1 - Transport Infrastructure, East Herts and Hertfordshire County Council Gilston Area Highway Works	Site access required to allow development / phase of development	(i) Village 1 access	(ii) Village 2 access								Gilston Area Developer(s)	Site accesses required to allow construction and / or occupation of the development.	Delivery of Accesses to be agreed at Masterplan / Application stage	Delivery and cost form intrinsic part of the Development.					Delivery of Accesses to be agreed at Masterplan / Application stage	Site accesses to be delivered by respective developers.								
TR7	East of Harlow new garden community public highway access works, including: (a) New access junction near Mayfield Farm and access road; (b) New access junction from Sheering Road and access road; (c) New access junction near Nursery Site east of Gilden Way and access road; (d) Hospital & Health Campus M11 Junction 7A and Champions Roundabouts modifications.	See IDP Evidence, Appendix 1 - Transport Infrastructure, Harlow, Epping Forest and Essex County Councils East of Harlow Highway Works	Site access required to allow development / phase of development	(i) access	(ii) Hospital access								East of Harlow Developer(s) / Princess Alexandra Hospital Trust	Site accesses required to allow construction and / or occupation of the development.	Delivery of Accesses to be agreed at Masterplan / Application stage	Delivery and cost form intrinsic part of the Development.					Delivery of Accesses to be agreed at Masterplan / Application stage	Site accesses to be delivered by respective developers.								
TR8	Water Lane new garden community new / improved public highway access works.	See IDP Evidence, Appendix 1 - Transport Infrastructure, Epping Forest and Essex County Councils Water Lane Highway Works	Site access required to allow development / phase of development	(i) access									Water Lane Developer(s)	Site accesses required to allow construction and / or occupation of the development.	Delivery of Accesses to be agreed at Masterplan / Application stage	Delivery and cost form intrinsic part of the Development.					Delivery of Accesses to be agreed at Masterplan / Application stage	Site accesses to be delivered by respective developers.								
TR9	Latton Priory new garden community public highway access works, including: - New access junction with B1393 / M11 Junction 7.	See IDP Evidence, Appendix 1 - Transport Infrastructure, Epping Forest and Essex County Councils Latton Priory Highway Works	Site access required to allow development / phase of development	(i) access									Latton Priory Developer(s)	Site accesses required to allow construction and / or occupation of the development.	Delivery of Accesses to be agreed at Masterplan / Application stage	Delivery and cost form intrinsic part of the Development.					Delivery of Accesses to be agreed at Masterplan / Application stage	Site accesses to be delivered by respective developers.								
TR10 (new)	Electric Vehicle Charging, including: - on-site electric vehicle charging connections at residential properties, work places and other destinations.	See IDP Evidence, Appendix 1 - Transport Infrastructure, Harlow, East Herts and Epping Forest District Councils Electric Vehicle charging											Developer(s) / Operators	Electric Vehicle Charging facilities to be provided in all new developments in accordance with Policies.	Provision to be agreed at masterplan / Application stage	Delivery and cost form intrinsic part of the Development.					Provision to be agreed at masterplan / Application stage	To be delivered by developers.					Provision to be agreed at masterplan / Application stage			
																Cost	Cell Q117 (H40) total cost plus Q1 2023 Uplifted Costs where applicable	Identified Funding	Current Estimated Funding Gap	Provision / Cost to be Apportioned to EHDC, EFDC & HDC Development Plan Allocations	Estimated Funding Gap after contributions from Allocations	Provision / Cost to be Apportioned to Windfall and developments outside HGGT	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT							
TOTALS																£584,834,046	£613,136,790	£269,813,418	£382,004,555	£334,710,809	£101,191,827	£13,171,070	£88,020,756							
TOTAL ESTIMATED VALUE OF TRANSPORT INFRASTRUCTURE																														
TOTAL CURRENT ESTIMATED IDENTIFIED FUNDING																														
TOTAL ESTIMATED FUNDING GAP																														
VALUE APPORTIONED TO DEVELOPMENT																														
VALUE OF ROLLING INFRASTRUCTURE FUND																														

essential delivery partner no liability is accepted for

V	W
Funding Gap Notes	Accumulated value of contributions into HGGT Rolling Infrastructure Fund (RIF)
Additional Developer contributions may be sought for the unfunded schemes subject to further assessment.	
	Accumulated value of contributions into HGGT Rolling Infrastructure Fund (RIF)
	CTBC

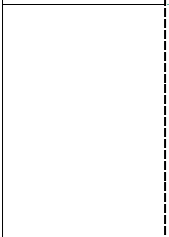
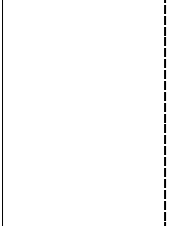
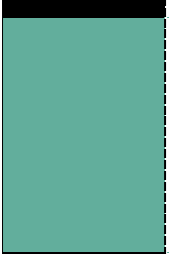
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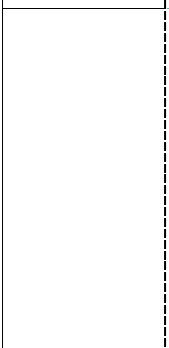
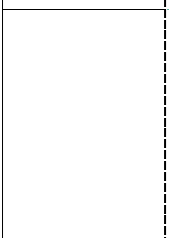
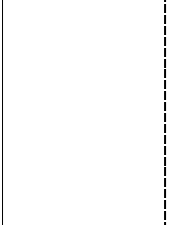
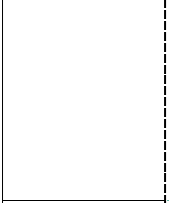


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Ref	Community Facilities Infrastructure / Services	IDP Information Source	Delivery Priority	Delivery Phasing								Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Updated Cost Estimate (only total Provision / Cost will be updated. Developers will be expected to contribute an uplift to the cost included in column AI (A) to BI (A)) in-line with indexation approaches).	Provision / Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Current Estimated Funding Gap	Provision / Cost to be Apportioned to EHDG, 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 and developments outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and developments outside HGGT						
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																					
S4	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 community facilities this should include: - freeholds of new floorspace provided for new community halls, youth facilities; - public open spaces or facilities containing public art.		Stewardship arrangements											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					comprehensive Stewardship arrangements to be established					comprehensive Stewardship arrangements to be established								
CF1 (CF4-CF4 & CF6)	Community Halls and multi-purpose spaces, including: a) c.3.120sqm at the Gilston Area; b) c.1.675sqm at East of Harlow; c) c.1.000sqm at Water Lane; d) c.500sqm at Lutton Priory; e) temporary community spaces to support first residents whilst community halls are built; f) transfer of new community assets into community / public stewardship bodies and long term revenue generation arrangements; g) contributions to enhance existing community facilities, subject to assessment.	See IDP Evidence, Appendix 5 - Community Facilities Infrastructure												Developer(s)	New and enhanced Community facilities required to support the demand from new residents.	On-site provision of new Community Halls and spaces and transfer of assets into stewardship																		
				Delivery phasing to meet needs of new residents										£11,982,295	£13,554,989					£11,982,295	£11,982,295													
CF2 (CF5 & CF7)	Youth facilities (where in addition to Community Halls and other facilities), including: a) 460m2 dedicated external space, 520m2 dedicated internal space and a Multi Use Games Area at the Gilston Area; b) dedicated youth facility at East of Harlow; c) transfer of new youth facilities into community / public stewardship bodies and long term revenue generation arrangements; d) contributions to enhance existing youth facilities, subject to assessment.	See IDP Evidence, Appendix 5 - Community Facilities Infrastructure												Developer(s)	New and enhanced Youth facilities required to support the demand from new residents.	On-site provision of new Youth facilities and spaces and transfer of assets into Stewardship																		
				Delivery phasing to meet needs of new residents										£2,511,794	£2,841,874					£1,277,239	£1,234,555													
CF3 (CF8 & CF9)	Library provision to serve the Garden Town, including: a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town Library in the Town Centre c) New provision on-site	See IDP Evidence, Appendix 5 - Community Facilities Infrastructure, Responses from Hertfordshire and Essex County Councils												Essex County Council (ECC) / Hertfordshire County Council (HCC)	ECC have identified 2 phases of works: (a) Phase 1 refurbishment of Harlow Town Centre Library and co-location of the Adult Community Learning services to meet existing needs; (b) Phase 2 expansion or relocation within the Town Centre to deliver a broader offer to meet the future population needs. HCC contribution to support delivery of Phase 2 unless otherwise agreed for works within Hertfordshire.	Harlow Town Centre Library							ECC estimate costs as follows: (a) £2,015,000 refurbishment of Harlow Town Centre Library and co-location with Adult Community Learning to meet current population needs; (b) indicative cost of £6,500,000 for potential relocation or expansion of Harlow Town Centre Library to meet future population needs (c) total cost TBC	YES. Costs to be index linked from Q2 2022 using RICS BCIS Tender Price Index or as otherwise updated.				ECC have secured £2,015,000 including £977,000 awarded from the South East Local Enterprise Partnership to complete (a) refurbishment of the existing Harlow Town Centre Library.	Gilston Villages 1-6 and Village 7 Heads of Terms have identified contributions as follows: - Village 1-6 - the lesser of £416,887 or 85% of £490,455 - Village 7 - the lesser of £73,568 or 15% of £490,455.	YES. Costs to be index linked from Q2 2022 using RICS BCIS Tender Price Index or as otherwise updated.				
				Works to (a) refurbish the existing Harlow Town library are currently underway to be completed in Spring 2022. Delivery of (b) Phase 2 currently unknown.										£8,515,000	£9,246,948					£6,500,000	£4,010,852													
CF4 (CF8 & CF9)	Harlow Town Centre Cultural provision, including: a) The Playhouse Theatre: expansion and refurbishment of main auditorium.	See IDP Evidence, Appendix 5 - Community Facilities Infrastructure, Responses from Harlow Council												Harlow Council (HDC)																				
				Delivery phasing currently unknown										£30,000,000	£33,539,823					£30,000,000														
CF5 (new)	Harlow Museum, including: - Museum courtyard works to extend exhibition space and public engagement area to support temporary and permanent exhibitions.	See IDP Evidence, Appendix 5 - Community Facilities Infrastructure, Responses from Harlow Council												Harlow Council (HDC)																				
				Delivery phasing currently unknown										£4,500,000	£4,672,683					£4,500,000	£1,000,000													
CF6 (CF10 & CF11)	Harlow Sculpture Town new Public Art, including: a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages	See IDP Evidence, Appendix 5 - Community Facilities Infrastructure, Responses from Harlow Council												Harlow Council (HDC) / Harlow Art Trust and other Arts and Education bodies / Developer(s)	In 2010 Harlow became the world's first designated Sculpture Town with over 100 outdoor public sculptures.	On-site public art and / or Contributions to Harlow Sculpture Trail / Harlow Arts Trust Artists in Residence																		
				a), b), c) Delivery phasing currently unknown d) To submit for Council approval no later than first Commencement a strategy for integrating Public Art into the V1-6 Development as a means of contributing to local distinctiveness, placemaking and enhancing the public realm and quality of the Gilston Area Development. It shall provide a cost plan for spending the V1-6 Public Art Contribution with a higher proportion to be spent on Village 1 given its proximity to the Central Stort Crossing and its Pedestrian Footbridge. To implement the Approved V1-6 Public Art Strategy according to its terms and submit an Annual Report to the Council to account for expenditure against the contribution (and required spending prior to completion of each Village).										£1,023,200																				
														Cost	Cost Q25 (Q18) total cost plus Q1 2023 Updated Costs where appropriate																			



ECC to undertake further feasibility and design works for (b) Phase 2.



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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																							
new / 2019 IDP ref)																							<p>Gilston Area new garden community Villages 1-4 (EHDC ref GA1) new homes =</p> <p>8,500</p>	<p>Gilston Area new garden community Village 7 (EHDC ref GA1) new homes =</p> <p>1,500</p>	<p>East of Harlow new garden community within HDC (HDC ref HS3) new homes =</p> <p>2,600</p>	<p>East of Harlow new garden community within EFDC (EFDC ref SP3.3) new homes =</p> <p>750</p>	<p>East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SP3.3) comprising =</p> <p>Hospital / Health Campus</p>	<p>Water Lane Area new garden community (EFDC ref SP3.2) new homes =</p> <p>2,100</p>	<p>Latton Priory new garden community (EFDC ref SP3.1) new homes =</p> <p>1,050</p>	<p>Existing Princess Alexandra Hospital Site (HDC ref HS2.1) new homes =</p> <p>550</p>	<p>The Stow Service Bays (HDC ref HS2.2) new homes =</p> <p>70</p>	<p>Staple Tye Mews, Staple Tye Depot and The Gateway Nursery (HDC ref HS2.3) new homes =</p> <p>30</p>	<p>Riddings Lane (HDC ref HS2.4) new homes =</p> <p>35</p>	<p>The Evangelical Lutheran Church, Towneys Road (HDC ref HS2.5) new homes =</p> <p>35</p>	<p>Pollard Hatch Plus Garages and Adjacent Land (HDC ref HS2.6) new homes =</p> <p>20</p>	<p>Copple Hatch and Garages (HDC ref HS2.7) new homes =</p> <p>16</p>	<p>Sherards House (HDC ref HS2.8) new homes =</p> <p>15</p>	<p>Elm Hatch and Public House (HDC ref HS2.9) new homes =</p> <p>13</p>	<p>Fishers Hatch (HDC ref HS2.10) new homes =</p> <p>10</p>	<p>Slacksbury Hatch and Associated Garages (HDC ref HS2.11) new homes =</p> <p>10</p>	<p>Garage Blocks Adjacent to Nicholls Tower (HDC ref HS2.12) new homes =</p> <p>10</p>	<p>Stewards Farm (HDC ref HS2.13) new homes =</p> <p>10</p>	<p>Pypers Hatch (HDC ref HS2.14) new homes =</p> <p>10</p>	<p>HDC Town Centre Masterplan Framework potential new homes =</p> <p>2,120</p>	<p>Other HGGT Windfall developments</p>	<p>Developments outside HGGT</p>	
	<p>Stewardship</p>																																														
54	<p>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 community facilities this should include:</p> <ul style="list-style-type: none"> - freeholds of new floorspace provided for new community halls, youth facilities; - public open spaces or facilities containing public art. 																						comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	
<p>Community Halls and Facilities</p>																																															
CF1 (CF4 & CF6)	<p>Community Halls and multi-purpose spaces, including:</p> <ul style="list-style-type: none"> a) c.3,120sqm at the Gilston Area; b) c.1,675sqm at East of Harlow; c) c.1,000sqm at Water Lane; d) c.500sqm at Latton Priory; e) temporary community spaces to support first residents whilst community halls are built; f) transfer of new community assets into community / public stewardship bodies and long term revenue generation arrangements; g) contributions to enhance existing community facilities, subject to assessment. 																						<p>(a) new Community facilities; and (e) temporary facilities; and (f) Transfer of assets into stewardship. Direct delivery in lieu:</p> <p>£5,890,092</p>	<p>(b) new Community facilities; and (e) temporary facilities; and (f) Transfer of assets into stewardship. Direct delivery in lieu:</p> <p>£1,039,428</p>	<p>(c) new Community facilities; and (e) temporary facilities; and (f) Transfer of assets into stewardship. Direct delivery in lieu:</p> <p>£2,887,300</p>	<p>(d) new Community facilities; and (e) temporary facilities; and (f) Transfer of assets into stewardship. Direct delivery in lieu:</p> <p>£832,875</p>	<p>(c) new Community facilities; and (e) temporary facilities; and (f) Transfer of assets into stewardship. Direct delivery in lieu:</p> <p>£2,221,000</p>	<p>(d) new Community facilities; and (e) temporary facilities; and (f) Transfer of assets into stewardship. Direct delivery in lieu:</p> <p>£1,110,500</p>	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	
CF2 (CF5 & CF7)	<p>Youth facilities (where in addition to Community Halls and other facilities), including:</p> <ul style="list-style-type: none"> a) 460m2 dedicated external space, 520m2 dedicated internal space and a Multi Use Games Area at the Gilston Area; b) dedicated youth facility at East of Harlow; c) transfer of new youth facilities into community / public stewardship bodies and long term revenue generation arrangements; d) contributions to enhance existing youth facilities, subject to assessment. 																						<p>(a) new Youth facilities and spaces; and (c) Transfer of assets into stewardship. Direct delivery in lieu:</p> <p>£416,887</p>	<p>(b) new Youth facilities and spaces; and (c) Transfer of assets into stewardship. Direct delivery in lieu:</p> <p>£73,548</p>	<p>(a) new Youth facilities and spaces; and (c) Transfer of assets into stewardship. Direct delivery in lieu:</p> <p>£577,510</p>	<p>(b) new Youth facilities and spaces; and (c) Transfer of assets into stewardship. Direct delivery in lieu:</p> <p>£166,590</p>	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage	New on-site provision and / or contribution to enhance existing local facility to be agreed at Application stage
<p>Libraries, Cultural Facilities & Public Art</p>																																															
CF3 (CF8 & CF9)	<p>Library provision to serve the Garden Town, including:</p> <ul style="list-style-type: none"> a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre c) New provision on-site 																						<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£1,900,000</p>	<p>(b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£337,631</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£636,792</p>	<p>(b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£183,690</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£514,332</p>	<p>(b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£257,166</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£134,706</p>	<p>(b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£17,144</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£7,348</p>	<p>(b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£8,572</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£8,572</p>	<p>(b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>£4,898</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	<p>(a) Phase 1 - refurbish Harlow Town library; b) Phase 2 - potential relocation / expansion of Harlow Town library in the Town Centre</p> <p>Contributions may be sought if a cumulative impact is considered to exist</p>	
CF4 (CF8 & CF9)	<p>Harlow Town Centre Cultural provision, including:</p> <ul style="list-style-type: none"> a) The Playhouse Theatre: expansion and refurbishment of main auditorium. 																																														
CF5 (new)	<p>Harlow Museum, including:</p> <ul style="list-style-type: none"> - Museum courtyard works to extend exhibition space and public engagement area to support temporary and permanent exhibitions. 																								<p>(a) Museum courtyard works to extend exhibition space and public engagement area to support temporary and permanent exhibitions.</p> <p>£283,533</p>	<p>(b) Museum courtyard works to extend exhibition space and public engagement area to support temporary and permanent exhibitions.</p> <p>£81,788</p>	<p>(a) Museum courtyard works to extend exhibition space and public engagement area to support temporary and permanent exhibitions.</p> <p>£229,008</p>	<p>(b) Museum courtyard works to extend exhibition space and public engagement area to support temporary and permanent exhibitions.</p> <p>£114,504</p>	<p>(a) Museum courtyard works to extend exhibition space and public engagement area to support temporary and permanent exhibitions.</p> <p>£59,978</p>																		
CF6 (CF10 & CF11)	<p>Harlow Sculpture Town new Public Art, including:</p> <ul style="list-style-type: none"> a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages 																						<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p> <p>£886,000</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p> <p>£137,200</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	<p>(a) on-site public art in particular new or relocated sculptural works; b) enhancing and extending existing Harlow Town sculpture trails; c) Sculpture Town Artists in residence; d) Public art in Gilston Villages</p>	

Community Facilities Infrastructure / Services				HGGT - 2024 - Estimated to 2024 - 2024				Allocations		Allocations		outside HGGT		outside HGGT	
TOTALS															
TOTAL ESTIMATED COST OF COMMUNITY FACILITIES INFRASTRUCTURE				£58,532,289				£44,880,517							
TOTAL CURRENT ESTIMATED IDENTIFIED FUNDING				£23,038,200											
TOTAL ESTIMATED FUNDING GAP								£34,259,534		£19,250,902		£17,497,576		£15,469,918	
VALUE APPORTIONED TO DEVELOPMENT												£750,419			

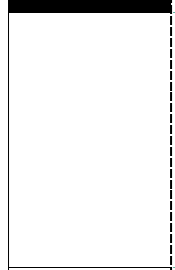
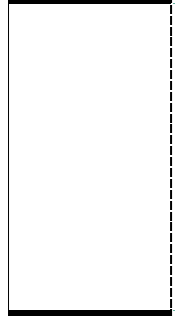
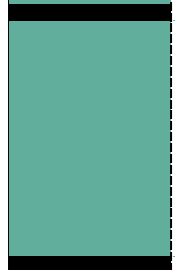
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Community Facilities Infrastructure / Services	8,500	1,500	2,600	750	Hospital / Health Campus	2,100	1,050	550	70	30	35	35	20	16	15	13	10	10	10	10	10	2,120			
TOTALS																									
VALUE APPORTIONED TO DEVELOPMENT	£9,092,979	£1,587,827	£4,385,136	£1,264,943	£0	£2,964,340	£1,482,170	£194,684	£17,144	£7,348	£8,572	£8,572	£4,898	£0	£0	£0	£0	£0	£0	£0	£0	£0	£750,419	£0	£0
	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	

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 is not 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 delivery of infrastructure where funding or agreements do not exist for such delivery to take place, 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.

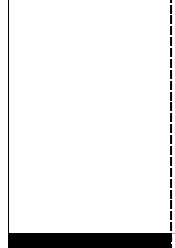
Ref (new / 2019 IDP ref)	HGGT HARLOW & GILSTON GARDEN TOWN	IDP Information Source	Delivery Priority	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Uplifted Cost Estimate (only total Provision / Cost columns Q (F) has been split. Developers will be expected to contribute an uplift to the cost included in columns A1 (A4) to B1 (A5) inline with indexation approaches).	Provision / Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Current 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								
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																									
ED1 (ED1-ED12)	Education Infrastructure / Services	See IDP Evidence, Appendix 2 - Education Infrastructure. Responses from Hertfordshire and Essex County Council	Stewardship arrangements to be agreed 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	comprehensive Stewardship arrangements to be established																					
ED1 (ED1-ED12)	Early Years and Childcare	See IDP Evidence, Appendix 2 - Education Infrastructure. Responses from Hertfordshire and Essex County Council	Stewardship arrangements to be agreed 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	comprehensive Stewardship arrangements to be established																					
ED2 (ED18 & ED19)	Primary Education	See IDP Evidence, Appendix 2 - Education Infrastructure. Responses from Hertfordshire County Council	Stewardship arrangements to be agreed 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	comprehensive Stewardship arrangements to be established																					
ED3 (ED13-ED17)	Primary Education	See IDP Evidence, Appendix 2 - Education Infrastructure. Responses from Essex County Council	Stewardship arrangements to be agreed 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	comprehensive Stewardship arrangements to be established																					
ED4 (ED20)	Primary Education	See IDP Evidence, Appendix 2 - Education Infrastructure. Responses from Hertfordshire and Essex County Council	Stewardship arrangements to be agreed 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	comprehensive Stewardship arrangements to be established																					
ED5	Primary Education	See IDP Evidence, Appendix 2 - Education Infrastructure. Responses from Essex County Council	Stewardship arrangements to be agreed 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	comprehensive Stewardship arrangements to be established																					

Secondary Education & Post-16 Education		Secondary Education & Post-16 Education	
ED24 (ED23-ED25)	Secondary Education & Post-16 Education	See IDP Evidence, Appendix 2 - Education Infrastructure. Responses from Hertfordshire County Council	Stewardship arrangements to be agreed at Masterplan or application stage.




Contributions from Newhall Phases
2/3 assumed to meet funding gap.

Actual provision may change subject
to further assessment at application
stage in accordance with the ECC
Developer's Guide to Infrastructure
Contributions such that a funding gap
is unlikely to occur.



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 developments for 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 potential delivery partner no liability is accepted for the delivery of infrastructure where funding or agreements do not exist for such delivery to take place. 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	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX
 Education Infrastructure / Services	Gilston Area new garden community Villages 1-4 (EHDC ref GA1) new homes =	Gilston Area new garden community Village 7 (EHDC 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 SPS.3) new homes =	East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SPS.3) comprising =	Water Lane Area new garden community (EHDC ref SPS.2) new homes =	Latton Priory new garden community (EFDC ref SPS.1) 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 Mens, 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, Towneys 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		
S2	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: <ul style="list-style-type: none"> freeholds of new floorspace provided for new GP surgeries, dentists and pharmacies. 																							
ED1 (ED1-ED12)	Early Years and Childcare Early years provision, including: <ul style="list-style-type: none"> a) Gilston Area: each new primary school to include nursery provision plus each new village to include 300sqm floorspace for private nursery/child care. b) East of Harlow: up to 302 places; c) Water Lane: up to 189 places; d) Latton Priory: up to 96 places; e) up to 0.09 new places per dwelling for all developments larger than 20 units or where a cumulative impact occurs, subject to dwelling mix and existing capacity. 																							
	(b) 6no. new private Early Years facilities (c.300sqm each) and provision at each new Primary School	(a) 1no. new private Early Years facility (minimum 275sqm) and provision at the new Primary School	(b) up to c.234 early years places / on-site facilities likely to be required in addition / in lieu of contribution:	(b) up to c.68 early years places / on-site facilities likely to be required in addition / in lieu of contribution:		(c) up to c.189 early years places / on-site facilities likely to be required in addition / in lieu of contribution:	(d) up to c.95 early years places / on-site facilities likely to be required in addition / in lieu of contribution:	(e) up to c.50 early years places / on-site facilities likely to be required in addition / in lieu of contribution:	up to c.6 early years places	up to c.3 early years places	up to c.3 early years places	up to c.3 early years places	up to c.2 early years places	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	c.95 early years places	Contributions/ new Early Years needs to be considered according to ECC Developer's Guide to Infrastructure Contributions	
	£5,007,600	£765,050	£7,257,674	£2,109,068		£5,861,968	£2,946,492	£1,550,785	£186,094	£93,047	£93,047	£93,047	£62,031										£2,946,492	
ED2 (ED18 & ED19)	Herfordshire County Education Authority New Primary School provision, including: <ul style="list-style-type: none"> a) up to 7no. Primary Schools / 20 Forms of Entry (FE) at Gilston Area (2.03ha each 2FE; 2.92ha each 3FE); 																							
	(b) land for up to 6no. new Primary Schools for up to 17 FE (2.03ha each 2FE; 2.92ha each 3FE) and contribution:	(a) land for 1no. new Primary School for up to 3FE (2.92ha) and contribution:																						
	£90,708,200	£16,007,200																						
ED3 (ED13-ED17)	Essex County Education Authority New Primary School provision, including: <ul style="list-style-type: none"> a) 1no. new 2fe Primary School and 1no. new 3fe Primary School at East of Harlow; b) 1no. new 3fe Primary School at Water Lane (or 1no. new 2fe Primary School and 1fe expansion to existing primary school capacity); c) 1no. new 2fe Primary School at Latton Priory; d) 1no. new 2fe Primary School at Newhall Phases 2/3. 																							
			(b) c.2.1ha for a new 2fe Primary School and c.3.0ha for a new 3fe Primary School to be agreed at Masterplan / Application stage and contribution:			(c) up to c.3.0ha for up to 3fe new Primary School to be agreed at Masterplan / Application stage and contribution:	(d) c.2.1ha for a new 2fe Primary School to be agreed at Masterplan / Application stage and contribution:															Provision of land for a new Primary School may be required subject to local primary school capacity	Provision of land for a new Primary School may be required subject to local primary school capacity	
			£17,463,050	£5,037,418		£13,500,281	£9,000,188																	
ED4 (ED20)	Essex County Education Authority expanded Primary School provision, including: <ul style="list-style-type: none"> a) up to 0.3 new places per dwelling for all developments larger than 20 units or where a cumulative impact occurs, subject to dwelling mix and existing capacity. Estimated up to 6 FE expansion to existing schools. 																							
								Contribution may be sought where increased primary education capacity required:	Contribution may be sought where increased primary education capacity required:	Contribution may be sought where increased primary education capacity required:	Contribution may be sought where increased primary education capacity required:	Contribution may be sought where increased primary education capacity required:	Contribution may be sought where increased primary education capacity required:	Contribution may be sought where increased primary education capacity required:	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contributions may be sought if a cumulative impact is considered to exist	Contribution may be sought where increased primary education capacity required:	Contributions to be calculated according to ECC Developer's Guide to Infrastructure Contributions
								£2,977,179	£378,914	£162,392	£189,457	£189,457	£108,261	£86,609	£81,196	£70,370	£54,131	£54,131	£54,131	£54,131	£54,131	£54,131	£5,491,224	
ED5	Essex County Education Authority Special Education Needs (SEN) for Primary Education, including: <ul style="list-style-type: none"> a) approximately 46 additional SEN places may be required in Primary education settings as a result of the growth in the 3 new garden communities of East of Harlow, Water Lane and Latton Priory. 																							
			New Primary Schools may be considered for the provision of SEN facilities			New Primary Schools may be considered for the provision of SEN facilities	New Primary Schools may be considered for the provision of SEN facilities																	
			£1,560,033	£450,009		£1,260,026	£630,013																	
ED4 (ED23-ED25)	Herfordshire County Education Authority new Secondary School provision for the Gilston Area, including: <ul style="list-style-type: none"> a) 1no. Secondary Schools up to 8 FE at Gilston Area Village 1 (10.78ha of land); b) 1no. Secondary School up to 12 FE at Gilston Area Village 5 (12.9ha of land). 																							
	up to 10.78ha land at Village 1 and up to 12.9ha land at Village 5 for 2no. new Secondary Schools																							

			<p>Phasing required to meet new development needs.</p>		<p>£110,267,300</p>		<p>scorecard, to reflect sustainable builds.</p>				<p>£110,267,300</p>	<p>£110,267,300</p>	<p>follows: a) Each of Gilston 1-6 and Village 7 will contribute 3FE, and the remaining 2FE have been apportioned by number of dwellings in the absence of child yields. Cost to be apportioned includes a 10% uplift to reflect the need to account for sustainable builds. b) The total cost of 12FE has been apportioned by number of dwellings between Gilston villages 1-6 and village 7, and an uplift of 10% has been added to account for the need for sustainable builds.</p>							
<p>ED7 (new)</p>	<p>Herfordshire County Education Authority Off-site school transport and temporary Secondary School accommodation and revenue support to mitigate impact of early Secondary Education provision, including off-site provision at 4 FE of child yield.</p>	<p>See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Herfordshire County Council</p>	<p>Phasing required to meet needs</p>	<p>Essex County Council (ECC) / Academy Trust(s) / developer(s)</p>	<p>HCC have identified the need for temporary provisions to meet Secondary Education needs until sufficient pupil numbers triggers on-site new Secondary School.</p>	<p>£6,600,000</p>	<p>This provision / cost is solely related to Gilston development and inclusion model yet to be agreed between LPA and developer(s), therefore no uplift has been made.</p>	<p>HCC have modelled short term and mid term scenarios as follows: As 4 FE child yield = £4.1 m for temporary buildings, £2.5m for school transport and £0 for revenue support.</p>	<p>Cost of off site school transport could be higher or lower depending on build out rates/occupancy and the point at which permanent secondary provision on site becomes operational.</p>		<p>£6,600,000</p>	<p>£6,600,000</p>	<p>Gilston villages 1-6 and Gilston village 7 each to pay the lower of 50% or £2,050,000 or as required for the application of the appropriately indexed DfE balanced scorecard for school construction, for the temporary secondary school facilities (cost in total capped at £4,100,000). Gilston Villages 1-6 to pay the lower of 85% or £2,125,000 for secondary education off-site transport contribution, and Village 7 are to pay the lower of 15% or £375,000. (cost in total capped at £2,500,000).</p>	<p>Cost of off site school transport could be higher or lower depending on build out rates/occupancy and the point at which permanent secondary provision on site becomes operational.</p>						

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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 does 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 delivery of infrastructure where funding or agreements do not exist for such delivery to take place. 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 (New / 2019 IDP ref)	HGGT HARLOW & GILSTON GARDEN TOWN Education Infrastructure / Services	IDP Information Source	Delivery Priority	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Uplifted Cost	Provision / Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Current 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							
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																								
ED8	Herfordshire County Education Authority Special Education Needs (SEN) for both Primary and Secondary Education, including: a) approximately 60 additional SEN places may be required in both Primary and Secondary education settings.	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Herfordshire County Council											Herfordshire County Council (HCC) / Academy Trust(s) / Developer(s)	HCC have identified for need for up to 60 SEN pupil places in a variety of Primary and Secondary settings at the Gilston Area Villages 1-7		This provision / cost is solely related to Gilston development model yet to be agreed between LPA and developer(s), therefore no uplift has been made.	HCC estimate SEN provision at 4 times the rate of mainstream places and estimate a contribution of c. £150,000 per pupil place.																				
ED9 (ED21-ED24)	Essex County Education Authority new Secondary School provision, including: a) 1no. Secondary School up to 6 FE at East of Harlow; b) 1no. Secondary School up to 6 FE at Latton Priory.	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Herfordshire and Essex County Council											Essex County Council (ECC) / Academy Trust(s) / Developer(s)	ECC Developer's Guide for Infrastructure Contributions (Revised 2020); ECC estimates that the child yield is 0.2 per (2+bed) house; and 0.1 per (2+bed) flat.	2no. new Secondary Schools with up to 128 across ECC Education Authority area in the Garden Town		ECC Developer's Guide for Infrastructure Contributions (Revised 2020); £24,929 per school place for new schools (1Q 2020); £26,049 1Q 2022. New community school costs rounded up to full 150 child FE unless other developer contributions can be secured.		YES: Costs to be index linked from IQ 2022 using BCIS All-in Tender price Index or as otherwise updated.																		
ED10	Essex County Education Authority Special Education Needs (SEN) for Secondary Education, including: a) approximately 46 additional SEN places may be required in Secondary education settings as a result of the growth in the 3 new garden communities of East of Harlow, Water Lane and Latton Priory.	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Essex County Council											Essex County Council (ECC) / Academy Trust(s) / Developer(s)	ECC Developer's Guide for Infrastructure Contributions (Revised 2020); ECC estimates that approximately 7 SEN places are required per 1,000 homes.	New Secondary Schools may be considered for the provision of SEN facilities		ECC Developer's Guide for Infrastructure Contributions (Revised 2020); Department for Education Guidance recommends that SEN contributions are set at 4 times the rate of mainstream places, equating to a contribution of c. £99,716 (1Q 2020); £104,194 1Q 2022.		YES: Costs to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.																		
ED11 (ED27)	Essex County Education Authority Post-16 Education provision, including: a) new post 16 education provision as necessary.	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Essex County Council											Essex County Council (ECC) / Academy Trust(s) / Developer(s)	ECC Developer's Guide for Infrastructure Contributions (Revised 2020); ECC estimates that the child yield is 0.04 per 2+bed house; 0.02 per 2+bed flat; and 0.01 per 1bed flat. IDP assumes all houses for purpose of calculations.			ECC Developer's Guide for Infrastructure Contributions (Revised 2020); Each project considered on case by case basis with contribution of c. £23,962 for Post-16 Education provision.		YES: Costs to be index linked from IQ 2022 using an Index to be advised or as otherwise updated.																		
ED12 (new)	Essex County Education Authority School Transport.	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Essex County Council											Essex County Council (ECC) / Academy Trust(s) / Developer(s)	ECC Developer's Guide for Infrastructure Contributions (Revised 2020); Where development is proposed in locations that may require ECC to provide school transport, developer contributions are sought to fund provision for a minimum of seven years for primary and five years for secondary pupils.			ECC Developer's Guide for Infrastructure Contributions (Revised 2020); On average the cost of transporting a primary school child to school is around £11.40 per day (return) and £5.30 for secondary school transport; primary: £13 1Q 2022; secondary: £6 1Q 2022.		YES: Costs to be index linked from IQ 2022 using Retail Price Index or as otherwise updated.																		
ED13	HGGT Employment and Training Strategy, including: - employment and training action plans required for all major developments setting out how employment and training opportunities will be provided to the local population during the construction and occupation phases of the development.	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Harlow Council											Developer(s)																								
				TOTALS																																	
TOTAL ESTIMATED VALUE OF EDUCATION INFRASTRUCTURE																£402,111,538	£418,096,396																				
TOTAL CURRENT ESTIMATED IDENTIFIED FUNDING																		£2,250,232																			
TOTAL ESTIMATED FUNDING GAP																				£399,861,306																	
VALUE APPORTIONED TO DEVELOPMENT																				£366,788,264	£29,455,949	£13,598,772	£19,479,067														

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Estimated contributions currently exceed costs for delivery of 2no. new secondary schools, however, some contributions from smaller developments may be used for increasing capacity at existing secondary schools instead of delivery of the new schools and contributions will only be sought where a need is demonstrated.	10
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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 developments is not 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 potential delivery partner no liability is accepted for the delivery of infrastructure where funding or agreements do not exist for such delivery to take place. 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	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	
	Gilston Area new garden community Villages 1-6 (EHDC ref GA1) new homes =	Gilston Area new garden community Village 7 (EHDC 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 SP3.3) new homes =	East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SP3.3) comprising = Hospital / Health Campus	Water Lane Area new garden community (EFDC ref SP3.2) new homes =	Lattom Priory new garden community (EFDC ref SP3.1) 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, Tawneys 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		2,100	1,050	550	70	30	35	35	20	16	15	13	10	10	10	10	10	2,120			
ED8	Hertfordshire County Education Authority Special Education Needs (SEN) for both Primary and Secondary Education, including: a) approximately 60 additional SEN places may be required in both Primary and Secondary education settings.																								
	£4,861,728	£837,952																							
ED9 (ED21-ED24)	Essex County Education Authority new Secondary School provision, including: a) Ino. Secondary School up to 6 FE at East of Harlow; b) Ino. Secondary School up to 6 FE at Lattom Priory.																								
			£15,162,598	£4,373,826		£13,024,283	£6,512,141	£2,865,342	£364,680	£156,291	£182,340	£182,340	£104,194	£83,355	£78,146	£67,726	£52,097	£52,097	£52,097	£52,097	£52,097	£5,522,296		£1,187,815	
ED10	Essex County Education Authority Special Education Needs (SEN) for Secondary Education, including: a) approximately 46 additional SEN places may be required in Secondary education settings as a result of the growth in the 3 new garden communities of East of Harlow, Water Lane and Lattom Priory.																								
			£1,896,336	£547,020		£1,531,656	£765,828																		
ED11 (ED27)	Essex County Education Authority Post-16 Education provision, including: a) new post 16 education provision as necessary.																								
			£2,492,048	£718,860		£2,012,808	£1,006,404	£527,164	£67,094	£28,754	£33,547	£33,547	£19,170									£1,015,989			
ED12 (new)	Essex County Education Authority School Transport.																								
			£734,722	£211,939		£2,373,718	£296,715																		
ED13	Further Education & Skills HGGT Employment and Training Strategy, including: - employment and training strategy required for all major developments setting out how employment and training opportunities will be provided to the local population during the construction phase of the development.																								
	8,500	1,500	2,600	750		2,100	1,050	550	70	30	35	35	20	16	15	13	10	10	10	10	10	2,120			
TOTALS																									
18	VALUE APPORTIONED TO DEVELOPMENT	£186,901,724	£48,173,306	£46,566,461	£13,448,141	£0	£39,564,740	£21,157,780	£7,920,470	£996,781	£440,484	£498,391	£498,391	£293,656	£169,964	£159,341	£138,096	£106,228	£106,228	£106,228	£106,228	£106,228	£14,976,000	£0	£1,187,815

A	B	C	D	E										F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U																							
				Delivery Phasing																										Delivery Partners	Delivery Notes	Provision / Cost	Provision / Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Current Estimated Funding Gap	Provision / Cost to be Apportioned to EHDC, EFDC & HDC Development Plan Allocations	Apportionment Notes	Contributions Indexation / Change	Estimated Funding Gap after contributions from Development Allocations	Provision / Cost to be Apportioned to Windfall / developments outside HGGT	Apportionment Notes	Contributions Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT							
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																																							
<p>Emergency Services Infrastructure / Services</p>		IDP Information Source	Delivery Priority																																																	
ES1	<p>Herfordshire Emergency Services Hub comprising:</p> <p>a) 0.6ha site within the Gilston Area new garden community for Hertfordshire Constabulary and HCC Fire and Rescue services.</p>	See IDP Evidence, Appendix 4 - Emergency Services Infrastructure, Response from Hertfordshire Constabulary and Herts Fire & Rescue Services		Phasing of new Emergency Services Hub in the Gilston Area currently unknown										Hertfordshire Constabulary, HCC Fire and Rescue Services / Developer(s)	HCC Fire & Rescue Service Integrated Risk Management Plan has identified a need for a new facility to serve the new population. Potential is considered for it to act as a combined facility with Herts Police. A location within either Village 1, 2 or 7 is considered appropriate to ensure appropriate access within the development and to key highway infrastructure.	0.6ha site within Gilston Area in Village 1, 2 or 7	£6,000,000	This provision / cost is related to Gilston development and indexation model yet to be agreed between LPA and developer(s), therefore no uplift has been made.	Estimated costs for new facility provided by HCC Fire & Rescue Service and Herts Police in 2019. HCC Fire & Rescue Services and Herts Police recognise that overall costs and apportioned costs may need to be further reviewed in light of change to scope of infrastructure and depending on the location to be agreed for the Emergency Services Hub.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): a) from Q2 2019.	Unknown	HCC Fire & Rescue Services and Herts Police anticipate obtaining partial funding through Capital Funds / Grants, amount to be determined.	£6,000,000	£1,745,404	0.6ha site within Gilston Area	HCC Fire & Rescue Services and Herts Police maintain HGGT IDP 2019 contributions from Hertfordshire sites (despite £365.32 per dwelling, set out in the HCC Guide to Developer Contributions) in recognition that costs may need to be further reviewed in light of change to scope of infrastructure and depending on the location to be agreed for the Emergency Services Hub.	YES: Contributions to be index linked using Index to be advised (or as otherwise updated): a) from Q2 2019.	£4,254,596	Additional Contributions from developments in Hertfordshire may be anticipated.	The Hertfordshire Emergency Services Hub in the Gilston Area new garden community may also serve a wider area of Hertfordshire.			£4,254,596																			
ES2 (new)	<p>East of England Ambulance Service Hub comprising:</p> <p>- 1ha of land/10,000m2 for relocation and expansion of existing facility alongside in close proximity (within 1/4 mile) of PAH hospital.</p>	See IDP Evidence, Appendix 3/4 - Healthcare Infrastructure, Response from HWE ICS		Delivery anticipated between 2025-2033 alongside delivery of new PAH hospital										East of England Ambulance Service NHS Trust and PAH Trust	HWE ICS have indicated delivery is expected between 2025 and 2033 alongside the relocation (preferred option) or redevelopment of the PAH hospital.	1ha land at East of Harlow new garden community adjacent to new Hospital & Health Campus (preferred relocation option)	£7,900,000	£8,579,083	HWE ICS/East of England ambulance Service identify approximate cost as £7,900,000 (January IQ 2022).	YES: Costs to be index linked using Index to be advised (or as otherwise updated): a) from Q2 2022.	Unknown	HWE ICS anticipate potential funding from Department for Health and Social Care / NHS England Capital Resource Limit subject to approval	£7,900,000	£7,900,000	1ha site within East of Harlow new garden community alongside new PAH hospital. Contributions to be considered at application stage	A new Ambulance Hub is anticipated to be required to meet the needs of the Garden Town area. Preference is to relocate alongside the proposed new Hospital.	YES: Contributions to be index linked using Index to be advised (or as otherwise updated): a) from Q3 2021.	£7,900,000	Contributions to be considered at application stage.	PAH hospital provides Secondary Healthcare for a wide area. Other developments both within and outside of the Garden Town may be required to contribute funding in order to ensure the Ambulance Hub is sufficient to meet any additional pressures from development.			£7,900,000																			
ES3 (new)	<p>East of England Ambulance Station Reporting and Response Posts providing a network of local facilities within the community to maintain category response times, comprising a mix (to be determined) of:</p> <p>a) Standby post 20m2 (GIA); b) Response post small 477m2 (GIA); c) Reporting post medium 1,328m2 (GIA); d) Reporting post large 2,802m2 (GIA).</p>	See IDP Evidence, Appendix 3/4 - Healthcare Infrastructure, Response from HWE ICS		Exact mix and phasing of new Ambulance Reporting and Response Posts currently unknown										East of England Ambulance Service NHS Trust / Developer(s)	Provisions to be identified and agreed.	location(s) and size(s) to be confirmed	Ambulance Station Indicative site and costs provided by HWE ICS: a) Standby post: 20m2 (GIA) c.£56,380; b) Response post small: 477m2 (GIA) c.£1,344,643; c) Reporting post medium: 1,328m2 (GIA) c.£3,743,632; d) Reporting post large: 2,802m2 c.£7,898,838.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): a) from IQ 2022.	Unknown	HWE ICS anticipate potential funding from Department for Health and Social Care / NHS England Capital Resource Limit subject to approval	unknown	Provision of new Standby, Response or Reporting post(s) to be considered at masterplan/application stage	Provision to be assessed at application stage for major strategic applications which affect the location and scale of the local population.	unknown	Provision of new Standby, Response or Reporting post(s) to be considered at masterplan/application stage	PAH hospital provides Secondary Healthcare for a wide area. Other developments both within and outside of the Garden Town may be required to contribute funding in order to ensure the Ambulance Reporting and Response Post is sufficient to meet any additional pressures from development.			unknown																							
<p>Emergency Services Infrastructure / Services</p>															Cost	Cost Q15 (914) total cost plus Q1 2023 Uplifted Costs where applicable		Identified Funding		Current 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																									
TOTALS																																																				
TOTAL ESTIMATED COST OF EMERGENCY SERVICES INFRASTRUCTURE														£13,900,000	£14,579,083																																					
TOTAL CURRENT ESTIMATED IDENTIFIED FUNDING																									£0																											
TOTAL ESTIMATED FUNDING GAP																										£13,900,000													£12,154,596													£12,154,596
VALUE APPORTIONED TO DEVELOPMENT																																							£0													

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Funding Gap Notes	
<p>Herefordshire Constabulary and HCC Fire and Rescue Services anticipate obtaining partial funding through Capital Funds / Grants</p>	1
<p>HWE ICS anticipate potential funding from Department for Health and Social Care / NHS England Capital Resource Limit subject to approval</p>	2
<p>HWE ICS anticipate potential funding from Department for Health and Social Care / NHS England Capital Resource Limit subject to approval</p>	3
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Ref (new / 2019 IDP ref)	HGGT HARLOW & GILSTON GARDEN TOWN Flood Defence Infrastructure / Services	IDP Information Source	Delivery Priority	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost	Provision / Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Estimated Funding Gap before Contributions	Provision / Cost to be Apportioned to EHD, 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 and Sites outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT				
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																				
Stewardship																																	
50	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 flood defence this should include: - all new SuDS and associated spaces.		Stewardship arrangements to be agreed at masterplan / application stage.											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							
FL1 (FL1 & FL2)	Strategic Surface Water and Flood Risk interventions, including: (a) West Passmores swale and upstream attenuation and flood resilience scheme; (b) Harlow Brays Grove sustainable drainage scheme; (c) Harlow Kingsmoor sustainable drainage scheme; (d) Summers Area river flood alleviation scheme; (e) measures to ensure the protection of the functional flood plain and restriction of surface water run-off into Pincey Brook to no more than existing rates.	See IDP Evidence, Appendix 9 - Flood Defence Infrastructure												Environment Agency / Developer(s)	Flood Defence schemes identified in the HDC IDP (2018).	£12,000,000	£12,415,929		Flood Defence scheme costs identified in the HDC IDP (2018).	YES: Costs to be index linked from Q3 2021 using the Price Index to be advised (or as otherwise updated).	£341,482		£341,482	£341,482 funding secured from Developer Contributions for (c) Harlow Kingsmoor; Additional funding anticipated to be available from the Environment Agency.	Contributions may be necessary toward Pincey Brook scheme	Essex LLFA Floods Team considers that only one scheme ((c) Harlow Kingsmoor) is directly related to currently allocated development for which developer contributions have been secured.	YES: Contributions to be index linked from Q3 2021 using the Price Index to be advised (or as otherwise updated).	£11,658,518		£11,658,518		£11,658,518	
FL2 (FL3)	On-site Sustainable Drainage Systems (SuDS) serving each new village / neighbourhood or new development and associated infrastructure to meet surface water needs and mitigate flood risk and climate change.	See IDP Evidence, Appendix 9 - Flood Defence Infrastructure												Developer(s)										On-site SuDS design to be agreed at Masterplan / Application stage and delivered by Developer(s)			On-site SuDS design to be agreed at Masterplan / Application stage and delivered by Developer(s)						
FL3 (new)	Sustainable Drainage Systems (SuDS), Green Infrastructure, Natural Flood Management and Flood Alleviation schemes in Critical Drainage Areas where impacted by development, including: (a) Old Harlow drainage area; (b) Kingsmoor drainage area; (c) Stewards drainage area; (d) Lutton Bush drainage area; (e) Brays Grove drainage area; (f) Summers drainage area; (g) River Mill drainage area.	See IDP Evidence, Appendix 9 - Flood Defence Infrastructure												Developer(s) / ECC Lead Local Flood Authority / Environment Agency	ECC Surface Water Management Plan (2021)	£4,010,000	£4,482,156		ECC Surface Water Management Plan (2021) estimates cost of: (a) £420,000 - £1,100,000; (b) £230,000 - £500,000; (c) £230,000 - £500,000; (d) £410,000 - £1,000,000; (e) £420,000 - £1,100,000; (f) £410,000 - £1,000,000; (g) £230,000 - £500,000. Mid-point used to estimate total cost.	YES: Cost to be index linked from Q3 2021 using Price Index to be advised (or as otherwise updated).			£4,010,000	£2,917,500	ECC LLFA consider there is potential for additional funding from NFM, ECC Green Infrastructure and FDGA grants for (b) Kingsmoor, (c) Stewards, (d) Lutton Bush and (e) Brays Grove, funding availability currently unknown.	ECC LLFA apportionment: (a) East of Harlow; (b) Lutton Priory & Water Lane (50%); (c) Lutton Priory (50%); (d) Lutton Priory (50%); (e) Lutton Priory (50%); (f) Water Lane; (g) Existing FAH redevelopment. (50% assumption made where other funding may be available, actual contribution may be higher subject to final scheme design and external funding.	YES: Cost to be index linked from Q3 2021 using Price Index to be advised (or as otherwise updated).	£1,092,500		£1,092,500		£1,092,500	
HGGT HARLOW & GILSTON GARDEN TOWN Flood Defence Infrastructure / Services																Cost	Cost Q18 (H5) total cost plus Q1 2023 uplifted costs where applicable		Identified Funding		Estimated Funding Gap before Contributions	Cost to be Apportioned to EHD, EFDC & HDC Development Plan Allocations		Estimated Funding Gap after contributions from Development Allocations	Cost to be Apportioned to Windfall and Sites outside HGGT		Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT						
TOTAL ESTIMATED COST OF FLOOD DEFENCE INFRASTRUCTURE																£16,010,000	£17,899,085																
TOTAL CURRENT IDENTIFIED FUNDING																		£341,482															
TOTAL ESTIMATED FUNDING GAP																					£15,668,518												
VALUE APPORTIONED TO DEVELOPMENT																						£2,917,500											

Funding anticipated to be available from the Environment Agency.

ECC LLFA consider there is potential for additional funding from NFM, ECC Green Infrastructure and FDGA grants for (b) Kingmoor, (c) Stewards, (d) Laston Bush and (e) Brays Grove, funding availability currently unknown.

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 developments 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 potential delivery partner no liability is accepted for the delivery of infrastructure where funding or agreements do not exist for such delivery to take place. 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.

	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
Ref (new / 2019 IDP ref)	 Flood Defence Infrastructure / Services		Gilston Area new garden community Villages 1-6 (EHDC ref GA1) new homes =	Gilston Area new garden community Village 7 (EHDC 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 SPS.3) new homes =	East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SPS.3) comprising =	Water Lane Area new garden community (EFDC ref SPS.3) new homes =	Latton Priory new garden community (EFDC ref SPS.1) 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, Tawneys 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
Stewardship			comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established
50	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 flood defence this should include: - all new SuDS and associated spaces.																									
FL1 (FL1 & FL2)	Strategic Surface Water and Flood Risk Interventions, including: (a) West Passmoors swale and upstream attenuation and flood resilience scheme; (b) Harlow Brays Grove sustainable drainage scheme; (c) Harlow Kingmoor sustainable drainage scheme; (d) Summers Area river flood alleviation scheme; (e) measures to ensure the protection of the functional flood plain and restriction of surface water run-off into Pincey Brook to no more than existing rates.					Contributions may be necessary toward Pincey Brook scheme																				
FL2 (FL3)	On-site Sustainable Drainage Systems (SuDS) serving each new village / neighbourhood or new development and associated infrastructure to meet surface water needs and mitigate flood risk and climate change.		On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	On-site SuDS design to be agreed at Masterplan Application stage and delivered by Developer(s)	
FL3 (new)	Sustainable Drainage Systems (SuDS), Green Infrastructure, Natural Flood Management and Flood Alleviation schemes in Critical Drainage Areas where impacted by development, including: (a) Old Harlow drainage area; (b) Kingmoor drainage area; (c) Stewards drainage area; (d) Latton Bush drainage area; (e) Brays Grove drainage area; (f) Summers drainage area; (g) River Mill drainage area.				£589,851	£170,149	Contributions may be necessary	£795,000	£1,002,500	£360,000																
	 Flood Defence Infrastructure / Services		Gilston Area new garden community Villages 1-6 (EHDC ref GA1) new homes =	Gilston Area new garden community Villages 7 (EHDC 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 SPS.3) new homes =	East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SPS.3) comprising =	Water Lane Area new garden community (EFDC ref SPS.3) new homes =	Latton Priory new garden community (EFDC ref SPS.1) 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, Tawneys 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	VALUE APPORTIONED TO DEVELOPMENT		£0	£0	£589,851	£170,149	£0	£795,000	£1,002,500	£360,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Ref (new / 20 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	
			2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																			
	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-T 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 Gilton 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.	60 extra care units	ECC have indicated the intention to facilitate at least one 60 unit Extra Care scheme by 2025. Phasing of other Extra Care accommodation currently unknown			130 Extra Care units at Gilton Area	HCC have identified the requirement for 130 Extra Care units to be delivered within the Gilton 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.

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 for health infrastructure is not intended to 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 potential delivery partner no liability is accepted for the delivery of infrastructure where funding or agreements do not exist for such delivery to take place. 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	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX
Page 60 Health Infrastructure / Services	Gilston Area new garden community Villages 1-4 (HDC 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		
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.																							
comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established	comprehensive Stewardship arrangements to be established
HE1 (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).																							
No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.	No contributions will be sought from developers for acute healthcare.
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).																							
Direct delivery of floorspace OR (subject to agreement) contribution in lieu.	Direct delivery of floorspace OR (subject to agreement) contribution in lieu.	Direct delivery of floorspace OR (subject to agreement) contribution in lieu.	Direct delivery of floorspace OR (subject to agreement) contribution in lieu.	Direct delivery of floorspace OR (subject to agreement) contribution in lieu.		Direct delivery of floorspace OR (subject to agreement) contribution in lieu.	Direct delivery of floorspace OR (subject to agreement) contribution in lieu.	Direct delivery of floorspace OR (subject to agreement) contribution in lieu.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.
			£1,731,644	£499,513		£1,398,636	£699,318	£366,309																
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.																							
On-site provision to be considered as part of new local health hubs	On-site provision to be considered as part of new local health hubs	On-site provision to be considered as part of new local health hubs	On-site provision to be considered as part of new local health hubs	On-site provision to be considered as part of new local health hubs		On-site provision to be considered as part of new local health hubs	On-site provision to be considered as part of new local health hubs	On-site provision to be considered as part of new local health hubs	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.
			£708,900	£204,490		£572,573	£286,287	£149,960																
HE4 (HE2)	Community Diagnostics Hub(s) including: a) new facilities for bringing diagnostic services into communities.																							
Floorspace and/or Contributions to be considered at Masterplan/ Application stage	Floorspace and/or Contributions to be considered at Masterplan/ Application stage	Floorspace and/or Contributions to be considered at Masterplan/ Application stage	Floorspace and/or Contributions to be considered at Masterplan/ Application stage	Floorspace and/or Contributions to be considered at Masterplan/ Application stage		Floorspace and/or Contributions to be considered at Masterplan/ Application stage	Floorspace and/or Contributions to be considered at Masterplan/ Application stage	Floorspace and/or Contributions to be considered at Masterplan/ Application stage	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.	Contributions may be necessary subject to identification by HWE ICS.
HE5 (HE2)	New or extended Dentists Surgery services across the Garden Town.																							
Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage		Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage																
HE6 (HE4)	New or extended Pharmacy services across the Garden Town.																							
Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage		Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage	Suitable Floorspace to be provided subject to agreement at Masterplan and Application stage																
HE7 (HE5, HE6, HE7)	Adult Care Services including: - 234 new units of Extra Care accommodation; - Nursing Beds; - Residential Care Beds.																							
110 Extra Care units incl. 40% affordable	20 Extra Care units incl. 40% affordable	Extra Care units may be required subject to agreement at Masterplan and Application stage	Extra Care units may be required subject to agreement at Masterplan and Application stage	Extra Care units may be required subject to agreement at Masterplan and Application stage		Extra Care units may be required subject to agreement at Masterplan and Application stage	Extra Care units may be required subject to agreement at Masterplan and Application stage	Extra Care units may be required subject to agreement at Masterplan and Application stage															Extra Care units may be required subject to agreement at Masterplan and Application stage	

	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
TOTALS								
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	

	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 SP5.3) new homes =	East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SP5.3) comprising = Hospital / Health Campus	Water Lane Area new garden community (EFDC ref SP5.2) new homes =	Latton Priory new garden community (EFDC ref SP5.1) 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, Tawneys 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	
	8,500	1,500	2,400	750		2,100	1,050	550	70	30	35	35	20	16	15	13	10	10	10	10	10	2,120			
TOTALS																									
VALUE APPORTIONED TO DEVELOPMENT																									
£0	£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	£0	£0
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

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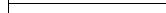
Funding Gap Notes



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	<p>In existing neighbourhoods to be assessed on a site by site basis.</p>			<p>Delivery phasing not currently known</p>		<p>developments or on a larger scale serving the Garden Town such as Parndon Wood SSSI.</p>				<p>HGGT_IDP_Schedule-Board-Final</p>						<p>provision or a commuted sum may be considered.</p>						
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W

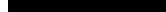
In existing neighbourhoods to be assessed on a site by site basis.

MPCT 100 - List of Neighbourhoods

AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW
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Funding Gap Notes



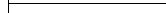
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		Cost	Cell Q10 (H18) total cost plus Q1 2023 Uplifted Costs where applicable	Identified Funding	Current Estimated Funding Gap	Cost to be Apportioned to EHDC, EFDC & HDC Development Plan Allocations	Estimated Funding Gap after contributions from Development Allocations	Cost to be Apportioned to Windfall and Sites outside HGGT	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT
TOTALS									
16	TOTAL ESTIMATED COST OF OPEN SPACE INFRASTRUCTURE	£34,458,575	£36,209,534						
17	TOTAL CURRENT ESTIMATED IDENTIFIED FUNDING			£7,892,921					
18	TOTAL ESTIMATED FUNDING GAP				£20,569,582		£21,515,645		£0
19	VALUE APPORTIONED TO DEVELOPMENT					£7,368,799		£0	

	Gilston Area new garden community Villages 1-6 (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 HS3) 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 HS1.1) 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, Tawneys 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	
	8,500	1,500	2,400	750		2,100	1,050	550	70	30	35	35	20	16	15	13	10	10	10	10	10	2,120			
TOTALS																									
19	VALUE APPORTIONED TO DEVELOPMENT																								19
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
		£3,240,317	£413,140	£78,788	£196,727	£0	£550,836	£275,418	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Ref (new / 2017 IDP ref)	HGGT HARLOW & GILSTON GARDEN TOWN	IDP Information Source	Delivery Priority	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Updated Cost Estimate (only total Provision / Cost not split) Developers will be expected to contribute an uplift to the cost included in columns A1 (A6) to B1 (B3) in line with inclusion approaches.	Provision / Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Current 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 and Sites outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT			
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																				
Stewardship																																	
S6			Stewardship arrangements to be established											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					comprehensive Stewardship arrangements to be established		
Garden Town -wide Facilities																																	
SF1 (SF1 & SF2 and new)	Leisure Centres and Sports Halls, including: a) Harlow Leisure Zone; b) new Community Leisure Centre at Gilston Area comprising: 6-lane 25m pool, teaching pool, 4-court sports hall, 170 station fitness suite, 2 studios, and playing pitches; c) new Community Leisure Centre within Harlow comprising: 6-lane 25m pool, teaching pool, 4-court sports hall, 100-150 station fitness suite, and 2 studios; d) new Community use Sports Hall: 4-courts.	See IDP Evidence, Appendix 7 - Sports & Leisure Infrastructure, Responses from Harlow Council		Delivery phasing not currently known										Developer(s) / Harlow Council (HDC) / Operator(s)	HDC Sports and Playing Pitch Strategy (2017) identified the need for 2 new leisure centres and a new sports hall to meet the needs of the increased population.	£23,231,680	£18,773,478	As identified in the HDC Sports and Playing Pitch Strategy: a) to be assessed: £11,015,680; c) £10,016,000; d) £2,200,000.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.				£23,231,680	Direct delivery of (b) new Leisure Centre at Gilston Area	Gilston Area required to deliver on-site new community leisure centre. Contributions to be sought from other strategic sites towards a new leisure centre within Harlow. Contributions also to be sought where appropriate towards a new Sports Hall.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.	£2,200,000	Potential delivery of (c) or (d) to be considered at Masterplan / Application stage				£2,200,000	
SF2 (new)	Athletics and Sports Hubs, including: a) Athletics Hub; b) new Gymnastics Centre; c) Harlow Town Football Club; d) Harlow Rugby Club; e) Harlow Town Cricket Club; f) Harlow Cricket Club (Old Harlow); g) Harlow Lawn Tennis Club; h) new Indoor Bowls Centre; i) Town Park Pitch and Putt and Footgolf; j) improved bicycle access and parking; k) resurfacing of the existing Mark Hall athletics facility	See IDP Evidence, Appendix 7 - Sports & Leisure Infrastructure, Responses from Harlow Council		Delivery phasing not currently known										Developer(s) / Harlow Council (HDC) / Operator(s)	HDC Sports and Playing Pitch Strategy (2017) identified the need for a range of potential improvements and new facilities to meet the needs of the future population.	£5,379,147	This provision / cost is related to Gilston developments and inclusion model yet to be agreed between LPA and developer(s), therefore no uplift has been made.	As identified in the HDC Sports and Playing Pitch Strategy: a) to be assessed: £2,220,000; c) to be assessed: £994,000; d) £991,500; f) £111,000; g) to be assessed: £2,080,000; i) to be assessed; j) to be assessed; k) total cost TBC	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.				£5,379,147	new facilities and / or contributions to be sought where appropriate	Developments to be assessed at Masterplan / Application stage to consider need for provision of new facilities on-site or contributions towards off-site new and existing facilities. d) to secure contributions from Gilston developments (V1-6 to provide £1,691,500 and V7 to provide £298,500) k) to secure contributions from Gilston developments (V1-6 to provide £85,000 and V7 to provide £17,647)	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.	£5,379,147	new facilities and / or contributions to be sought where appropriate				£5,379,147	
Town Centre Local Facilities																																	
SF3 (new)	There are currently no community sports facilities or pitches in the Town Centre. Residents need to be met through the leisure centre and College facilities, subject to access, and at facilities and pitches within neighbouring wards of Netteswell, Toddbrook and Little Parndon and Hare Street unless opportunities arise to provide new facilities or pitches.	See IDP Evidence, Appendix 7 - Sports & Leisure Infrastructure, Responses from Harlow Council		Delivery phasing not currently known										Developer(s) / Harlow Council (HDC) / Operator(s)	HDC Sports and Playing Pitch Strategy (2017) identified the need for a range of potential improvements to meet the needs of the future population.			As identified in the HDC Sports and Playing Pitch Strategy: a) £0.683m; b) £0.245m; c) to be assessed; d) to be assessed.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.					Developments to be assessed at Application stage to consider need for new facilities.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.					new facilities and / or contributions to be sought where appropriate			
Netteswell Local Facilities																																	
SF4 (new)	Netteswell Local Sports & Leisure Facilities, including: a) Long Ley Playing Field; b) The Dashes Playing Field; c) new measured running / walking routes in existing open spaces; d) improved bicycle access and parking.	See IDP Evidence, Appendix 7 - Sports & Leisure Infrastructure, Responses from Harlow Council		Delivery phasing not currently known										Developer(s) / Harlow Council (HDC) / Operator(s)	HDC Sports and Playing Pitch Strategy (2017) identified the need for a range of potential improvements to meet the needs of the future population.	£928,000	£1,149,386	As identified in the HDC Sports and Playing Pitch Strategy: a) £0.683m; b) £0.245m; c) to be assessed; d) to be assessed.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.				£928,000	Contributions to be sought where appropriate	Developments to be assessed at Application stage to consider need for contributions towards existing facilities.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.	£928,000	contributions to be sought where appropriate				£928,000	
Toddbrook Local Facilities																																	
SF5 (new)	Toddbrook Local Sports & Leisure Facilities, including: a) Barn Mead Playing Field; b) new measured running / walking routes in existing open spaces; c) improved bicycle access and parking.	See IDP Evidence, Appendix 7 - Sports & Leisure Infrastructure, Responses from Harlow Council		Delivery phasing not currently known										Developer(s) / Harlow Council (HDC) / Operator(s)	HDC Sports and Playing Pitch Strategy (2017) identified the need for a range of potential improvements to meet the needs of the future population.	£318,000	£393,843	As identified in the HDC Sports and Playing Pitch Strategy: a) £0.318m; b) to be assessed; c) to be assessed.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.				£318,000	Contributions to be sought where appropriate	Developments to be assessed at Application stage to consider need for contributions towards existing facilities.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.	£318,000	contributions to be sought where appropriate				£318,000	
Little Parndon and Hare Street Local Facilities																																	
SF6 (new)	Little Parndon and Hare Street Local Sports & Leisure Facilities, including: a) Collins Meadow Field; b) Northbrook Sports Ground; c) new measured running / walking routes in existing open spaces; d) improved bicycle access and parking.	See IDP Evidence, Appendix 7 - Sports & Leisure Infrastructure, Responses from Harlow Council		Delivery phasing not currently known										Developer(s) / Harlow Council (HDC) / Operator(s)	HDC Sports and Playing Pitch Strategy (2017) identified the need for a range of potential improvements to meet the needs of the future population.	£601,000	£744,376	As identified in the HDC Sports and Playing Pitch Strategy: a) £0.2075m; b) £0.3935m; c) to be assessed; d) to be assessed.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.				£601,000	Contributions to be sought where appropriate	Developments to be assessed at Application stage to consider need for contributions towards existing facilities.	YES: Costs to be index linked using Index to be advised (or as otherwise updated): ALL from Q3 2017.	£601,000	contributions to be sought where appropriate				£601,000	
Mark Hall Local Facilities																																	

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Funding Gap Notes

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Funding gap equates to the cost of the new Sports Hall. Assessment is required at Application stage for each strategic development to consider whether on-site delivery and funding is required and for all developments to consider potential contributions.

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Assessment required at Application stage for all major developments to consider whether contributions are required.

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Assessment required at Application stage for all major developments to consider whether contributions are required.

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Assessment required at Application stage for all major developments to consider whether contributions are required.

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Assessment required at Application stage for all major developments to consider whether contributions are required.

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SF7 (new)	Mark Hill Local Sports & Leisure Facilities, including: a) Ladyshot Sports Ground; b) new measured running / walking routes in existing open spaces; c) improved bicycle access and parking.	See IDP Evidence, Appendix 7 - Sports & Leisure Infrastructure, Responses from Harlow Council	Delivery phasing not currently known	Developer(s) / Harlow Council (HDC) / Operator(s)	HDC Sports and Playing Pitch Strategy (2017) identified the need for a range of potential improvements to meet the needs of the future population.	£160,000	£198,170	As identified in the HDC Sports and Playing Pitch Strategy: a) £0.16m; b) to be assessed; c) to be assessed.	NOT IDP YES - Costs to be index linked using Index to be advised (or as otherwise updated); ALL from Q3 2017.				£160,000	Contributions to be sought where appropriate	Developments to be assessed at Application stage to consider need for contributions towards exiting facilities.	YES - Costs to be index linked using Index to be advised (or as otherwise updated); ALL from Q3 2017.	£160,000	contributions to be sought where appropriate			£160,000
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Assessment required at Application stage for all major developments to consider whether contributions are required.

	Mark Hill Local Sports & Leisure Facilities, including: a) Ladyshot Sports Ground; b) new measured running / walking routes in existing open spaces; c) improved bicycle access and parking.												HGGT_IDP - Schedule Board Final											Contributions to be sought where appropriate	
A		AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX

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Funding Gap Notes

Assessment required at Application stage for all major developments to consider whether contributions are required.

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Assessment required at Application stage for all major developments to consider whether contributions are required.

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Assessment required at Application stage for all major developments to consider whether contributions are required.

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Assessment required at Application stage for all major developments to consider whether contributions are required.

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Assessment required at Application stage for all major developments to consider whether contributions are required.

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Assessment required at Application stage for all major developments to consider whether contributions are required.

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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	
	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 HS3) new homes =	East of Harlow new garden community within EFDC (EFDC ref SPS.3) new homes =	East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SPS.3) comprising =	Water Lane Area new garden community (EFDC ref SPS.2) new homes =	Latton Priory new garden community (EFDC ref SPS.1) 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, Towneys 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	
Page 14	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			
9	Bush Fair Local Sports & Leisure Facilities, including:																								
	a) Bush Fair Park; b) Church Leys Playing Field; c) Nicholls Field; d) Tye Green Cricket Club; e) new measured running / walking routes in existing open spaces; f) improved bicycle access and parking.																								
10	Staple Tye Local Facilities																								
	Staple Tye Local Sports & Leisure Facilities, including:																								
	a) Goldings Playing Field; b) Paddock Mead Playing Field; c) Titehalls Playing Field; d) new measured running / walking routes in existing open spaces; e) improved bicycle access and parking.																								
11	Great Parndon Local Facilities																								
	Great Parndon Local Sports & Leisure Facilities, including:																								
	a) Rectory Field; b) Great Parndon Sports & Activity Centre; c) Water Lane; d) new measured running / walking routes in existing open spaces; e) improved bicycle access and parking.																								
12	Old Harlow Local Facilities																								
	Old Harlow Local Sports & Leisure Facilities, including:																								
	a) Gilden Way Playing Field; b) new measured running / walking routes in existing open spaces; c) improved bicycle access and parking.																								
13	Church Langley Local Facilities																								
	Church Langley Local Sports & Leisure Facilities, including:																								
	a) Church Langley Country Park b) new measured running / walking routes in existing open spaces; c) improved bicycle access and parking.																								
14	Harlow Common Local Facilities																								
	There are currently no community sports facilities or pitches in Harlow Common. Residents needs to be met through facilities and pitches within neighbouring wards of Church Langley, Bush Fair and Staple Tye unless opportunities arise to provide new facilities or pitches.																								
15	Summers and Kingsmoor Local Facilities																								
	Summers and Kingsmoor Local Sports & Leisure Facilities, including:																								
	a) Burnett Park; b) Fairways Sports & Social Club; c) The Link Social Club; d) Paringdon Sports Club; e) new measured running / walking routes in existing open spaces; f) improved bicycle access and parking.																								
	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			
	TOTALS																								

	TOTAL ESTIMATED FUNDING GAP														£35,763,077		£14,731,397		£14,731,397	
	VALUE APPORTIONED TO DEVELOPMENT														£21,031,680		£0			
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U

Ref (New IDP Ref)	IDP Information Source	Delivery Priority	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Updated Cost Estimate only total Provision / Cost cell column Q (9) has been updated. Developers will be expected to contribute an uplift to the cost included in column A1 (A1) to B1 (A1) inline with indexation approaches.	Provision / Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Estimated Funding Gap before Contributions	Provision / Cost to be Apportioned to EHD, 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 and Sites outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT										
			2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																											
Stewardship																																							
S7	Utilities Infrastructure / Services	Delivery Priority	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 Utilities this should include: - certain new utilities infrastructure where within public spaces where not adopted; - any local heating networks or sustainable energy generation.										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.																						
WATER CYCLE																																							
UT1 (UT1)	Potable (drinking) Water infrastructure, including: - network reinforcement works; - new network connections; - water use efficiency; - water recycling measures.	See IDP Evidence, Appendix 8 - Utilities Infrastructure	No specific works identified for Phasing however delivery will be required to support each new development to ensure adequate provision prior to occupation.										Affinity Water / Developer(s)	Potable Water network reinforcement works are generally required to be undertaken by Water providers in accordance with their respective Water Resource Management Plans. New connections to serve new developments and on-site measures to ensure water efficiency including water recycling to be provided by developers.																									
UT2 (UT2)	Waste Water infrastructure, including: - wastewater drainage infrastructure and system separation (waste from surface water); - increased / enhanced wastewater treatment provision.	See IDP Evidence, Appendix 8 - Utilities Infrastructure	No specific works identified for Phasing however delivery will be required to support each new development to ensure adequate provision prior to occupation.										Thames Water / Developer(s)	Waste Water network reinforcement works are generally required to be undertaken by Waste Water companies in accordance with their respective Business Plans. New connections to serve new developments and on-site measures to manage waste water to be provided by developers.																									
UT3 (new)	Surface Water drainage and treatment infrastructure, including: - On-site Sustainable Drainage Systems (SuDS); - Off-site network enhancements; - See also Open Space Infrastructure.	See IDP Evidence, Appendix 8 - Utilities Infrastructure	No specific works identified for Phasing however delivery will be required to support each new development to ensure adequate provision prior to occupation.										Thames Water / Developer(s)	Surface Water network reinforcement works are generally required to be undertaken by Waste Water companies in accordance with their respective Business Plans. New connections to serve new developments and on-site measures to manage waste water including on-site SuDS to be provided by developers.																									
ELECTRICITY																																							
UT4 (UT3, UT4, UT5, UT6 & UT8)	New / enhanced Electricity Network and Sub-Station infrastructure works, including: (a) Harlow area 33/11kV Primary sub-station; (b) Harlow North Primary sub-station; (c) Harlow South 33/11kV Primary sub-station and 11kV interconnection; (d) Harlow West / Rye House 132kV Tower Line; (e) Harlow West replacement of 33kV sub-station switchgear; (f) Power connections for new Hospital & Health Campus.	See IDP Evidence, Appendix 8 - Utilities Infrastructure	Phasing of works currently unknown however delivery will be required to support each new development to ensure adequate provision prior to occupation.										UKPN / Developer(s)	Network reinforcements expected to be funded as a combination of the provider and developers via a connection and infrastructure charge (part of normal development cost).	£53,800,000	No indexation applied until agreed otherwise.	Estimated costs include: (a) c.£900,000 (HGGT IDP, 2019); (b) c. £29,000,000 (HGGT IDP, 2019); (c) c.£1,100,000 (HGGT IDP, 2019); (d) c.5,400,000 (HGGT IDP, 2019); (e) c.£1,400,000 (HGGT IDP, 2019); (f) c.£16,000,000 + on-costs (estimate by PAH Trust).																						
UT5 (UT7)	Diversions of Electricity Network infrastructure, including: (a) Water Lane area potential diversion of 33kV overhead lines;	See IDP Evidence, Appendix 8 - Utilities Infrastructure	Need for / Phasing of potential diversion works currently unknown.										UKPN / Developer(s)	Potential need for diversion of Overhead Electricity lines in order to deliver Water Lane new garden community.																									
UT6 (new)	On-site Electricity infrastructure, including: - new development connections and on-site sub-stations; - on-site renewable energy i.e. Solar PV; - on-site electric vehicle charging.	See IDP Evidence, Appendix 8 - Utilities Infrastructure	No specific works identified for Phasing however delivery will be required to support each new development to ensure adequate provisions for occupations.										Developer(s) / specialist provider(s)	New Electricity connections to serve new developments and on-site measures to generate electricity and electric vehicle charging to meet carbon reduction and climate change objectives to be provided by developers.																									
HEATING																																							
UT7 (UT9)	District Heating / Gas infrastructure, including: - network reinforcement works.	See IDP Evidence, Appendix 8 - Utilities Infrastructure											Cadent Gas / District Energy Provider(s) / Developer(s)	Network reinforcements expected to be funded as a combination of the provider and developers via a connection and infrastructure charge (part of normal development cost).																									

Funding Gap Notes

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No specific works identified for Phasing however delivery will be required to support each new development to ensure adequate provision prior to occupation.



Ref (New / 2021 IDP)	HGGT HARLOW & GILSTON GARDEN TOWN	IDP Information Source	Delivery Priority	Delivery Phasing											Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Uplifted Cost	Provision / Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Estimated Funding Gap before Contributions	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 and Sites outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT																
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																																		
PLANNING continued...																																															
UT8 (UT10)	<p>On-site Space Heating & Water Heating infrastructure, including:</p> <ul style="list-style-type: none"> potential diversion of mains gas at East of Harlow new garden community; gas mains diversion at new hospital & health campus. 	See IDP Evidence, Appendix 8 - Utilities Infrastructure																																													
				Need for / Phasing of potential diversion works currently unknown.																																											
UT9 (new)	<p>On-site Space Heating & Water Heating infrastructure, including:</p> <ul style="list-style-type: none"> new development connections to existing gas or district heating network; on-site renewable heating i.e. Solar or Heat Pumps; measures to support efficiency. 	See IDP Evidence, Appendix 8 - Utilities Infrastructure																																													
				No specific works identified for Phasing however delivery will be required to support each new development to ensure adequate provisions for occupations.																																											
TELECOMMUNICATIONS																																															
UT10 (UT11 & UT13)	<p>Telecommunications infrastructure, including:</p> <ul style="list-style-type: none"> broadband; 4G and 5G network. 	See IDP Evidence, Appendix 8 - Utilities Infrastructure																																													
				No specific works identified for Phasing however delivery will be required to support each new development to ensure adequate provision prior to occupation.																																											
UT11 (UT12)	<p>Future Digital needs, including:</p> <ul style="list-style-type: none"> Measures utilising telecommunications to support future monitoring / provision of services across the Garden Town area. 	See IDP Evidence, Appendix 8 - Utilities Infrastructure																																													
				No specific works identified for Phasing at this time.																																											
HOUSEHOLD RECYCLING & WASTE																																															
UT12 (UT14 & UT15)	<p>Household Recycling and Waste facilities / services, including:</p> <ul style="list-style-type: none"> potential new/enhanced joint HGGT facility; OR new/enhanced facility to serve Gilston Area residents in Hertfordshire; and new/enhanced facility to serve wider Garden Town residents in Essex. 	See IDP Evidence, Appendix 8 - Utilities Infrastructure																																													
				Phasing of Household Recycling and Waste facilities and services currently unknown																																											
CONSTRUCTION																																															
UT13 (new)	<p>Temporary infrastructure / services to support construction activities.</p>	See IDP Evidence, Appendix 8 - Utilities Infrastructure																																													
				Details and phasing of delivery to be defined																																											
<p>HGGT HARLOW & GILSTON GARDEN TOWN</p> <p>Utilities Infrastructure / Services</p>																																															
TOTALS																																															
TOTAL ESTIMATED COST OF UTILITIES INFRASTRUCTURE																																															
TOTAL CURRENT ESTIMATED IDENTIFIED FUNDING																																															
TOTAL ESTIMATED FUNDING GAP																																															
VALUE APPORTIONED TO DEVELOPMENT																																															

Funding Gap Notes

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