

## Agenda Item 12

**Report to:** HARLOW AND GILSTON GARDEN TOWN JOINT COMMITTEE

**Title:** HGGT Programme Management Report

**Report Reference:** JC-007-2024/25

**Date:** 22 July 2024

**Report Author:** Naisha Polaine - Director Harlow & Gilston Garden Town

**Enclosures:** Appendix A – 2024/25 HGGT Programme of Work

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### Recommendations/Decisions Required:

#### The HGGT Joint Committee is asked to:

- A. Consider and comment on the Programme Management Report, as set out in Appendix A, providing progress updates against the agreed HGGT 2024/25 annual work programme.

#### Executive Summary:

The purpose of the Joint Committee is to provide unified leadership to deliver the ambitious spatial growth proposals set out in the Local Plans of HDC, EHDC and EFDC supported by ECC and HCC to align and maximise opportunities for new and existing residents and communities.

The HGGT Joint Committee holds the responsibility to deliver the agreed HGGT Vision to promote healthy, sustainable communities and co-ordinate and facilitate the delivery of 16,000 new homes in the HGGT by 2033, and 7,000 new homes in the years after that, along with associated transport, community, and environmental infrastructure.

This report provides the Joint Committee with oversight of progress against its agreed programme of work for 2024/25 which aims to progress delivery of its HGGT Vision.

## Reasons for proposed Decision:

To adhere to governance procedures set out in the Terms of Reference of the Joint Committee for the HGGT Joint Committee to have oversight of the HGGT programme.

## Other Options for Action:

Not to receive programme reporting information. This option as a course of action is not recommended. Oversight is required to mitigate risks and maintain quality of decision-making and delivery amongst the five Council partners and the HGGT Team.

## 1. Introduction

- 1.1 This report provides the HGGT Joint Committee with key reporting benchmarks setting out progress of the 24/25 work programme against the baseline programme agreed at the Joint Committee meeting held on 11 June 2024.
- 1.2 This approach to programme management will enable the Joint Committee to meet its formalised governance and audit responsibilities and to respond to key issues and emerging risks.

## 2. Background

- 2.1 The overarching strategic objective of the HGGT Work Programme is to co-ordinate and enable the delivery of 16,000 homes by 2033, along with associated infrastructure, delivering the Garden Town Vision, principles and guidance that has been agreed by the five Council partners.
- 2.2 The HGGT Work Programme is developed from across the five Council HGGT partnership in line with the **strategic objective, delivery aims, and programme priorities** agreed by the Joint Committee as set out below:

### 2.2.1 2024/25 Key delivery themes:

- Delivering the Garden Town Vision of quality, beautiful and sustainable places
- Enabling the Infrastructure Foundations for Growth
- Maximising and Accelerating Delivery with a focus on outcomes by 2025
- Ensuring our Governance is Fit for the Future

## 2.2.2 2024/25 programme priorities for the HGGT partnership:

- Enabling the HGGT Strategic Sites to come forward
- Enabling Achievement of HGGT Modal Transition Target
- Demonstrating and engaging with the community on the benefits of growth
- Delivery of the long-term stewardship arrangements

## 3. Delivery Highlight Updates

3.1 The following updates are provided for the HGGT strategic sites; the Housing Investment Grant (HIG) and the 2024/25 HGGT Programme of Work:

## 4. Strategic Site Updates

4.1 **Latton Priory** – There is an allocation in the EFDC Local Plan for a minimum of 1,050 homes, as well as a primary and secondary school, local centre and Suitable Alternative Natural Greenspace (SANG). The Strategic Masterplan Framework and Latton Priory Design Code have been endorsed by EFDC Cabinet.

4.2 **Water Lane** – There is an allocation in the EFDC Local Plan for a minimum of 2,100 homes, a new primary school, local centre and strategic neutral greenspace. A Planning Performance Agreement for masterplan work is complete and has been signed by developers, EFDC, HDC and ECC.

4.3 **East of Harlow** – There is an allocation in the HDC Local Plan for 2,600 homes and an allocation in the EFDC Local Plan for 750 Homes. HGGT partners have drafted an East of Harlow Masterplanning Guidance SPD which was adopted by EFDC on 28 May and is intending to go to HDC Cabinet in the near future.

4.4 **Gilston Villages** – Subsequent to the resolutions of the East Herts Development Management Committee to resolve to grant outline planning permissions (in early 2023) the details of the associated Section 106 Agreement remain under negotiation with developers. At the time of writing, it is anticipated that the draft final Agreement will be published, as required by the regulations, prior to completion at end June/early July. Thereafter the Section 106 agreement will be finalised, signed and the decision notices giving outline planning permission for the Gilston area, released. Masterplanning activity has been paused whilst the priority was to complete the Section 106 Agreement. Once the Section 106 Agreement has been finalised, Masterplanning work will recommence.

4.5 **Harlow Town Centre** – The Ex-Occasio House site demolition has been completed and the site is being cleared and prepared. Full planning permission for the Arts and Cultural

Quarter was granted in April 2024. Stage 3 of the Broadwalk design has been completed, the contractor has been appointed and site works are expected to commence in June/July 2024. Public consultation is now complete on Market Square allowing it to enter its detail design stage.

- 4.6 **Harlow TC Interchange & Hub STC Work** – Demolition works have begun, with demolition completed of toilet, information kiosk and Terminus House Footbridge.
- 4.7 **Walking and Cycling** – Construction has commenced on a new pedestrian and cycle route from the Town Centre to Pinnacles, with another route from the Town Centre to Churchgate Street/East of Harlow currently in the design phase.

## 5. Housing Investment Grant (HIG)

- 5.1 **Gilston HIG programme** - As part of the Garden Town delivery programme, Hertfordshire County Council is overseeing the delivery of £171 million of Homes England Housing Investment Grant funding to deliver transport infrastructure that mitigates the impact of the Gilston Garden town villages development on Harlow and the surrounding areas and enables wider Garden Town development to come forward. This provides early enabling and delivery of key transport and other supporting infrastructure to start mitigating the impact of the development.

**Stort Valley Crossings** – As part of the HIG delivery programme, there are two key projects to mitigate any increase in traffic across the Stort Valley between Gilston and Harlow because of housing coming forward across the Garden Town. The first one, called the Central Stort Crossing will enhance the existing A414 river Stort crossing with a significant increase in capacity for sustainable modes such as walking, cycling and buses. The second one, called the Eastern Stort Crossing, will increase general traffic capacity and provide an additional link into the Templefields area.

- 5.2 **North to Centre STC** – Work has commenced on the North to Centre (Sustainable Transport Corridor) STC. The programme is estimated to last approximately 18 months and is the first stage of a wider network of enhanced routes to provide for more sustainable modes across the Town. It will link up with the new Central Stort Crossing and provide the opportunity for quick sustainable services between Gilston and the Town Centre as the most direct route into Gilston will be a sustainable only mode access.

- 5.3 **Cambridge Road Link** – The Cambridge Road junction is the first project to be delivered as part of the HIG programme and is both an early enabler for the Eastern Stort Crossing, but also provides the benefit of providing an alternative route for HGV and

other traffic using the Templefields industrial area and diverting traffic away from Edinburgh way. It is anticipated that work will be complete, and the junction opened at the end of June 2024.

## 6. 2024/25 HGGT Work Programme Updates

6.1 The 2024/25 HGGT work programme is set out at Appendix A annotated with key updates. Highlights include:

6.1.1 **Stewardship Charter** – The five council partners will note that a report recommending adoption of the Stewardship Charter is included on the agenda for this Joint Committee meeting.

6.1.2 **Modal Transition Plan** - The HGGT Transport Strategy establishes a clear mode share objective and set of principles which aligns with growth strategies. The Joint Committee will note that a full report on the Modal Transition Plan is included on the agenda for this Joint Committee meeting.

6.1.3 **Bike Share Scheme** – A feasibility study has been undertaken for a HGGT Bike Share Scheme and is currently under review.

6.1.4 **Infrastructure Delivery Plan (IDP)** – The HGGT IDP has been published and is operational across the HGGT partnership.

6.1.5 **Strategic Economic Framework (SEF)** – the SEF has been published and an action plan is currently being scoped between the five Council partners.

### Implications:

### Resource Implications:

Central Government Funding has been made available to date to support the work of the HGGT partnership. This is the result of annual bidding rounds and while the funding is both welcome and essential, this approach creates uncertainty in planning for enabling and delivery work. Officers of HGGT will continue dialogue with Government for future arrangements in an attempt to establish multi-year revenue funding agreements. Each council partner also considers contribution to the HGGT partnership as part of the annual budget setting.

### Equalities and Diversity:

### Equality Impact Assessment:



# HGGT

HARLOW & GILSTON  
GARDEN TOWN

Is this a new policy (or decision) or a change to an existing policy, practice or project?	No
Describe the main aims, objectives and purpose of the policy or decision	To provide budget and programme information to deliver the aims of the HGGT Joint Committee
What outcome(s) are you hoping to achieve (ie decommissioning or commissioning a service)?	Provide oversight of HGGT Programme and progress.
Does or will the policy or decision affect: <ul style="list-style-type: none"><li>• service users</li><li>• employees</li><li>• the wider community or groups of people, particularly where there are areas of known inequalities?</li></ul>	Yes - contributes to the delivery of the HGGT project to deliver 23,000 new homes and associated infrastructure in and around Harlow which will affect existing and future residents.
Will the policy or decision influence how organisations operate?	No
Will the policy or decision involve substantial changes in resources?	No
Is this policy or decision associated with any of the Council's other policies and how, if applicable, does the proposed policy support corporate outcomes?	No
What does the information tell you about those groups identified?	N/A
Have you consulted or involved those groups that are likely to be affected by the policy or decision you want to implement? If so, what were their views and how have their views influenced your decision?	N/A
If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary:	The work of HGGT has been subject to public consultation and will continue to be so in the future.



**Use this section to assess any potential impact on equality groups based on what you now know.**

Age, Disability, Gender, Gender reassignment, Pregnancy/maternity, Marriage/civil partnership, Race, Religion/belief, Sexual orientation	N/A	
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Does the EqIA indicate that the policy or decision would have a medium or high	No	See comment above
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## HGGT Vision Assurance

1. What principles of the HGGT Vision does this seek to achieve?

The objective of the HGGT Programme is to deliver the HGGT Vision.

2. What steps have been taken to ensure the HGGT Vision is embedded into the project?

The HGGT Programme ensures that the individual projects remain aligned to the HGGT Vision.

## APPENDIX A

### 2024/25 HGGT Programme of Work

Programme Item		2024										2025		
		April	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
Sustainable Mobility	Modal Transition Delivery	LCWIP Refresh	Development					Board	Publish		Comms			
		Bus & Operational Services - Enhanced Bus Partnership							Develop Operational Plan					
		Shared Mobility - Bike Hire	Report Due	Consult										
		Future Transport Review Group Setup	Establish TRG											
		Active Travel Behavioural Change (Sustrans)		Onboard	Embed									
		Modal Transition Delivery Framework	Take forward prioritised initiatives as per delivery framework											
		Parking Guidance for Garden Communities and Large Scale Development		Present to EPOA										
		Harlow Town Rail and Access Improvements	Scope activity and resource required											
Policy and Strategy	IDP Update 2024	Endorsed												
	IDP Refresh 2026 Scoping											Scoping procurement brief		
	HGGT Vision Refresh						Refresh							
	Design Guide Refresh						Refresh							
	Infrastructure Funding Statement	Scope			Research				Endorse	Publish				
Infrastructure and Delivery	Land Assembly and CPO	Continued Delivery of the Land Assembly Programme												
	RIF Development	Procure		Develop						Endorse				
Placeshaping & Community Engagement	Gilston Stewardship Model Delivery				Establish Community Forum	Shadow Board								
	HGGT Stewardship Charter	Consult			Joint Committee	Embed								
	HGGT Strategic Stewardship Options	Umbrella Body Update & Options Report			Refine	Options Consult	Paper to Joint Committee (22 Oct)		Review and Scope Resultant Projects					
	Communications	Monthly	Monthly	Monthly	Endorse Plan	Publish	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly		
	HGGT Data Dashboard and Insights (Local Digital Fund)	Testing Digital Dashboard Solution			Implementation	Training	Evaluate	Renewal						
	Citizenlab Engagement Platform	Continued Monitoring and Evaluation of the Citizenlab Platform and Adjusting Where Needed												
	QRP	Ongoing drumbeat of QRPs												
	East of Harlow				SPD EFDC & HDC Adopt									
	Economic Development	Scope												
	Latton Priory	Publish Design												
Governance	HGGT Joint Committee	Establish Joint Committee				Operationalise Joint Committee								
	PMO & Master Programme	Scope Milestones			Maintain									