

**Meeting Note – Garden Town Member Board
6.30pm, 26 March 2018
Committee Room 2B, Harlow Civic Offices**

Attendance

Organisation	Councillors	Officers
East Herts DC	Cllr Linda Haysey (Cllr Haysey) (part)	Claire Sime (CS) Liz Watts (LW) (part)
Epping Forest DC	Cllr John Philip (Cllr Philip) Cllr Nigel Bedford (Cllr Bedford)	Derek Macnab (DM) Alison Blom-Cooper (ABC)
Essex CC	Cllr Gagan Mohindra (Cllr Mohindra)	David Hill (DH) Rich Cooke (RC)
Harlow DC	Cllr Danny Purton (Cllr Purton) - Chair Cllr Mark Ingall (Cllr Ingall)	Graeme Bloomer (GB) Julie Houston (JH)
Herts CC	Cllr Derrick Ashley (Cllr Ashley)	Jan Hayes-Griffin (JHG)
Garden Town	N/A	Claire Hamilton (CH) Sarah Pullin (SP)

1. Apologies - Chair

Cllr Bob Brunton, East Herts
Cllr Kevin Bentley, Essex County Council
Cllr Whitbread, EFDC
Kevin Steptoe, East Herts

2. Minutes of last meeting and matters arising - Chair

Minutes agreed – outstanding action carried forward

3. Progress report from the Garden Town Director - CH

CH talked through the progress report that she circulated to the group ahead of the meeting.

Infrastructure

Cllr Haysey advised that ECC has set up Transport East Forum and that HCC has set up Economic Heartland – these are going to be looking at the ‘big kit’ required and Cllr Haysey highlighted the need to link into this work.

Cllr Ashley asked how S106 negotiations would be dealt with and who would undertake them.

Cllr Ashley stressed the need for infrastructure to be future proofed, along with new homes.

LW suggested that a summary of LP policies covering related points could be produced.

CH advised that the Design Charter will cover issues such as this.

Delivery Model

CH advised that Caroline Taylor works in the Infrastructure and Projects Authority at the Treasury and has been identified by Homes England as a potential critical friend for the delivery model workstream.

Quality Design

Cllr Ashley asked where the issue of the quality of build is picked up.

ACTION: A note to be prepared and brought to a future meeting of the group, setting out what controls the authorities have in relation to the quality of build.

Cllr Bedford made the point that this level of detail (quality of build) is a long way off and advised that the role of the Member Board at this stage is to concentrate on higher level basic requirements and general acceptable design etc.

DH gave an example of where good quality was achieved (two houses that were not of sufficiently high quality were pulled down). DH advised that there are ways of achieving quality. Where there is a master builder, getting a high quality builder in to deliver the first phase encourages high quality for rest of site.

Delivery

JGH asked for some idea of what sites will come forward when.

ACTION: Prepare a trajectory identifying phasing so that can determine what infrastructure is required when.

Health

Cllr Mohindra asked where the CCG fitted in to the health work. LW confirmed that both CCGs had been invited to be part of workstream.

Cllr Haysey raised the use of digital technology in health care – will make sure papers are circulated

ACTION: Cllr Haysey to pass on papers from an event on the use of digital technology in healthcare, for circulation to the group.

Economic development

CH explained that there is a need to consider how the Garden Town economic development work that will be commissioned links to the LSCC Middle Earth (five authorities) economic development work - can a more coherent approach be taken? Cllr Haysey advised that there is also a need to consider how it links with the London Plan.

Cllr Ashley asked whether the GT would be called Harlow and Gilston Garden Town in the long term – Cllr Purton advised that the name is a working title. Cllr Ashely asked if there is a need to think about how the Gilston part of the wider GT knits into Harlow. CH advised that this would be considered in the comms and Place branding work that will be undertaken shortly.

Strategic housing

JHC requested that County Councils are represented on this workstream as the Counties have a responsibility for housing, particularly in relation to housing for vulnerable people.

ACTION: CH to add County Councils to strategic housing workstream if not already part of this.

Cllr Purton highlighted the need for all types of affordable housing – CH advised that the strategic housing workstream will certainly explore the types of affordable housing needed in the Garden Town developments.

DM asked for clarification that travellers and community-led housing will be picked up under the workstream. CH confirmed that they would.

Cllr Bedford highlighted the importance of adaptability to allow people to stay in their homes long term and adapt to changing needs.

Finance

There was discussion around funding for the Garden Town in terms of the provision of infrastructure. CH advised that the project needs to get to a stage where projects/schemes are at an oven ready stage, so that there is a strong case to lobby government for capital funding if/when there are underspends.

JHG noted that there will be need to look at how the authorities can forward fund and highlighted that IDP work is very important for this – JHG stated that creative thinking ideas for funding are required.

LW informed the group that East Herts officers are meeting with PAH (and their consultants) to make sure that the planning consultants have all the information they require and also to impress on them how tight and important the timescales are for East Herts. The Gilston application is anticipated in July, but PAH's consultants are not announcing which is the preferred site until August.

4. HIF update - JHG

JHG notified Members of the good news that the bid submitted in December has got through to the next stage £151 million - next stage is to work up the business case. We are not sure what this entails at the moment and what the cost of working up the business case will be – Herts CC is meeting with Homes England and will see if it's possible to top slice the £151 million for this work. There is a lot of work to do in a short period of time. Hertfordshire also were successful in two other bids meaning there is an internal governance requirement in Herts CC. ECC and HCC are to have a meeting outside of other meetings to discuss costs etc.

Cllr Hasey asked how the Gilston community will be communicated with in regards to the HIF bid as they are concerned about the new crossing. CH advised that she would liaise with East Herts once the HIF meeting has taken place and prior to the next Gilston steering group meeting.

ACTION: CH to liaise with CS/AH regarding the HIF bid and communication with the Gilston Steering Group.

5. Local Plan updates

East Herts – CD advised that the main mods consultation ends on Thursday 29 March – so far, 150 individuals have responded, raising more than 500 issues.

Unexpectedly, the Inspector has contacted the Council today to ask officers to provide responses to the issues raised in the consultation. This is a lot of work and there is little time to turn it around. The Inspector is still intending to issue her report by the end of April. (post meeting note – this has since changed and the timescale for delivery of the Inspector's report has been delayed due to the number of Regulation 19 responses received).

EFDC - Cllr Philip informed the group that a developer has been given leave for a full Judicial Review hearing on 23 May. The judgement is expected to be handed down on 24 May. This has delayed submission of the Plan, but the Council is pressing on with implementation work.

Harlow - GB advised that there is a full Council meeting on Thursday 29 March to agree Regulation 19 consultation. Providing this is agreed, the publication period will begin after the pre-election period ends in May.

6. Risk Register - CH

A copy of the risk register was circulated to the group ahead of the meeting. CH talked through the register.

7. Forward Plan - SP

Paper copies of the Forward Plan were circulated at the meeting.

JHG raised the issue of the need to gain an understanding of the implications of delays on other decisions / pieces of work if there is a delay on another decision / piece of work.

Cllr Ashley –pointed out that the report set out that an agreed approach to applications would be finalised in October, but highlighted that the Gilston application is due ahead of that – in the summer.

JHG advised that she considered the timings to be overly ambitious and also wonders whether the order of decisions is correct. JHG suggested that there is a need for some kind of gantt chart in order to determine what work needs to be carried out first.

DH suggested plotting back from the point at which the applications will come in to establish what needs to be done under each workstream in order to prevent the project being derailed.

8. Bids update - CH

Covered by progress report under Item 3.

9. Activities coming up in next month

CH explained that she has added this item to the agenda because it is useful to know when there are strategic / import meetings that people have been to or that are coming up.

The Chair informed the group that the West Essex Transport Board met two weeks ago and seemed to cover same ground as the East Board. The West Essex Transport Board was called by Cllr

Bentley called this meeting. The group reviewed all the work/projects that are going on. At the meeting, Cllr Bentley made the point very strongly that he thinks a cycle route is required from Harlow to Stansted. This should be borne in mind in the context of the anticipated application and the S106 requirements.

ACTION: RC to put Paul Donovan at HCC and Ann Clitheroe at ECC in touch with each other - HCC and ECC to share what they are saying in relation to S106 on Gilston and other GT sites.

10. A.O.B.

CH advised the Board that the NPPF consultation has been launched and that the consultation draft NPPF excludes the TCPA GT principles, which are set out within the current version of the NPPF. The TCPA has drafted a statement requesting that these principles are reinstated and have asked partners to endorse this statement. CH asked the Board if it would like to endorse the statement ahead of the TCPA's meeting with government which is scheduled for this Wednesday, 28 March. The Board agreed it was not good that the principles had been removed and agreed that a statement of support should be sent to the TCPA on behalf of the three GT authorities and the two county councils.

DH advised that ECC will be endorsing the TCPA statement and that North Essex Communities are doing the same.

The Board agreed that CH could draft and send a letter direct to the TCPA (the letter is needed ahead of the TCPA's meeting with government on Wednesday 28 March, so the Board was content that there was no time to review and agree the supporting statement to be sent to the TCPA).

ACTION: CH to write and send letter on behalf of all five authorities to the TCPA in support of their statement requesting that the Garden City principles be reinstated within the next iteration of the NPPF.

11. Dates of next meetings

- a. 30 April 2018, 7.30pm – Monks Barn, Harlow Study Centre (agreed post March meeting)
- b. 19.30, 18 June 2018 - Committee Room 2B, Harlow Civic Offices