

Reasonable endeavours have been taken by the HGGT Local Authorities to ensure the accuracy of information contained in these schedules based upon evidence available during its preparation which represents a snapshot in time. The identification of contributions from developers does not represent a guarantee that such funding will be secured by the HGGT Local Authorities but do represent an estimation of contribution levels that might be expected and should be taken into consideration by developers. Where the HGGT Local Authorities are identified as a party to the funding arrangements, the HGGT Local Authorities accept no liability for errors in information and reserve the right to amend or update the requirements for infrastructure at any time based upon new evidence or understanding including but not limited to when assessing planning applications or preparing guidance or further updates to the IDP. Liability is accepted for the delivery of infrastructure where funding or agreements do not exist for such delivery to take place. The HGGT Local Authorities accept no liability for errors in information and reserve the right to amend or update the requirements for infrastructure at any time based upon new evidence or understanding including but not limited to when assessing planning applications or preparing guidance or further updates to the IDP.

Ref	Education Infrastructure / Services	IDP Information Source	Delivery Priority	Delivery Phasing	Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Updated Cost Estimate (only total Provision / Cost column Q #) has been updated. Developers will be expected to contribute an uplift to the cost included in columns A1 (A4) to B1 (A5) (note with indexation approach).	Provision / Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Current Estimated Funding Gap	Provision / Cost to be Apportioned to EHDC, EFDC & HDC Development Plan Allocations	Apportionment Notes	Contribution Indexation / Change	Estimated Funding Gap after contributions from Development Allocations	Provision / Cost to be Apportioned to Windfall / developments outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT
(new / 2019 IDP ref)				2022 2024 2026 2028 2030 2032 2034 2036 2038 2040+																	
S2	All new developments are required to consider the future stewardship arrangements for any new community buildings or spaces that are proposed to be created and how any new community services will be sustained. For education this should include: a) freshholds of new floorspace provided for new early years and childcare; b) any agreed arrangements for community use of school facilities; c) any long term skills strategy associated with jobs for maintenance of assets under stewardship.		Stewardship arrangements to be agreed with Local Planning Authority at Masterplan or application stage.		Developer(s)	Long term stewardship of land and facilities ties together the themes of the HGGT Vision. New spaces and facilities that are not agreed to be adopted by the public authorities will not be sustainable without well organised management structures supported by consistent revenue streams.	comprehensive Stewardship arrangements to be established		Stewardship arrangements to be agreed with Local Planning Authority at Masterplan or application stage.					comprehensive Stewardship arrangements to be established	Stewardship arrangements to be agreed with Local Planning Authority at Masterplan or application stage.			comprehensive Stewardship arrangements to be established	Stewardship arrangements to be agreed with Local Planning Authority at Masterplan or application stage.		
ED1 (ED1-ED12)	Early Years and Childcare a) Gilston Area: each new primary school to include nursery provision plus each new village to include 300sqm floorspace for private nursery/child care; b) East of Harlow: up to 302 places; c) Water Lane: up to 189 places; d) Latton Priory: up to 96 places; e) up to 0.09 new places per dwelling for all developments larger than 20 units or where a cumulative impact occurs, subject to dwelling mix and existing capacity.	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Hertfordshire and Essex County Council			Essex County Council (ECC) / Hertfordshire County Council (HCC) / Operator(s) / Developer(s)	HCC identify need for 300sqm private early years floorspace per village for Villages 1-6 in Gilston Area. Gilston Village 7 to deliver a minimum of 275sqm and up to 550sqm. ECC Developer's Guide for Infrastructure Contributions (Revised 2020); Cost of each project considered on case by case basis with contribution of approximately £30,127 per child place	300sqm private Early Years floorspace in each village for V1-6, and a minimum of 275sqm for V7 in Gilston Area and c.748 new Early Years places in Essex		Early years costs for Gilston Villages have been calculated using HCC guide to developer contributions, which sets out a build cost for Early Years facilities of £2,783 per sqm. ECC Developer's Guide for Infrastructure Contributions (Revised 2020); estimates child yield 0.09 per (2+bed) house, and 0.045 per (2+bed) flat. Cost per place = £30,127 (September 2020). For purposes of IDP calculation Town Centre assumed to be flats and all other developments to be houses.	YES: ECC Costs to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.			Floorspace for new early years facilities to be provided on sites of 250+ homes	ECC Developer's Guide for Infrastructure Contributions (Revised 2020); All residential developments of 20 or more dwellings will be assessed to see if a contribution towards Early Years and Childcare is necessary or smaller developments where there is considered to be a cumulative impact. Developments of 250+ units likely to require provision of a new facility.	YES: ECC Contributions to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.			New Early Years facilities and / or contributions may need to be provided for developments 250+ units	YES: ECC Contributions to be index linked from September 3Q 2020 using an Index to be advised or as otherwise updated.		
ED2 (ED18 & ED19)	Hertfordshire County Education Authority New Primary School provision, including: a) up to 7no. Primary Schools / 20 Forms of Entry (FE) at Gilston Area (2.03ha each 2FE, 2.92ha each 3FE);	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Hertfordshire County Council			Hertfordshire County Council (HCC) / Academy Trust(s) / Developer(s)	HCC identify need for up to 20 FE new Primary Education school provision within the Gilston Area.	up to 7no. new Primary Schools with up to 20 FE across Gilston Area	This provision / cost is solely related to Gilston development and indexation model yet to be agreed between LPA and developer(s), therefore no uplift has been made.	HCC costs informed by DIE Scorecard (2021), base cost date IQ 2022: 26 primary school: £9,702m (IQ 2022); 36 primary school: £14,552m (IQ 2022). There will also be a 10% uplift in costs set out within the DIE scorecard, to reflect sustainable build.	YES: Costs to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.			Land for up to 7no. new Primary Schools, one in each new Gilston Area Village	HCC contributions informed by DIE Scorecard (2021); New school costs rounded up to full 210 child FE.	YES: Contributions to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.						
ED3 (ED13-ED17)	Essex County Education Authority New Primary School provision, including: a) 1no. new 2fe Primary School and 1no. new 3fe Primary School at East of Harlow; b) 1no. new 3fe Primary School at Water Lane (or 1no. new 2fe Primary School and 1fe expansion to existing primary school capacity); c) 1no. new 2fe Primary School at Latton Priory; d) 1no. new 2fe Primary School at Newhall Phases 2/3.	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Essex County Council			Essex County Council (ECC) / Academy Trust(s) / Developer(s)	ECC Developer's Guide for Infrastructure Contributions (Revised 2020); ECC estimates that the child yield is 0.3 per (2+bed) house. For the provision of new schools the IDP assumes the development must meet the full cost of the school provision except where other developments are identified as contributing.	5no. new Primary Schools with up to 12 FE across ECC Education Authority area of the Garden Town		ECC Developer's Guide for Infrastructure Contributions (Revised 2020); Each project considered on case by case basis with contribution of c. £20,508 for major new works / new schools. New school costs rounded up to full 210 child FE unless other developer contributions can be secured.	YES: Costs to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.		Developer Contributions received for 1no. New 2fe primary school in Newhall Phases 2/3;	Land for up to 7no. new Primary Schools to be provided at new garden communities	ECC Developer's Guide for Infrastructure Contributions (Revised 2020); New school costs rounded up to full 210 child FE unless other developer contributions can be secured. HCC costs assumed to match ECC costs.	YES: Contributions to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.			Provision of land for a new Primary School may be required subject to local primary school capacity	EFDC IDP (2020 Update) identifies contributions from allocation SHR.R2 comprising 62 homes towards Primary School provision at East of Harlow, contribution from East of Harlow reduced accordingly.		
ED4 (ED20)	Essex County Education Authority expanded Primary School provision, including: a) up to 0.3 new places per dwelling for all developments larger than 20 units or where a cumulative impact occurs, subject to dwelling mix and existing capacity. Estimated up to 6 FE expansion to existing schools.	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Hertfordshire and Essex County Council			Essex County Council (ECC) / Academy Trust(s) / Developer(s)	ECC Developer's Guide for Infrastructure Contributions (Revised 2020); ECC estimates that the child yield is 0.3 per (2+bed) house and 0.15 per (2+bed) flat.	up to 6 FE of expansion of existing Primary Schools across HGGT		ECC Developer's Guide for Infrastructure Contributions (Revised 2020); Each project considered on case by case basis with contribution of c.£17,268 (IQ 2020) per child place for expansion of schools, index linked to IQ 2022. 1no. Primary school space: £18,044 IQ 2022.	YES: Costs to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.		Developer Contributions received from: Barfield (Land at), Roydon, Ram Gorse Playing Field (Harlow Rugby Club), Harlow and Gilston Way (Land North of), Harlow.		ECC Developer's Guide for Infrastructure Contributions (Revised 2020); All residential developments of 20+ dwellings assessed for contribution toward Primary Education or where there is considered to be a cumulative impact. For purpose of IDP calculation, all development allocations assumed to be houses.	YES: Contributions to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.			ECC Developer's Guide for Infrastructure Contributions (Revised 2020); All residential developments of 20+ dwellings assessed for contribution toward Primary Education or where there is considered to be a cumulative impact. For purpose of IDP calculation, Town Centre windfall assumed to be flats.	YES: Contributions to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.		
ED5	Essex County Education Authority Special Education Needs (SEN) for Primary Education, including: a) approximately 46 additional SEN places may be required in Primary education settings as a result of the growth in the 3 new garden communities of East of Harlow, Water Lane and Latton Priory.	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Essex County Council			Essex County Council (ECC) / Academy Trust(s) / Developer(s)	ECC Developer's Guide for Infrastructure Contributions (Revised 2020); ECC estimates that approximately 7 SEN places are required per 1,000 homes.	New Primary Schools may be considered for the provision of SEN facilities		ECC Developer's Guide for Infrastructure Contributions (Revised 2020); Department for Education Guidance recommends that SEN contributions are set at 4 times the rate of mainstream places, equating to a contribution of c. £82,032 (IQ 2020); £85,716 IQ 2022.	YES: Costs to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.				New Primary Schools may be considered for the provision of SEN facilities	For purposes of IDP: Contributions assumed from each of the new garden communities of East of Harlow, Water Lane and Latton Priory on basis of cumulative growth of 6500 homes. Calculations assume 'worst case' based on all housing developments and new build SEN provision. Actual requirements to be agreed at application stage.	YES: Contributions to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.					
ED4 (ED23-ED25)	Hertfordshire County Education Authority new Secondary School provision for the Gilston Area, including: a) 1no. Secondary Schools up to 8 FE at Gilston Area Village 1 (c.10.78ha of land); b) 1no. Secondary School up to 12 FE at Gilston Area Village 5 (c.12.9ha of land).	See IDP Evidence, Appendix 2 - Education Infrastructure, Responses from Hertfordshire County Council			Hertfordshire County Council (HCC) / Academy Trust(s) / Developer(s)	HCC identify need for up to 20 FE new Secondary Education school provision within the Gilston Area subject to dwelling mix and monitoring.	2no. new Secondary Schools with up to 20 FE (10.78ha + 12.9ha) in the Gilston Area	This provision / cost is solely related to Gilston development and indexation model yet to be agreed between LPA and developer(s), therefore no uplift has been made.	HCC: According to DIE Scorecard (2021) costs: 8fe secondary school, with 6th form (75% stay on) £40,097m; 12fe secondary school with 6th form (75% stay on) £60,146m. There will also be a 10% uplift in costs set out within the DIE	YES: Costs to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.			up to 10.78ha land at Village 1 and up to 12.9ha land at Village 5 for 2no. new Secondary Schools	Full provision of land and construction costs apportioned to Gilston Area development. Provision to be agreed through s106 and final size and cost of schools to be agreed based upon needs of the development. Costs have been apportioned as	YES: Contributions to be index linked from IQ 2022 using BCIS All-in Tender Price Index or as otherwise updated.						

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Funding Gap Notes

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

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

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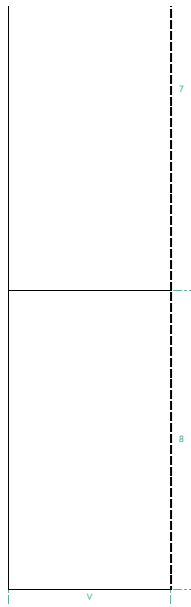
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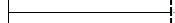
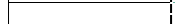
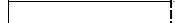
ential delivery partner no

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Funding Gap Notes



Estimated contributions currently exceed costs for delivery of 2no. new secondary schools, however, some contributions from smaller developments may be used for increasing capacity at existing secondary schools instead of delivery of the new schools and contributions will only be sought where a need is demonstrated.



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Ref	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	
	Gilston Area new garden community Villages 1-6 (EHDC ref GA1) new homes =	Gilston Area new garden community Village 7 (EHDC ref GA1) new homes =	East of Harlow new garden community within HDC (HDC ref HS3) new homes =	East of Harlow new garden community within EFDC (EFDC ref SP3.3) new homes =	East of Harlow new Princess Alexandra Hospital within EFDC (EFDC ref SP3.3) comprising = Hospital / Health Campus	Water Lane Area new garden community (EFDC ref SP3.2) new homes =	Lattin Priory new garden community (EFDC ref SP3.1) new homes =	Existing Princess Alexandra Hospital Site (HDC ref HS2.1) new homes =	The Stow Service Bays (HDC ref HS2.2) new homes =	Staple Tye Mews, Staple Tye Depot and The Gateway Nursery (HDC ref HS2.3) new homes =	Riddings Lane (HDC ref HS2.4) new homes =	The Evangelical Lutheran Church, Towneys Road (HDC ref HS2.5) new homes =	Pollard Hatch Plus Garages and Adjacent Land (HDC ref HS2.6) new homes =	Coppice Hatch and Garages (HDC ref HS2.7) new homes =	Sherards House (HDC ref HS2.8) new homes =	Elm Hatch and Public House (HDC ref HS2.9) new homes =	Fishers Hatch (HDC ref HS2.10) new homes =	Slacksbury Hatch and Associated Garages (HDC ref HS2.11) new homes =	Garage Blocks Adjacent to Nicholls Tower (HDC ref HS2.12) new homes =	Stewards Farm (HDC ref HS2.13) new homes =	Pypers Hatch (HDC ref HS2.14) new homes =	HDC Town Centre Masterplan Framework potential new homes =	Other HGGT Windfall developments	Developments outside HGGT	
	8,500	1,500	2,600	750		2,100	1,050	550	70	30	35	35	20	16	15	13	10	10	10	10	10	2,120			
ED8	Hertfordshire County Education Authority Special Education Needs (SEN) for both Primary and Secondary Education, including: a) approximately 60 additional SEN places may be required in both Primary and Secondary education settings.																								
	£4,861,728	£837,952																							
ED9 (ED21-ED24)	Essex County Education Authority new Secondary School provision, including: a) Ino. Secondary School up to 6 FE at East of Harlow; b) Ino. Secondary School up to 6 FE at Lattin Priory.																								
			£15,162,598	£4,373,826		£13,024,283	£6,512,141	£2,865,342	£364,680	£156,291	£182,340	£182,340	£104,194	£83,355	£78,146	£67,726	£52,097	£52,097	£52,097	£52,097	£52,097	£52,097	£5,522,296	£1,187,815	
ED10	Essex County Education Authority Special Education Needs (SEN) for Secondary Education, including: a) approximately 46 additional SEN places may be required in Secondary education settings as a result of the growth in the 3 new garden communities of East of Harlow, Water Lane and Lattin Priory.																								
			£1,896,336	£547,020		£1,531,656	£765,828																		
ED11 (ED27)	Essex County Education Authority Post-16 Education provision, including: a) new post 16 education provision as necessary.																								
			£2,492,048	£718,860		£2,012,808	£1,006,404	£527,164	£67,094	£28,754	£33,547	£33,547	£19,170									£1,015,989			
ED12 (new)	Essex County Education Authority School Transport.																								
			£734,722	£211,939		£2,373,718	£296,715																		
ED13	HGGT Employment and Training Strategy, including: - employment and training strategy required for all major developments setting out how employment and training opportunities will be provided to the local population during the construction phase of the development.																								
	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	Employment and Training Strategy to be agreed at Application stage	
	8,500	1,500	2,600	750		2,100	1,050	550	70	30	35	35	20	16	15	13	10	10	10	10	10	2,120			
<b>TOTALS</b>																									
18	VALUE APPORTIONED TO DEVELOPMENT	£186,901,724	£48,173,306	£46,566,461	£13,448,141	£0	£39,564,740	£21,157,780	£7,920,470	£996,781	£440,484	£498,391	£293,656	£169,964	£159,341	£138,096	£106,228	£106,228	£106,228	£106,228	£106,228	£106,228	£14,976,000	£0	£1,187,815