

ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS

Contribution to the Council's Corporate Priorities/ Objectives:	Priority 1 – Improve the health and wellbeing of our communities Priority 2 – Enhance the quality of people's lives Priority 3 – Enable a flourishing local economy
Consultation:	None.
Legal:	This report does have legal implications in respect of the potential use of the Council's Compulsory Purchase Powers. As such it has been written in consultation with the Council's legal team. Advice has also been provided by the external legal support that is being utilised as part of the District Plan Examination.
Financial:	If Compulsory Purchase is required, it is expected that the cost of purchasing the land would be reimbursed by the landowners/developers of the Gilston Area (Places for People and City and Provincial Properties).
Human Resource:	There are no direct HR implications arising from this report.
Risk Management:	The Second Stort Crossing is a critical piece of infrastructure, necessary to support the delivery of development in the Gilston Area. Failure to deliver the Crossing would considerably reduce the number of homes that could be provided in that location, thereby impacting on the Council's ability to implement the proposals contained in the District Plan.
Health and wellbeing – issues and impacts:	Development in the Gilston Area will be designed to enhance health and wellbeing, in accordance with requirements for the wider Harlow and Gilston Garden Town initiative.