

EAST HERTS COUNCIL

EXECUTIVE – 3 DECEMBER 2019

REPORT BY LEADER OF THE COUNCIL

REPORT TITLE: HARLOW AND GILSTON GARDEN TOWN:
STEWARDSHIP OBJECTIVES AND PRINCIPLES

WARD(S) AFFECTED: Hunsdon, all

Purpose/Summary of Report

- To enable the Executive to consider the Stewardship Objectives and Principles, in relation to the development coming forward at the Harlow and Gilston Garden Town and recommend to Council that they be endorsed.

<u>RECOMMENDATION FOR EXECUTIVE: to:</u>	
(A)	recommend to Council that the Stewardship Objectives and Principles, relating to development proposals coming forward as part of the Harlow and Gilston Garden Town, be endorsed.

1.0 Background

1.1 The Harlow and Gilston Garden Town (HGGT) Vision sets out that development coming forward should be informed by the Garden City Principles, as devised by the Town and Country Planning Association (TCPA).

1.2 An important element of the Garden City Principles is that appropriate arrangements need to be in place for the long term stewardship of land and facilities provided as a result of

development. A range of such assets are likely to come forward as a result of the Garden Town development, including at the Gilston site. Therefore it is necessary to ensure that the approach to future stewardship is established.

- 1.3 Consultants (Arup) have been commissioned to consider the particular circumstances relating to the Garden Town developments and to recommend a way forward with regard to stewardship matters.
- 1.4 At this stage and as a first step in the process, Stewardship Objectives and Principles have been devised. This report is to seek endorsement of these by the Executive and Council and to ensure members are aware of the parameters that are being set in place in relation to this matter.
- 1.5 A report was previously presented to the Executive (17 July 2018) which addressed how community assets delivered as a result of new development should be managed. This was prompted by the requirement to establish management arrangements in relation to the Bishop's Stortford North development. At that time, the Executive resolved that guidelines for future sites should be produced. The stewardship work that is being undertaken now, in relation to the Garden Town, can provide the basis of those guidelines for sites across the District.

2.0 Report

- 2.1 As indicated, to date, following consultation with a range of Garden Town stakeholders, Stewardship Objectives and Principles have been devised. These set out what the ultimate stewardship arrangements should achieve (Objectives) and comprise a set of high level statements about how the arrangements should operate (Principles). The Objectives and Principles are set out in **Essential Reference Paper B**. The Objectives and Principles have been considered and endorsed

by the HGGT Board, although they have been subject to subsequent revision.

- 2.2 Further work is underway now in relation to the following matters:
- to agree on the range of assets that should or could fall within the remit of a stewardship body;
 - to identify and assess potential stewardship models; and,
 - to make recommendations with regard to the most appropriate stewardship approach.
- 2.3 This work will involve further engagement with stakeholders. In that respect a community stakeholder engagement event was recently undertaken on 11 November. This enabled representatives to consider the range of assets to be included and potential stewardship models. The outcomes from the event are being drawn into the ongoing work assessing possible stewardship models.
- 2.4 Irrespective of further progress, endorsement of the Stewardship Objectives and Principles is being sought at this stage in order to ensure that the Executive and Council are aware of the direction of travel in relation to this matter. A further report will be presented to the Executive when the work of this commission has concluded and consultants have provided recommendations in relation to the appropriate long term stewardship model(s).
- 2.5 With regard to the Objectives, these generally relate to the standards to be achieved by the finally agreed stewardship approach and cross refer to other TCPA Garden City Principles. In that respect, for example, the Objectives require that assets are maintained in a way that develops the health and well-being of residents. Asset maintenance should support the social cohesion of the local community, enhance existing assets and allow an accessible, inclusive and sustainable community to be promoted.

- 2.6 The Principles define how the stewardship body will operate. These are high-level at this stage and cover issues such as decisions being made in the long term public interest, ensuring the stewardship body is financially sustainable, resilient, flexible, adaptable, collaborative and transparent. It will be necessary to ensure that the final arrangements include representation from the residents of the new development, when they start to move into the site.
- 2.7 With regard to both the Objectives and Principles, it is considered that these represent an appropriately broad and flexible, yet definitive set of parameters. They provide an appropriate framework through which the next and more detailed stages of the work can take place. It is recommended that they can be endorsed in their current form to enable progress to be made to the final form of the stewardship arrangements.
- 3.0 Implications/Consultations
- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None

Contact Member: Cllr Linda Haysey – Leader of the Council
linda.haysey@eastherts.gov.uk

Contact Officer: Sara Saunders – Head of Planning and Building Control
Contact Tel No 01992 531656
sara.saunders@eastherts.gov.uk

Report Author: Kevin Steptoe – Garden Town Lead Officer
kevin.steptoe@eastherts.gov.uk