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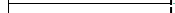
Funding Gap Notes



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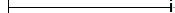
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A	In existing neighbourhoods to be assessed on a site by site basis.	B	Delivery phasing not currently known	C	developments or on a larger scale serving the Garden Town such as Parndon Wood SSSI.	H		I	HGGT_IDP_Schedule-Board-Final	J	K	L	M	N	provision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

MPCT 100 - List of Neighbourhoods

AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW
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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 do not represent a guarantee that such funding will be secured by the HGGT Local Authorities but do represent an estimation of contribution levels that might be expected and should be taken into consideration by developers. Where the HGGT Local Authorities are identified as a party liable 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 (New / 2019 IDP ref)	HGGT HARLOW & GILSTON GARDEN TOWN	IDP Information Source	Delivery Priority	Delivery Phasing										Delivery Partners	Delivery Notes	Provision / Cost	Q1 2023 Updated Cost	Provision / Cost Notes	Cost Indexation / Change	Identified Funding	Identified Funding Notes	Current Estimated Funding Gap	Provision / Cost to be Apportioned to EHDC, EFDC & HDC Development Plan Allocations	Apportionment Notes	Contribution Indexation / Change	Estimated Funding Gap after contributions from Development Allocations	Provision / Cost to be Apportioned to Windfall and Sites outside HGGT	Apportionment Notes	Contribution Indexation / Change	Estimated residual Funding Gap after estimated contributions from Windfall and sites outside HGGT					
				2022	2024	2026	2028	2030	2032	2034	2036	2038	2040+																						
				(j) East Gate	(k) Broad Walk	(l) Stone Cross	(m) West Square	(n) Playhouse Quarter	(o) Broad Walk Retail	(p) Other areas of public realm	(q) East Gate	(r) Broad Walk	(s) Stone Cross																		(t) West Square	(u) Playhouse Quarter	(v) Broad Walk Retail	(w) Other areas of public realm	
OS8	Open Space Infrastructure / Services	See IDP Evidence, Appendix 6 - Open Space Infrastructure, Responses from Harlow Council	Delivery Priority	(j) East Gate	(k) Broad Walk	(l) Stone Cross	(m) West Square	(n) Playhouse Quarter	(o) Broad Walk Retail	(p) Other areas of public realm	(q) East Gate	(r) Broad Walk	(s) Stone Cross	(t) West Square	(u) Playhouse Quarter	(v) Broad Walk Retail	(w) Other areas of public realm	Harlow Council (HDC) / Developer(s)	On 24th March 2022, HDC formally adopted the Town Centre Masterplan Framework SPD which identified 5 priority projects as part of the Town Centre Public Realm Vision.	Public Realm Improvements to East Gate underway and to be completed in Spring 2022 that will connect projects a, b, c and e. Broad Walk public realm improvements (e) to be delivered by Spring 2025. Delivery Phasing of other projects currently unknown.	£24,245,000	£27,429,418	HDC identify the cost of priority projects as: a) Project to be delivered as part of the STC Network, see Transport Schedule; b & d) £19,370,000; c) currently unknown; e) £3,875,000; f) East Gate Public Realm £1,000,000; other projects to be considered on case by case basis.	YES: Costs to be index linked from Q2 2019 using RICS BCIS Tender Price Index or as otherwise updated.	£4,875,000	HDC have secured the following funding: e) £3,875,000 from Harlow Towns Fund for Broad Walk; f) £1,000,000 from Accelerated Fund to undertake public realm improvements to East Gate.	£19,370,000	£467,927	HDC have requested a contribution of £500,000 from the new garden communities to support delivery of town centre public realm improvements to help meet the needs and mitigate the impacts of new residents. Funding has been secured from Gilston villages, which is intended for item d) Playhouse Quarter. Contributions are as follows: - The lesser of 85% of £270,957 or £40,317 from Villages 1-6 - The lesser of 15% of £270,957 or £30,640 from Village 7	YES: Costs to be index linked from Q2 2019 using RICS BCIS Tender Price Index or as otherwise updated.	£18,902,073				
OS9	Local Neighbourhood Centres public realm, including: a) The Stow; b) Bush Fair; c) Staple Tye; d) Church Langley; e) Old Harlow.	See IDP Evidence, Appendix 6 - Open Space Infrastructure, Responses from Harlow Council	Delivery Priority	(j) East Gate	(k) Broad Walk	(l) Stone Cross	(m) West Square	(n) Playhouse Quarter	(o) Broad Walk Retail	(p) Other areas of public realm	(q) East Gate	(r) Broad Walk	(s) Stone Cross	(t) West Square	(u) Playhouse Quarter	(v) Broad Walk Retail	(w) Other areas of public realm	Harlow Council (HDC) / Developer(s)	HDC Local Development Plan (December 2020) identifies that Local Neighbourhood Centres provide services such as healthcare, places to eat and drink and financial services and local employment for the residents in the local and wider area.	Staple Tye Neighbourhood Renewal project (c) to be delivered by Spring 2025. No other projects currently identified for phasing	£3,000,000	£3,351,982	Projects to be identified from time to time. Current projects include: c) Staple Tye Neighbourhood Renewal to provide enhanced connectivity and quality workspace next to the Local Neighbourhood Centre.	HDC have secured the following funding: c) £3,000,000 from Harlow Towns Fund for Staple Tye.	£3,000,000	Provision / contribution to public realm improvements at nearby Local Neighbourhood Centres	New residents of developments within proximity to existing Local Centres should be encouraged to shop and socialise locally in order to support health and wellbeing and support active and sustainable travel. Developments may be required to deliver or contribute to public realm enhancements at Local Centres to ensure they meet residents' needs.	Provision / contribution to public realm improvements at nearby Local Neighbourhood Centres							
OS10	Local Neighbourhood Hatches public realm, including: a) Colt Hatch; b) Slacksbury Hatch; c) Cawley Hatch; d) Katherines Hatch; e) Pollards Hatch; f) Summery Hatch; g) Coppice Hatch; h) Sherards Hatch; i) Maunds Hatch; j) Elm Hatch; k) Clifton Hatch; l) Manor Hatch; m) Prentice Place Hatch; n) Fishers Hatch; o) Pypers Hatch; p) Burgoyne Hatch; q) Ward Hatch; r) Mill Hatch.	See IDP Evidence, Appendix 6 - Open Space Infrastructure, Responses from Harlow Council	Delivery Priority	(j) East Gate	(k) Broad Walk	(l) Stone Cross	(m) West Square	(n) Playhouse Quarter	(o) Broad Walk Retail	(p) Other areas of public realm	(q) East Gate	(r) Broad Walk	(s) Stone Cross	(t) West Square	(u) Playhouse Quarter	(v) Broad Walk Retail	(w) Other areas of public realm	Harlow Council (HDC) / Developer(s)	HDC Local Development Plan (December 2020) identifies that Hatches are a key feature of Harlow's residential areas catering for the daily needs of communities within approximately a 400 metre walk of homes. Hatches are usually based around a primary school or local open space and contain around four to five individual retail units, community facilities and public houses which often provide a focus for community activities.	No individual projects currently identified for Phasing	Provision / contribution to public realm improvements at nearby Hatches	Projects to be identified from time to time or assessed when applications are submitted.	Provision / contribution to public realm improvements at nearby Hatches	New residents of developments within proximity to existing Local Hatches should be encouraged to shop and socialise locally in order to support health and wellbeing and support active and sustainable travel. Developments may be required to deliver or contribute to public realm enhancements at Local Hatches to ensure they meet residents' needs.	Provision / contribution to public realm improvements at nearby Hatches										
OS10 (OS1-OS7)	Amenity Green Space (may include LAP (Local Area of Play)), including (approximately): - 13.44ha at Gilston Area; - 13.5ha at East of Harlow; - 2.91ha at Water Lane; - 1.48ha at Latton Priory; - 2.8ha new/enhanced provision in Harlow to serve new developments in existing neighbourhoods.	See IDP Evidence, Appendix 6 - Open Space Infrastructure	Delivery Priority	(j) East Gate	(k) Broad Walk	(l) Stone Cross	(m) West Square	(n) Playhouse Quarter	(o) Broad Walk Retail	(p) Other areas of public realm	(q) East Gate	(r) Broad Walk	(s) Stone Cross	(t) West Square	(u) Playhouse Quarter	(v) Broad Walk Retail	(w) Other areas of public realm	Developer(s)	Amenity Green Space provides opportunities for more informal activities to take place close to home or work. As 'doorstep' green areas, amenity green spaces can provide for casual play by young children close to housing and supervised by adults, and can provide sitting out areas for older persons.	Delivery phasing not currently known	approx. 34 ha of new Amenity Green Space	New development Amenity Green Space in accordance with respective District Council Open Space standards, including: - HDC Green Infrastructure and Public Open Space Standards requiring 46sqm per person (c. 9.6sqm per 2bed house).	Provision / contribution to public realm improvements at nearby Amenity Green Space	Amenity Green Space must be provided on-site on new developments unless in exceptional cases where it would be preferable to focus on enhancement of an existing area instead of providing new open space where a commuted sum may be considered.	Provision / contribution to public realm improvements at nearby Amenity Green Space										
OS11 (OS31-OS37)	Allotments Allotment provision, including (approximately): - 6.72ha at Gilston Area; - 1.91ha at East of Harlow; - 0.57ha at Water Lane; - 0.49ha at Latton Priory; - 0.33ha new/enhanced provision in Harlow.	See IDP Evidence, Appendix 6 - Open Space Infrastructure	Delivery Priority	(j) East Gate	(k) Broad Walk	(l) Stone Cross	(m) West Square	(n) Playhouse Quarter	(o) Broad Walk Retail	(p) Other areas of public realm	(q) East Gate	(r) Broad Walk	(s) Stone Cross	(t) West Square	(u) Playhouse Quarter	(v) Broad Walk Retail	(w) Other areas of public realm	Developer(s) / Harlow Council (HDC)	Allotments provide opportunities for those wishing to grow their own produce as part of the long term promotion of sustainability, health and inclusion.	Delivery phasing not currently known	approx. 10-11 ha of new Allotments	New development Allotment space in accordance with respective District Council Open Space standards, including: - HDC Green Infrastructure and Public Open Space Standards requiring 2.5sqm per person (c. 6sqm per 2bed house) with development over 500+ to include on-site and developments 50-500 to provide a financial contribution depending on local provision.	Provision / contribution to public realm improvements at nearby Allotments	Amenity Green Space must be provided on-site on new developments unless in exceptional cases where it would be preferable to focus on enhancement of an existing area instead of providing new open space where a commuted sum may be considered.	Provision / contribution to public realm improvements at nearby Allotments										
OS12 (OS22-OS30)	Equipped Areas of Play Local Equipped Area of Play (LEAP) and Neighbourhood Equipped Area of Play (NEAP), including (approximately): a) provision at Gilston Area to be agreed at Masterplan and application stage; b) 2.49 ha new NEAP at East of Harlow; c) provision at Water Lane to be agreed at Masterplan and application stage; d) provision at Water Lane to be agreed at Masterplan and application stage; e) 0.82 ha new / enhanced LEAP in Harlow; f) 1.1 ha new / enhanced NEAP in Harlow;	See IDP Evidence, Appendix 6 - Open Space Infrastructure	Delivery Priority	(j) East Gate	(k) Broad Walk	(l) Stone Cross	(m) West Square	(n) Playhouse Quarter	(o) Broad Walk Retail	(p) Other areas of public realm	(q) East Gate	(r) Broad Walk	(s) Stone Cross	(t) West Square	(u) Playhouse Quarter	(v) Broad Walk Retail	(w) Other areas of public realm	Developer(s)	Equipped areas of play include local facilities for young children referred to as Local Equipped Areas of Play (LEAP) and neighbourhood facilities for older children referred to as Neighbourhood Equipped Areas of Play (NEAP). These spaces are designed primarily for play and social interaction involving young people.	Delivery phasing not currently known	approx. 0.82 ha of new LEAP and 3.59 ha of new NEAP	New development Play provision in accordance with respective District Council Open Space standards, including: - HDC Green Infrastructure and Public Open Space Standards requiring 1.75sqm LEAP and 1.75sqm NEAP per person (c. 4.2sqm each per 2 bed house).	Provision / contribution to public realm improvements at nearby LEAP and NEAP	HDC identify Play needs as: b) 2.49 ha NEAP East Harlow; e) 0.82 ha new / enhanced LEAP in neighbourhoods; f) 1.1 ha new / enhanced NEAP in existing neighbourhoods. Needs at Gilston Area, Water Lane and Latton Priory to be agreed at Masterplan / application stage. Contributions may be sought from smaller developments.	Provision / contribution to public realm improvements at nearby LEAP and NEAP										
OS13 (OS40)	Other management activities Air Quality Monitoring	See IDP Evidence, Appendix 6 - Open Space Infrastructure	Delivery Priority	(j) East Gate	(k) Broad Walk	(l) Stone Cross	(m) West Square	(n) Playhouse Quarter	(o) Broad Walk Retail	(p) Other areas of public realm	(q) East Gate	(r) Broad Walk	(s) Stone Cross	(t) West Square	(u) Playhouse Quarter	(v) Broad Walk Retail	(w) Other areas of public realm	Epping Forest District Council (EFDC) / Developer(s)	Requirement in accordance with Epping Forest Interim Air Pollution Mitigation Strategy: Managing the Effects of Air Pollution on the Epping Forest Special Area of Conservation (2020) https://www.efdclocalplan.org/wp-content/uploads/2021/07/EB212-Final-Interim-APM-Strategy-for-EFSAC-101220.pdf	Delivery phasing not currently known	£904,800	£1,080,462	Costs in accordance with Epping Forest Interim Air Pollution Mitigation Strategy: - £232 per dwelling tariff	YES: Costs to be index linked using Index to be advised (or as otherwise updated); a) from date to be advised. Cell R46 Q1 23 cost estimate based upon mid-range between Consumer Price Index and Retail Price Index.	£904,800	£904,800	Each development with EFDC Districts area to contribute in accordance with per dwelling tariff.	YES: Costs to be index linked using Index to be advised (or as otherwise updated); a) from date to be advised.							

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Funding Gap Notes

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

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