

Harlow and Gilston Garden Town Infrastructure Delivery Plan

Final Report

April 2019



ARUP



Contents

	Page	
1	Introduction	1
1.1	Overview of the Garden Town	1
1.2	Purpose of the Infrastructure Delivery Plan	3
1.3	Disclaimer	5
1.4	Acknowledgements	5
1.5	Structure	5
2	Policy Context	7
2.1	National Context	7
2.2	Sub-Regional and Local Policy Context	9
3	Garden Town Collaboration and Delivery	12
3.1	Joint Working	12
3.2	Planning Obligations Supplementary Planning Document	13
3.3	External Funding	13
3.4	Delivering Sites	15
3.5	Key Infrastructure	15
4	Methodology	20
4.1	Locations of Growth	20
4.2	Infrastructure Types	21
4.3	Identifying the Garden Town Infrastructure Requirements	23
4.4	Consultation and Engagement	24
4.5	Phasing	25
4.6	Infrastructure Prioritisation	26
4.7	Costing Infrastructure	26
4.8	Collection Mechanisms	28
4.9	Apportionment	29
4.10	Strategic Viability	32
4.11	IDP Review	33
5	Summary of Infrastructure Requirements	35
5.1	Overview	35
5.2	Infrastructure Requirements by Topic	37
5.3	Infrastructure Requirements by Strategic Site	58
5.4	Funding Gap	94
6	Alternative Collection and Funding Methods	97
6.1	CIL Charging Schedules	97
6.2	Strategic Infrastructure Tariff	98

6.3	Other Tariff Mechanism	99
6.4	Framework Agreements	100
6.5	Planning Freedoms	100
6.6	Developer-Led or Authority-Led Forward Funding	101
6.7	Tax Increment Financing	102

Appendices

Section 1

Introduction

1 Introduction

1.1 Overview of the Garden Town

Harlow District Council (HDC), East Hertfordshire District Council (EHDC), Epping Forest District Council (EFDC), Hertfordshire County Council (HCC) and Essex Country Council (ECC) are working together to bring forward the transformational growth of Harlow as the **Harlow and Gilston Garden Town**. The objectives of the Garden Town are to deliver sustainable growth and infrastructure of considerable scale and significance, which will meet housing and employment needs, deliver regeneration objectives and create a high-quality environment). Approximately 16,000 new homes are planned for the Garden Town within the Councils' plan periods to 2033 (including units already delivered or consented), with an additional 7,000 delivered beyond the plan periods.

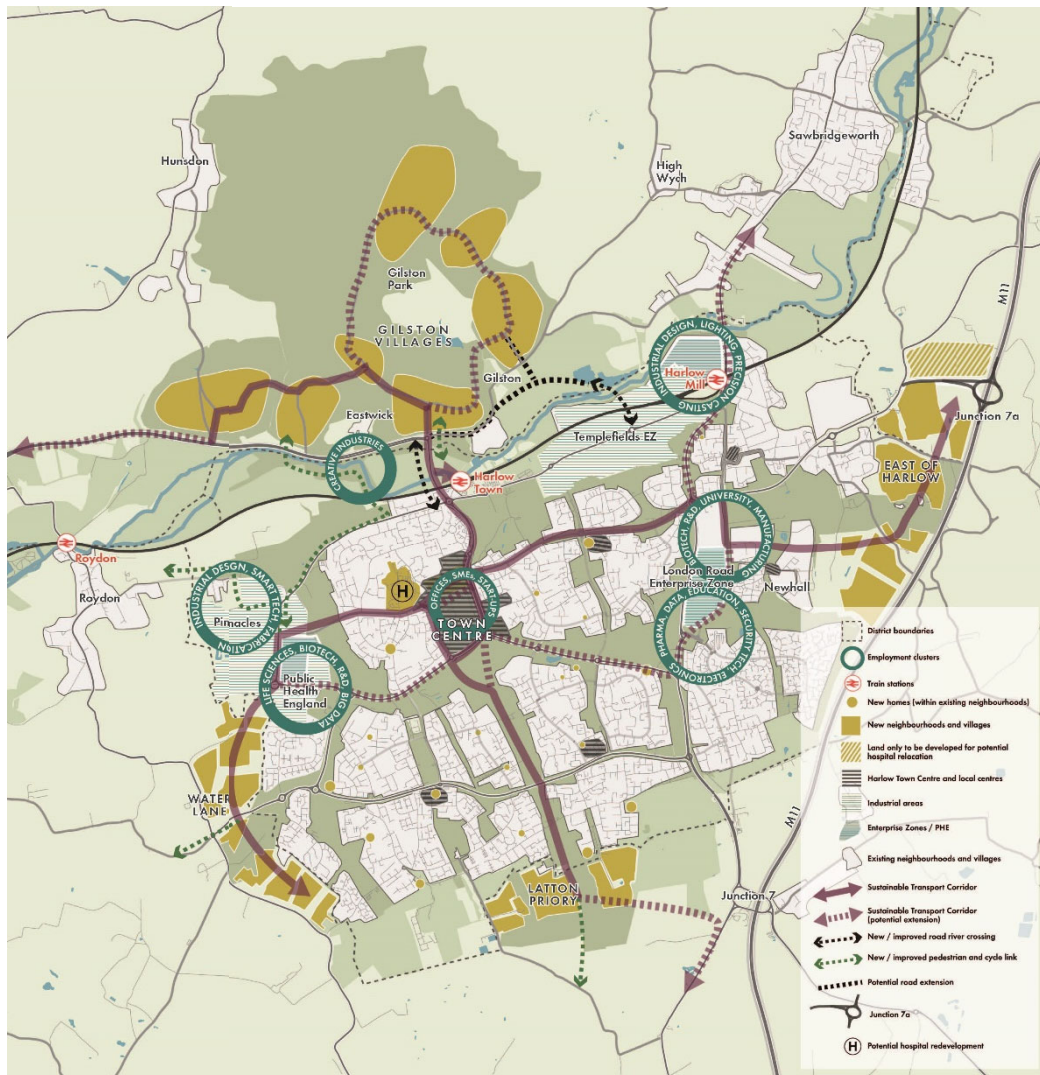
The Garden Town comprises development sites both within the Harlow administrative area and within East Hertfordshire District and Epping Forest District. This includes:

- **Gilston Area**, located in East Hertfordshire District – 10,000 units across distinct villages (of which at least 3,000 will be delivered by 2033).
- **East of Harlow**, located in Harlow and Epping Forest Districts – 3,350 units.
- **Water Lane Area**, located in Epping Forest District – 2,100 units. Water Lane Area is broken down into two separate areas known as West of Katherine's and West Sumners.
- **Latton Priory**, located in Epping Forest District – 1,050 units.
- A further 21 sites, which together total 1,147 dwellings, are allocated in the draft Harlow Local Plan.

The locations of these growth areas are shown in Figure 1.

In January 2017, the Government announced its support for Harlow and Gilston Garden Town. This 'Garden Community status' makes clear the aspiration to accelerate delivery of growth within the first five years of the authorities' plan periods, and the phasing of appropriate levels of infrastructure delivery is integral to this aspiration.

Figure 1 Harlow and Gilston Garden Town



Harlow and Gilston Garden Town is being delivered in accordance with the Town and Country Planning Association’s ‘Garden City Principles’¹, which are:

- 1. Land value capture for the benefit of the community.**
- 2. Strong vision, leadership and community engagement.**
- 3. Community ownership of land and long-term stewardship of assets.**
- 4. Mixed-tenure homes and housing types that are genuinely affordable.**
- 5. A wide range of local jobs in the Garden City within easy commuting distance of homes.**
- 6. Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.**
- 7. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains,**

¹ Available at: <https://www.tcpa.org.uk/garden-city-principles> (accessed March 2019).

and that uses zero-carbon and energy-positive technology to ensure climate resilience.

- 8. Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.**
- 9. Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.**

Paragraph 72 of the National Planning Policy Framework (NPPF) (2019) also references the role of the Garden City Principles in setting clear expectations for the quality of development and how this can be maintained.

The Garden City Principles have informed the **Garden Town Vision** that has been prepared to help residents, business, investors and developers to understand the Garden Town and its quality aspirations to create the shared Vision:

The pioneering New Town of Gibberd and Kao will grow into a Garden Town of enterprise, health and sculpture at the heart of the UK Innovation Corridor. Harlow and Gilston will be a joyful place to live with sociable streets and green spaces; high quality homes connected to fibre optic broadband; local centres accessible by walking and cycling; and innovative, affordable public transport. It will set the agenda for sustainable living. It will be adaptable, healthy, sustainable, innovative.

1.2 Purpose of the Infrastructure Delivery Plan

The Councils have commissioned the preparation of an **Infrastructure Delivery Plan (IDP)** to assist in bringing forward transformational growth at the Harlow and Gilston Garden Town. The purpose of the IDP is to set out the infrastructure that will be required to deliver the planned level of housing and employment growth at the Garden Town. The IDP draws on previous work undertaken by the Councils – in particular, the District-level IDPs already produced to support the respective Local Plans (See Section 2.2) – and compiles, aligns and updates it.

The combined Infrastructure Schedule for the Garden Town (set out in full in Appendix A and summarised in Section 5) covers a wide range of types of infrastructure. The Schedule:

- Identifies the **scale of infrastructure** required across the Garden Town.
- Determines the anticipated **phasing** of the infrastructure based on the trajectory for the Garden Town.
- Presents **indicative costs** associated with delivering the infrastructure required to support growth.
- **Prioritises the infrastructure** interventions according to whether it is considered ‘critical’, ‘essential’ or ‘required’ to the delivery of the planned growth.

- Sets out the **organisational responsibility** for delivery and potential sources of funding.
- Identifies, where possible, the **scale of the funding gap** where funding is not fully committed.

The commission also identifies how expected developer contributions from various sites will be apportioned and what collection mechanisms can be utilised to assist in funding the infrastructure items which serve more than one site.

Through the process of producing the IDP, a package of measures and broad estimates of the likely financial contribution for each of the Garden Town sites has been produced. The IDP has been produced concurrently with the Strategic Viability Assessment, to allow these costs to be included in the appraisal. The purpose of the Strategic Viability Assessment is to consider the wider deliverability of the Harlow and Gilston Garden Town, taking into account infrastructure requirements alongside other considerations. More information on the Strategic Viability Assessment can be found in Section 4.10.

How the Infrastructure Delivery Plan will be used

Changes to national policy – in the form of NPPF 2019 (updating the July 2018 version) and Planning Practice Guidance updates – have shifted the emphasis on viability testing from the development management stage to the plan making stage (see Section 2.1 for more information). Understanding infrastructure requirements and their impact on viability early is an important component of this.

Planning Practice Guidance states that, where up-to-date policies have set out the contributions expected from development, planning applications which comply with them should be assumed to be viable.

The IDP, along with the Strategic Viability Assessment (see Section 4.10) will be used as a basis for subsequent strategic masterplanning and planning application discussions for the four strategic sites (Gilston Area, East of Harlow, Water Lane Area, and Latton Priory).

Further guidance on this process is set out in the Harlow & Gilston Garden Town ‘How To’ Guide for Planning Obligations, Land Value Capture and Development Viability².

IDPs are, by their very nature, a ‘snapshot in time’, and as different infrastructure providers respond to their own unique challenges, the information that they provide will naturally date and alter over time. There are a number of areas of work ongoing which will further inform infrastructure requirements. The IDP will be reviewed periodically and updated where necessary.

² Available on Districts’ websites.

1.3 Disclaimer

This report takes into account the particular instructions and requirements of the client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

1.4 Acknowledgements

Production of the IDP has involved collaborative working between a wide range of stakeholders. Arup is grateful for the time taken by the local authorities, infrastructure providers, and developers/promoters and their agents and consultants who engaged with the study.

More information on the consultation and engagement undertaken as part of producing the IDP is set out in Section 4.4.

1.5 Structure

The rest of the IDP is structured as follows:

- **Section 2** sets out the national and local policy context.
- **Section 3** describes the collaborative arrangements in place to deliver the Harlow and Gilston Garden Town.
- **Section 4** summarises out the methodology used to identify the infrastructure requirements of the Garden Town.
- **Section 5** provides a summary of the infrastructure required to support the Harlow and Gilston Garden Town.
- **Section 6** explores alternative contribution collection and funding approaches.
- **Appendix A** provides the Infrastructure Delivery Schedule in full.
- **Appendix B** sets out the Garden Town delivery trajectory.
- **Appendix C** explains the approach to applying risk allowance to infrastructure costs.

Section 2

Policy Context

2 Policy Context

2.1 National Context

2.1.1 National Planning Policy Framework

The revised NPPF (2019) requires planning authorities to positively plan for development and infrastructure required in the area to meet the needs associated with growth. Local planning authorities must progress a proportionate evidence base for infrastructure which assesses the quality and capacity of various forms of infrastructure.

The IDP is therefore an important part of the evidence base. Its purpose is to demonstrate that the infrastructure requirements necessary to support the level of housing and employment growth in Harlow and Gilston Garden Town can be delivered.

Paragraph 16 of the NPPF states that plans should be prepared positively, in a way that is aspirational but deliverable, while being prepared with the objective of contributing to the achievement of sustainable development. Specifically, the NPPF states that both strategic (paragraph 20) and non-strategic (paragraph 28) policies should set out the overall strategy for the pattern, scale and quality of development, and make sufficient provision for infrastructure, including transport and community facilities (such as health and education).

Paragraph 34 of the NPPF states the following:

“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.”

Updates to the NPPF (since the previous version published in July 2018) have shifted the emphasis on viability testing from the development management stage to the plan making stage. Paragraph 57 of the NPPF states that:

“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.”

Because of this increased emphasis on the plan making stage, early understanding of the infrastructure requirements (and their impact on viability) has also become more important.

2.1.2 Planning Practice Guidance

Planning Practice Guidance (PPG) (Paragraph: 059; Reference ID: 61-059-20190315) explains the role and function a Local Plan in delivering infrastructure:

- The Local Plan should identify what infrastructure is required and how it can be funded and brought forward.
- Early discussion with infrastructure and service providers should be undertaken to collaboratively identify infrastructure deficits and requirements, and opportunities for addressing them. In doing so they will:
 - Assess the quality and capacity of infrastructure, and its ability to meet forecast demands. Policies should set out how identified deficiencies will be addressed; and
 - Take account for strategic infrastructure, including nationally significant infrastructure, within these areas.
- It is recommended that an Infrastructure Funding Statement is prepared using available evidence to set out the anticipated funding from developer contributions, and the choices local authorities have made about how these contributions will be used. At examination this can be used to demonstrate the delivery of infrastructure throughout the plan period.
- Where longer term growth is planned through new settlements or significant extensions to existing villages or town, less detail may be provided as the position regarding the provision of infrastructure is likely to be less certain. In these circumstances, it is expected that authorities will demonstrate a reasonable prospect that the proposals can be developed within the timescale envisaged.

PPG also provides guidance on viability and plan making. It states that:

“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).

“These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and Section 106.”

(Paragraph: 001 Reference ID: 10-001-20180724)

The PPG also states that plan makers should engage with landowners / developers and infrastructure providers to secure evidence on costs and values to inform the understanding of viability (Paragraph: 006 Reference ID: 10-006-20180724).

2.1.3 Planning Obligations

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet all the tests set out in Paragraph 56 of the NPPF and Regulation 122 of the CIL Regulations:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

The PPG (Paragraph: 059; Reference ID: 61-059-20190315) states that local authorities should ensure that the combined total impact of such requests does not threaten the viability of the sites and scale of development identified in the development plan.

Developers may be expected to provide contributions for infrastructure in several ways. This may be by way of Community Infrastructure Levy (CIL) charged, or through Section 106 (S106) Agreements and Section 278 (S278) Agreements relating to highways works. None of the Councils have a local CIL Charging Schedule in place, and Charging Schedules are not currently being progressed.

Under the CIL Regulations 2010 (2014 amendments) there are currently restrictions on the ‘pooling’ of separate Section 106 planning obligations, so that authorities cannot pool more than five obligations to pay for a single piece of infrastructure³. (There are no limits on pooling for Section 278 Agreements, though in practice pooling a large number of Section 278 Agreements might not be practicable.)

It should be noted that the Government has committed to introducing guidance on the use of CIL and planning obligations, and it is expected that the restriction on pooling will be lifted.

2.2 Sub-Regional and Local Policy Context

In support of their Development Plan Documents, each District has produced a District-level IDP:

- Delivery Study for Harlow and Surrounding Area: Infrastructure Delivery Plan (2018)⁴
- East Herts Infrastructure Delivery Plan (2017)

³ A consultation document *Supporting housing delivery through developer contributions* was published by the Government in March 2018. The document includes proposals to remove the pooling restrictions in certain circumstances – where there is an adopted CIL Charging Schedule; where authorities fall under a threshold of the tenth percentile of average new build house prices meaning CIL cannot meaningfully be charged; or where a development is planned on several strategic sites.

⁴ This document also considers infrastructure requirements beyond Harlow District Council’s administrative boundary.

- Epping Forest District Council Infrastructure Delivery Plan: Part A Report (Infrastructure Delivery Plan) and Part B Report (Infrastructure Delivery Schedule) (2017)

The three Districts have set out policies for planning obligations within their respective Development Plan Documents, as follows:

- Harlow Local Development Plan (Pre-Submission Publication May 2018), Policy IN6
- East Herts District Plan (adopted October 2018), Policy DEL2
- Epping Forest District Plan (Submission Version 2017), Policy D1

The two Counties have also adopted separate documents to provide information on planning obligation requirements:

- Essex Planning Protocol (2018)
- Essex County Council Developers' Guide to Infrastructure Contributions (Revised Edition 2016)⁵
- Essex Local Viability Protocol (2018)
- Planning Obligations Guidance - Toolkit for Hertfordshire (2008)⁶

The guidance sets out infrastructure policy standards and costing information, to help standardise the approach to delivery, and ensure new developments are sustainable. These documents have been used as a starting point for identifying the quantum and provision of infrastructure required to support growth over the Plan period.

A 'How To' Guide⁷ has been prepared and published by the Garden Town authorities, providing guidance to applicants, decision makers and other stakeholders on the delivery of growth and infrastructure, including the capture of development land value through the use of planning obligations. The Guide promotes a consistent approach – in line with the Garden City Principles and the Garden Town Vision – to the sustainable delivery of the Garden Town and its long-term stewardship. The Guide has been endorsed by the Garden Town Member Board, including Councillors from Harlow, East Herts and Epping Forest District Councils and Essex and Hertfordshire County Councils.

⁵ Essex County Council is in the process of updating the Developers' Guide to Infrastructure Contributions and this is due to be completed by mid 2019.

⁶ Hertfordshire County Council is in the process of updating the Toolkit with an updated version of the document proposed to be adopted by the end of 2019.

⁷ Harlow and Gilston Garden Town, 'How To' Guide for Planning Obligations, Land Value Capture and Development Viability (2019) (Available on Districts' websites)

Section 3

**Garden Town
Collaboration
and Delivery**

3 Garden Town Collaboration and Delivery

3.1 Joint Working

Local planning authorities are expected to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities. In January 2017, Epping Forest District, Harlow District and East Hertfordshire District Councils were given Garden Town status for the strategic development at Harlow and Gilston Garden Town.

The successful delivery of the Garden Town needs to be underpinned by a comprehensive package of infrastructure, phased and delivered in a timely way, ahead of, or in tandem with the development it serves. This necessitates a coordinated approach across local authority boundaries and the involvement of a range of partners, including the site owners/promoters, infrastructure providers and other stakeholders. The IDP will help to ensure that a consistent approach to infrastructure requirements to support the sites will be adopted. The Councils will continue to work with one another and with relevant working groups and partners, to ensure the funding and delivery of strategic infrastructure requirements impacting on the Garden Town, while considering the cross-boundary implications.

The three District Councils are not all at the same stage of the plan-making process but have come together with Essex and Hertfordshire County Councils where necessary to undertake evidence base work to support the delivery of the Garden Town. The housing and economic market area extends to include Uttlesford District Council. As such, the three Councils and Uttlesford have consequently sought to align local plan policies as far as possible and have agreed three Memorandums of Understanding. A Vision and Design Guide have also been produced which set out the vision for the Garden Town and the aspirations for the delivery of high quality and sustainable development.

Figure 2 Harlow and Gilston Garden Town Vision and Design Guide



The East-West and North-South Sustainable Transport Corridors are a key element of the infrastructure required to integrate the Garden Town Communities with the built-up area of Harlow and achieve the aim to make walking, cycling and public transport the most attractive option in line with Garden City Principles. A Draft Transport Strategy has been produced for consultation setting out objectives for achieving sustainable travel and a Sustainable Transport Corridor Study for the Garden Town has been produced to set out the design and scope of the corridors, and further detailed work is ongoing.

3.2 Planning Obligations Supplementary Planning Document

The Garden Town authorities have identified that further guidance in the form of Planning Obligations Supplementary Planning Document/s (SPD) may also be required in order to ensure that contributions to, and delivery of, strategic infrastructure such as the Eastern River Stort Crossing and the Sustainable Transport Corridor network is secured in a co-ordinated and consistent manner.

3.3 External Funding

The IDP is a live document and will be updated over time; when published or reviewed it is based upon the best available evidence at the time of publication or review. In relation to certain infrastructure items in the IDP, external funding has been factored in where evidence exists to indicate that it is likely to come forward either because there is sufficient commitment to that funding (such as in relation to the M11 Junction 7A works), or where past experience or engagement with stakeholders suggests that it is likely to come forward (such as in relation to emergency services funding).

Harlow and Gilston Garden Town has been designated as a Garden Town by the Government and through this status the authorities have been able to obtain external funding from Homes England to support work to deliver the growth. The authorities are also committed to working positively and proactively to identify further opportunities for external or innovative funding approaches to ensure that the Garden Town is delivered in accordance with the Garden City Principles and Garden Town Vision, in particular with regards to the early delivery of necessary infrastructure.

Securing external funding will not mean that reasonable and appropriate funding from development through the capture of land value is precluded. Such external funding can be used to address cashflow problems or funding gaps should these be identified in the course of delivering growth across the Garden Town. If external funding is used to forward fund infrastructure, then subsequent contributions received from development will be used to contribute towards a rolling infrastructure fund.

If additional external funding is secured, or the likelihood of securing it is considered sufficiently high, this will be reflected in future reviews of this IDP, where applicable.

3.3.1 Housing Infrastructure Fund

At the time of writing (April 2019), a business case is currently being prepared for the Housing Infrastructure Fund (Forward Funding bid) (HIF) – a capital grant programme to assist in the delivery of new homes. The fund will be used to deliver new physical infrastructure to support new communities and enable local authorities to forward fund infrastructure on the understanding that contributions from future development will reimburse that forward funding and those contributions will be allocated to a rolling infrastructure fund which will be available to cover other critical gaps in infrastructure funding.

HIF is designed to address ‘market failure’, where the market alone cannot resolve an issue that would otherwise have been resolved through the conventional development market delivery approach (e.g. funding of infrastructure required to unlock growth).

A key aspect underpinning the successful delivery of the Harlow and Gilston Garden Town is the delivery of the Sustainable Transport Corridors and other strategic infrastructure (including the River Stort Crossings) that will ensure sustainable growth across the area. However, development across the Garden Town is not expected to be able to fund some of the key infrastructure elements and sustainable transport corridors at the right time to ensure that new development comes forward in a sustainable way. To achieve the level of sustainability that the Garden Town is seeking may therefore not be possible without intervention and support provided by the HIF.

The HIF would enable the priority transport infrastructure to be delivered when it is necessary, whilst also enabling developers to fund the early delivery of wider infrastructure needs. Due to the scale of the strategic infrastructure, the complex phasing of housing, the number of developers and multiple authorities involved, it

is likely that the delivery of the development and infrastructure will only be secured comprehensively with a co-ordinated effort and upfront funding.

If successful, the HIF would help accelerate delivery of this infrastructure and thereafter use contributions recovered from development to create a rolling infrastructure fund for the Garden Town which would continue to be used to forward-fund key infrastructure, in turn recovering additional developer contributions creating a virtuous cycle supporting early infrastructure delivery. External funding can also be used to prioritise developer funding to achieve early delivery of other forms of infrastructure where this would also support the realisation of the Garden City Principles and Garden Town Vision.

More information about how the Housing Infrastructure Fund bid has been treated in the IDP is provided in Section 4.9.3.

3.4 Delivering Sites

Strategic masterplans will be developed for the East Harlow, Latton Priory and Water Lane Area sites and Village Masterplans will be developed for the Gilston Area, with a view to them being formally endorsed by the relevant authorities. This process will be undertaken jointly with the Garden Town Partners and the site developers/promoters through collaborative engagement with stakeholders and the community.

A key element of the planning application and masterplanning process will be to establish in more detail how the specific infrastructure required for each development allocation will be delivered. Consultation with the key infrastructure providers will continue as the planning and design process progresses.

3.5 Key Infrastructure

3.5.1 M11 Junction 7A and Improvements to M11 Junction 7

Harlow is connected to the national motorway network via Junction 7 on the M11. Junction 7 is at capacity; future planned growth at Harlow and Gilston Garden Town is therefore dependent on upgrades to the strategic road network.

Planning consent has been granted and funding secured for a new Junction 7A on the M11 (between J7 and J8), to facilitate current and future development. Plans include a new motorway junction between the existing Junction 7 and Junction 8, and the construction of a new link road and roundabout to link the junction with Gilden Way and Sheering Road. This scheme also includes widening and improvements to Sheering Road and Gilden Way. Preparatory works to deliver Junction 7A began in January 2019.

In the longer term, improvements to Junction 7 of the M11 are also required. A Memorandum of Understanding⁸ commits the relevant parties to working together to resolve key highways issues including Junction 7.

3.5.2 Sustainable Transport Corridors Network

The Sustainable Transport Corridors (STC) will form a strategic network of routes, principally, north-south and east-west across the Garden Town, connecting the new neighbourhoods and villages to Harlow Town Centre, the existing neighbourhoods of Harlow new town and key locations including the railway stations and employment areas. This network will provide dedicated routes for public transport as well as cycling and walking, identified in the Harlow and Gilston Garden Town Transport Strategy (Draft for Consultation 2019). These modes of travel are key interventions necessary to achieve the 60% modal split for the Garden Town communities⁹.

In the HIF bid to Homes England, sections of the STC network have been identified as forming part of the network to support the comprehensive and sustainable growth of the Garden Town (see Section 3.3). The HIF bid has been identified as a means to support delivery of the network both directly (through funding sections of the network) and indirectly (from forward funding that will enable a rolling infrastructure fund to be set up and developer contributions recovered for HIF-funded infrastructure).

3.5.3 River Stort Crossings

Identified within the IDP is the provision of works to enhance connectivity across the River Stort valley. This infrastructure is identified as a combination of highway capacity improvements and that necessary to enable provision of active, healthy sustainable connectivity in order to achieve the mode share targets within the Garden Town, in accordance with the Garden City Principles and the Garden Town Vision, as articulated further within the Harlow and Gilston Garden Town Transport Strategy (Draft for Consultation 2019).

The works principally comprise two distinct enhancements, as set out below.

Central Stort Crossing

The existing Fifth Avenue crossing, between the Eastwick roundabout in East Hertfordshire and Burnt Mill roundabout in Harlow, has been identified for enhancement in the adopted East Herts District Plan (Policy GA2) and the Harlow Local Development Plan (Pre-Submission Publication) (Policy SIR1). The identified enhancement comprises dualling of the northbound and southbound

⁸ Memorandum of Understanding on Highways & Transportation Infrastructure for the West Essex/East Hertfordshire Housing Market Area between Essex County Council, Hertfordshire County Council, Highways England, East Hertfordshire District Council, Epping Forest District Council, Harlow District Council and Uttlesford District Council (2017)

⁹ Objective 1 of the Harlow and Gilston Garden Town Transport Strategy (Draft for Consultation 2019) provides that 50% of all journeys across Harlow will be made by active and sustainable modes. This target rises to 60% of all journeys within the new communities.

carriageways and provision of a new footway/cycleway, which will form part of a north-south sustainable transport corridor through Harlow.

The dualling is for the purposes of providing dedicated public transport lanes, which together with the new footway/cycleway will form an extension of the planned Sustainable Transport Corridors. The existing highway capacity will remain broadly as presently provided. The works also include reconfiguration of the existing Eastwick roundabout to a signalised junction; in this regard, these works overlap with works to deliver the new Eastern Stort Crossing (covered below).

The Eastern Stort Crossing

The proposed new Eastern Stort Crossing will primarily provide new highway capacity in the Harlow area connecting existing sections of the A414 strategic highway network as well as local roads and key locations within the Garden Town and its environs including the Gilston Area allocation, existing neighbouring villages and the Harlow Enterprise Zone and employment areas. The route will also serve a function in supporting active, healthy sustainable travel through dedicated footways/cycleways and could support highway based public transport routes.

Although journeys using the existing highway capacity provided by the Central Stort Crossing may divert to use the new route, it will essentially represent an increase in capacity for crossing the Stort Valley irrespective of the fact that it lies further east. In this function it is considered to represent a strategic highway mitigation that will support the growth of the Garden Town. Even with the achievement of the travel modal targets, additional highway journeys will still be generated by the housing growth, particularly of an inter-urban nature such as between the Garden Town and the Hertfordshire towns of Hertford, Ware, Sawbridgeworth, Bishops Stortford, Hoddesdon and Broxbourne as well as further afield.

The Eastern Stort Crossing may be delivered in more than one phase of works. Works including the realignment of the existing Eastwick Road carriageway and a bypass of the existing properties in Pye Corner would provide interim highway measures which would mitigate negative impacts of traffic seeking to enter/exit Harlow from the north and would also complement the access strategy for the Gilston Area allocation including the eastern most development access point. If a phased approach is adopted, as indicated above, this first phase would only represent an interim solution pending the delivery of the bridge crossing. Once completed in final form these would, in combination, serve the strategic role identified and therefore the cost of the works in their totality are apportioned on that basis.

The River Stort Crossings have been identified within the HIF bid to Homes England as forming part of an infrastructure package to support the comprehensive and sustainable growth of the Garden Town (see Section 3.3). In the absence of external funding (or in combination with external funding), the proposed developers in the Gilston Area have publicly indicated the intention to seek to forward-fund elements of the River Stort Crossings if necessary. This is explored in further detail in Section 6.6.

3.5.4 Other Key Infrastructure

There are a number of other key infrastructure items required to support the delivery of the Harlow and Gilston Garden Town. These include (but are not limited to) the following:

- **Princess Alexandra Hospital:** The Princess Alexandra Hospital NHS Trust is considering options to meet its future service requirements. The hospital serves a catchment much larger than the Garden Town alone, and must meet the existing and future needs of this catchment.

The Trust is continuing to develop its Business Case for the redevelopment or relocation of the acute and general hospital site at Harlow. The process undertaken to date has narrowed down the healthcare strategy to three main options: a redevelopment of the existing main hospital site at Harlow; partial redevelopment and partial refurbishment of the main hospital; or the provision of a new hospital within the East Harlow development area. The Trust's preferred option is relocation and provision of a new facility at the East Harlow strategic site.

The preferred option may require additional transport mitigation measures including M11 Junction 7A capacity works above and beyond what it currently planned (see Section 3.5.1).

- **Education:** The growth of the Garden Town will require significant new primary and secondary education provision, in the form of both new and expanded schools. New early years and childcare places will also be required.
- **Suitable Alternative Green Space (SANGS):** Epping Forest is designated as a Special Area of Conservation (SAC), with a Zone of Influence which currently extends to 6.2km from its boundary (which will be subject to review from time to time). To mitigate the recreational pressures that development will have on the SAC, SANGS will be required. An Epping Forest Recreational Pressure and Air Pollution Mitigation Strategy is currently being finalised which will provide further guidance on the requirement for, and delivery of, SANGS.

A full list of the infrastructure required to support Harlow and Gilston Garden Town is summarised in Section 5 and provided in full in Appendix A.

Section 4

Methodology

4 Methodology

4.1 Locations of Growth

The IDP reflects and plans for the level and locations of growth set out in across the three Districts' (adopted and emerging) Local Plans. This growth is set out in Table 1.

Table 1 Level and Distribution of Growth

Site	Units	Justification (if applicable)
Gilston Area Villages 1-6	8,500	The Gilston Area allocation is in two separate landownerships so is treated as two sites.
Gilston Area Village 7	1,500	
East of Harlow (Epping Forest District portion)	750	The East of Harlow site falls in both Harlow and Epping Forest Districts. For the purposes of the IDP the two portions have been dealt with separately.
East of Harlow (Harlow District portion)	2,600	
Latton Priory	1,050	
West Sumners	807	West Sumners and West of Katherine's together make up the Water Lane Area allocation in the Submission Version Epping Forest District Local Plan. In order to disaggregate the two portions of Water Lane Area, indicative capacities have been taken from the Epping Forest Site Selection Report 2018 ¹⁰ .
West of Katherine's	1,331	
Other sites within Harlow District	1,147	A further 21 sites proposed for allocation in the Pre-Submission Publication Harlow Local Development Plan.
Total	17,685	

Appendix B sets out the delivery trajectory for this growth.

¹⁰ West Sumners is taken to be sites SR-0068-N (indicative capacity 691 homes) and SR-0107 (indicative capacity 116 homes). West of Katherine's is taken to be sites SR-0964-Z (indicative capacity 1,149 homes), SR-0424 (indicative capacity 118 homes), SR-0039 (indicative capacity 43 homes) and SR-0038 (indicative capacity 21 homes). These total 2,138 which is slightly higher than the 2,100 stated in the Submission Version Epping Forest District Local Plan. Please refer to Epping Forest District's Site Selection Report 2018 for further details.

4.2 Infrastructure Types

The IDP focuses on the infrastructure types which require on-site provision (land and/or facilities), or off-site provision where a financial contribution is required. The IDP also considers infrastructure which is necessary to enable delivery or to make development acceptable in planning terms and/or need to be delivered or secured through the planning system. The Schedule covers the physical and social infrastructure types shown in Table 2, and reported at the spatial scales identified in Table 3.

Table 2 Infrastructure types identified in the Schedule

Category	Infrastructure
Transport	Highways
	Public Transport
	Active Transport (including behavioural change)
Education	Early Years and Childcare
	Primary Schools
	Secondary Schools
	Other
Health and Social Care	GPs
	Dentists
	Pharmacies
	Secondary Healthcare
	Adult Social Care
Emergency Services	Police
	Ambulance
	Fire and Rescue
Community Facilities	Community Space (including Libraries, Community Halls and Youth)
	Public Art
Open Space	Amenity Greenspace
	Public Parks and Gardens
	Natural Space
	Children's Play
	Allotments
	Other (including Stewardship)
Sports and Leisure	Sports and Leisure
Utilities	Water and Waste Water
	Electricity
	Gas
	Telecommunications

Category	Infrastructure
	Strategic Waste Provision
Flood	Flood Defences
	Drainage

Infrastructure provision has been considered across a range of spatial scales to reflect what is required to serve the Garden Town in the widest sense.

Table 3 Spatial scales reported in the Schedule

Spatial Scale	Infrastructure schemes
Individual sites	Infrastructure required to specifically support growth on one particular site <i>– for example, on-site open space at Gilston Village 7 which will serve the growth of that development.</i>
Groups of sites	Infrastructure required to support growth on a number of sites within the Garden Town <i>– for example, a new secondary school at East Harlow which will serve the growth of more than one site.</i>
All sites	Infrastructure required to serve growth across Harlow and Gilston Garden Town as a whole <i>– for example, additional adult social care provision, which will serve the growth of all the sites in the Garden Town.</i>

It should also be noted that different infrastructure types were assessed and calculated across a range of geographies. This was informed by consultation with providers, and was used to best reflect how services are delivered and used. These are referenced below:

- Early years – assessed on a ward-level scale
- Primary schools – assessed in Primary Forecast Planning Groups
- Secondary schools – assessed in Secondary Forecast Planning Groups
- Primary and secondary healthcare – assessed on a Garden Town-wide scale (based on work undertaken by NHS Strategic Estates Planning Service, commissioned by Harlow and Gilston Garden Town)
- Dentists – assessed on a Garden Town-wide scale
- Pharmacies – assessed on a Garden Town-wide scale
- Emergency services – assessed on a Garden Town-wide scale
- Adult social care – assessed on a Garden Town-wide scale
- Sports and leisure – assessed on a Garden Town-wide scale

4.3 Identifying the Garden Town Infrastructure Requirements

The purpose of the Harlow and Gilston Garden Town IDP is to identify the infrastructure required to support housing and employment growth across the Garden Town. Individual IDPs have already been prepared for each authority in support of each respective Local Plan (see Section 2.2). The three authorities' IDP Schedules present the infrastructure need to ensure that all development is policy compliant, in relation to the level of social and physical infrastructure required to serve the needs of the additional population in their areas.

This IDP has built on the findings of the three District IDPs, identifying the infrastructure requirements that are specifically relevant to the planned growth at the Garden Town. Infrastructure has been identified where it supports the delivery of specific sites, as well as the wider growth of the Garden Town. Where necessary, growth beyond the Garden Town has also been considered where it might have an impact on infrastructure provided within the Garden Town (for example, secondary education).

The updated Harlow and Gilston IDP Schedule for the Garden Town sets out the following:

- The infrastructure required, including locations and phasing of delivery.
- Whether the infrastructure required is site specific (whether on or off-site) or strategic (serving several sites).
- The organisation or organisations responsible for delivery.
- The priority for delivery – based on a ‘critical’, ‘essential’ or ‘required’ categorisation (see Section 4.6).
- The estimated cost (Section 4.7) and how contributions might be collected and apportioned between sites (Section 4.8 and Section 4.9).
- Other potential sources of funding.

The commission has sought to update and align the three individual IDPs to produce one collated and updated version of the IDP Schedule for the Garden Town. This has included deciding what infrastructure categories should be reported, and evaluating the different scales presented and the metrics used (for example the reporting of school need in either form entries or site size requirement). The IDPs have also been aligned in collaboration with the relevant stakeholders. The Schedule has also been updated where new information has been made available since the individual IDPs were prepared. This includes further refinements in the Sustainable Transport Corridor Study, and further work undertaken by developers and the local authorities.

Where an item is strategic (in other words, it serves more than one of the Garden Town sites, other sites beyond the Garden Town), it has been necessary to make assumptions about which sites it will serve/will benefit from it and apportion costs between the sites. The methodology for undertaking this is set out in Section 4.9.

It is important to note that service delivery is complex, and limited by financial constraints. It will be for providers to decide how best to deliver services and meet new infrastructure demands. This may include further co-location of services, multi-use of buildings, such as using schools for alternative uses at weekends and evenings, or moving towards hub models. Whilst the IDP identifies what is currently expected to be required to support growth across the Garden Town, it may be subject to change and will not necessarily identify every site-specific requirement which might be identified in response to specific planning applications. Section 4.11 provides more detail on review of the IDP.

4.4 Consultation and Engagement

The PPG states that plan makers should work alongside infrastructure providers, service delivery organisations, and developers, landowners and site promoters to understand information requirements (Paragraph: 059; Reference ID: 61-059-20190315), and the impact on viability (Paragraph: 006 Reference ID: 10-006-20180724). Production of the IDP has therefore involved collaborative working between a range of stakeholders. A list of workshops held is set out in Table 4.

Service and infrastructure providers have been re-consulted to provide an opportunity to update their position on infrastructure requirements and ensure consistency and coverage across the Garden Town. Providers were also able to advise of any new evidence base needs assessments or of changing models of delivery and preferred implementation plans.

Engagement with developers for both the Harlow and Gilston Garden Town sites was undertaken to seek their understanding of the infrastructure required to deliver their respective sites. Information was requested on the provision of different types of infrastructure associated with development proposals. This included information on any engagement that has been undertaken with providers and any preliminary modelling or capacity work.

Table 4 Summary of workshops

Workshop	Attendees	Date	Purpose
Developer Forum	Strategic developers	10 September 2018	Early engagement with developer to introduce them to the commission.
Face-to-face developer meetings (1)	Strategic developers	26 September 2018	To seek information on the emerging infrastructure requirements and contributions and any additional work undertaken by developers on infrastructure. (Where developers were not able to make this date, teleconference meetings were held.)

Workshop	Attendees	Date	Purpose
Education workshop	Education authorities – Essex County Council and Hertfordshire County Council Other relevant officers	04 October 2018	To agree requirements and apportionment across sites.
Transport workshop	Transport authorities – Essex County Council and Hertfordshire County Council Other relevant officers	23 October 2018	To agree requirements and apportionment across sites.
Face-to-face developer meetings (2)	Strategic developers	04 December 2018	To present the draft list of infrastructure requirements and seek feedback on apportionment methodology.
Legal workshop	Relevant officers	08 January 2019	To discuss the legal status of the IDP.
Health workshop	Health providers NHS Improvement Other relevant officers	25 January 2019	To discuss health inputs to the IDP.
Face-to-face developer meetings (3)	Strategic developers	04 and 05 March 2019	To seek feedback on apportionment and viability.

4.5 Phasing

The Schedule set out in Chapter 7 identifies when the infrastructure will need to be delivered over the Plan period. The phasing of infrastructure was determined through a combination of consultation with service providers, existing strategies and evidence base documents, and the Garden Town housing trajectory (provided in Appendix B).

Where infrastructure is required to serve the Garden Town as a whole (rather than a specific or a group of specific sites), phasing has been matched to the overall trajectory. In using this phasing to apportion costs, this may have the impact of showing some sites as continuing to contribute beyond their completion. In reality, they are likely to need to contribute in line with their site-specific trajectory¹¹.

¹¹ An adjustment has been made to correct for this in the Strategic Viability Assessment. More information on the Strategic Viability Assessment is provided in Section 4.10.

4.6 Infrastructure Prioritisation

The infrastructure interventions included in the Schedule in Chapter 5 have been listed as either *critical*, *essential* or *required*. The definition for each priority is set out in Table 5. These establish an indicative system of priority which inform consideration of the trigger points by which the infrastructure should be delivered. Lower priority infrastructure should not be assumed to be of any lesser importance in terms of making the development acceptable in planning terms, developments will still be expected to deliver all identified infrastructure needs.

Table 5 Infrastructure requirement prioritisation criteria

Priority	Criteria
Critical (C)	Critical infrastructure is that which must happen in order for development to proceed. It most commonly involves connections to transport and utility networks. It is usually triggered by the commencement of development activity.
Essential (E)	Essential infrastructure is that which is necessary to mitigate impacts arising from the development, for example provision of education and health facilities. It is usually triggered at occupation of a development site, either a specific phase or the whole site. It enables development to come forward in a way that is both sustainable and acceptable in planning terms.
Required (R)	Required infrastructure is that which is required for sustainable growth and to achieve good place making objectives in line with the Garden City Principles, but the absence of which is unlikely to prevent development in the short to medium term. It is usually triggered at occupation of a development site, either a specific phase or the whole site. This type of infrastructure would improve operational capacity, and deliver other wider benefits, but would not necessarily prevent or delay the delivery of further development.

4.7 Costing Infrastructure

Infrastructure costs have been obtained from the most recent or locally-specific information available. Where possible, cost estimates have been provided directly from providers. The source of the costs is shown in the Schedule in Appendix A (see 'Cost Source' column).

For some types of infrastructure, costs have been estimated by Arup. Table 6 sets out the sources of the Arup estimates.

Table 6 Costing sources

Infrastructure	Source of cost
Early Years education	Cost estimates derived from BCIS average prices, rebased to 2018 and Essex
Adult social care	Cost estimates derived from BCIS average prices, rebased to 2018 and Essex. Floorspaces taken from National Care Standards: Care Homes for Older People (2007)
Community space	Where required, cost estimates derived from BCIS average prices, rebased to 2018 and Essex (some costs for community space provided by Essex County Council and Hertfordshire County Council)
Open space	Cost estimates derived from 2017 Spons and a South East adjustment factor; Arup professional experience on live/completed jobs
Sports facilities	Cost estimates derived from Sport England average facility costs, rebased to 2018

It should be noted that costs have been included even where the infrastructure required may or will be directly delivered as part of development, funded through a Section 278 Agreement (for highways), etc. **A cost being included in the Schedule does not indicate it will necessarily form part of a Section 106 Agreement; rather, it provides an indication of the total liability of the development, to inform the Strategic Viability Assessment.**

4.7.1 Unknown Costs

Within the Schedule, some costs are labelled as unknown. This is due to either a lack of detail of the intervention at this stage, or that costs have not yet been formulated by the delivery body. The most significant unknown costs are as follows:

- Delivery of / contributions towards Suitable Alternative Natural Green Space (SANGS) and air quality measures, related to Epping Forest Special Area of Conservation (SAC). An Epping Forest Recreational Pressure and Air Pollution Mitigation Strategy is currently being finalised¹².
- Contributions towards projects contained in the emerging Harlow Town Centre Area Action Plan.
- Contributions towards ongoing maintenance and stewardship of open space, community facilities and so on. Harlow and Gilston Garden Town Stewardship Advice Stage 1 Report and Stage 2 Report are currently being prepared.

¹² Potential on-site delivery of SANGS may also have an impact on the unit numbers and densities delivered on site. For the purposes of the IDP it has been assumed that the units set out in Table 1 are delivered.

- Delivery of / contributions towards Travel Plan measures and monitoring, additional passenger travel infrastructure, and pump priming of bus routes (above and beyond what is already contained in the Schedule).
- Delivery of / contributions towards post-16 education and employment and skills.

The costs do not include off-site land costs, or any costs in relation to compulsory purchase of land to deliver infrastructure. This is because the costs related to this are currently unknown. The Garden Town has commissioned a Land Assembly Advisor to identify needs for land assembly to deliver infrastructure and, where necessary, support on compulsory purchase.

The Strategic Viability Assessment has tested the impact of a range of infrastructure costs to understand the impact on site viability. This provides an understanding of the likely scale of the impact in the absence of exact costs. (More information on the Strategic Viability Assessment is provided in Section 4.10).

The costs for the Sustainable Transport Corridors included in the IDP are based on the high-level costs included in the Harlow and Gilston Garden Town Sustainable Transport Corridors Strategy and refined for the preparation of the Housing Infrastructure Fund Bid (Section 3.3). More detailed work on the Corridors will continue to be undertaken which will establish more detailed costs.

4.8 Collection Mechanisms

There are a range of funding sources available to support infrastructure delivery over the Plan period, including from a range of governmental and non-departmental public bodies, partnerships and wider grant opportunities. Funding options include:

- Central government
- Homes England
- Funding through the South East LEP
- Funding opportunities relating to Garden Town status
- Funds available through the County Councils
- Other grant sources

Alongside these sources, developer funding will be the most important element of delivering the infrastructure required to support growth through the capture of increases in land value in accordance with the Garden City Principles (See the Harlow & Gilston Garden Town ‘How To’ Guide for Planning Obligations, Land Value Capture and Development Viability). Importantly, where infrastructure serves more than one development, there will need to be an approach to apportioning costs fairly and equitably. As the councils do not currently have a CIL charging regime in place, the main mechanisms for collecting contributions are S106 planning obligations and where relevant, S278 Agreements for highways works. As set out in Section 2.1.3, under the current CIL Regulations 2010 (2014

amendments), there is a limit on the pooling of separate S106 planning obligations. Direct delivery of infrastructure will also be appropriate in some circumstances.

Where funding is already in place for an item of infrastructure, it is reflected in the Schedule in Appendix A (see 'Identified Funding' column).

Other opportunities for collection are considered in Section 6.

4.9 Apportionment

4.9.1 Approach to Apportionment

Where an item is strategic (in other words, it serves more than one of the Garden Town sites and in some cases other sites beyond the Garden Town), it has been necessary to make assumptions about which sites it will serve/will benefit from it. The general principles underpinning apportionment are as follows:

- Infrastructure interventions should be matched to those development(s) which result in that intervention being required.
- Contributions should be equitable between developments, in proportion to the scale of the development and level of impact or generated demand.
- The framework should be consistent with District Policies, the Essex Developers' Guide to Infrastructure Contributions and Hertfordshire's Planning Obligations Guidance, plus any other approaches taken by the Councils.

The first stage of apportionment has been to match interventions with the developments, through consultation and evidence base information such as transport modelling, existing and likely future travel to school patterns and school catchments. Apportionment approaches are based upon the best available information at the time that the IDP is published.

Contributions are proportional to the level of impact or generated demand resulting from the planned growth based on likely trip generation, housing unit numbers and child yields. The methodology for apportionment varies by infrastructure type, and is set out below:

- **Transport** – in absence of detailed modelling on the transport impact of each site, apportionment based on professional judgement with unit numbers used in many instances as a suitable proxy for impact. See Section 4.9.2 for further details.
- **Education** – apportionment based on number of units as a suitable proxy for child yields (in the absence of detailed site mixes).
- **Healthcare** – per-unit requirement provided by NHS Strategic Estates Planning Service, therefore no apportionment required.
- **Emergency Services** – apportionment based on number of units.
- **Community Facilities** – apportionment based on number of units.

- **Open Space** – requirements calculated on a site-by-site basis, therefore no apportionment required.
- **Sports and Leisure** – apportionment based on number of units.
- **Utilities** – apportionment based on number of units.
- **Flood Defence** – no apportionment required.

Developer contributions towards infrastructure projects may need to be collected from sites within different local authority administrative areas, and sites which do not fall within the Garden Town. An example of this is secondary school provision which reflects school planning areas that are not defined by district authority borders.

Where infrastructure is expected to be delivered on one site but will also serve other sites (for example new schools), a variant apportionment was also developed which took into the account the cost of providing the land at existing use value. However, given that it is not the role of the planning system to ‘equalise’ costs between landowners and developments this variant is not reflected in the costs shown in Section 5 and Appendix A, nor was it used in the inputs to the Strategic Viability Assessment (see Section 4.10).

4.9.2 Transport Apportionment

Sustainable Transport Corridors

For the Sustainable Transport Corridors to be effective in achieving the modal split targets for the Garden Town, they will need to work as a network rather than piecemeal interventions. Accordingly, the network is considered to represent a single strategic item of essential infrastructure, with the cost of the works apportioned to all the strategic sites across the Garden Town¹³.

These strategic sites must all achieve a 60% modal split target. (see Section 3.5.2). To support sites in achieving this target, and ensure the network is operating holistically, the apportionment is based upon the number of dwellings that each site is contributing to the Garden Town’s growth. It is envisaged that contributions will be pooled and used to deliver the Sustainable Transport Corridor network, which will likely be delivered in phases for practical reasons of delivery and funding¹⁴.

This apportionment approach is considered appropriate and reasonable in the context of the Garden Town, in order to support the delivery of the interrelated Garden City ambitions through the Garden Town Vision. It is therefore

¹³ The apportionment also assumes that contributions from the wider regeneration of the town centre will be available to fund some of the Sustainable Transport Corridors and Town Centre Transport Hub town centre upgrades – shown as a ‘funding gap’ in the Schedule summarised in Section 5 and provided in Appendix A.

¹⁴ A possible approach to the phasing of the Sustainable Transport Corridors has not been identified in this IDP as it will be influenced by a range of factors including where the greatest benefits might initially be derived, land assembly and other factors such as taking advantage of opportunities to improve the efficiency of delivery by co-ordination with other planned works such as other highway works, public realm improvements or nearby development.

considered that when determining planning applications for Garden Town proposals, the approach set out above will meet the legal and policy tests that apply to planning obligations (in other words it is compliant with the Community Infrastructure Regulation 122 tests for developer contributions).

There may be opportunities to collect contributions from a wider range of sites – see Section 6.3.

River Stort Crossings

Fifth Avenue River Stort Crossing

Upgrades to the existing Fifth Avenue River Stort Crossing are considered to principally¹⁵ form part of the access strategy for delivering the East Herts District Plan Gilston Area allocation (Policy GA1), as they are deemed essential in order to deliver the active and sustainable mode access connections between the Gilston Area and the existing urban area of Harlow in order for the Gilston Area to access the planned Sustainable Transport Corridor network. Accordingly, the cost of the works has been apportioned to the two Gilston Area sites.

Hertfordshire County Council have published the A414 Corridor Study (Draft for Public Consultation 2018) which identifies opportunity for creation of an inter-urban Mass Rapid Transport (MRT) network between Hatfield and Harlow and Gilston Garden Town. The Study envisages MRT services will route through the planned Gilston Area development with MRT making use of the transformed Fifth Avenue River Stort Crossing and onward Sustainable Transport Corridor network to Harlow town centre. The MRT is not presently an established project identified in this IDP and, whilst it would perform a strategic function, it is not identified as likely to present any additional design considerations to the Fifth Avenue River Stort Crossing works and therefore has not been considered a factor in the approach to apportionment.

Second River Stort Crossing

As set out in Section 3.5.3, the Second River Stort Crossing is considered to represent a strategic highway mitigation that will support the growth of the Garden Town. Accordingly, the cost of the works is apportioned to all of the strategic sites across the Garden Town.

For the purposes of the IDP, and in the absence of individual site transport modelling at this point in time, the apportionment of the Second River Stort Crossing has been proposed on a per-dwelling basis. It is, however, recognised that future transport modelling may establish that the development of some sites may place a greater or lesser demand on the highway routes across the Stort Valley. It is therefore acknowledged that the approach to apportionment may need to be revisited as development proposals are advanced.

¹⁵It has been identified that the existing Railway Bridge of the Fifth Avenue River Stort Crossing will require replacement at some point in the future, the replacement of this structure is not required in order to deliver the access to the Gilston Area but due to the age, condition and design of that structure it would therefore be considered a strategic intervention.

4.9.3 External Funding and Apportionment

Where external funding may be available (from the sources set out in Section 3.3 and Section 4.8) but is not yet secured, the apportionment (in the main) assumes that development will meet the remaining costs in full (the assumptions for each infrastructure intervention is shown in the ‘Cost to be Apportioned – Rationale’ column in the Schedule contained in Appendix A.)The five authorities will continue to explore opportunities for other sources of funding, and successful bids etc. will be reflected in the apportionment in future iterations of the IDP. In this sense, the inputs into the Strategic Viability Assessment could be considered conservative (see Section 4.10) as they assume no additional external funding.

As set out in Section 3.3.1, a Housing Infrastructure Fund (HIF) bid is being progressed, to help meet the total amount of infrastructure required to support delivery of the Garden Town, at the right time, and in a co-ordinated fashion. Similar to other non-secured funding sources (as set out above), the apportionment currently tests the impact of development meeting the costs without HIF. The findings of the Strategic Viability Assessment (April 2019) have shown that whilst the Councils can be confident of the deliverability of the Garden Town, there are challenges with the delivery of large scale development associated with both the level of infrastructure required and the timing of delivery and/or contributions¹⁶, and that some of the sites are more ‘marginal’ than others.

4.10 Strategic Viability

Through the process of producing the IDP, a package of measures and broad estimates of the likely financial contribution for each of the Garden Town sites has been produced.

The IDP has been produced concurrently with the Strategic Viability Assessment, to allow these costs to be included in the appraisal. The purpose of the Strategic Viability Assessment is to consider the wider deliverability of the Harlow and Gilston Garden Town, taking into account infrastructure requirements alongside other considerations.

In order to feed the IDP into the Strategic Viability Assessment, a risk allowance has been added to the infrastructure costs. In general, a 20% risk allowance has been added, reflecting comments contained in the North Essex Inspector’s report. Some education and highways costs from ECC and HCC already include an element of contingency so a risk allowance has not been added to these costs. More information on the risk allowance added to the IDP costs is provided in Appendix C. To be clear, the costs set out in Section 5 and Appendix A do not include a risk allowance.

It is anticipated that as schemes are designed and delivered the amount of risk allowance required on each scheme may reduce. Because of this, the inputs into the Strategic Viability Assessment could be considered conservative (see also Section 4.9 on external funding).

¹⁶ Refer to Section 12, paragraphs 12.137-12.139 of the Strategic Viability Assessment (April 2019).

In order to avoid double counting, costs in the IDP associated with on-site open space were excluded as they are already accounted for as a development cost in the strategic viability appraisal.

4.11 IDP Review

IDPs are, by their very nature, a ‘snapshot in time’, and as different infrastructure providers respond to their own unique challenges, the information that they provide will naturally date and alter over time.

There are a number of areas of work ongoing, which will further inform infrastructure requirements, and will be reflected in the Schedule as part of periodic reviews.

Section 5

Summary of Infrastructure Requirements

5 Summary of Infrastructure Requirements

5.1 Overview

A Schedule of infrastructure has been produced to clearly show interventions required to support the delivery of the Harlow and Gilston Garden Town. The Schedule is provided in full in Appendix A and summarised in the rest of this chapter.

Infrastructure requirements by topic

Section 5.2 provides summary tables of the infrastructure required to support delivery across the entire of the Garden Town, broken down into topics. The summary tables include the following information:

- Intervention required
- Priority – see Section 4.6 for prioritisation criteria
- Delivery partners
- Potential funding sources
- Total estimated cost of the intervention
- Funding already identified to deliver the intervention
- Costs apportioned to sites – what is expected to be funded/delivered through development¹⁷
- Contributing sites

In relation to ‘Apportioned Costs’ column, it should be noted that even where a cost has not been included it does not mean there is no cost to be met, particularly:

- where costs are part of ‘normal development costs’ which have been dealt with separately within the Strategic Viability Assessment (in particular for utilities);
- where the exact requirements and/or delivery mechanism is still to be determined (for example, Suitable Alternative Natural Green Space (SANGS)¹⁸); or
- where costs are still unknown (see Section 4.7.1).

¹⁷ As stated in Section 4.7, costs have been included even where the infrastructure required may or will be directly delivered as part of development, funded through a Section 278 Agreement (for highways) etc. A cost being included in the Schedule does not indicate it will necessarily form part of a Section 106 Agreement; rather, it provides an indication of the total liability of the development, to inform the Strategic Viability Assessment.

¹⁸ The number of SANGS required is not yet determined, and for this reason costs are not currently attributed to specific sites.

Infrastructure requirements by strategic site

Section 5.3 provides summary tables of the infrastructure required to support each of the strategic sites, broken down into topics. The summary tables include the following information:

- Intervention required to support the site
- Cost apportioned to the site
- Proportion of the total expected through developer contributions apportioned to the site
- Proportion of the total cost of the infrastructure apportioned to the sites

For the same reasons as set out above, it should be noted that even where a cost has not currently been apportioned to the site it does not mean there is no cost to be met by the site.

The phasing of key infrastructure required for each site is also shown. It should be noted that for many of interventions the exact phasing is not yet known, or will depend on more detailed sub-phasing of the site¹⁹. For this reason, broader bands of time are shown. As more specific timings or triggers become known this phasing may be revised in future iterations of the IDP.

Funding gap

A summary of the funding gap is shown in Section 5.4.

As explained in Section 4.9.3, where external funding may be but is not yet secured (including the outstanding HIF bid), the apportionment largely assumes that development will meet the remaining costs in full through developer contributions.

As stated in Section 3.3, the Garden Town authorities are committed to working positively and proactively to identify further opportunities for external or innovative funding approaches to ensure that Garden Town is delivered in accordance with the Garden City Principles and Garden Town Vision. Opportunities to address this funding gap will therefore be pursued over time.

¹⁹ The phasing of sites shown in the figures in this section currently matches each Districts' local development plan trajectory.

5.2 Infrastructure Requirements by Topic

5.2.1 Transport

Table 7 Summary of transport interventions

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites									
										Gilson 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites		
Highways																			
TR1	M11 Junction 7A	N/A ²⁰	Highways England / ECC	Highways England - RIS1	£50,000,000	£50,000,000	£0	£0	2018-2022										
TR2	Mayfield Farm access to East Harlow strategic site, including a single junction upgrade and link-road to the site	C	Developers	Developer contributions (S278)	£4,000,000	£0	£4,000,000	£0	2020-2025 (dependent on phasing)			✓							
TR3	Sheering Way access to East Harlow strategic site, including a single junction upgrade and link-road to the site	C	Developers	Developer contributions (S278)	£2,000,000	£0	£2,000,000	£0	2020-2025 (dependent on phasing)			✓							
TR4	Nursery site (east of Gilden Way) access to East Harlow strategic site, including a single junction upgrade and link-road to the site	C	Developers	Developer contributions (S278)	£7,000,000	£0	£7,000,000	£0	2020-2025 (dependent on phasing)				✓						
TR5	Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory strategic site and B1393	C	Developer / ECC	Developer contributions (S278 / S106)	£5,000,000	£0	£5,000,000	£0	2023-2033					✓	✓	✓			
TR6	Link road and B1393 junction from Latton Priory strategic site to M11 Junction 7	C	Developer	Developer contributions (S278)	£5,000,000	£0	£5,000,000	£0	2016-2025					✓					
TR7	Improvements to M11 Junction 7	E	Highways England / ECC	Highways England - RIS	£29,000,000	£0	£0	£29,000,000	2025-2030										
TR8	Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169	C	Developers	Developer contributions (S278)	£12,000,000	£0	£12,000,000	£0	2021-2026						✓	✓			
TR9	Velizy / Second Avenue works including signalled crossing and	R	ECC	Developer contributions (S106)	£10,000,000	£100,000	£9,900,000	£0	2021-2023	✓	✓	✓	✓	✓	✓	✓	✓	✓	

²⁰ Committed, partially delivered or delivered interventions are shown as 'N/A' in the prioritisation.

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Luton Priory	W. Summers	W. Katherine's	Other Sites
	walking and cycling at grade crossing																
TR10	Gilden Way / Harlowbury development primary site access	N/A	ECC	Developer contributions (S106)	£800,000	£800,000	£0	£0	2018-2023								
TR11	Gilden Way / Harlowbury development secondary site access	N/A	ECC	Developer contributions (S106)	£200,000	£200,000	£0	£0	2018-2023								
TR12	Gilden Way / (B183) Mulberry Green for Harlowbury	N/A	ECC	Developer contributions (S106)	£100,000	£100,000	£0	£0	2023-2028								
TR13	A414 / Edinburgh Way / Cambridge Road (A1184) / Station Road, including junction improvements and road dualling	N/A	ECC	Growing Places Fund	£10,000,000	£10,000,000	£0	£0	2018-2023								
TR14	Closure of Old Road through traffic at rail bridge adjust A1184 / Old Road signals	E	ECC	Developer contributions (S106)	£250,000	£250,000	£0	£0	2018-2023								
TR15	New Junction from River Way (Templefields (EZ)) onto Cambridge Road	E	ECC	Developer contributions (S106)	£4,000,000	£0	£0	£4,000,000	2018-2023								
TR16	Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements	E	ECC	Developer contributions (S106)	£7,000,000	£0	£7,000,000	£0	2023-2028							✓	✓
TR17	A414 Edinburgh Way / Howard Way improvement scheme	E	ECC	Developer contributions (S106)	£7,000,000	£0	£7,000,000	£0	2022-2033	✓	✓						
TR18	Amwell Roundabout upgrades and 'throughabout'	C	HCC	Developer contributions (S106) / Grant	£4,200,000	£0	£4,200,000	£0	2022-2033	✓	✓						
TR19	Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges, and improved	C	Developer / HCC	HIF (claw back to be recycled) / Developer contributions (S106 or S278)	£36,200,000	£0	£36,200,000	£0	2021-2023	✓	✓						

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Luton Priory	W. Summers	W. Katherine's	Other Sites
	access to Harlow Town Station from the north																
TR20	Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlins Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlins Park	C	Developer / HCC	Developer contributions (S278)	£92,840,000	£0	£92,840,000	£0	2022-2033		✓	✓	✓	✓	✓	✓	✓
TR21	Access to Gilston Area Village 2	C			£2,159,000	£0	£2,159,000	£0	2023-2028	✓							
TR22	Access to Gilston Area Village 1 (north of Eastwick junction) and creation of Sustainable Transport link within Village 1	C			£13,240,000	£0	£13,240,000	£0	2022-2023	✓							
TR23	Western access (village 7) to Gilston at A414/Church Lane	C	Developer / HCC	Developer contributions (S278)	£1,535,000	£0	£1,535,000	£0	2022 onwards		✓						
TR24	Sustainable link between Gilston Village 7 and Gilston Villages 1-6	E	Developer / HCC	Developer contributions (S278)	£10,350,000	£0	£10,350,000	£0	2022-2028	✓	✓						
TR25	Hertford Bypass	R	HCC		£175,000,000	£0	Unknown	Unknown	2024-2033								
TR26	Harlow Northern Bypass	Unknown ²¹	HCC / ECC	Developer contributions (S106)	Unknown	£0	Unknown	Unknown	2033+								
PAH Relocation-Related Highways																	
TR27	Hospital relocation to East Harlow strategic site - transport mitigation measures including M11 Junction 7A capacity works	Unknown	NHS Princess Alexandra Hospital Trust	Developer contributions (S106)/grant/NHS Princess Alexandra Hospital Trust	£25,000,000	£0	£0	£0	2023-2028								
Public and Active Transport																	
TR28	Sustainable Transport Corridors and Town Centre Transport Hub	E	ECC / HCC	HIF (grant and claw back to be recycled) / Developer contributions (S106)	£157,161,083	£0	£128,911,083	£28,250,000 ²²	2021-2033	✓	✓	✓	✓	✓	✓	✓	✓

²¹ Where the case for an intervention has not yet been demonstrated its priority has been recorded as 'Unknown'.

²² The apportionment assumes that contributions from the wider regeneration of the town centre will be available to fund some of the Sustainable Transport Corridors and Town Centre Transport Hub town centre upgrades.

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites
TR29	Enhanced bus services along Edinburgh Way via new EZ access	R	Operators / ECC	Operators / ECC	Unknown	£0	Unknown	Unknown	2018-2023								
TR30	Southern Way gap between Bishopsfield and Parnall Road	R	ECC / Developers	Developer contributions (S106) / Grant	Unknown	£0	Unknown	Unknown	2023-2028								
TR31	Off-road cycle and walking network from Gilston Village 7 to Roydon	R	Developers	Developers	£600,000	£0	£600,000	£0	2023-2033		✓						
TR32	Off-road cycle and walking network from Gilston Village 6 to Pinnacles	R	Developers	Developers	£600,000	£0	£600,000	£0	2023-2033	✓							
TR33	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	R	ECC / HCC	Developer contributions (S106)	£7,317,195	£0	£7,317,195	Unknown	2018 onwards	✓	✓	✓	✓	✓	✓	✓	✓
TR34	Pump-priming of new bus services in Gilston Area	R	Operators	Developer contributions (S106)	£18,900,000	£0	£18,900,000	£0	2018 onwards	✓	✓						
TR35	Travel Plan measures/monitoring	R	ECC / HCC / Operators	Developer contributions (S106)	Unknown	£0	Unknown	Unknown	2018 onwards								
TR36	Passenger transport infrastructure and services	R	ECC / HCC / Operators	Developer contributions (S106)	Unknown	£0	Unknown	Unknown	2018 onwards								
Total					£698,452,278	£61,450,000	£375,752,278	£61,250,000									

5.2.2 Education

Table 8 Summary of education interventions

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites								
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites	
Early Years																		
ED1	Approx. 64 early years places to meet the needs of new residents at East Harlow strategic site (Epping portion)	E	ECC / Operators / Developers	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£1,073,160	£0	£1,073,160	£0	2023-2033			✓						
ED2	Approx. 79 early years places to meet the needs of new residents at Latton Priory strategic site	E	ECC / Operators / Developers	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£1,324,682	£0	£1,324,682	£0	2021-2033					✓				
ED3	Approx. 158 early years places to meet the needs of new residents at Water Lane Area strategic site	E	ECC / Operators / Developers	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£2,649,364	£0	£2,649,364	£0	2021-2033						✓	✓		
ED4	Childcare facility (approx. 1650sqm) at Gilston Villages 1-6	E	HCC / Operators / Developers	On-site provision (developer to build and then lease)	£4,024,350	£0	£4,024,350	£0	2022 onwards	✓								
ED5	Childcare facility (approx. 275sqm) at Gilston Village 7	E	HCC / Operators / Developers	On-site provision (developer to build and then lease)	£670,725	£0	£670,725	£0	2022 onwards		✓							
ED6	Approx. 349 additional places in Old Harlow ward	E	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£5,616,937	£1,092,459	£4,524,478	£0	2018-2028				✓				✓	
ED7	Approx. 50 additional places in Little Parndon and Hare Street ward	E	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£804,719	£0	£804,719	£0	2018-2023								✓	

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Luton Priory	W. Summers	W. Katherine's	Other Sites
ED8	Approx. 38 additional places in Todd Brook ward	E	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£611,586	£0	£37,232	£574,354	2018-2023								✓
ED9	Approx. 23 additional places in Bush Fair ward	E	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£370,171	£0	£105,968	£264,203	2018-2023								✓
ED10	Approx. 8 additional places in Summers and Kingsmoor ward	E	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£128,755	£0	£83,056	£45,699	2018-2023								✓
ED11	Approx. 2 additional places in Church Langley ward	E	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£32,189	£0	£0	£32,189	2018-2028								
ED12	Approx. 1 additional place in Harlow Common ward	E	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£16,094	£0	£16,094	£0	2018-2028								✓
Primary																	
ED13	New 2FE ²³ (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion)	E	ECC / Academy Trusts / Developers	Developer contributions (S106)	£7,481,000	£0	£7,151,387	£329,613	2023-2028			✓	✓				✓
ED14	New 2FE primary school at Newhall Phases 2/3 (2.25ha site requirement), including early years provision, to support a combination of growth at	R	ECC	Developer contributions (S106)	£7,481,000	Unknown	Unknown	Unknown	2018-2028								

²³ All references to numbers of forms of entry should be treated as provisional school size figures only, subject to confirmation at planning application stage.

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites
	Newhall 2/3 and wider Harlow growth																
ED15	New 3FE (3ha site) primary school, including early years provision, at East Harlow (Harlow portion)	E	ECC	Developer contributions (S106)	£11,400,000	£0	£10,727,080	£672,920	2023-2028				✓				
ED16	New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory	E	ECC / Academy Trusts / Developers	Developer contributions (S106)	£7,481,000	£0	£6,681,893	£799,107	2023-2028					✓	✓		
ED17	New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area	E	ECC / Academy Trusts / Developers	Developer contributions (S106)	£11,400,000	£0	£10,022,840	£1,377,160	2023-2028						✓	✓	
ED18	Requirement of 17FE of primary education, with each school including early years provision	E	HCC / Academy Trusts / Developers	Developer contributions (S106)	£74,071,820	£0	£74,071,820	£0	2022 onwards	✓	✓						
ED19	Additional safeguarded provision at Gilston (additional 3FE across primary schools)	E	HCC / Academy Trusts / Developers	Developer contributions (S106)	£11,450,464	£0	£11,450,464	£0	2043 onwards	✓	✓						
ED20	6FE of expansions to existing primary schools within Harlow	E	ECC / Academy Trusts / Developers	Developer contributions (S106)	£7,689,000	£0	£3,897,050	£3,791,950	2018-2028								✓
Secondary																	
ED21	New 8FE (10ha site) secondary school at East Harlow	E	ECC / Academy Trusts / Developers	Developer contributions (S106)	£25,763,000	£0	£22,485,531	£3,277,469	2023-2033			✓	✓				✓
ED22	New 8FE (10ha site) secondary school at Latton Priory	E	ECC / Academy Trusts / Developers	Developer contributions (S106)	£25,763,000	£0	£23,458,954	£2,304,046	2023-2033					✓	✓	✓	✓
ED23	8FE secondary school at Gilston	E	HCC / Academy Trusts / Developers	Developer contributions (S106)	£38,303,512	£0	£38,303,512	£0	2022-2033	✓	✓						

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Luton Priors	W. Summers	W. Katherine's	Other Sites
ED24	9FE secondary school at Gilston	E	HCC / Academy Trusts / Developers	Developer contributions (S106)	£42,539,274	£0	£42,539,274	£0	2028-2038	✓	✓						
ED25	Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools)	E	HCC / Academy Trusts / Developers	Developer contributions (S106)	£12,707,287	£0	£12,707,287	£0	2038 onwards	✓	✓						
Other																	
ED26	SEN provision	E	ECC / HCC / Academy Trusts / Developers	Developer contributions (S106) / DfE / ECC / HCC	£11,000,000	£0	£11,000,000	£0	2018 onwards	✓	✓	✓	✓	✓	✓	✓	✓
ED27	Post 16 education provision	E	ECC	ESFA, DfE	Unknown	Unknown	£0	Unknown	Unknown								
ED28	Contribution to employment and training to support Harlow Skills Strategy	R	HDC / EFDC / EHDC / ECC / HCC / Providers	Developer contributions (S106)	Unknown	Unknown	£0	Unknown	Unknown								
Total					£311,853,088	£1,092,459	£289,810,921	£13,468,708									

5.2.3 Health

Table 9 Summary of health interventions

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites
HE1	Relocation or redevelopment of Princess Alexandra Hospital	E	NHS England / NHS PAH Trust	Department for Health and Social Care / NHS England / NHS Princess Alexandra Hospital Trust / NHS West Essex CCG / Private Financing	£500,000,000 ²⁴	£170,000,000	£0	£0 ²⁵	2025-2033								
HE2	New or extended dentists across the Garden Town	E	NHS England / Operators / Developers	NHS England / Operators / Developer Contributions (S106)	Privately delivered	£0	£0	N/A	2023 onwards								
HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	E	NHS England / Developers	Developer Contributions (S106)	£44,993,300	£0	£44,993,300	£0	To be considered further by CCGs	✓	✓	✓	✓	✓	✓	✓	✓
HE4	Two new pharmacies within Harlow	E		Private sector	Privately delivered	£0	£0	N/A	2018-2033								
HE5	Around 147 extra care beds across the whole Garden Town	E		ECC / NHS / Developers / Operators	£5,747,685	£0	£0	£5,747,685	2023 onwards								
HE6	Around 264 nursing care beds across the whole Garden Town	E		ECC / NHS / Developers / Operators	£11,894,164	£0	£0	£11,894,164	2023 onwards								
HE7	Around 382 residential care beds across the whole Garden Town	E		ECC / NHS / Developers / Operators	£14,936,162	£0	£0	£14,936,162	2023 onwards								
Total					£577,571,311	£170,000,000	£44,993,300	£32,578,011									

²⁴ Indicative figure only.

²⁵ Costs likely to be met through a mixture of central government funding (currently estimated to be around £170m although not confirmed), debt funded and capital receipts – developer contributions will also be sought but the level and geographical extent is not currently known (contribution to acute care forms part of HE3). Remaining funding gap is not shown as it is not considered to be for the Garden Town to meet.

5.2.4 Emergency Services

Table 10 Summary of emergency services interventions

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1 - 6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Luton Priory	W. Summers	W. Katherine's	Other Sites
ES1	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services	E	Essex Police / Hertfordshire Constabulary / East of England Ambulance Service NHS Trust / Essex County Fire and Rescue Service / Hertfordshire Fire and Rescue Service	Essex Police / Hertfordshire Constabulary / East of England Ambulance Service NHS Trust / Essex County Fire and Rescue Service / Hertfordshire Fire and Rescue Service / Developers	£6,000,000	£0	£3,000,000	£3,000,000 ²⁶	2023-2028	✓	✓	✓	✓	✓	✓	✓	✓
ES2	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area	E	Essex Police / Hertfordshire Constabulary	Essex Police / Hertfordshire Constabulary / Developers	£25,000,000	£0	£12,500,000	£12,500,000	2023-2028	✓	✓	✓	✓	✓	✓	✓	✓
Total					£31,000,000	£0	£15,500,000	£15,500,000									

²⁶ Engagement with providers has suggested that approximately half of the costs of providing additional emergency services facilities (ES1 and ES2) is expected from other sources, and so has been reflected in the IDP. As funding sources become more certain this position may be updated in future iterations of the IDP.

5.2.5 Community Facilities

Table 11 Summary of community facilities interventions

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1 - 6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites
CF1	Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in East Harlow strategic site (both portions), including provision for community halls, youth facilities, other public / community service space	R	EFDC / HDC / ECC / Developers	Developer contributions (S106) / Grant funding	£3,720,175	£0	£3,720,175	£0	2021-2033			✓	✓				
CF2	Approx. 500sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in Latton Priory strategic site, including provision for community halls, youth facilities, other public / community service space	R	EFDC / ECC / Developers	Developer contributions (S106) / Grant funding	£1,110,500	£0	£1,110,500	£0	2021-2033					✓			
CF3	Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in Water Lane Area strategic site, including provision for community halls, youth facilities, other public / community service space	R	EFDC / ECC / Developers	Developer contributions (S106) / Grant funding	£2,221,000	£0	£2,221,000	£0	2021-2033						✓	✓	
CF4	Approx. 230sqm of additional community space in Harlow (excluding East Harlow strategic site)	R	HDC / ECC / Developers	Developer contributions (S106) / Grant funding	£510,830	£0	£510,830	£0	2018-2033								✓
CF5	One youth facility	R	HDC / ECC / Developers	Developer contributions (S106) / Grant funding	£744,100	£0	£744,100	£0	2018-2028				✓				
CF6	Approx. 3,120sqm of community space to serve Gilston	R	EHDC / HCC / Developers	Developer contributions (S106)	£6,929,520	£0	£6,929,520	£0	2022 onwards	✓	✓						
CF7	Youth provision at Gilston, associated with community space	R	EHDC / HCC / Developers	Developer contributions (S106)	£490,455	£0	£490,455	£0	2022-2028	✓	✓						
CF8	Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC), with a reserve	R	EHDC / HCC / HDC / ECC / Developers	Developer contributions (S106)	£2,250,876	£0	£2,250,876	£0	2022-2033	✓	✓						

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1 - 6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites
	position of increased capacity and provision in Hertfordshire																
CF9	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)	R	EHDC / HCC / HDC / ECC / Developers	Developer contributions (S106)	£3,500,000	£0	£3,500,000	£0	2022-2033			✓	✓	✓	✓	✓	✓
CF10	Contribution towards on-site or off-site public art	R	HDC / EFDC / EHDC / Developers	Developer contributions (S106)	£1,768,500	£0	£1,768,500	£0	Various - by phasing of sites	✓	✓	✓	✓	✓	✓	✓	✓
CF11	Upgrades to sculpture trail leading to Harlow Town Station	R	HDC	Developer contributions (S106)	£75,000	£0	£75,000	£0	Unknown	✓	✓	✓	✓	✓	✓	✓	✓
CF12	Playhouse Square development	R	HDC	Developer contributions (S106)	£500,000	£0	£500,000	£0	Unknown	✓	✓	✓	✓	✓	✓	✓	✓
CF13	Revenue costs for community facilities and services	R	HDC / EFDC / EHDC / ECC / HCC / Providers	Developer contributions (S106)	Unknown	£0	Unknown	Unknown	2018 onwards								
CF14	Delivery of Town Centre AAP, including town centre management	R	HDC	Developer contributions (S106)	Unknown	£0	Unknown	Unknown	Unknown								
Total					£23,820,956	£0	£23,820,956	£0									

5.2.6 Open Space

Table 12 Summary of open space interventions

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites											
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites				
Amenity Greenspace																					
OS1	Approx. 1.05ha. amenity greenspace at East Harlow (Epping Forest portion)	R	EFDC / Developers	Developer contributions (S106)	£147,000	£0	£147,000	£0	2023-2033			✓									
OS2	Approx. 12.45ha. amenity greenspace at East Harlow (Harlow portion)	R	HDC / Developers	Developer contributions (S106)	£1,743,000	£0	£1,743,000	£0	2020-2033				✓								
OS3	Approx. 1.48ha. amenity greenspace at Latton Priory	R	EFDC / Developers	Developer contributions (S106)	£207,200	£0	£207,200	£0	2021-2033					✓							
OS4	Approx. 2.91ha. amenity greenspace at Water Lane Area	R	EFDC / Developers	Developer contributions (S106)	£407,400	£0	£407,400	£0	2021-2033						✓	✓					
OS5	Approx. 11.42ha. of amenity greenspace at Gilston Villages 1-6	R	EHDC / Developers	Developer contributions (S106)	£1,598,800	£0	£1,598,800	£0	2022 onwards	✓											
OS6	Approx. 2.02ha. of amenity greenspace at Gilston Village 7	R	EHDC / Developers	Developer contributions (S106)	£282,800	£0	£282,800	£0	2022 onwards		✓										
OS7	Approx 5.49ha. amenity greenspace across other sites (excluding East Harlow) within Harlow	R	HDC / Developers	Developer contributions (S106)	£768,600	£0	£768,600	£0	2018-2033								✓				
Public Parks and Gardens																					
OS8	Approx. 1.40ha. public parks and gardens at East Harlow strategic site (Epping Forest portion)	R	EFDC / Developers	Developer contributions (S106) / Grant funding	£420,000	£0	£420,000	£0	2023-2033			✓									
OS9	Approx. 14.00ha. public parks and gardens at East Harlow strategic site (Harlow portion)	R	HDC / Developers	Developer contributions (S106)	£4,200,000	£0	£4,200,000	£0	2020-2033				✓								
OS10	Approx. 1.97ha. public parks and gardens at Latton Priory strategic site	R	EFDC / Developers	Developer contributions (S106) / Grant funding	£591,000	£0	£591,000	£0	2021-2033					✓							

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites
OS11	Approx. 3.88ha. public parks and gardens at Water Lane Area strategic site	R	EFDC / Developers	Developer contributions (S106) / Grant funding	£1,164,000	£0	£1,164,000	£0	2021-2033						✓	✓	
OS12	Approx. 15.23ha. of amenity greenspace (including parks and gardens) at Gilston Villages 1-6	R	EHDC / Developers	Developer contributions (S106)	£4,569,000	£0	£4,569,000	£0	2022 onwards	✓							
OS13	Approx. 2.69ha of amenity greenspace (including parks and gardens) at Gilston Village 7	R	EHDC / Developers	Developer contributions (S106)	£807,000	£0	£807,000	£0	2022 onwards		✓						
OS14	Approx 6.18ha. public parks and gardens across other sites (excluding East Harlow strategic site) within Harlow	R	HDC / Developers	Developer contributions (S106)	£1,854,000	£0	£1,854,000	£0	2018-2033								✓
Natural and Semi-Natural Open Space																	
OS15	Approx. 3.15ha. of natural space at East Harlow strategic site (Epping Forest portion)	R	EFDC / Developers	Developer contributions (S106)	£157,500	£0	£157,500	£0	2023-2033			✓					
OS16	Approx. 15.56ha. of natural space at East Harlow strategic site (Harlow portion)	R	HDC / Developers	Developer contributions (S106)	£778,000	£0	£778,000	£0	2020-2033				✓				
OS17	Approx. 4.44ha. of natural space at Latton Priory strategic site	R	EFDC / Developers	Developer contributions (S106)	£222,000	£0	£222,000	£0	2021-2033					✓			
OS18	Approx. 8.74ha. of natural space at Water Lane Area strategic site	R	EFDC / Developers	Developer contributions (S106)	£437,000	£0	£437,000	£0	2021-2033						✓	✓	
OS19	Approx. 60.93ha. of natural and semi-natural greenspace at Gilston Villages 1-6	R	EHDC / Developers	Developer contributions (S106)	£3,046,500	£0	£3,046,500	£0	2022 onwards	✓							
OS20	Approx. 10.75ha. of natural and semi-natural greenspace at Gilston Village 7	R	EHDC / Developers	Developer contributions (S106)	£537,500	£0	£537,500	£0	2022 onwards		✓						
OS21	Approx 6.86ha. natural space across other sites (excluding East Harlow strategic site) within Harlow	R	HDC / Developers	Developer contributions (S106)	£343,000	£0	£343,000	£0	2018-2033								✓

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites								
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Sunners	W. Katherine's	Other Sites	
Children's Play																		
OS22	Approx. 0.44ha. provision for children and young people at East Harlow strategic site (Epping Forest portion)	R	EFDC / Developers	Developer contributions (S106)	£582,120	£0	£582,120	£0	2023-2033			✓						
OS23	Approx. 1.87ha. Local Equipped Area for Play (LEAP) at East Harlow strategic site (Harlow portion)	R	HDC / Developers	Developer contributions (S106)	£1,374,450	£0	£1,374,450	£0	2020-2033				✓					
OS24	Approx 2.49ha. Neighbourhood Equipped Area for Play (NEAP) at East Harlow strategic site (Harlow portion)	R	HDC / Developers	Developer contributions (S106)	£3,294,270	£0	£3,294,270	£0	2020-2033				✓					
OS25	Approx. 0.62ha. provision for children and young people at Latton Priory strategic site	R	EFDC / Developers	Developer contributions (S106)	£820,260	£0	£820,260	£0	2021-2033					✓				
OS26	Approx. 1.21ha. provision for children and young people at Water Lane Area strategic site	R	EFDC / Developers	Developer contributions (S106)	£1,600,830	£0	£1,600,830	£0	2021-2033						✓	✓		
OS27	Approx. 4.76ha. of children's play facilities at Gilston Villages 1-6	R	EHDC / Developers	Developer contributions (S106)	£3,498,600	£0	£3,498,600	£0	2022 onwards	✓								
OS28	Approx. 0.84ha. of children's play facilities at Gilston Village 7	R	EHDC / Developers	Developer contributions (S106)	£617,400	£0	£617,400	£0	2022 onwards		✓							
OS29	Approx. 0.82ha. Local Equipped Area for Play (LEAP) across Harlow strategic site (excluding East Harlow)	R	HDC / Developers	Developer contributions (S106)	£602,700	£0	£602,700	£0	2018-2033								✓	
OS30	Approx. 1.10ha. Neighbourhood Equipped Area for Play (NEAP) across Harlow strategic site (excluding East Harlow)	R	HDC / Developers	Developer contributions (S106)	£1,455,300	£0	£1,455,300	£0	2018-2033								✓	
Allotments																		
OS31	Approx 0.35ha. allotments at East Harlow strategic site (Epping Forest portion)	R	EFDC / Developers	Developer contributions (S106)	£8,750	£0	£8,750	£0	2023-2033			✓						
OS32	Approx 1.56ha. allotments at East Harlow (Harlow portion)	R	HDC / Developers	Developer contributions (S106)	£39,000	£0	£39,000	£0	2020-2033				✓					

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1-6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Sunners	W. Katherine's	Other Sites
OS33	Approx 0.49ha. allotments at Latton Priory strategic site	R	EFDC / Developers	Developer contributions (S106)	£12,250	£0	£12,250	£0	2021-2033					✓			
OS34	Approx 0.97ha. allotments at Water Lane Area strategic site	R	EFDC / Developers	Developer contributions (S106)	£24,250	£0	£24,250	£0	2021-2033						✓	✓	
OS35	Approx. 5.71ha. allotments at Gilston Villages 1-6	R	EHDC / Developers	Developer contributions (S106)	£142,750	£0	£142,750	£0	2022 onwards	✓							
OS36	Approx. 1.01ha. allotments at Gilston Village 7	R	EHDC / Developers	Developer contributions (S106)	£25,250	£0	£25,250	£0	2022 onwards		✓						
OS37	Approx 0.69ha. allotments across other sites (excluding East Harlow strategic site) within Harlow	R	HDC / Developers	Developer contributions (S106)	£17,250	£0	£17,250	£0	2018-2033								✓
Other																	
OS38	Upgrades at Harlow Town Park to reflect anticipated increased use	R	HDC	Developer contributions (S106)	Unknown	£0	Unknown	Unknown	2018 onwards								
OS39	Contribution towards Epping Forest Suitable Alternative Natural Green Space (SANGS)	E	EFDC / Developers	Developer contributions (S106)	£2,250,000	£0	£0 ²⁷	£2,250,000	2021-2033								
OS40	Air quality monitoring	E	EFDC / Developers	Developer contributions (S106)	£175,000	£0	£0	£175,000	2021-2033								
OS41	Off-site green infrastructure at Stort Valley	R	EHDC	Developer contributions (S106)	£5,000,000	£0	£5,000,000	£0	2022 onwards	✓	✓						
OS42	Ongoing stewardship and governance	R	TBC	TBC	Unknown	£0	Unknown	Unknown	2018 onwards								
Total					£45,821,730	£0	£43,396,730	£2,425,000									

²⁷ The number of SANGS required is not yet determined, and for this reason costs are not currently attributed to specific sites.

5.2.7 Sports and Leisure

Table 13 Summary of sports and leisure interventions

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1 - 6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites
SF1	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios	R	HDC / EFDC / EHDC / ECC / HCC / Providers	Developer contributions (S106) / Grant funding	£10,016,000	£0	£10,016,000	£0	2018-2028			✓	✓	✓	✓	✓	✓
SF2	New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios	R	EHDC / HCC / Providers	Developer contributions (S106) / Grant funding	£11,015,680	£0	£11,015,680	£0	2023-2033	✓	✓						
Total					£21,031,680	£0	£21,031,680	£0									

5.2.9 Utilities

Table 14 Summary of utilities interventions

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites										
										Gilston 1 - 6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites			
Water																				
UT1	Network reinforcement works to provide potable water	C	Affinity Water	Providers / Developers (Charge)	N/A (strategic upgrades met by providers; on site connections part of normal development costs)	£0	£0	N/A ²⁸	Various - by phasing of sites											
UT2	Early implementation of waste water network upgrades at Latton Priory strategic site	C	Thames Water	Providers / Developers (Charge)	N/A (strategic upgrades met by providers; on site connections part of normal development costs)	£0	£0	N/A	2018-2021											
Electricity																				
UT3	New Harlow 33/11kV Primary sub-station	C	UKPN / Developers	Providers / Developers (Charge)	£900,000	£0	£0	N/A	2018-2023											
UT4	South Harlow 33/11kV Primary sub-station and 11kV interconnection	C	UKPN / Developers	Providers / Developers (Charge)	£1,100,000	£0	£0	N/A	2018-2023											
UT5	Rye House/Harlow West 132kV Tower Line	C	UKPN / Developers	Providers / Developers (Charge)	£5,400,000	£0	£0	N/A	2018-2023											
UT6	Replacement of 33kV switchgear at Harlow West substation	C	UKPN / Developers	Providers / Developers (Charge)	£1,400,000	£0	£0	N/A	2018-2023											
UT7	33kV overhead lines may require diverting for masterplanning of Water Lane Area strategic site	R	UKPN / Developers	Providers / Developers (Charge)	Site dependent	£0	N/A	N/A	2023-2035 (sub-phasing dependent)							✓	✓			

²⁸ Most local utilities upgrades and connections expected to be funded as a combination of the provider and developers via a connection and infrastructure charge (part of 'normal development cost' – see Section 5.1); additional costs beyond this expected to be met by the provider.

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1 - 6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites
UT8	New primary substation to serve Gilston	C	Utility Provider	Providers / Developer (Contribution / Charge)	£29,000,000	£0	£0 ²⁹	N/A	2022 onwards	(✓)	(✓)						
Gas																	
UT9	Gas infrastructure to enable growth	E	Providers / Developers	Providers / Developers (Charge)	N/A (strategic upgrades met by providers; on site connections part of normal development costs)	N/A	£0	N/A	Various - by phasing of sites								
UT10	Potential diversion of mains gas pipeline at East Harlow strategic site	R	Cadent Gas	UKPN / Developer agreement	Masterplan dependent	N/A	£0	N/A	2022-2030 (sub-phasing dependent)			✓	✓				
Telecommunications																	
UT11	Telecommunications infrastructure to enable growth	E	Providers / Developers	Providers / Developers (Charge)	N/A (strategic upgrades met by providers; on site connections part of normal development costs)	£0	£0	N/A	Various - by phasing of sites								
UT12	Measures to support implementation of the Garden Town Digital Strategy	R	Providers / Developers	Providers / Developers	Unknown	£0	Unknown	Unknown	2018 onwards								
UT13	Ongoing broadband and communication upgrades, as required by technological change	R	Providers	Providers	N/A (met by providers)	£0	£0	N/A	2018 onwards								
Waste																	
UT14	Household Waste Recycling Centre to serve Gilston	R	Developer / HCC	Developers / Grant	£6,700,000	£0	£1,662,067	£5,037,933	2023-2028	✓	✓						

²⁹ Substation is an abnormal cost to be reflected in the land value – refer to the Harlow and Gilston Garden Town Strategic Viability Assessment for further details on how it has been addressed.

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1 - 6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites
UT15	Increased household waste and recycling capacity and / or facility upgrades in order to serve additional demand in Essex	R	Developer / ECC	Developers / Grant	£200,000	£0	£200,000	£0	2023-2028			✓	✓	✓	✓	✓	✓
Total					£44,700,000	£0	£1,862,067	£5,037,933									

5.2.10 Flood Protection

Table 15 Summary of flood protection interventions

Ref	Intervention	Priority	Delivery Partners	Potential Funding Sources	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Delivery Phasing	Contributing Sites							
										Gilston 1 - 6	Gilston 7	E. Harlow (N)	E. Harlow (S)	Latton Priory	W. Summers	W. Katherine's	Other Sites
FL1	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	C	Environment Agency / EFDC / ECC / Developers	Developer Funded	Unknown	£0	£0	Unknown	2018-2023			✓					
FL2	Strategic surface water flood risk interventions (see Appendix A for further details)	C	Environment Agency / Developers	Environment Agency / Developer Contribution	£12,000,000	£341,482	£440,000	£11,218,518	2028-2033								✓
FL3	On-site SuDS delivered as part of developments	E	Developers	Developer Funded	N/A (part of normal development costs)	£0	£0	N/A	Various - by phasing of sites								
Total					£12,000,000	£341,482	£440,000	£11,218,518									

5.3 Infrastructure Requirements by Strategic Site

5.3.1 Gilston Villages 1-6

Table 16 Infrastructure requirements for Gilston Villages 1-6

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
TR9	Transport	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing	£4,805,825	48.54%	48.06%
TR17	Transport	A414 Edinburgh Way / Howard Way improvement scheme	£5,950,000	85.00%	85.00%
TR18	Transport	Amwell Roundabout upgrades and 'throughabout'	£3,570,000	85.00%	85.00%
TR19	Transport	Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges, and improved access to Harlow Town Station from the north	£30,770,000	85.00%	85.00%
TR20	Transport	Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park	£45,912,264	49.45%	49.45%
TR21	Transport	Access to Gilston Area Village 2	£2,159,000	100.00%	100.00%
TR22	Transport	Access to Gilston Area Village 1 (north of Eastwick junction) and creation of Sustainable Transport link within Village 1	£13,240,000	100.00%	100.00%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
TR24	Transport	Sustainable link between Gilston Village 7 and Gilston Villages 1-6	£8,797,500	85.00%	85.00%
TR28	Transport	Sustainable Transport Corridors and Town Centre Transport Hub	£63,750,536	49.45%	40.56%
TR32	Transport	Off-road cycle and walking network from Village 6 to Pinnacles	£600,000	100.00%	100.00%
TR33	Transport	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	£3,527,602	48.21%	48.21%
TR34	Transport	Pump-priming of new bus services in Gilston Area	£16,065,000	85.00%	85.00%
ED4	Education	Childcare facility (approx. 1650sqm) at Gilston Villages 1-6	£4,024,350	100.00%	100.00%
ED18	Education	Requirement of 17FE of primary education, with each school including early years provision	£62,961,047	85.00%	85.00%
ED19	Education	Additional safeguarded provision at Gilston (additional 3FE across primary schools)	£9,732,895	85.00%	85.00%
ED23	Education	8FE secondary school at Gilston	£32,557,985	85.00%	85.00%
ED24	Education	9FE secondary school at Gilston	£36,158,383	85.00%	85.00%
ED25	Education	Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools)	£10,801,194	85.00%	85.00%
ED26	Education	SEN provision	£5,286,966	48.06%	48.06%
HE3	Healthcare	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£21,625,278	48.06%	48.06%
ES1	Emergency Services	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services	£1,483,593	49.45%	24.73%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
ES2	Emergency Services	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area	£6,181,638	49.45%	24.73%
CF6	Community Facilities	Approx. 3,120sqm of community space to serve Gilston	£5,890,092	85.00%	85.00%
CF7	Community Facilities	Youth provision at Gilston, associated with community space	£416,887	85.00%	85.00%
CF8	Community Facilities	Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC), with a reserve position of increased capacity and provision in Hertfordshire	£1,913,244	85.00%	85.00%
CF10	Community Facilities	Contribution towards on site or off site public art	£850,000	48.06%	48.06%
CF11	Community Facilities	Upgrades to sculpture trail leading to Harlow Town Station	£36,047	48.06%	48.06%
CF12	Community Facilities	Playhouse Square development	£240,317	48.06%	48.06%
OS5	Open Space	Approx. 11.42ha. of amenity greenspace at Gilston Villages 1-6	£1,598,800	100.00%	100.00%
OS12	Open Space	Approx. 15.23ha. of amenity greenspace (including parks and gardens) at Gilston Villages 1-6	£4,569,000	100.00%	100.00%
OS19	Open Space	Approx. 60.93ha. of natural and semi-natural greenspace at Gilston Villages 1-6	£3,046,500	100.00%	100.00%
OS27	Open Space	Approx. 4.76ha. of children's play facilities at Gilston Villages 1-6	£3,498,600	100.00%	100.00%
OS35	Open Space	Approx. 5.71ha. allotments at Gilston Villages 1-6	£142,750	100.00%	100.00%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
OS41	Open Space	Off-site green infrastructure at Stort Valley	£4,250,000	85.00%	85.00%
SF2	Sports and Leisure	New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios	£9,363,328	85.00%	85.00%
UT14	Utilities	Household Waste Recycling Centre to serve Gilston	£1,412,757	85.00%	21.09%
Total			£427,189,378		

Figure 3 Indicative Phasing of key infrastructure at Gilston Villages 1-7³⁰

Ref	Intervention	2018-2023					2023-2028					2028-2033					2033-2038					2038-2043					2043+	
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2043+
	Units			50							1500					1500					1500						1500	3950
TR9	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing																											
TR17	A414 Edinburgh Way / Howard Way improvement scheme																											
TR18	Amwell Roundabout upgrades and 'throughabout'																											
TR19	Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges																											
TR20	Second Stort Crossing																											
TR21	Access to Gilston Area Village 2																											
TR22	Access to Gilston Area Village 1 (north of Eastwick junction) and creation of Sustainable Transport link within Village 1																											
TR23	Western access (village 7) to Gilston at A414/Church Lane																											
TR24	Sustainable link between Gilston Village 7 and Gilston Villages 1-6																											

³⁰ Combined indicative phasing for Gilston 1-6 and Gilston 7. Early phasing of Gilston differs slightly between Figure 3 and the figures used in the Strategic Viability Assessment but the impact is considered to be minimal.

Ref	Intervention	2018-2023					2023-2028					2028-2033					2033-2038					2038-2043					2043+	
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2043+
	Units			50				1500					1500					1500						1500				3950
TR28	Sustainable Transport Corridors and Town Centre Transport Hub																											
TR31	Off-road cycle and walking network from Village 7 to Roydon																											
TR32	Off-road cycle and walking network from Village 6 to Pinnacles																											
ED4	Childcare facility (approx. 1650sqm) at Gilston Villages 1-6																											
ED5	Childcare facility (approx. 275sqm) at Gilston Village 7																											
ED18	Requirement of 17FE of primary education, with each school including early years provision (markers show indicative phasing of each FE; this is indicative only as education provision expected to be provided in larger-than-IFE provisions)																											
ED19	Additional safeguarded provision at Gilston (additional 3FE across primary schools)																											
ED23 / ED24	Requirement of one 8FE secondary school and one 9FE secondary school at Gilston (markers show indicative phasing of each FE; this is indicative only as education provision expected to be provided in larger-than-IFE provisions)																											
ED25	Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools)																											
ES1	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services																											
ES2	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area																											

Ref	Intervention	2018-2023					2023-2028					2028-2033					2033-2038					2038-2043					2043+							
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2043+						
	Units			50							1500					1500											1500						3950	
CF6	Approx. 3,120sqm of community space to serve Gilston																																	
CF7	Youth provision at Gilston, associated with community space																																	
CF8	Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC)																																	
SF2	New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios																																	
UT14	Household Waste Recycling Centre to serve Gilston																																	

5.3.3 Gilston Village 7

Table 17 Infrastructure requirements for Gilston Village 7

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
TR9	Transport	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing	£848,087	8.57%	8.48%
TR17	Transport	A414 Edinburgh Way / Howard Way improvement scheme	£1,050,000	15.00%	15.00%
TR18	Transport	Amwell Roundabout upgrades and 'throughabout'	£630,000	15.00%	15.00%
TR19	Transport	Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges, and improved access to Harlow Town Station from the north	£5,430,000	15.00%	15.00%
TR20	Transport	Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlins Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlins Park	£8,102,164	8.73%	8.73%
TR23	Transport	Western access (village 7) to Gilston at A414/Church Lane	£1,535,000	100.00%	100.00%
TR24	Transport	Sustainable link between Gilston Village 7 and Gilston Villages 1-6	£1,552,500	15.00%	15.00%
TR28	Transport	Sustainable Transport Corridors and Town Centre Transport Hub	£11,250,095	8.73%	7.16%
TR31	Transport	Off-road cycle and walking network from Village 7 to Roydon	£600,000	100.00%	100.00%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
TR33	Transport	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	£618,878	8.46%	8.46%
TR34	Transport	Pump-priming of new bus services in Gilston Area	£2,835,000	15.00%	15.00%
ED5	Education	Childcare facility (approx. 275sqm) at Gilston Village 7	£670,725	100.00%	100.00%
ED18	Education	Requirement of 17FE of primary education, with each school including early years provision	£11,110,773	15.00%	15.00%
ED19	Education	Additional safeguarded provision at Gilston (additional 3FE across primary schools)	£1,717,570	15.00%	15.00%
ED23	Education	8FE secondary school at Gilston	£5,745,527	15.00%	15.00%
ED24	Education	9FE secondary school at Gilston	£6,380,891	15.00%	15.00%
ED25	Education	Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools)	£1,906,093	15.00%	15.00%
ED26	Education	SEN provision	£932,994	8.48%	8.48%
HE3	Healthcare	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£3,816,226	8.48%	8.48%
ES1	Emergency Services	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services	£261,811	8.73%	4.36%
ES2	Emergency Services	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area	£1,090,877	8.73%	4.36%
CF6	Community Facilities	Approx. 3,120sqm of community space to serve Gilston	£1,039,428	15.00%	15.00%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
CF7	Community Facilities	Youth provision at Gilston, associated with community space	£73,568.30	15.00%	15.00%
CF8	Community Facilities	Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC), with a reserve position of increased capacity and provision in Hertfordshire	£337,631	15.00%	15.00%
CF10	Community Facilities	Contribution towards on site or off site public art	£150,000	8.48%	8.48%
CF11	Community Facilities	Upgrades to sculpture trail leading to Harlow Town Station	£6,361	8.48%	8.48%
CF12	Community Facilities	Playhouse Square development	£42,409	8.48%	8.48%
OS6	Open Space	Approx. 2.02ha. of amenity greenspace at Gilston Village 7	£282,800	100.00%	100.00%
OS13	Open Space	Approx. 2.69ha of amenity greenspace (including parks and gardens) at Gilston Village 7	£807,000	100.00%	100.00%
OS20	Open Space	Approx. 10.75ha. of natural and semi-natural greenspace at Gilston Village 7	£537,500	100.00%	100.00%
OS28	Open Space	Approx. 0.84ha. of children's play facilities at Gilston Village 7	£617,400	100.00%	100.00%
OS36	Open Space	Approx. 1.01ha. allotments at Gilston Village 7	£25,250	100.00%	100.00%
OS41	Open Space	Off-site green infrastructure at Stort Valley	£750,000	15.00%	15.00%
SF2	Sports and Leisure	New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios	£1,652,352	15.00%	15.00%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
UT14	Utilities	Household Waste Recycling Centre to serve Gilston	£249,310	15.00%	3.72%
Total			£74,656,220		

Please refer to Figure 3 for information on the phasing of key infrastructure at Gilston.

5.3.4 East Harlow (Epping Forest District)

Table 18 Infrastructure requirements for East Harlow (Epping Forest District)

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
TR2	Transport	Mayfield Farm access to East Harlow, including a single junction upgrade and link-road to the site	£4,000,000	100.00%	100.00%
TR3	Transport	Sheering Way access to East Harlow, including a single junction upgrade and link-road to the site	£2,000,000	100.00%	100.00%
TR9	Transport	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing	£424,043	4.28%	4.24%
TR20	Transport	Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park	£4,051,082	4.36%	4.36%
TR28	Transport	Sustainable Transport Corridors and Town Centre Transport Hub	£5,625,047	4.36%	3.58%
TR33	Transport	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	£309,439	4.23%	4.23%
ED1	Education	Approx. 64 early years places to meet the needs of new residents at East Harlow (Epping portion)	£1,073,160	100.00%	100.00%
ED13	Education	New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion)	£3,929,909	54.95%	52.53%
ED21	Education	New 8FE (10ha site) secondary school at East Harlow	£4,033,520	17.94%	15.66%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
ED26	Education	SEN provision	£466,497	4.24%	4.24%
HE3	Healthcare	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£1,908,112.81	4.24%	4.24%
ES1	Emergency Services	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services	£130,905	4.36%	2.18%
ES2	Emergency Services	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area	£545,439	4.36%	2.18%
CF1	Community Facilities	Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space	£832,875	22.39%	22.39%
CF9	Community Facilities	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)	£365,192	10.43%	10.43%
CF10	Community Facilities	Contribution towards on site or off site public art	£75,000	22.39%	22.39%
CF11	Community Facilities	Upgrades to sculpture trail leading to Harlow Town Station	£3,181	4.24%	4.24%
CF12	Community Facilities	Playhouse Square development	£21,204	4.24%	4.24%
OS1	Open Space	Approx. 1.05ha. amenity greenspace at East Harlow (Epping Forest portion)	£147,000	100.00%	100.00%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
OS8	Open Space	Approx. 1.40ha. public parks and gardens at East Harlow (Epping Forest portion)	£420,000	100.00%	100.00%
OS15	Open Space	Approx. 3.15ha. of natural space at East Harlow (Epping Forest portion)	£157,500	100.00%	100.00%
OS22	Open Space	Approx. 0.44ha. provision for children and young people at East Harlow (Epping Forest portion)	£582,120	100.00%	100.00%
OS31	Open Space	Approx 0.35ha. allotments at East Harlow (Epping Forest portion)	£8,750	100.00%	100.00%
SF1	Sports and Leisure	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios	£1,045,075	10.43%	10.43%
UT10	Utilities	Potential diversion of mains gas at East Harlow	Unknown	Unknown	Unknown
UT15	Utilities	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex	£20,868	10.43%	10.43%
FL1	Flood Defence	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	Unknown	Unknown	Unknown
Total			£32,175,919		

Figure 4 Phasing of key infrastructure at East Harlow (Epping Forest District)

Ref	Intervention	2018-2023					2023-2028					2028-2033					
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'33
	Units	0					250					500					
TR2	Mayfield Farm access to East Harlow, including a single junction upgrade and link-road to the site																
TR3	Sheering Way access to East Harlow, including a single junction upgrade and link-road to the site																
TR9	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing																
TR20	Second Stort Crossing																
TR28	Sustainable Transport Corridors and Town Centre Transport Hub																
ED1	Approx. 64 early years places to meet the needs of new residents at East Harlow (Epping portion)																
ED13	New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion)																
ED21	New 8FE (10ha site) secondary school at East Harlow																
ES1	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services																
ES2	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area																

Ref	Intervention	2018-2023					2023-2028					2028-2033					
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'33
	Units	0					250					500					
CF1	Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space																
CF9	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)																
SF1	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios																
UT10	Potential diversion of mains gas at East Harlow																
UT15	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex																
FL1	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																

5.3.5 East Harlow (Harlow District)

Table 19 Infrastructure requirements for East Harlow (Harlow District)

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
TR4	Transport	Nursery site (east of Gilden Way) access to East Harlow, including a single junction upgrade and link-road to the site	£7,000,000	100.00%	100.00%
TR9	Transport	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing	£1,470,017	14.85%	14.70%
TR20	Transport	Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park	£14,043,751	15.13%	15.13%
TR28	Transport	Sustainable Transport Corridors and Town Centre Transport Hub	£19,500,164	15.13%	12.41%
TR33	Transport	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	£1,072,721	14.66%	14.66%
ED6	Education	Approx. 349 additional places in Old Harlow ward	£4,503,692	99.54%	80.18%
ED13	Education	New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion)	£2,896,605	40.50%	38.72%
ED15	Education	New 3FE (3ha site) primary school, including early years provision, at East Harlow (Harlow portion)	£10,727,080	100.00%	94.10%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
ED21	Education	New 8FE (10ha site) secondary school at East Harlow	£13,982,870	62.19%	54.28%
ED26	Education	SEN provision	£1,617,190	14.70%	14.70%
HE3	Healthcare	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£6,614,791	14.70%	14.70%
ES1	Emergency Services	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services	£453,805	15.13%	7.56%
ES2	Emergency Services	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area	£1,890,854	15.13%	7.56%
CF1	Community Facilities	Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space	£2,887,300	77.61%	77.61%
CF5	Community Facilities	One youth facility	£744,100	100.00%	100.00%
CF9	Community Facilities	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)	£1,265,999	36.17%	36.17%
CF10	Community Facilities	Contribution towards on site or off site public art	£260,000	77.61%	77.61%
CF11	Community Facilities	Upgrades to sculpture trail leading to Harlow Town Station	£11,026	14.70%	14.70%
CF12	Community Facilities	Playhouse Square development	£73,509	14.70%	14.70%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
OS2	Open Space	Approx. 12.45ha. amenity greenspace at East Harlow (Harlow portion)	£1,743,000	100.00%	100.00%
OS9	Open Space	Approx. 14.00ha. public parks and gardens at East Harlow (Harlow portion)	£4,200,000	100.00%	100.00%
OS16	Open Space	Approx. 15.56ha. of natural space at East Harlow (Harlow portion)	£778,000	100.00%	100.00%
OS23	Open Space	Approx. 1.87ha. Local Equipped Area for Play (LEAP) at East Harlow (Harlow portion)	£1,374,450	100.00%	100.00%
OS24	Open Space	Approx 2.49ha. Neighbourhood Equipped Area for Play (NEAP) at East Harlow (Harlow portion)	£3,294,270	100.00%	100.00%
OS32	Open Space	Approx 1.56ha. allotments at East Harlow (Harlow portion)	£39,000	100.00%	100.00%
SF1	Sports and leisure	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios	£3,622,927	36.17%	36.17%
UT10	Utilities	Potential diversion of mains gas at East Harlow	Unknown	Unknown	Unknown
UT15	Utilities	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex	£72,343	36.17%	36.17%
Total			£106,139,464		

Figure 5 Phasing of key infrastructure at East Harlow (Harlow District)

Ref	Intervention	2018-2023					2023-2028					2028-2033					
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'33
	Units			750				1150					700				
TR4	Nursery site (east of Gilden Way) access to East Harlow, including a single junction upgrade and link-road to the site																
TR9	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing																
TR20	Second Stort Crossing																
TR28	Sustainable Transport Corridors and Town Centre Transport Hub																
ED6	Approx. 349 additional places in Old Harlow ward																
ED13	New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion)																
ED15	New 3FE (3ha site) primary school, including early years provision, at East Harlow (Harlow portion)																
ED21	New 8FE (10ha site) secondary school at East Harlow																
ES1	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services																
ES2	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area																

Ref	Intervention	2018-2023					2023-2028					2028-2033					
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'33
	Units	750					1150					700					
CF1	Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space																
CF5	One youth facility																
CF9	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)																
SF1	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios																
UT10	Potential diversion of mains gas at East Harlow																
UT15	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex																

5.3.6 Latton Priory

Table 20 Infrastructure requirements for Latton Priory

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
TR5	Transport	Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393	£3,500,000	70.00%	70.00%
TR6	Transport	Link road and B1393 junction from Latton Priory to M11 Junction 7	£5,000,000	100.00%	100.00%
TR9	Transport	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing	£593,661	6.00%	5.94%
TR20	Transport	Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park	£5,671,515	6.11%	6.11%
TR28	Transport	Sustainable Transport Corridors and Town Centre Transport Hub	£7,875,066	6.11%	5.01%
TR33	Transport	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	£433,214	5.92%	5.92%
ED2	Education	Approx. 79 early years places to meet the needs of new residents at Latton Priory	£1,324,682	100.00%	100.00%
ED16	Education	New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory	£5,501,873	82.34%	73.54%
ED22	Education	New 8FE (10ha site) secondary school at Latton Priory	£5,646,928	24.07%	21.92%
ED26	Education	SEN provision	£653,096	5.94%	5.94%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
HE3	Healthcare	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£2,671,358	5.94%	5.94%
ES1	Emergency Services	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services	£183,267	6.11%	3.05%
ES2	Emergency Services	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area	£763,614	6.11%	3.05%
CF2	Community Facilities	Approx. 500sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in Latton Priory, including provision for community halls, youth facilities, other public / community service space	£1,110,500	100.00%	100.00%
CF9	Community Facilities	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)	£511,269	14.61%	14.61%
CF10	Community Facilities	Contribution towards on site or off site public art	£105,000	5.94%	5.94%
CF11	Community Facilities	Upgrades to sculpture trail leading to Harlow Town Station	£4,453	5.94%	5.94%
CF12	Community Facilities	Playhouse Square development	£29,686	5.94%	5.94%
OS3	Open Space	Approx. 1.48ha. amenity greenspace at Latton Priory	£207,200	100.00%	100.00%
OS10	Open Space	Approx. 1.97ha. public parks and gardens at Latton Priory	£591,000	100.00%	100.00%
OS17	Open Space	Approx. 4.44ha. of natural space at Latton Priory	£222,000	100.00%	100.00%
OS25	Open Space	Approx. 0.62ha. provision for children and young people at Latton Priory	£820,260	100.00%	100.00%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
OS33	Open Space	Approx. 0.49ha. allotments at Latton Priory	£12,250	100.00%	100.00%
SF1	Sports and Leisure	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios	£1,463,105	14.61%	14.61%
UT15	Utilities	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex	£29,215	14.61%	14.61%
Total			£44,924,212		

Figure 6 Phasing of key infrastructure at Latton Priory

Ref	Intervention	2018-2023					2023-2028					2028-2033					
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'33
	Units	50					500					500					
TR5	Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393																
TR6	Link road and B1393 junction from Latton Priory to M11 Junction 7																
TR9	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing																
TR20	Second Stort Crossing																
TR28	Sustainable Transport Corridors and Town Centre Transport Hub																
ED2	Approx. 79 early years places to meet the needs of new residents at Latton Priory																
ED16	New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory																
ED22	New 8FE (10ha site) secondary school at Latton Priory																
ES1	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services																
ES2	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area																

Ref	Intervention	2018-2023					2023-2028					2028-2033					
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'33
	Units	50					500					500					
CF2	Approx. 500sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Latton Priory, including provision for community halls, youth facilities, other public / community service space																
CF9	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)																
SF1	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios																
UT15	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex																

5.3.7 West Sumners

Table 21 Infrastructure requirements for West Sumners

Ref	Infrastructure type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
TR5	Transport	Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393	£377,456	7.55%	7.55%
TR8	Transport	Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169	£4,529,467	37.75%	37.75%
TR9	Transport	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing	£456,271	4.61%	4.56%
TR16	Transport	Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements	£2,666,487	38.09%	38.09%
TR20	Transport	Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park	£4,358,964	4.70%	4.70%
TR28	Transport	Sustainable Transport Corridors and Town Centre Transport Hub	£6,052,551	4.70%	3.85%
TR33	Transport	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	£332,956	4.55%	4.55%
ED3	Education	Approx. 158 early years places to meet the needs of new residents at Water Lane Area	£1,000,017	37.75%	37.75%

Ref	Infrastructure type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
ED16	Education	New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory	£1,180,021	17.66%	15.77%
ED17	Education	New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area	£3,048,562	30.42%	26.74%
ED22	Education	New 8FE (10ha site) secondary school at Latton Priory	£4,340,068	18.50%	16.85%
ED26	Education	SEN provision	£501,951	4.56%	4.56%
HE3	Healthcare	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£2,053,129	4.56%	4.56%
ES1	Emergency Services	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services	£140,854	4.70%	2.35%
ES2	Emergency Services	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area	£586,892	4.70%	2.35%
CF3	Community Facilities	Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space	£838,329	37.75%	37.75%
CF9	Community Facilities	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)	£392,947	11.23%	11.23%
CF10	Community Facilities	Contribution towards on site or off site public art	£80,700	4.56%	4.56%
CF11	Community Facilities	Upgrades to sculpture trail leading to Harlow Town Station	£3,422	4.56%	4.56%

Ref	Infrastructure type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
CF12	Community Facilities	Playhouse Square development	£22,816	4.56%	4.56%
OS4	Open Space	Approx. 2.91ha. amenity greenspace at Water Lane Area	£153,775	37.75%	37.75%
OS11	Open Space	Approx. 3.88ha. public parks and gardens at Water Lane Area	£439,358	37.75%	37.75%
OS18	Open Space	Approx. 8.74ha. of natural space at Water Lane Area	£164,948	37.75%	37.75%
OS26	Open Space	Approx. 1.21ha. provision for children and young people at Water Lane Area	£604,242	37.75%	37.75%
OS34	Open Space	Approx 0.97ha. allotments at Water Lane Area	£9,153	37.75%	37.75%
SF1	Sports and Leisure	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios	£1,124,501	11.23%	11.23%
UT7	Utilities	33kV overhead lines may require diverting for masterplanning of Water Lane Area	Unknown	Unknown	Unknown
UT15	Utilities	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex	£22,454	11.23%	11.23%
Total			£35,482,291		

Figure 7 Phasing of key infrastructure at West Summers

Ref	Intervention	2018-2023					2023-2028					2028-2033					
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'33
	Units (Water Lane Area sites assumed to be phased at same rate)	38					384					384					
TR5	Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393																
TR8	Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169																
TR9	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing																
TR16	Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements																
TR20	Second Stort Crossing																
TR28	Sustainable Transport Corridors and Town Centre Transport Hub																
ED3	Approx. 158 early years places to meet the needs of new residents at Water Lane Area																
ED16	New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory																
ED17	New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area																

Ref	Intervention	2018-2023					2023-2028					2028-2033					
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'33
	Units (Water Lane Area sites assumed to be phased at same rate)	38					384					384					
ED22	New 8FE (10ha site) secondary school at Latton Priory																
ES1	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services																
ES2	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area																
CF3	Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space																
CF9	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)																
SF1	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios																
UT7	33kV overhead lines may require diverting for masterplanning of Water Lane Area																
UT15	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex																

5.3.8 West of Katherine's

Table 22 Infrastructure requirements for West of Katherine's

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
TR5	Transport	Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393	£622,544	12.45%	12.45%
TR8	Transport	Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169	£7,470,533	62.25%	62.25%
TR9	Transport	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing	£752,536	7.60%	7.53%
TR16	Transport	Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements	£4,333,513	61.91%	61.91%
TR20	Transport	Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park	£7,189,320	7.74%	7.74%
TR28	Transport	Sustainable Transport Corridors and Town Centre Transport Hub	£9,982,584	7.74%	6.35%
TR33	Transport	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	£549,151	7.50%	7.50%
ED3	Education	Approx. 158 early years places to meet the needs of new residents at Water Lane Area	£1,649,347	62.25%	62.25%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
ED17	Education	New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area	£6,974,279	69.58%	61.18%
ED22	Education	New 8FE (10ha site) secondary school at Latton Priory	£7,158,154	30.51%	27.78%
ED26	Education	SEN provision	£827,877	7.53%	7.53%
HE3	Healthcare	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	£3,386,264	7.53%	7.53%
ES1	Emergency Services	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services	£232,313	7.74%	3.87%
ES2	Emergency Services	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area	£967,972	7.74%	3.87%
CF3	Community Facilities	Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space	£1,382,671	62.25%	62.25%
CF9	Community Facilities	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)	£648,094	18.52%	18.52%
CF10	Community Facilities	Contribution towards on site or off site public art	£133,100	62.25%	62.25%
CF11	Community Facilities	Upgrades to sculpture trail leading to Harlow Town Station	£5,645	7.53%	7.53%
CF12	Community Facilities	Playhouse Square development	£37,631	7.53%	7.53%

Ref	Infrastructure Type	Intervention	Cost Apportioned to Site	Proportion of Developer Contribution Element	Proportion of Total Cost
OS4	Open Space	Approx. 2.91ha. amenity greenspace at Water Lane Area	£253,625	62.25%	62.25%
OS11	Open Space	Approx. 3.88ha. public parks and gardens at Water Lane Area	£724,642	62.25%	62.25%
OS18	Open Space	Approx. 8.74ha. of natural space at Water Lane Area	£272,052	62.25%	62.25%
OS26	Open Space	Approx. 1.21ha. provision for children and young people at Water Lane Area	£996,588	62.25%	62.25%
OS34	Open Space	Approx 0.97ha. allotments at Water Lane Area	£15,097	62.25%	62.25%
SF1	Sports and Leisure	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios	£1,854,660	18.52%	18.52%
UT7	Utilities	33kV overhead lines may require diverting for masterplanning of Water Lane Area	Unknown	Unknown	Unknown
UT15	Utilities	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex	£37,034	18.52%	18.52%
Total			£58,457,226		

Figure 8 Phasing of key infrastructure at West of Katherine's

Ref	Intervention	2018-2023					2023-2028					2028-2033					
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	'33
	Units (Water Lane Area sites assumed to be phased at same rate)	63					634					634					
TR5	Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393																
TR8	Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169																
TR9	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing																
TR16	Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements																
TR20	Second Stort Crossing																
TR28	Sustainable Transport Corridors and Town Centre Transport Hub																
ED3	Approx. 158 early years places to meet the needs of new residents at Water Lane Area																
ED17	New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area																
ED22	New 8FE (10ha site) secondary school at Latton Priory																

Ref	Intervention	2018-2023					2023-2028					2028-2033				
		'18	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Units (Water Lane Area sites assumed to be phased at same rate)	63					634					634				
ES1	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services															
ES2	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area															
CF3	Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space															
CF9	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)															
SF1	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios															
UT7	33kV overhead lines may require diverting for masterplanning of Water Lane Area															
UT15	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex															

5.4 Funding Gap

Table 23 Summary of funding gap

Topic	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Items Not Included in Funding Gap
Transport	£698,452,278	£61,450,000	£375,752,278	£61,250,000	<ul style="list-style-type: none"> Hertford Bypass (TR25) (£175,000,000) – unclear to what extent developer contributions from Garden Town will be required; given contributions towards Amwell junction (TR18), likely to be zero. Transport mitigation measures relating to Princess Alexandra Hospital relocation (TR27) (£25,000,000) – expected to form part of the overall cost package of the relocation.
Education	£311,853,088	£1,092,459	£289,810,921	£13,468,708	<ul style="list-style-type: none"> New 2FE primary school at Newhall Phases 2/3 (ED14) (£7,481,000) – no decision on the delivery of this school has been made.
Healthcare	£577,571,311	£170,000,000	£44,993,300	£32,578,011	<ul style="list-style-type: none"> Relocation of Princess Alexandra Hospital (HE1) – costs likely to be met through a variety of sources; remaining funding gap is not considered to be for the Garden Town to meet.
Emergency Services	£31,000,000	£0	£15,500,000	£15,500,000	
Community Facilities	£23,820,956	£0	£23,820,956	£0	
Open Space	£45,821,730	£0	£43,396,730	£2,425,000	
Sports and Leisure	£21,031,680	£0	£21,031,680	£0	

Topic	Cost	Identified Funding	Apportioned Costs	Remaining Funding Gap (After Developer Contributions)	Items Not Included in Funding Gap
Utilities	£44,700,000	£0	£1,862,067	£5,037,933	<ul style="list-style-type: none"> • New primary substation to serve Gilston (UT8) (£29,000,000) – abnormal cost to be reflected in land value. • Various electricity upgrades (UT3-UT6) (£8,800,000 total) – 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); additional costs beyond this expected to be met by the provider.
Flood Defence	£12,000,000	£341,482	£440,000	£11,218,518	
Total	£1,766,251,043	£232,883,941	£816,607,932	£141,478,170	

Section 6

Alternative
Collection
Methods

6 Alternative Collection and Funding Methods

Section 4.8 of the IDP sets out the collection methods currently available to support infrastructure delivery. A number of alternative arrangements which could be available to support the delivery of the Garden Town have also been considered:

- CIL Charging Schedule(s)
- Strategic Infrastructure Tariff
- Other Tariff Mechanisms
- Framework Agreements
- Planning Freedoms
- Developer Forward Funding
- Tax Increment Financing

All these methods would require additional work to take them forward. They should continue to be considered by Harlow and Gilston Garden Town and progressed where appropriate, particularly in relation to any work on a joint Planning Obligations SPD (see Section 3.2).

6.1 CIL Charging Schedules

6.1.1 District-Level CIL

CIL is intended to provide infrastructure to support the development of an area, rather than making individual planning applications acceptable in planning terms. (Some site-specific infrastructure or impact mitigation may still be necessary for a development to be granted planning permission.)

Charging authorities must set out their CIL rates in a Charging Schedule, which must be evidenced (with guidance given in the PPG), consulted on and examined, before being adopted. Charging authorities should set a rate which does not threaten viability. They should draw on the infrastructure planning evidence that underpins their development strategy, striking an appropriate balance between funding necessary infrastructure and the potential impact on deliverability.

In accordance with Regulation 123 of the CIL Regulations 2010 (as amended), a Regulation 123 infrastructure list sets out a list of those projects or types of infrastructure that it intends to fund (or may fund) through CIL (and, by omission, what is expected through planning obligations). A Regulation 123 infrastructure list will be produced as part of any progression of a CIL Charging Schedule and will be updated periodically once CIL is in place locally.

The benefits of introducing CIL are that the current pooling restrictions on Section 106 Agreements do not apply, and that the Regulation 123 list can be changed by

the charging authority without the need for examination, and so can be reviewed as the infrastructure needs change. CIL can be used to fund a wide range of infrastructure, and is arguably more flexible than other forms of developer contributions. CIL is also not subject to the same time restrictions on when it must be spent. However, the process for producing, examining and adopting (and updating) a CIL Charging Schedule requires time and resources, and there is evidence that it can be difficult to recoup sufficient funds through this method.

CIL is intended to provide infrastructure to support the development of an area, rather than making individual planning applications acceptable in planning terms. If a CIL Charging Schedule was in place in one or more of the three Districts, Section 106 would still be required to fund infrastructure when it is specifically required to facilitate development of the site (e.g. works necessary for access and/or public transport on or adjacent to the site). It is important that the local use of CIL and planning obligations do not overlap. The CIL Regulations restrict the use of local planning obligations to ensure that individual developments are not charged for the same items twice. Currently, where a local planning authority has indicated that it intends to fund an item of infrastructure through CIL, it cannot also seek money through Section 106 for the same thing. However, in December 2018 the Government consulted on proposals which included allowing local authorities to use both CIL and Section 106 to fund the same item of infrastructure³¹.

6.1.2 Garden Town CIL

As there are three charging authorities (Harlow, East Hertfordshire and Epping Forest Districts) and three ‘relevant Plans’³² (their respective Local Plans), each District would need to pursue its own Charging Schedule. However, it would be possible to develop an overarching evidence base and to ensure consistency of approach across the Garden Town. It may also be possible to hold a joint Independent Examination.

The Regulations allow for differential rates to be set by geography or scale of development, on the basis of viability (but not as a means to deliver policy objectives). This means that Epping Forest and East Hertfordshire Districts could have Charging Schedules which treat their Garden Town elements differently from growth across the rest of their Districts.

6.2 Strategic Infrastructure Tariff

Following the approach adopted for the Mayoral CIL used to fund Crossrail, the Government has proposed allowing Combined Authorities to introduce a Strategic Infrastructure Tariff to fund specific infrastructure projects. It would operate alongside local developer contributions (i.e. CIL and Section 106 Agreements),

³¹ Ministry of Housing, Communities and Local Government, *Reforming developer contributions: Technical consultation on draft regulations* (2018)

³² The PPG states that Charging Schedules must be consistent with and support the implementation of up-to-date relevant Plans, i.e. Local Plans (Paragraph: 011 Reference ID: 25-011-20140612).

and would aim to facilitate cross-border co-operation in the provision of major infrastructure.

The Government consulted on this proposal in March 2018³³, and responded to comments in October 2018³⁴. In response to suggestions that these powers should be made available to other charging authorities, the Government confirmed they will bring forward proposals for Combined Authorities and joint committees (where they have strategic planning powers) to charge the tariff, and will review options for giving other groups the power to levy a Tariff. At the time of writing, these powers are not yet in place.

As the Harlow and Gilston Garden Town does not currently have a joint planning committee, the option to progress a Strategic Infrastructure Tariff is not available. However, it might be something which could be progressed through a ‘planning freedom’ (see Section 6.5).

6.3 Other Tariff Mechanism

The Sustainable Transport Corridors (STC) network will result in benefits across the whole Garden Town including for unallocated development such as changes in use or intensification of development and development allocations that might yet be identified in future Plan reviews, these include non-residential development. At this stage however, the IDP has apportioned the delivery of the STC solely on the basis of the strategic scale growth consisting of the new neighbourhoods and village allocations and the proposed redevelopment of the Princess Alexandra Hospital site. In order to ensure the Sustainable Transport Corridors are delivered as soon as possible and that the network is designed to achieve maximum benefit to the sustainable growth of the Garden Town, it may also be appropriate to seek contributions from the other planned smaller scale developments, ‘windfall’ development and non-residential development, as well as future allocations. In order to do this, it is likely that a further mechanism will need to be established across the Garden Town for calculating and seeking contributions to support the implementation and potential future enhancements of the Sustainable Transport Corridors network. The authorities will consider incorporating this into a joint Planning Obligations SPD (see Section 3.2).

Current restrictions on planning obligations have limited the ability of authorities to take into account a financial contribution for the funding or provision of an infrastructure project where five or more separate planning obligations have already been sought for the funding or provision of that project from other sources. As set out in Section 2.1.3, the Government has indicated its intention to

³³ Ministry of Housing, Communities and Local Government, *Supporting housing delivery through developer contributions: Reforming developer contributions to affordable housing and infrastructure* (2018) (Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691182/Developer_Contributions_Consultation.pdf)

³⁴ Ministry of Housing, Communities and Local Government, *Government response to supporting housing delivery through developer contributions: A summary of consultation responses and the Government’s view on the way forward* (2018) (Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752183/Developer_Contributions_Government_Response.pdf)

end the restrictions on pooling and therefore the expectation is that this will not represent a barrier to collecting contributions in the future.

6.4 Framework Agreements

Framework Agreements represent an alternative way of entering into a single over-arching Section 106 Agreement to ensure funding for infrastructure needed to support development. Rather than individual and independent Section 106 Agreements that are negotiated over time, a Framework Agreement allows for a comprehensive funding and delivery strategy across multiple sites. The Agreement maximises funding for infrastructure and reduces the risk and uncertainty around the items included within the package.

The Framework Agreement relates to the use of land within the developable area, and is signed up to by land owners/developers. The purpose is to manage the payment of Section 106 contributions towards the delivery of infrastructure in a comprehensive and coordinated way. The Agreement is supported by an independently verified viability assessment.

The Framework Agreement does not require the payment of contributions or the delivery of infrastructure. Partners instead enter into ‘site-specific agreements’ if the Council resolve to grant planning permission for the proposed schemes. These site-specific agreements set out the obligations to contribute towards and/or deliver infrastructure of an agreed amount and at agreed times. The infrastructure needs will have been previously determined through evidence base documents (such as an IDP or a Framework Plan) which indicates what supporting infrastructure is required and where it is needed.

When planning permissions are granted on specific sites, the signed site-specific Section 106 Agreements will reiterate the cooperation agreements set out in the Framework Agreement and activate payment provision. The Framework Agreement therefore is a useful way of establishing a mechanism for the collection and management of contributions towards an agreed infrastructure package over a wider strategic development area.

An example of a Framework Agreement has been successfully implemented by South Gloucestershire Council. Developers have entered into a single overarching agreement for Cribbs/Patchway New Neighbourhood for the infrastructure required for the development to proceed across three individual planning applications. Framework Agreements require multiple landowners/developers to agree to the approach and provisions in a co-ordinated manner which will be difficult to achieve for the Garden Town where the respective Local Plans are at different stages of examination and adoption, and where different promoters/developers are working to different delivery trajectories.

6.5 Planning Freedoms

Section 154 of the Housing and Planning Act 2016 allows for ‘planning freedoms’: the right for local authorities to request alterations to the planning system to support housing delivery. If conditions are met, the Secretary of State

may allow a planning freedoms scheme that disapplies or modifies specified planning provisions to facilitate an increase in the amount of housing.

For the request to be considered, the Secretary of State must be satisfied that: there is a need for a significant increase in housing in the area; the modifications will contribute to such an increase; and adequate consultation has been carried out. It is up to the local authority or authorities to propose the type of planning autonomy they may require.

One freedom which may be of assistance to the delivery of the Garden Town in the future is to progress a Strategic Infrastructure Tariff without being a Combined Authority or having a joint planning committee (see Section 6.2).

6.6 Developer-Led or Authority-Led Forward Funding

In order to deliver infrastructure early, innovative approaches to delivery will be considered including for an authority or a single developer or consortium to take a lead in forward-funding the delivery of an item of strategic infrastructure. For example, in the absence of external funding, the Gilston Area applicants have publicly indicated the intention to seek to forward-fund elements of the River Stort Crossings if necessary.

Where such items of infrastructure are considered to be of a strategic nature which would require an apportionment of costs, it will be necessary to agree a mechanism to ensure that contributions are still recovered from all relevant and appropriate sources of contribution to ensure both that the infrastructure is delivered in its final intended form and that the delivery has been achieved through an equitable approach that does not unnecessarily undermine another development's viability, constrain the ability to deliver other infrastructure, unreasonably inflate landowner or developer profit or inadvertently represent state aid.

When negotiating planning obligations for specific development sites, if any developer-led forward-funding is deemed necessary and appropriate the approach will be to ensure that contributions from other developers to the relevant item of infrastructure are still received. The recovery of forward-funding by the developer, where feasible, will principally be expected to be through the off-setting of future contributions that would otherwise have been due at relevant stages of the development and at a point in time by which the funding recovered from other development sources could be reasonably anticipated. Developers may also, or instead, wish to agree landowner collaboration agreements with other contributing parties. Where necessary, the collecting authorities may wish to consider the use of other contribution mechanisms such as CIL (Section 6.1) or Strategic Infrastructure Tariffs (Section 6.2) as a means to help ensure certainty of future delivery from all contributing developments.

Similarly, the above mechanisms might be considered by the collecting authorities where an authority or statutory body considers it to be necessary or advantageous to forward-fund infrastructure themselves.

6.7 Tax Increment Financing

Tax Increment Financing (TIF) allows local authorities to borrow money for infrastructure projects against the anticipated increase in tax receipts resulting from the infrastructure. TIFs take the form of increasing the proportion of business rates that are retained by local authorities, which in turn expands the authorities' borrowing capacity. TIFs can be 'open' (which lets councils invest and take on the risks alone), or can have stronger Government controls that guarantees revenue.

Appendix A

Infrastructure Delivery Schedule

A1 Infrastructure Delivery Schedule

The full Infrastructure Delivery Schedule is provided in the following pages, broken down by topic:

- Transport
- Education
- Health and Social Care
- Emergency Services
- Community Facilities
- Open Space
- Sports and Leisure
- Utilities
- Flood Defence

Printing Notes

The Infrastructure Delivery Schedule has been formatted to extend over two pages. To best read the Schedule, Appendix A should be printed as A3 Landscape, with the flip on the short edge.

TRANSPORT

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
Highways											
TR1	M11 Junction 7A: widening of Gildea Way (B183) from London Road roundabout to Marsh Lane to create three lane road; new road to the east replacing part of the existing road, linking the improved Gildea Way (B183) to the M11 via a new Sheering road roundabout; new stretch of road from the roundabout northwards to reconnect to Sheering Road south of Pincey Brook; from the new Sheering Road roundabout, the link will continue in a north easterly direction to a second roundabout located south of Pincey Brook two new roundabouts on either side of the M11 and connected by a new bridge over the M11; slip roads on and off the M11 for both north-bound and South-bound traffic	N/A	Highways England / ECC	Highways England - RIS1	£50,000,000	Essex County Council	£50,000,000	£0	£0	Fully funded - no additional contributions required	£0
TR2	Mayfield Farm access to East Harlow, including a single junction upgrade and link-road to the site	Critical	Developers	Developer contributions (S278)	£4,000,000	Essex County Council	£0	£4,000,000	£4,000,000	Developers to meet full cost	£0
TR3	Sheering Way access to East Harlow, including a single junction upgrade and link-road to the site	Critical	Developers	Developer contributions (S278)	£2,000,000	Essex County Council	£0	£2,000,000	£2,000,000	Developers to meet full cost	£0
TR4	Nursery site (east of Gildea Way) access to East Harlow, including a single junction upgrade and link-road to the site	Critical	Developers	Developer contributions (S278)	£7,000,000	Essex County Council	£0	£7,000,000	£7,000,000	Developers to meet full cost	£0
TR5	Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393	Critical	Developer / ECC	Developer contributions (S278 / S106)	£5,000,000	Essex County Council - of the cost, approximately £3m is related specifically to the delivery of Latton Priory and the remainder is related to the wider delivery of growth in the area (including Latton Priory)	£0	£5,000,000	£5,000,000	Assumes 100% of costs met through developer contributions - however, Essex County Council are also exploring opportunities for other sources of funding	£0
TR6	Link road and B1393 junction from Latton Priory to M11 Junction 7	Critical	Developer	Developer contributions (S278)	£5,000,000	Essex County Council (lower end estimate; costs may be higher following detailed design)	£0	£5,000,000	£5,000,000	Assumes 100% of costs met through developer contributions	£0
TR7	Improvements to M11 Junction 7	Essential	Highways England / ECC	Highways England - RIS	£29,000,000	Essex County Council	£0	£29,000,000	£0		£29,000,000
TR8	Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169	Critical	Developers	Developer contributions (S278)	£12,000,000	Essex County Council	£0	£12,000,000	£12,000,000	Assumes 100% of costs met through developer contributions	£0
TR9	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing	Required	ECC	Developer contributions (S106)	£10,000,000	Essex County Council (costs updated to reflect likely Town Centre AAP interventions)	£100,000	£9,900,000	£9,900,000	Assumes 100% of remaining costs met through developer contributions	£0
TR10	Gildea Way / Harlowbury development primary site access	N/A	ECC	Developer contributions (S106)	£800,000	Harlow IDP (2018)	£800,000	£0	£0	Fully funded - no additional contributions required	£0
TR11	Gildea Way / Harlowbury development secondary site access	N/A	ECC	Developer contributions (S106)	£200,000	Harlow IDP (2018)	£200,000	£0	£0	Fully funded - no additional contributions required	£0
TR12	Gildea Way / (B183) Mulberry Green for Harlowbury	N/A	ECC	Developer contributions (S106)	£100,000	Harlow IDP (2018)	£100,000	£0	£0	Fully funded - no additional contributions required	£0
TR13	A414 / Edinburgh Way / Cambridge Road (A1184) / Station Road, including junction improvements and road dualling	N/A	ECC	Growing Places Fund	£10,000,000	Harlow IDP (2018)	£10,000,000	£0	£0	Fully funded - no additional contributions required	£0
TR14	Closure of Old Road through traffic at rail bridge adjust A1184 / Old Road signals	Essential	ECC	Developer contributions (S106)	£250,000	Harlow IDP (2018)	£250,000	£0	£0	Fully funded - no additional contributions required	£0
TR15	New Junction from River Way (Templefields (EZ)) onto Cambridge Road	Essential	ECC	Developer contributions (S106)	£4,000,000	Essex County Council	£0	£4,000,000	£0	Cost to be met by EZ	£4,000,000
TR16	Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements	Essential	ECC	Developer contributions (S106)	£7,000,000	Essex County Council	£0	£7,000,000	£7,000,000	Currently tests 100% of costs met through developer contributions. Funding may also be available through other sources e.g. Walking Infrastructure Programme bids	£0
TR17	A414 Edinburgh Way / Howard Way improvement scheme	Essential	ECC	Developer contributions (S106)	£7,000,000	Essex County Council	£0	£7,000,000	£7,000,000		£0
TR18	Amwell Roundabout upgrades and 'throughabout'	Critical	HCC	Developer contributions (S106) / Grant	£4,200,000	East Herts IDP (2017)	£0	£4,200,000	£4,200,000	Assumes 100% of costs met through developer contributions - however, contributions from other sites and other sources of funding may be available	£0

TRANSPORT

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1-6)	Gilston (Village 7)	Non-Strategic Sites (Total)
Highways																
TR1	M11 Junction 7A: widening of Gilden Way (B183) from London Road roundabout to Marsh Lane to create three lane road; new road to the east replacing part of the existing road, linking the improved Gilden Way (B183) to the M11 via a new Sheering road roundabout; new stretch of road from the roundabout northwards to reconnect to Sheering Road south of Pincey Brook; from the new Sheering Road roundabout, the link will continue in a north easterly direction to a second roundabout located south of Pincey Brook two new roundabouts on either side of the M11 and connected by a new bridge over the M11; slip roads on and off the M11 for both north-bound and South-bound traffic							The project is scoped and fully costed, and a planning application has been approved.								
TR2	Mayfield Farm access to East Harlow, including a single junction upgrade and link-road to the site								£4,000,000							
TR3	Sheering Way access to East Harlow, including a single junction upgrade and link-road to the site								£2,000,000							
TR4	Nursery site (east of Gilden Way) access to East Harlow, including a single junction upgrade and link-road to the site									£7,000,000						
TR5	Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393							ECC are currently exploring additional funding sources to contribute to infrastructure delivery.				£3,500,000	£377,456	£622,544		£500,000
TR6	Link road and B1393 junction from Latton Priory to M11 Junction 7										£5,000,000					
TR7	Improvements to M11 Junction 7							Project scoped and fully costed. If funding is not available from Road Investment Strategy 2 the cost will need to be borne by developers.								
TR8	Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169											£4,529,467	£7,470,533			
TR9	Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing								£424,043	£1,470,017	£593,661	£456,271	£752,536	£4,805,825	£848,087	£549,560
TR10	Gilden Way / Harlowbury development primary site access															
TR11	Gilden Way / Harlowbury development secondary site access															
TR12	Gilden Way / (B183) Mulberry Green for Harlowbury															
TR13	A414 / Edinburgh Way / Cambridge Road (A1184) / Station Road, including junction improvements and road dualling															
TR14	Closure of Old Road through traffic at rail bridge adjust A1184 / Old Road signals															
TR15	New Junction from River Way (Templefields (EZ)) onto Cambridge Road							Scheme is not ECC programme but is considered key to the development of the EZ on Templefields.								
TR16	Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements											£2,666,487	£4,333,513			
TR17	A414 Edinburgh Way / Howard Way improvement scheme							Contributions may also be sort from sites in the vicinity.						£5,950,000	£1,050,000	
TR18	Amwell Roundabout upgrades and 'throughabout'							There is the potential to make this junction a 'throughabout' with priority given to traffic using the A414, but this is subject to further transport modelling. This scheme is related to Hertford bypass proposals which would reroute the A414 and connect with the A10 east of the town.						£3,570,000	£630,000	

TRANSPORT

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
TR19	Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges, and improved access to Harlow Town Station from the north	Critical	Developer / HCC	HIF (claw back to be recycled) / Developer contributions (S106 or S278)	£36,200,000	Hertfordshire County Council	£0	£36,200,000	£36,200,000	Developers to meet full cost (additional funding from Network Rail may be available for upgrades to the station building and new entrance)	£0
TR20	Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park	Critical	Developer / HCC	Developer contributions (S278)	£92,840,000	Hertfordshire County Council	£0	£92,840,000	£92,840,000	Developers to meet full cost	£0
TR21	Access to Gilston Area Village 2	Critical			£2,159,000	Hertfordshire County Council	£0	£2,159,000	£2,159,000	Developers to meet full cost	£0
TR22	Access to Gilston Area Village 1 (north of Eastwick junction) and creation of Sustainable Transport link within Village 1	Critical			£13,240,000	Hertfordshire County Council	£0	£13,240,000	£13,240,000	Developers to meet full cost	£0
TR23	Western access (village 7) to Gilston at A414/Church Lane	Critical	Developer / HCC	Developer contributions (S278)	£1,535,000	Hertfordshire County Council	£0	£1,535,000	£1,535,000	Developers to meet full cost	£0
TR24	Sustainable link between Gilston Village 7 and Gilston Villages 1-6	Essential	Developer / HCC	Developer contributions (S278)	£10,350,000	Hertfordshire County Council	£0	£10,350,000	£10,350,000	Developers to meet full cost	£0
TR25	Hertford Bypass	Required	HCC		£175,000,000	Hertfordshire County Council (upper end estimate)	£0	£175,000,000	Unknown	Unclear to what extent developer contributions from Garden Town will be required	Unknown
TR26	Harlow Northern Bypass	Unknown	HCC / ECC	Developer contributions (S106)	Unknown		£0	Unknown	Unknown	Unclear to what extent developer contributions from Garden Town will be required	Unknown
PAH Relocation-Related Highways											
TR27	Hospital relocation to East Harlow - transport mitigation measures including M11 Junction 7A capacity works	TBC	NHS Princess Alexandra Hospital Trust	Developer contributions (S106)/grant/NHS Princess Alexandra Hospital Trust	£25,000,000	Essex County Council estimate the cost to be £25,000,000 - £50,000,000 - note, this is a high level allowance only	£0	£25,000,000	£0	PAH relocation-related costs have not been apportioned and would instead form part of the overall cost package for the relocation	£0

TRANSPORT

Ref	Intervention	2018 -	2023 -	2028 -	2033 -	2038 -	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1-6)	Gilston (Village 7)	Non-Strategic Sites (Total)
TR19	Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges, and improved access to Harlow Town Station from the north							Works to the Central Stort Crossing required as part of the access strategy for Gilston. Access to station likely to require Network Rail negotiation. It has been identified that the existing Railway Bridge of the Fifth Avenue River Stort Crossing will require replacement at some point in the future, the replacement of this structure is not required in order to deliver the access to the Gilston Area but due to the age, condition and design of that structure it would therefore be considered a strategic intervention. The cost does not include this intervention.						£30,770,000	£5,430,000	
TR20	Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park								£4,051,082	£14,043,751	£5,671,515	£4,358,964	£7,189,320	£45,912,264	£8,102,164	£3,510,938
TR21	Access to Gilston Area Village 2													£2,159,000		
TR22	Access to Gilston Area Village 1 (north of Eastwick junction) and creation of Sustainable Transport link within Village 1													£13,240,000		
TR23	Western access (village 7) to Gilston at A414/Church Lane														£1,535,000	
TR24	Sustainable link between Gilston Village 7 and Gilston Villages 1-6							Sustainable transport measures that include walking and cycling and enhanced passenger transport services. To be considered at the detailed design stage through a site masterplan.						£8,797,500	£1,552,500	
TR25	Hertford Bypass							A414 can support planned growth identified within the first seven years up to 2024. Beyond that date a strategic solution, potentially in the form of a Hertford bypass will be required to deliver future growth in the Hertford and Ware area. The County Council is currently preparing a 2050 Transport Vision which will inform the Local Transport Plan 4. A strategic scheme in Hertford will be identified as part of this work.								
TR26	Harlow Northern Bypass							Potential northern bypass linking the A414 to the north of the River Stort to help ease congestion, and improve connectivity. A northern bypass is not currently required to enable growth and delivery, but in the longer term may be required to improve connectivity and reduce congestion north of Harlow.								
PAH Relocation-Related Highways																
TR27	Hospital relocation to East Harlow - transport mitigation measures including M11 Junction 7A capacity works															

TRANSPORT

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
Public and Active Transport											
TR28	Sustainable Transport Corridors and Town Centre Transport Hub	Essential	ECC / HCC	HIF (grant and claw back to be recycled) / Developer contributions (S106)	£157,161,083	Sustainable Transport Corridors Study. The costs are reflective of the stage of the works, and will be further refined as more detail on the Sustainable Transport Corridors becomes available. Cost excludes bus road across Central Stort Crossing, to avoid double counting with TR19 and TR24.	£0	£157,161,083	£128,911,083	Assumes 100% of costs (excluding some of the costs relating to town centre) met through developer contributions - however, contributions from other sites and other sources of funding (including HIF) may be available. Contributions from wider regeneration of town centre expected to some town centre upgrades.	£28,250,000
TR29	Enhanced bus services along Edinburgh Way via new EZ access	Required	Operators / ECC	Operators / ECC	Unknown		£0	Unknown	Unknown		Unknown
TR30	Southern Way gap between Bishopsfield and Parnall Road	Required	ECC / Developers	Developer contributions (S106) / Grant	Unknown		£0	Unknown	Unknown		Unknown
TR31	Off-road cycle and walking network from Village 7 to Roydon	Required	Developers	Developers	£600,000	East Herts IDP (2017) - assumes equal split between Roydon and Pinnacles links	£0	£600,000	£600,000	Assumes 100% of costs met through developer contributions	£0
TR32	Off-road cycle and walking network from Village 6 to Pinnacles	Required	Developers	Developers	£600,000	East Herts IDP (2017) - assumes equal split between Roydon and Pinnacles links	£0	£600,000	£600,000	Assumes 100% of costs met through developer contributions	£0
TR33	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	Required	ECC / HCC	Developer contributions (S106)	£7,317,195	Essex County Council	£0	£7,317,195	£7,317,195	Assumes 100% of costs met through developer contributions	Unknown
TR34	Pump-priming of new bus services in Gilston Area	Required	Operators	Developer contributions (S106)	£18,900,000	Hertfordshire County Council	£0	£18,900,000	£18,900,000	Developers to meet full cost	£0
TR35	Travel Plan measures/monitoring	Required	ECC / HCC / Operators	Developer contributions (S106)	Unknown		£0	Unknown	Unknown		Unknown
TR36	Passenger transport infrastructure and services	Required	ECC / HCC / Operators	Developer contributions (S106)	Unknown		£0	Unknown	Unknown		Unknown

TRANSPORT

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1-6)	Gilston (Village 7)	Non-Strategic Sites (Total)
Public and Active Transport																
TR28	Sustainable Transport Corridors and Town Centre Transport Hub							Costs included in Sustainable Transport Corridors Study makes an allowance for revenue support (pump priming).	£5,625,047	£19,500,164	£7,875,066	£6,052,551	£9,982,584	£63,750,536	£11,250,095	£4,875,041
TR29	Enhanced bus services along Edinburgh Way via new EZ access															
TR30	Southern Way gap between Bishopsfield and Parnall Road															
TR31	Off-road cycle and walking network from Village 7 to Roydon														£600,000	
TR32	Off-road cycle and walking network from Village 6 to Pinnacles													£600,000		
TR33	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links								£309,439	£1,072,721	£433,214	£332,956	£549,151	£3,527,602	£618,878	£473,235
TR34	Pump-priming of new bus services in Gilston Area													£16,065,000	£2,835,000	
TR35	Travel Plan measures/monitoring															
TR36	Passenger transport infrastructure and services															

EDUCATION

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
Early Years											
ED1	Approx. 64 early years places to meet the needs of new residents at East Harlow (Epping portion)	Essential	ECC / Operators / Developers	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£1,073,160	Reviewed by Arup	£0	£1,073,160	£1,073,160	Assumed that developer contributions will meet full costs	£0
ED2	Approx. 79 early years places to meet the needs of new residents at Latton Priory	Essential	ECC / Operators / Developers	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£1,324,682	Reviewed by Arup	£0	£1,324,682	£1,324,682	Assumed that developer contributions will meet full costs	£0
ED3	Approx. 158 early years places to meet the needs of new residents at Water Lane Area	Essential	ECC / Operators / Developers	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£2,649,364	Reviewed by Arup	£0	£2,649,364	£2,649,364	Assumed that developer contributions will meet full costs	£0
ED4	Childcare facility (approx. 1650sqm) at Gilston Villages 1-6	Essential	HCC / Operators / Developers	On-site provision (developer to build and then lease)	£4,024,350	Reviewed by Arup - based on baseline of 7sqm per place	£0	£4,024,350	£4,024,350	Assumed that developer contributions will meet full costs	£0
ED5	Childcare facility (approx. 275sqm) at Gilston Village 7	Essential	HCC / Operators / Developers	On-site provision (developer to build and then lease)	£670,725	Reviewed by Arup - based on baseline of 7sqm per place	£0	£670,725	£670,725	Assumed that developer contributions will meet full costs	£0
ED6	Approx. 349 additional places in Old Harlow ward	Essential	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£5,616,937	Reviewed by Arup	£1,092,459	£4,524,478	£4,524,478	Assumed that developer contributions will meet full costs	£0
ED7	Approx. 50 additional places in Little Parndon and Hare Street ward	Essential	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£804,719	Reviewed by Arup	£0	£804,719	£804,719	Assumed that developer contributions will meet full costs	£0
ED8	Approx. 38 additional places in Todd Brook ward	Essential	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£611,586	Reviewed by Arup	£0	£611,586	£37,232	Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions	£574,354
ED9	Approx. 23 additional places in Bush Fair ward	Essential	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£370,171	Reviewed by Arup	£0	£370,171	£105,968	Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions	£264,203
ED10	Approx. 8 additional places in Sumners and Kingsmoor ward	Essential	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£128,755	Reviewed by Arup	£0	£128,755	£83,056	Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions	£45,699
ED11	Approx. 2 additional places in Church Langley ward	Essential	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£32,189	Reviewed by Arup	£0	£32,189	£0	No proposed allocations fall within this ward	£32,189
ED12	Approx. 1 additional place in Harlow Common ward	Essential	ECC / Operators	Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance)	£16,094	Reviewed by Arup	£0	£16,094	£16,094	Assumed that developer contributions will meet full costs	£0

EDUCATION

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1- 6)	Gilston (Village 7)	Non-Strategic Sites (Total)
Early Years																
ED1	Approx. 64 early years places to meet the needs of new residents at East Harlow (Epping portion)								£1,073,160							
ED2	Approx. 79 early years places to meet the needs of new residents at Latton Priory										£1,324,682					
ED3	Approx. 158 early years places to meet the needs of new residents at Water Lane Area											£1,000,017	£1,649,347			
ED4	Childcare facility (approx. 1650sqm) at Gilston Villages 1-6													£4,024,350		
ED5	Childcare facility (approx. 275sqm) at Gilston Village 7														£670,725	
ED6	Approx. 349 additional places in Old Harlow ward									£4,503,692						£20,786
ED7	Approx. 50 additional places in Little Parndon and Hare Street ward															£804,719
ED8	Approx. 38 additional places in Todd Brook ward															£37,232
ED9	Approx. 23 additional places in Bush Fair ward															£105,968
ED10	Approx. 8 additional places in Summers and Kingsmoor ward															£83,056
ED11	Approx. 2 additional places in Church Langley ward							No proposed allocations fall within this ward.								
ED12	Approx. 1 additional place in Harlow Common ward															£16,094

EDUCATION

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
Primary											
ED13	New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion)	Essential	ECC / Academy Trusts / Developers	Developer contributions (S106)	£7,481,000	Essex County Council (revised 2018 costs)	£0	£7,481,000	£7,151,387	Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc.	£329,613
ED14	New 2FE primary school at Newhall Phases 2/3 (2.25ha site requirement), including early years provision, to support a combination of growth at Newhall 2/3 and wider Harlow growth	Required	ECC	Developer contributions (S106)	£7,481,000	Essex County Council (revised 2018 costs)	Unknown	Unknown	Unknown	See notes	Unknown
ED15	New 3FE (3ha site) primary school, including early years provision, at East Harlow (Harlow portion)	Essential	ECC	Developer contributions (S106)	£11,400,000	Essex County Council (revised 2018 costs)	£0	£11,400,000	£10,727,080	Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc.	£672,920
ED16	New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory	Essential	ECC / Academy Trusts / Developers	Developer contributions (S106)	£7,481,000	Essex County Council (revised 2018 costs)	£0	£7,481,000	£6,681,893	Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc.	£799,107
ED17	New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area	Essential	ECC / Academy Trusts / Developers	Developer contributions (S106)	£11,400,000	Essex County Council (revised 2018 costs)	£0	£11,400,000	£10,022,840	Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc.	£1,377,160
ED18	Requirement of 17FE of primary education, with each school including early years provision	Essential	HCC / Academy Trusts / Developers	Developer contributions (S106)	£74,071,820	Hertfordshire County Council (revised 2018 costs - see notes)	£0	£74,071,820	£74,071,820	Assumed that developer contributions will meet full costs	£0
ED19	Additional safeguarded provision at Gilston (additional 3FE across primary schools)	Essential	HCC / Academy Trusts / Developers	Developer contributions (S106)	£11,450,464	Hertfordshire County Council (revised 2018 costs - see notes)	£0	£11,450,464	£11,450,464	Assumed that developer contributions will meet full costs	£0
ED20	6FE of expansions to existing primary schools within Harlow	Essential	ECC / Academy Trusts / Developers	Developer contributions (S106)	£7,689,000	Harlow IDP (2018); uprated to 2018 costs using information from Essex County Council	£0	£7,689,000	£3,897,050	Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc.	£3,791,950
Secondary											
ED21	New 8FE (10ha site) secondary school at East Harlow	Essential	ECC / Academy Trusts / Developers	Developer contributions (S106)	£25,763,000	Essex County Council (revised 2018 costs)	£0	£25,763,000	£22,485,531	Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc.	£3,277,469
ED22	New 8FE (10ha site) secondary school at Latton Priory	Essential	ECC / Academy Trusts / Developers	Developer contributions (S106)	£25,763,000	Essex County Council (revised 2018 costs)	£0	£25,763,000	£23,458,954	Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc.	£2,304,046
ED23	8FE secondary school at Gilston	Essential	HCC / Academy Trusts / Developers	Developer contributions (S106)	£38,303,512	Hertfordshire County Council (revised 2018 costs - see notes)	£0	£38,303,512	£38,303,512	Assumed that developer contributions will meet full costs	£0
ED24	9FE secondary school at Gilston	Essential	HCC / Academy Trusts / Developers	Developer contributions (S106)	£42,539,274	Hertfordshire County Council (revised 2018 costs - see notes)	£0	£42,539,274	£42,539,274	Assumed that developer contributions will meet full costs	£0
ED25	Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools)	Essential	HCC / Academy Trusts / Developers	Developer contributions (S106)	£12,707,287	Hertfordshire County Council (revised 2018 costs - see notes)	£0	£12,707,287	£12,707,287	Assumed that developer contributions will meet full costs	£0

EDUCATION

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1-6)	Gilston (Village 7)	Non-Strategic Sites (Total)
Primary																
ED13	New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion)							Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases.	£3,929,909	£2,896,605						£324,872
ED14	New 2FE primary school at Newhall Phases 2/3 (2.25ha site requirement), including early years provision, to support a combination of growth at Newhall 2/3 and wider Harlow growth							There is a possibility that there may be a need for further contributions from other allocations. No decision has been made on the delivery of this school as the trigger has not been reached.								
ED15	New 3FE (3ha site) primary school, including early years provision, at East Harlow (Harlow portion)							Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases. Some expected contributions from Gilden Way development.		£10,727,080						
ED16	New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory							Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases.			£5,501,873	£1,180,021				
ED17	New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area							Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases.				£3,048,562	£6,974,279			
ED18	Requirement of 17FE of primary education, with each school including early years provision							Hertfordshire County Council costs provided as Q3 2017 (£70,537,291.20) - indexed using BCIS. 3FE schools have a 2.95ha site size requirement and 2FE schools have a 2.25ha site size requirement.						£62,961,047	£11,110,773	
ED19	Additional safeguarded provision at Gilston (additional 3FE across primary schools)							Given the size and length of build-out of Gilston there is a need to safeguard provision for up to 20FE of primary education. Cost is the difference between the indexed costs provided by Hertfordshire County Council.						£9,732,895	£1,717,570	
ED20	6FE of expansions to existing primary schools within Harlow							Hertfordshire County Council costs provided as Q3 2017 (£83,355,053) - indexed using BCIS.								£3,897,050
Secondary																
ED21	New 8FE (10ha site) secondary school at East Harlow							Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases. Some expected contributions from Gilden Way development.	£4,033,520	£13,982,870						£4,469,141
ED22	New 8FE (10ha site) secondary school at Latton Priory							Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases.			£5,646,928	£4,340,068	£7,158,154			£6,313,804
ED23	8FE secondary school at Gilston							Hertfordshire County Council costs provided as Q3 2017 (£37,332,857.28) - indexed using BCIS.						£32,557,985	£5,745,527	
ED24	9FE secondary school at Gilston							Hertfordshire County Council costs provided as Q3 2017 (£41,461,280.64) - indexed using BCIS.						£36,158,383	£6,380,891	
ED25	Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools)							Given the size and length of build-out of Gilston there is a need to safeguard provision for up to 20FE of secondary education. Cost is the difference between the indexed costs provided by Hertfordshire County Council.						£10,801,194	£1,906,093	

EDUCATION

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
Other											
ED26	SEN provision	Essential	ECC / HCC / Academy Trusts / Developers	Developer contributions (S106) / DfE / Basic Needs Allowance / ECC / HCC	£11,000,000	Essex County Council		£11,000,000	£11,000,000	Assumed that developer contributions will meet full costs	£0
ED27	Post 16 education provision (details to be confirmed)	Essential	ECC	ESFA, DfE	Unknown		Unknown	Unknown	£0		Unknown
ED28	Contribution to employment and training to support Harlow Skills Strategy	Required	HDC / EFDC / EHDC / ECC / HCC / Providers	Developer contributions (S106)	Unknown		Unknown	Unknown	£0		Unknown

EDUCATION

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1- 6)	Gilston (Village 7)	Non-Strategic Sites (Total)
Other																
ED26	SEN provision							Requirements likely to be: expansion of existing special school by 24 places; development of 75 place special school (via free school application); and development of 8 place provision for children with social, emotional and mental health needs in a mainstream primary school. Not all of these places may be additional to the mainstream requirements; however, given the small impact no adjustment has been made to the mainstream requirements.	£466,497	£1,617,190	£653,096	£501,951	£827,877	£5,286,966	£932,994	£713,429
ED27	Post 16 education provision (details to be confirmed)															
ED28	Contribution to employment and training to support Harlow Skills Strategy															

HEALTH

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
HE1	Relocation of Princess Alexandra Hospital	Essential	NHS England / NHS PAH Trust	Department for Health and Social Care / NHS England / NHS Princess Alexandra Hospital Trust / NHS West Essex CCG / Private Financing	£500,000,000	NHS PAH Trust Estimate - indicative figure only	£170,000,000	£330,000,000	£0	Contribution to acute care forms part of HE3.	£0
HE2	New or extended dentists across the Garden Town	Essential	NHS England / Operators / Developers	NHS England / Operators / Developer Contributions (S106)	Privately delivered		£0	N/A	£0		N/A
HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care	Essential	NHS England / Developers	Developer Contributions (S106)	£44,993,300	NHS Strategic Estates Planning Service	£0	£44,993,300	£44,993,300		£0
HE4	Two new pharmacies within Harlow	Essential		Private sector	Privately delivered		£0	N/A	£0		N/A
HE5	Around 147 extra care beds across the whole Garden Town	Essential		ECC / NHS / Developers / Operators	£5,747,685	Reviewed by Arup	£0	£5,747,685	£0	Adult social care services are mostly funded privately, although the counties may subsidise a number of bed spaces. It is not clear if contributions would be required from developers.	£5,747,685
HE6	Around 264 nursing care beds across the whole Garden Town	Essential		ECC / NHS / Developers / Operators	£11,894,164	Reviewed by Arup	£0	£11,894,164	£0	Adult social care services are mostly funded privately, although the counties may subsidise a number of bed spaces. It is not clear if contributions would be required from developers.	£11,894,164
HE7	Around 382 residential care beds across the whole Garden Town	Essential		ECC / NHS / Developers / Operators	£14,936,162	Reviewed by Arup	£0	£14,936,162	£0	Adult social care services are mostly funded privately, although the counties may subsidise a number of bed spaces. It is not clear if contributions would be required from developers.	£14,936,162

HEALTH

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1-6)	Gilston (Village 7)	Non-Strategic Sites (Total)
HE1	Relocation of Princess Alexandra Hospital							Costs likely to be met through a mixture of central government funding (currently estimated to be around £170m although not confirmed), debt funded and capital receipts - developer contributions will also be sought but the level and geographical extent is not currently known. Contribution to acute care forms part of HE3.								
HE2	New or extended dentists across the Garden Town							This might involve co-location with other health provision e.g. GPs and pharmacies or provision by private organisations. Dentists commonly operate as private businesses and so the nature and location of new provision is market driven.								
HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care								£1,908,113	£6,614,791	£2,671,358	£2,053,129	£3,386,264	£21,625,278	£3,816,226	£2,918,141
HE4	Two new pharmacies within Harlow															
HE5	Around 147 extra care beds across the whole Garden Town							This has been calculated through the benchmark of 25 extra care beds per 1,000 people 75+. Extra care housing: schemes/ properties are included where care (registered personal care is available on site 24/7.								
HE6	Around 264 nursing care beds across the whole Garden Town							This has been calculated through the benchmark of 45 nursing care beds per 1,000 people 75+. Nursing care: Where a care home is registered to provide nursing care, all beds are allocated to nursing care, although in practice not all residents may be in need of or receiving nursing care.								
HE7	Around 382 residential care beds across the whole Garden Town							This has been calculated through the benchmark of 65 residential care beds per 1,000 people 75+. Residential care: Where a care home is registered to provide residential (personal) care only, all beds are allocated to residential care.								

EMERGENCY SERVICES

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
ES1	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services	Essential	Essex Police / Hertfordshire Constabulary / East of England Ambulance Service NHS Trust / Essex County Fire and Rescue Service / Hertfordshire Fire and Rescue Service	Essex Police / Hertfordshire Constabulary / East of England Ambulance Service NHS Trust / Essex County Fire and Rescue Service / Hertfordshire Fire and Rescue Service / Developers	£6,000,000	Hertfordshire Constabulary / Hertfordshire Fire and Rescue Service	£0	£6,000,000	£3,000,000	Assumed that 50% of costs to be met through other sources	£3,000,000
ES2	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area	Essential	Essex Police / Hertfordshire Constabulary	Essex Police / Hertfordshire Constabulary / Developers	£25,000,000	Hertfordshire Constabulary	£0	£25,000,000	£12,500,000	Assumed that 50% of costs to be met through other sources	£12,500,000

EMERGENCY SERVICES

Ref	Intervention	2018 -2023	2023 -2028	2028 -2033	2033 -2038	2038 -2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1- 6)	Gilston (Village 7)	Non-Strategic Sites (Total)
ES1	Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services							As part of developing/reviewing the accommodation requirements of the respective organisations, there is an aspiration to reduce the combined site/accommodation requirements through efficiencies that would be gained by working collaboratively, e.g. through shared messing, locker rooms, toilet facilities etc. Note, the location of the new facility is not yet known and so land costs are not included in the cost estimate.	£130,905	£453,805	£183,267	£140,854	£232,313	£1,483,593	£261,811	£113,451
ES2	Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area							Due to the nature of custody this facility does not need to be co-located with the police station and therefore is probably better suited to an industrial estate location, assuming that there are good transport links/access roads. Note, the location of the new facility is not yet known and so land costs are not included in the cost estimate.	£545,439	£1,890,854	£763,614	£586,892	£967,972	£6,181,638	£1,090,877	£472,714

COMMUNITY FACILITIES

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
CF1	Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space	Required	EFDC / HDC / ECC / Developers	Developer contributions (S106) / Grant funding	£3,720,175	Essex County Council	£0	£3,720,175	£3,720,175	Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding	£0
CF2	Approx. 500sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Latton Priory, including provision for community halls, youth facilities, other public / community service space	Required	EFDC / ECC / Developers	Developer contributions (S106) / Grant funding	£1,110,500	Essex County Council	£0	£1,110,500	£1,110,500	Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding	£0
CF3	Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space	Required	EFDC / ECC / Developers	Developer contributions (S106) / Grant funding	£2,221,000	Essex County Council	£0	£2,221,000	£2,221,000	Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding	£0
CF4	Approx. 230sqm of additional community space in Harlow (excluding East Harlow)	Required	HDC / ECC / Developers	Developer contributions (S106) / Grant funding	£510,830	Reviewed by Arup	£0	£510,830	£510,830	Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding	£0
CF5	One youth facility	Required	HDC / ECC / Developers	Developer contributions (S106) / Grant funding	£744,100	Reviewed by Arup - costs based on 350sqm assumption	£0	£744,100	£744,100	Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding	£0
CF6	Approx. 3,120sqm of community space to serve Gilston	Required	EHDC / HCC / Developers	Developer contributions (S106)	£6,929,520	Reviewed by Arup	£0	£6,929,520	£6,929,520	Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding	£0
CF7	Youth provision at Gilston, associated with community space	Required	EHDC / HCC / Developers	Developer contributions (S106)	£490,455	Hertfordshire County Council (revised 2018 costs)	£0	£490,455	£490,455	Tests 100% of costs met through developer contributions	£0
CF8	Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC), with a reserve provision of increased capacity and provision in Hertfordshire	Required	EHDC / HCC / HDC / ECC / Developers	Developer contributions (S106)	£2,250,876	Hertfordshire County Council and Essex County Council (revised 2018 costs)	£0	£2,250,876	£2,250,876	Tests 100% of costs met through developer contributions	£0
CF9	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)	Required	EHDC / HCC / HDC / ECC / Developers	Developer contributions (S106)	£3,500,000	Essex County Council (revised 2018 costs)	£0	£3,500,000	£3,500,000	Tests 100% of costs met through developer contributions	£0
CF10	Contribution towards on site or off site public art	Required	HDC / EFDC / EHDC / Developers	Developer contributions (S106)	£1,768,500	Harlow and Gilston Garden Town	£0	£1,768,500	£1,768,500	Tests 100% of costs met through developer contributions	£0
CF11	Upgrades to sculpture trail leading to Harlow Town Station	Required	HDC	Developer contributions (S106)	£75,000	Harlow and Gilston Garden Town	£0	£75,000	£75,000	Tests 100% of costs met through developer contributions	£0
CF12	Playhouse Square development	Required	HDC	Developer contributions (S106)	£500,000	Harlow and Gilston Garden Town	£0	£500,000	£500,000	Tests 100% of costs met through developer contributions	£0
CF13	Revenue costs for community facilities and services	Required	HDC / EFDC / EHDC / ECC / HCC / Providers	Developer contributions (S106)	Unknown		£0	Unknown	Unknown		Unknown

COMMUNITY FACILITIES

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1-6)	Gilston (Village 7)	Non-Strategic Sites (Total)
CF1	Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space							Modelled community facility space (combined flexible youth services and community hall requirement), required to support the demand created from the strategic site. Site(s) location not yet identified - to be identified as part of single, combined masterplanning. Newly arising need only, on both portions of the site, with provision approached in a single, consistent way. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites.	£832,875	£2,887,300						
CF2	Approx. 500sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Latton Priory, including provision for community halls, youth facilities, other public / community service space							Modelled community facility space (combined flexible youth services and community hall requirement), required to support the demand created from the strategic site. Site(s) location not yet identified - to be identified as part of masterplanning. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites.			£1,110,500					
CF3	Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space							Modelled community facility space (combined flexible youth services and community hall requirement), required to support the demand created from the strategic site. Site(s) location not yet identified - to be identified as part of masterplanning. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites.				£838,329	£1,382,671			
CF4	Approx. 230sqm of additional community space in Harlow (excluding East Harlow)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£510,830
CF5	One youth facility									£744,100						
CF6	Approx. 3,120sqm of community space to serve Gilston													£5,890,092	£1,039,428	
CF7	Youth provision at Gilston, associated with community space							Hertfordshire County Council costs indexed using PUBSEC 175 indices provided by the County.						£416,887.06	£73,568.30	
CF8	Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC)							Essex County Council and Hertfordshire County Council preference (in principle) is for library provision to serve the Gilston area by increasing capacity / provision at existing library service provided within Harlow Library / libraries. Hertfordshire County Council costs indexed using PUBSEC indexes provided by the County. Figures allow for possibility that combined provision not delivered within Harlow and instead by HCC within Herts. Allowance may be necessary for external building / space related town centre improvements. Specific proposals will be developed.						£1,913,244	£337,631	
CF9	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)							Essex County Council overall library service currently under review and public consultation. Details of likely form of future provision (for Harlow area) will need to be defined further in mid 2019 but for present time it is anticipated that reconfigured / upgraded provision / capacity at existing library service within Harlow Library area service will be required. Allowance may be necessary for external building / space related town centre improvements may be necessary for external building / space related town centre improvements.	£365,192	£1,265,999	£511,269	£392,947	£648,094			£316,500
CF10	Contribution towards on site or off site public art								£75,000	£260,000	£105,000	£80,700	£133,100	£850,000	£150,000	£114,700
CF11	Upgrades to sculpture trail leading to Harlow Town Station								£3,181	£11,026	£4,453	£3,422	£5,645	£36,047	£6,361	£4,864
CF12	Playhouse Square development							Proposal to develop Playhouse Square as an arts destination, increasing pedestrian traffic from the Water Gardens and into the Harvey Centre, moving some of the Museum collection to be on show in this destination, providing a creative hub, and increasing signage to the Gibbered Gallery.	£21,204	£73,509	£29,686	£22,816	£37,631	£240,317	£42,409	£32,429
CF13	Revenue costs for community facilities and services															

COMMUNITY FACILITIES

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
CF14	Delivery of Town Centre AAP, including town centre management	Required	HDC	Developer contributions (S106)	Unknown		£0	Unknown	Unknown		Unknown

COMMUNITY FACILITIES

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1- 6)	Gilston (Village 7)	Non-Strategic Sites (Total)
CF14	Delivery of Town Centre AAP, including town centre management							Harlow District Council are producing an Area Action Plan to cover Harlow Town Centre, which will include improvement projects. It is likely that developer contributions towards transport and public realm improvement will be sought - however, the level of contributions required is not yet known. Topics likely to include: movement and connectivity; infrastructure and digital connectivity; high quality public realm; enhancing cultural and community offer; town centre management; and parking schemes.								

OPEN SPACE

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
Amenity Greenspace											
OS1	Approx. 1.05ha. amenity greenspace at East Harlow (Epping Forest portion)	Required	EFDC / Developers	Developer contributions (S106)	£147,000	Reviewed by Arup	£0	£147,000	£147,000	Assumes 100% of costs met through developers	£0
OS2	Approx. 12.45ha. amenity greenspace at East Harlow (Harlow portion)	Required	HDC / Developers	Developer contributions (S106)	£1,743,000	Reviewed by Arup	£0	£1,743,000	£1,743,000	Assumes 100% of costs met through developers	£0
OS3	Approx. 1.48ha. amenity greenspace at Latton Priory	Required	EFDC / Developers	Developer contributions (S106)	£207,200	Reviewed by Arup	£0	£207,200	£207,200	Assumes 100% of costs met through developers	£0
OS4	Approx. 2.91ha. amenity greenspace at Water Lane Area	Required	EFDC / Developers	Developer contributions (S106)	£407,400	Reviewed by Arup	£0	£407,400	£407,400	Assumes 100% of costs met through developers	£0
OS5	Approx. 11.42ha. of amenity greenspace at Gilston Villages 1-6	Required	EHDC / Developers	Developer contributions (S106)	£1,598,800	Reviewed by Arup	£0	£1,598,800	£1,598,800	Assumes 100% of costs met through developers	£0
OS6	Approx. 2.02ha. of amenity greenspace at Gilston Village 7	Required	EHDC / Developers	Developer contributions (S106)	£282,800	Reviewed by Arup	£0	£282,800	£282,800	Assumes 100% of costs met through developers	£0
OS7	Approx 5.49ha. amenity greenspace across other sites (excluding East Harlow) within Harlow	Required	HDC / Developers	Developer contributions (S106)	£768,600	Reviewed by Arup	£0	£768,600	£768,600	Assumes 100% of costs met through developers	£0
Public Parks and Gardens											
OS8	Approx. 1.40ha. public parks and gardens at East Harlow (Epping Forest portion)	Required	EFDC / Developers	Developer contributions (S106) / Grant funding	£420,000	Reviewed by Arup	£0	£420,000	£420,000	Assumes 100% of costs met through developers	£0
OS9	Approx. 14.00ha. public parks and gardens at East Harlow (Harlow portion)	Required	HDC / Developers	Developer contributions (S106)	£4,200,000	Reviewed by Arup	£0	£4,200,000	£4,200,000	Assumes 100% of costs met through developers	£0
OS10	Approx. 1.97ha. public parks and gardens at Latton Priory	Required	EFDC / Developers	Developer contributions (S106) / Grant funding	£591,000	Reviewed by Arup	£0	£591,000	£591,000	Assumes 100% of costs met through developers	£0
OS11	Approx. 3.88ha. public parks and gardens at Water Lane Area	Required	EFDC / Developers	Developer contributions (S106) / Grant funding	£1,164,000	Reviewed by Arup	£0	£1,164,000	£1,164,000	Assumes 100% of costs met through developers	£0
OS12	Approx. 15.23ha. of amenity greenspace (including parks and gardens) at Gilston Villages 1-6	Required	EHDC / Developers	Developer contributions (S106)	£4,569,000	Reviewed by Arup	£0	£4,569,000	£4,569,000	Assumes 100% of costs met through developers	£0
OS13	Approx. 2.69ha of amenity greenspace (including parks and gardens) at Gilston Village 7	Required	EHDC / Developers	Developer contributions (S106)	£807,000	Reviewed by Arup	£0	£807,000	£807,000	Assumes 100% of costs met through developers	£0
OS14	Approx 6.18ha. public parks and gardens across other sites (excluding East Harlow) within Harlow	Required	HDC / Developers	Developer contributions (S106)	£1,854,000	Reviewed by Arup	£0	£1,854,000	£1,854,000	Assumes 100% of costs met through developers	£0
Natural and Semi-Natural Open Space											
OS15	Approx. 3.15ha. of natural space at East Harlow (Epping Forest portion)	Required	EFDC / Developers	Developer contributions (S106)	£157,500	Reviewed by Arup	£0	£157,500	£157,500	Assumes 100% of costs met through developers	£0
OS16	Approx. 15.56ha. of natural space at East Harlow (Harlow portion)	Required	HDC / Developers	Developer contributions (S106)	£778,000	Reviewed by Arup	£0	£778,000	£778,000	Assumes 100% of costs met through developers	£0
OS17	Approx. 4.44ha. of natural space at Latton Priory	Required	EFDC / Developers	Developer contributions (S106)	£222,000	Reviewed by Arup	£0	£222,000	£222,000	Assumes 100% of costs met through developers	£0
OS18	Approx. 8.74ha. of natural space at Water Lane Area	Required	EFDC / Developers	Developer contributions (S106)	£437,000	Reviewed by Arup	£0	£437,000	£437,000	Assumes 100% of costs met through developers	£0
OS19	Approx. 60.93ha. of natural and semi-natural greenspace at Gilston Villages 1-6	Required	EHDC / Developers	Developer contributions (S106)	£3,046,500	Reviewed by Arup	£0	£3,046,500	£3,046,500	Assumes 100% of costs met through developers	£0
OS20	Approx. 10.75ha. of natural and semi-natural greenspace at Gilston Village 7	Required	EHDC / Developers	Developer contributions (S106)	£537,500	Reviewed by Arup	£0	£537,500	£537,500	Assumes 100% of costs met through developers	£0
OS21	Approx 6.86ha. natural space across other sites (excluding East Harlow) within Harlow	Required	HDC / Developers	Developer contributions (S106)	£343,000	Reviewed by Arup	£0	£343,000	£343,000	Assumes 100% of costs met through developers	£0

OPEN SPACE

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1-6)	Gilston (Village 7)	Non-Strategic Sites (Total)
Amenity Greenspace																
OS1	Approx. 1.05ha. amenity greenspace at East Harlow (Epping Forest portion)								£147,000							
OS2	Approx. 12.45ha. amenity greenspace at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units. Open space at East Harlow to include delivery in the form of a green wedge.		£1,743,000						
OS3	Approx. 1.48ha. amenity greenspace at Latton Priory										£207,200					
OS4	Approx. 2.91ha. amenity greenspace at Water Lane Area											£153,775	£253,625			
OS5	Approx. 11.42ha. of amenity greenspace at Gilston Villages 1-6							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.						£1,598,800		
OS6	Approx. 2.02ha. of amenity greenspace at Gilston Village 7							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.							£282,800	
OS7	Approx 5.49ha. amenity greenspace across other sites (excluding East Harlow) within Harlow							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£768,600
Public Parks and Gardens																
OS8	Approx. 1.40ha. public parks and gardens at East Harlow (Epping Forest portion)								£420,000							
OS9	Approx. 14.00ha. public parks and gardens at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units. Open space at East Harlow to include delivery in the form of a green wedge.		£4,200,000						
OS10	Approx. 1.97ha. public parks and gardens at Latton Priory										£591,000					
OS11	Approx. 3.88ha. public parks and gardens at Water Lane Area											£439,358	£724,642			
OS12	Approx. 15.23ha. of amenity greenspace (including parks and gardens) at Gilston Villages 1-6							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.						£4,569,000		
OS13	Approx. 2.69ha of amenity greenspace (including parks and gardens) at Gilston Village 7							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.							£807,000	
OS14	Approx 6.18ha. public parks and gardens across other sites (excluding East Harlow) within Harlow							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£1,854,000
Natural and Semi-Natural Open Space																
OS15	Approx. 3.15ha. of natural space at East Harlow (Epping Forest portion)								£157,500							
OS16	Approx. 15.56ha. of natural space at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units. Open space at East Harlow to include delivery in the form of a green wedge.		£778,000						
OS17	Approx. 4.44ha. of natural space at Latton Priory										£222,000					
OS18	Approx. 8.74ha. of natural space at Water Lane Area											£164,948	£272,052			
OS19	Approx. 60.93ha. of natural and semi-natural greenspace at Gilston Villages 1-6							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.						£3,046,500		
OS20	Approx. 10.75ha. of natural and semi-natural greenspace at Gilston Village 7							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.							£537,500	
OS21	Approx 6.86ha. natural space across other sites (excluding East Harlow) within Harlow							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£343,000

OPEN SPACE

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
Children's Play											
OS22	Approx. 0.44ha. provision for children and young people at East Harlow (Epping Forest portion)	Required	EFDC / Developers	Developer contributions (S106)	£582,120	Reviewed by Arup	£0	£582,120	£582,120	Assumes 100% of costs met through developers	£0
OS23	Approx. 1.87ha. Local Equipped Area for Play (LEAP) at East Harlow (Harlow portion)	Required	HDC / Developers	Developer contributions (S106)	£1,374,450	Reviewed by Arup	£0	£1,374,450	£1,374,450	Assumes 100% of costs met through developers	£0
OS24	Approx 2.49ha. Neighbourhood Equipped Area for Play (NEAP) at East Harlow (Harlow portion)	Required	HDC / Developers	Developer contributions (S106)	£3,294,270	Reviewed by Arup	£0	£3,294,270	£3,294,270	Assumes 100% of costs met through developers	£0
OS25	Approx. 0.62ha. provision for children and young people at Latton Priory	Required	EFDC / Developers	Developer contributions (S106)	£820,260	Reviewed by Arup	£0	£820,260	£820,260	Assumes 100% of costs met through developers	£0
OS26	Approx. 1.21ha. provision for children and young people at Water Lane Area	Required	EFDC / Developers	Developer contributions (S106)	£1,600,830	Reviewed by Arup	£0	£1,600,830	£1,600,830	Assumes 100% of costs met through developers	£0
OS27	Approx. 4.76ha. of children's play facilities at Gilston Villages 1-6	Required	EHDC / Developers	Developer contributions (S106)	£3,498,600	Reviewed by Arup	£0	£3,498,600	£3,498,600	Assumes 100% of costs met through developers	£0
OS28	Approx. 0.84ha. of children's play facilities at Gilston Village 7	Required	EHDC / Developers	Developer contributions (S106)	£617,400	Reviewed by Arup	£0	£617,400	£617,400	Assumes 100% of costs met through developers	£0
OS29	Approx. 0.82ha. Local Equipped Area for Play (LEAP) across Harlow (excluding East Harlow)	Required	HDC / Developers	Developer contributions (S106)	£602,700	Reviewed by Arup	£0	£602,700	£602,700	Assumes 100% of costs met through developers	£0
OS30	Approx. 1.10ha. Neighbourhood Equipped Area for Play (NEAP) across Harlow (excluding East Harlow)	Required	HDC / Developers	Developer contributions (S106)	£1,455,300	Reviewed by Arup	£0	£1,455,300	£1,455,300	Assumes 100% of costs met through developers	£0
Allotments											
OS31	Approx 0.35ha. allotments at East Harlow (Epping Forest portion)	Required	EFDC / Developers	Developer contributions (S106)	£8,750	Reviewed by Arup	£0	£8,750	£8,750	Assumes 100% of costs met through developers	£0
OS32	Approx 1.56ha. allotments at East Harlow (Harlow portion)	Required	HDC / Developers	Developer contributions (S106)	£39,000	Reviewed by Arup	£0	£39,000	£39,000	Assumes 100% of costs met through developers	£0
OS33	Approx 0.49ha. allotments at Latton Priory	Required	EFDC / Developers	Developer contributions (S106)	£12,250	Reviewed by Arup	£0	£12,250	£12,250	Assumes 100% of costs met through developers	£0
OS34	Approx 0.97ha. allotments at Water Lane Area	Required	EFDC / Developers	Developer contributions (S106)	£24,250	Reviewed by Arup	£0	£24,250	£24,250	Assumes 100% of costs met through developers	£0
OS35	Approx. 5.71ha. allotments at Gilston Villages 1-6	Required	EHDC / Developers	Developer contributions (S106)	£142,750	Reviewed by Arup	£0	£142,750	£142,750	Assumes 100% of costs met through developers	£0
OS36	Approx. 1.01ha. allotments at Gilston Village 7	Required	EHDC / Developers	Developer contributions (S106)	£25,250	Reviewed by Arup	£0	£25,250	£25,250	Assumes 100% of costs met through developers	£0
OS37	Approx 0.69ha. allotments across other sites (excluding East Harlow) within Harlow	Required	HDC / Developers	Developer contributions (S106)	£17,250	Reviewed by Arup	£0	£17,250	£17,250	Assumes 100% of costs met through developers	£0

OPEN SPACE

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1-6)	Gilston (Village 7)	Non-Strategic Sites (Total)
Children's Play																
OS22	Approx. 0.44ha. provision for children and young people at East Harlow (Epping Forest portion)								£582,120							
OS23	Approx. 1.87ha. Local Equipped Area for Play (LEAP) at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.		£1,374,450						
OS24	Approx 2.49ha. Neighbourhood Equipped Area for Play (NEAP) at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.		£3,294,270						
OS25	Approx. 0.62ha. provision for children and young people at Latton Priory										£820,260					
OS26	Approx. 1.21ha. provision for children and young people at Water Lane Area											£604,242	£996,588			
OS27	Approx. 4.76ha. of children's play facilities at Gilston Villages 1-6							This includes provision for open space for teenagers, as from the East Herts Open Space Assessment						£3,498,600		
OS28	Approx. 0.84ha. of children's play facilities at Gilston Village 7							This includes provision for open space for teenagers, as from the East Herts Open Space Assessment							£617,400	
OS29	Approx. 0.82ha. Local Equipped Area for Play (LEAP) across Harlow (excluding East Harlow)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£602,700
OS30	Approx. 1.10ha. Neighbourhood Equipped Area for Play (NEAP) across Harlow (excluding East Harlow)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£1,455,300
Allotments																
OS31	Approx 0.35ha. allotments at East Harlow (Epping Forest portion)								£8,750							
OS32	Approx 1.56ha. allotments at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.		£39,000						
OS33	Approx 0.49ha. allotments at Latton Priory										£12,250					
OS34	Approx 0.97ha. allotments at Water Lane Area											£9,153	£15,097			
OS35	Approx. 5.71ha. allotments at Gilston Villages 1-6													£142,750		
OS36	Approx. 1.01ha. allotments at Gilston Village 7														£25,250	
OS37	Approx 0.69ha. allotments across other sites (excluding East Harlow) within Harlow							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£17,250

OPEN SPACE

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
Other											
OS38	Upgrades at Harlow Town Park to reflect anticipated increased use	Required	HDC	Developer contributions (S106)	Unknown		£0	Unknown	Unknown		Unknown
OS39	Contribution towards Epping Forest Suitable Alternative Natural Green Space (SANGS)	Essential	EFDC / Developers	Developer contributions (S106)	£2,250,000	Reviewed by Arup - based on an assumed 30ha. SANGS (see notes), with an enhanced natural and semi-natural open space specification	£0	£2,250,000	£0	See notes	£2,250,000
OS40	Air quality monitoring	Essential	EFDC / Developers	Developer contributions (S106)	£175,000	Epping Forest District Council (indicative costs to 2033 only)	£0	£175,000	£0	See notes	£175,000
OS41	Off-site green infrastructure at Stort Valley	Required	EHDC	Developer contributions (S106)	£5,000,000	East Herts IDP	£0	£5,000,000	£5,000,000		£0
OS42	Ongoing stewardship and governance	Required	TBC	TBC	Unknown		£0	Unknown	Unknown		Unknown

OPEN SPACE

Ref	Intervention	2018 -	2023 -	2028 -	2033 -	2038 -	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1-6)	Gilston (Village 7)	Non-Strategic Sites (Total)
Other																
OS38	Upgrades at Harlow Town Park to reflect anticipated increased use															
OS39	Contribution towards Epping Forest Suitable Alternative Natural Green Space (SANGS)							The current Zone of Influence for the Epping Forest Special Area of Conservation (SAC) extends to 6.2km from its boundary. However, this will be subject to review from time to time. It is therefore necessary to 'future-proof' the Garden Town communities which lie partially within or within close proximity to, the current Zone of Influence. In order to achieve this an appropriate level of SANGS should be provided on the relevant sites. A strategic approach will need to be taken to maximise the opportunities that exist to provide sufficient space to accommodate the necessary attributes to attract new residents, and some existing residents, to use that space. In particular there is a need to provide a level and form of SANGS that will be used by dog-walkers who make up nearly 50% of the visitors to Epping Forest. The minimum size of SANGS which is considered to be workable in terms of providing some opportunity to attract visitors, as advised by Natural England, is 8ha. However, the size of site required to accommodate regular dog walkers is 30ha. This is necessary to provide sufficient size to accommodate a circular walking route of some 2.2km. The number of SANGS required is not yet determined. Costs are not currently attributed to specific sites. Given the current uncertainties in relation to the scale of SANGS to be provided on individual sites within the Garden Town, there is a need to develop a strategic approach which both maximises the opportunities which are available and ensures an equitable approach.								
OS40	Air quality monitoring							Costs are not currently attributed to specific sites - to be updated once mitigation strategy has been finalised.								
OS41	Off-site green infrastructure at Stort Valley													£4,250,000	£750,000	
OS42	Ongoing stewardship and governance															

SPORTS AND LEISURE

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost Source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
SF1	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios	Required	HDC / EFDC / EHDC / ECC / HCC / Providers	Developer contributions (S106) / Grant funding	£10,016,000	Reviewed by Arup	£0	£10,016,000	£10,016,000	Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding	£0
SF2	New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios	Required	EHDC / HCC / Providers	Developer contributions (S106) / Grant funding	£11,015,680	Reviewed by Arup	£0	£11,015,680	£11,015,680	Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding	£0

SPORTS AND LEISURE

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1- 6)	Gilston (Village 7)	Non-Strategic Sites (Total)
SF1	New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios							Site to be determined. Costs are based on Sports England standard costs; actual costs will be site-specific and may be higher.	£1,045,075	£3,622,927	£1,463,105	£1,124,501	£1,854,660			£905,732
SF2	New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios							To be delivered alongside a secondary school within Gilston. Costs are based on Sports England standard costs; actual costs will be site-specific and may be higher.						£9,363,328	£1,652,352	

UTILITIES

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
Water											
UT1	Network reinforcement works to provide potable water	Critical	Affinity Water	Providers / Developers (Charge)	Unknown		£0	Unknown	£0		£0
UT2	Early implementation of waste water network upgrades at Latton Priory	Critical	Thames Water	Providers / Developers (Charge)	Unknown		£0	Unknown	£0		£0
Electricity											
UT3	New Harlow 33/11kV Primary sub-station	Critical	UKPN / Developers	Providers / Developers (Charge)	£900,000	Harlow IDP	£0	£900,000	£0		£0
UT4	South Harlow 33/11kV Primary sub-station & 11kV interconnection	Critical	UKPN / Developers	Providers / Developers (Charge)	£1,100,000	Harlow IDP	£0	£1,100,000	£0		£0
UT5	Rye House/Harlow West 132kV Tower Line	Critical	UKPN / Developers	Providers / Developers (Charge)	£5,400,000	Harlow IDP	£0	£5,400,000	£0		£0
UT6	Replacement of 33kV switchgear at Harlow West substation	Critical	UKPN / Developers	Providers / Developers (Charge)	£1,400,000	Harlow IDP	£0	£1,400,000	£0		£0
UT7	33kV overhead lines may require diverting for masterplanning of Water Lane Area	Required	UKPN / Developers	Providers / Developers (Charge)	Site dependent		£0	N/A	N/A		N/A
UT8	New primary substation to serve Gilston	Critical	Utility Provider	Providers / Developer (Contribution / Charge)	£29,000,000	East Herts IDP	£0	£0	£0	Abnormal cost reflected in land value - refer to Harlow and Gilston Garden Town Strategic Viability Assessment	£0
Gas											
UT9	Gas infrastructure to enable growth	Essential	Providers / Developers	Providers / Developers (Charge)	N/A (strategic upgrades met by providers; on site connections part of normal development costs)		£0	N/A	£0		£0
UT10	Potential diversion of mains gas at East Harlow	Required	Cadent Gas	UKPN / Developer agreement	Masterplan dependent		£0	N/A	£0		£0
Telecommunications											
UT11	Telecommunications infrastructure to enable growth	Essential	Providers / Developers	Providers / Developers (Charge)	N/A (strategic upgrades met by providers; on site connections part of normal development costs)		£0	N/A	£0		£0
UT12	Measures to support implementation of the Garden Town Digital Strategy	Required	Providers / Developers	Providers / Developers	Unknown		£0	Unknown	Unknown		Unknown
UT13	Ongoing broadband and communication upgrades, as required by technological change	Required	Providers	Providers	N/A (met by providers)		£0	N/A	£0		£0

UTILITIES

Ref	Intervention	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1- 6)	Gilston (Village 7)	Non-Strategic Sites (Total)
Water																
UT1	Network reinforcement works to provide potable water							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). Additional contributions beyond this are not envisioned and so have not been apportioned.								
UT2	Early implementation of waste water network upgrades at Latton Priory							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). Additional contributions beyond this are not envisioned and so have not been apportioned.								
Electricity																
UT3	New Harlow 33/11kV Primary sub-station							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). Additional contributions beyond this are not envisioned and so have not been apportioned.								
UT4	South Harlow 33/11kV Primary sub-station & 11kV interconnection							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). Additional contributions beyond this are not envisioned and so have not been apportioned.								
UT5	Rye House/Harlow West 132kV Tower Line							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). Additional contributions beyond this are not envisioned and so have not been apportioned.								
UT6	Replacement of 33kV switchgear at Harlow West substation							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). Additional contributions beyond this are not envisioned and so have not been apportioned.								
UT7	33kV overhead lines may require diverting for masterplanning of Water Lane Area							Overhead lines will require an easement along them, which may affect the masterplanning of the site. Potential to divert these to optimise the site.				Unknown	Unknown			
UT8	New primary substation to serve Gilston							Expectation that development will meet the full cost of new substation at Gilston.								
Gas																
UT9	Gas infrastructure to enable growth															
UT10	Potential diversion of mains gas at East Harlow							Potential diversion of gas mains. Alternative is to retain in position and design the site around an easement along the pipes. The potential easement / diversion will be dependent on the type of main the options for these sites should be considered on a site-by site basis, in consultation with Cadent Gas.	Unknown	Unknown						
Telecommunications																
UT11	Telecommunications infrastructure to enable growth							The additional demand of these developments would require some reinforcement of the water supply network, although no significant constraints to the provision of this infrastructure have been identified.								
UT12	Measures to support implementation of the Garden Town Digital Strategy							A wider Garden Town Digital Strategy is being prepared; exact interventions still to be confirmed.								
UT13	Ongoing broadband and communication upgrades, as required by technological change															

UTILITIES

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
Waste											
UT14	Household Waste Recycling Centre to serve Gilston	Required	Developer / HCC	Developers / Grant	£6,700,000	Hertfordshire County Council	£0	£6,700,000	£1,662,067	Hertfordshire County Council - based on anticipated Gilston use	£5,037,933
UT15	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex	Required	Developer / ECC	Developers / Grant	£200,000	Essex County Council	£0	£200,000	£200,000	Essex County Council	£0

UTILITIES

Ref	Intervention	2018 -	2023 -	2028 -	2033 -	2038 -	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1- 6)	Gilston (Village 7)	Non-Strategic Sites (Total)
Waste																
UT14	Household Waste Recycling Centre to serve Gilston							HCC's current position - specific proposals will be developed. Costs indexed by Hertfordshire County Council using September 2018 RPI.						£1,412,757	£249,310	
UT15	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex							Housing growth is anticipated to generate additional waste into the Harlow Recycling Centre for Household Waste (RCHW) of c.3500-4000 tpa; an uplift on the current throughput of between 26%-30%. To accommodate waste input increases of this nature it will be necessary to redesign the existing site to provide greater waste handling capacity, improved traffic flows, more on site queuing and to provide a service operation which reduces onsite unloading time thereby improving capacity. Based on similar site redesign and upgrades within Essex it would be anticipated that the capital cost of delivering such an upgrade at the Harlow RCHW would be in the region of £160-200k.	£20,868	£72,343	£29,215	£22,454	£37,034			£18,086

FLOOD DEFENCE

Ref	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Cost source	Identified Funding	Funding Gap	Cost to be Apportioned	Rationale	Remaining Funding Gap
FL1	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	Critical	Environment Agency / EFDC / ECC / Developers	Developer Funded	Unknown		£0	Unknown	£0		Unknown
FL2	Strategic surface water flood risk interventions: West Passmores swale and upstream attenuation and flood resilience; Harlow Brays Grove sustainable drainage; Harlow Kingsmoor sustainable drainage; and Summers Area river flood alleviation scheme	Critical	Environment Agency / Developers	Environment Agency / Developer Contribution	£12,000,000	Harlow DC IDP (2018)	£341,482	£11,658,518	£440,000	Essex LLFA Floods Team has confirmed that only one scheme (Harlow Kingsmoor) is directly related to a development. The remainder of the funding is expected to be available from other sources e.g. Environment Agency. Tests 100% of Harlow Kingsmoor met through developer contributions - in reality this may not be the case	£11,218,518
FL3	On-site SuDS delivered as part of developments	Essential	Developers	Developer Funded	N/A (part of normal development costs)		£0	N/A	£0		N/A

FLOOD DEFENCE

Ref	Intervention	2018 -	2023 -	2028 -	2033 -	2038 -	2043 +	Notes	East of Harlow (North)	East of Harlow (South)	Latton Priory	Water Lane Area (Summers)	Water Lane Area (Katherine's)	Gilston (Villages 1-6)	Gilston (Village 7)	Non-Strategic Sites (Total)	
FL1	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							Flood protection should be considered as part of strategic masterplanning to ensure development is directed towards flood zone 1, and any necessary mitigation measures are incorporated into the design of the scheme. Further consultation will be required with the Environment Agency and EFDC Drainage Team.	Unknown								
FL2	Strategic surface water flood risk interventions: West Passmores swale and upstream attenuation and flood resilience; Harlow Brays Grove sustainable drainage; Harlow Kingsmoor sustainable drainage; and Summers Area river flood alleviation scheme																£440,000
FL3	On-site SuDS delivered as part of developments																

Appendix B

Harlow and Gilston Garden Town Delivery Trajectory

B1 Harlow and Gilston Garden Town Delivery Trajectory

For the purposes of the IDP, the delivery trajectory from each of the District’s Local Plans (at the time of production of the IDP) has been reflected – as set out in Table B1. It is acknowledged that this delivery trajectory may be amended as the Garden Town comes forward and opportunities to accelerate delivery are explored.

Table B1 Harlow and Gilston Garden Town delivery trajectory

Site	Trajectory Source	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Total
Gilston (Villages 1-6 and Village 7) ³⁵	East Herts Authority Monitoring Report 2017-2018 (2018)	50	1,500	1,500	1,500	1,500	3,950	10,000
East Harlow (North)	Epping Forest District Housing Implementation Strategy Update (2019)	0	250	500	0	0	0	750
East Harlow (South)	Pre-Submission Publication Harlow Local Development Plan (2018)	750	1,150	700	0	0	0	2,600
Latton Priory	Epping Forest District Housing Implementation Strategy Update (2019)	50	500	500	0	0	0	1,050
Water Lane Area (West Sumners and West of Katherine’s) ³⁶	Epping Forest District Housing Implementation Strategy Update (2019)	100	1,000	1,000	0	0	0	2,100³⁷

³⁵ Early phasing of Gilston differs slightly between Figure B1 and the figures used in the Strategic Viability Assessment but the impact is considered to be minimal. For the purposes of the IDP it has been assumed that Gilston Villages 1-6 and Gilston Village 7 deliver at the same speed until Village 7 is built out. The sub-phasing of Gilston will be agreed in due course.

³⁶ For the purposes of the IDP it has been assumed that West Sumners and West of Katherine’s will deliver proportionately to their respective allocations. The sub-phasing of Water Lane Area will be agreed in due course.

³⁷ The Water Lane Area allocation is stated to be 2,100 homes in the Submission Version Epping Forest District Local Plan. West Sumners is taken to be sites SR-0068-N (indicative capacity 691 homes) and SR-0107 (indicative capacity 116 homes). West of Katherine’s is taken to be sites SR-0964-Z (indicative capacity 1,149 homes), SR-

Site	Trajectory Source	2018 - 2023	2023 - 2028	2028 - 2033	2033 - 2038	2038 - 2043	2043 +	Total
Other	Pre-Submission Publication Harlow Local Development Plan (2018)	206	121	820	0	0	0	1,147
	Total	1,323	4,354	5,020	1,500	1,500	3,950	17,647³⁸

0424 (indicative capacity 118 homes), SR-0039 (indicative capacity 43 homes) and SR-0038 (indicative capacity 21 homes). These total 2,138 which is slightly higher than the 2,100 stated. This explains the difference in units between Table B1 and Table 1 in Section 4.1.

³⁸ See above comment.

Appendix C

Risk Allowance

C1 Risk Allowance

C1.1 Transport

Table C1 Risk allowance – transport

	East of Harlow (North)	East of Harlow (South)	Latton Priors	West Sumners	West of Katherine's	Gilston Villages 1-6	Gilston Village 7
Total	£16,409,612	£43,086,653	£23,073,456	£18,774,151	£30,900,181	£199,147,727	£34,451,723
Risk Allowance	£2,471,706	£5,808,580	£3,480,388	£2,883,037	£4,742,172	£19,653,793	£3,566,412
	<i>15.06%</i>	<i>13.48%</i>	<i>15.08%</i>	<i>15.36%</i>	<i>15.35%</i>	<i>9.87%</i>	<i>10.35%</i>
Revised Total	£18,881,318	£48,895,234	£26,553,844	£21,657,189	£35,642,353	£218,801,519	£38,018,135

- Costs received from Hertfordshire County Council in respect of some highways interventions (included in HIF bid submission) include an element of contingency and so an additional risk allowance has not been applied.
- 20% risk allowance applied to all other items.

C1.2 Education

Table C2 Risk allowance – education

	East of Harlow (North)	East of Harlow (South)	Latton Priory	West Summers	West of Katherine's	Gilston Villages 1-6	Gilston Village 7
Total	£9,503,086	£33,727,437	£13,126,579	£10,070,618	£16,609,656	£161,522,820	£28,464,573
Risk Allowance	£214,632	£900,738	£264,936	£200,003	£329,869	£804,870	£134,145
	2.26%	2.67%	2.02%	1.99%	1.99%	0.50%	0.47%
Revised Total	£9,717,718	£34,628,175	£13,391,515	£10,270,621	£16,939,526	£162,327,690	£28,598,718

- Costs received from Essex County Council and Hertfordshire County Council in respect of mainstream and SEND school places include an element of contingency and so an additional risk allowance has not been applied.
- 20% risk allowance applied to all other items.

C1.3 Health

Table C3 Risk allowance – health

	East of Harlow (North)	East of Harlow (South)	Latton Priory	West Summers	West of Katherine's	Gilston Villages 1-6	Gilston Village 7
Total	£1,908,113	£6,614,791	£2,671,358	£2,053,129	£3,386,264	£21,625,278	£3,816,226
Risk Allowance	£381,623	£1,322,958	£534,272	£410,626	£677,253	£4,325,056	£763,245
	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Revised Total	£2,289,735	£7,937,749	£3,205,630	£2,463,755	£4,063,517	£25,950,334	£4,579,471

- 20% risk allowance applied to all items.

C1.4 Emergency Services

Table C4 Risk allowance – emergency services

	East of Harlow (North)	East of Harlow (South)	Latton Priory	West Summers	West of Katherine's	Gilston Villages 1-6	Gilston Village 7
Total	£676,344	£2,344,659	£946,882	£727,746	£1,200,285	£7,665,232	£1,352,688
Risk Allowance	£135,269	£468,932	£189,376	£145,549	£240,057	£1,533,046	£270,538
	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Revised Total	£811,613	£2,813,591	£1,136,258	£873,295	£1,440,342	£9,198,278	£1,623,226

- 20% risk allowance applied to all items.

C1.5 Community Facilities

Table C5 Risk allowance – community facilities

	East of Harlow (North)	East of Harlow (South)	Latton Priory	West Summers	West of Katherine's	Gilston Villages 1-6	Gilston Village 7
Total	£1,297,452	£5,241,934	£1,760,908	£1,338,214	£2,207,141	£9,346,587	£1,649,398
Risk Allowance	£259,490	£1,048,387	£352,182	£267,643	£441,428	£1,869,317	£329,880
	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Revised Total	£1,556,942	£6,290,321	£2,113,089	£1,605,856	£2,648,569	£11,215,905	£1,979,277

- 20% risk allowance applied to all items.

C1.6 Open Space

Table C6 Risk allowance – open space

	East of Harlow (North)	East of Harlow (South)	Latton Priory	West Summers	West of Katherine's	Gilston Villages 1-6	Gilston Village 7
Total	£1,315,370	£11,428,720	£1,852,710	£1,371,477	£2,262,003	£17,105,650	£3,019,950
Risk Allowance	£263,074	£2,285,744	£370,542	£274,295	£452,401	£3,421,130	£603,990
	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Revised Total	£1,578,444	£13,714,464	£2,223,252	£1,645,773	£2,714,403	£20,526,780	£3,623,940

- 20% risk allowance applied to all items.

C1.7 Sports and Leisure

Table C7 Risk allowance – sports and leisure

	East of Harlow (North)	East of Harlow (South)	Latton Priory	West Summers	West of Katherine's	Gilston Villages 1-6	Gilston Village 7
Total	£1,045,075	£3,622,927	£1,463,105	£1,124,501	£1,854,660	£9,363,328	£1,652,352
Risk Allowance	£209,015	£724,585	£292,621	£224,900	£370,932	£1,872,666	£330,470
	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Revised Total	£1,254,090	£4,347,513	£1,755,726	£1,349,401	£2,225,592	£11,235,994	£1,982,822

- 20% risk allowance applied to all items.

C1.8 Utilities

Table C8 Risk allowance – utilities

	East of Harlow (North)	East of Harlow (South)	Latton Priory	West Summers	West of Katherine's	Gilston Villages 1-6	Gilston Village 7
Total	£20,868	£72,343	£29,215	£22,454	£37,034	£1,412,757	£249,310
Risk Allowance	£4,174	£14,469	£5,843	£4,491	£7,407	£282,551	£49,862
	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Revised Total	£25,042	£86,811	£35,058	£26,945	£44,441	£1,695,308	£299,172

- 20% risk allowance applied to all items.

C1.9 Flood Protection

Table C9 Risk allowance – flood protection

	East of Harlow (North)	East of Harlow (South)	Latton Priory	West Summers	West of Katherine's	Gilston Villages 1-6	Gilston Village 7
Total	£0	£0	£0	£0	£0	£0	£0
Risk Allowance	£0	£0	£0	£0	£0	£0	£0
	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Revised Total	£0	£0	£0	£0	£0	£0	£0