

Hemel Garden Communities (HGC) Delivery Board

MINUTES

16th January 2025, 15.45 p.m. – 5.00 p.m.

Location: Hybrid – MS Teams & Conference Room 2, The Forum, Hemel Hempstead

Attendees:	Bob Lane OBE – Chairman (Chair)	Hemel Garden Communities
	Councillor Adrian England (AE)	Dacorum Borough Council
	Councillor Paul de Kort (DdK)	St Albans City & District Council
	Councillor Stephen Boulton (SB)	Hertfordshire County Council
	Claire Hamilton (CH)	Dacorum Borough Council
	Darren Welsh (DW)	Dacorum Borough Council
	Amanda Foley (AF)	St Albans City & District Council
	Christine Traill (CT)	St Albans City & District Council
	Fionnuala Lennon (FL) - Teams	Homes England
	Julia Krause (JK)	Homes England
	Claire Burnett (CB) – Teams	Homes England
	Phillipa Zieba (PZ)	Hemel Garden Communities
	Nathalie Bateman (NB)	Hemel Garden Communities
	Vanessa Cooper (VC)	Hemel Garden Communities
	Issy Spence (IS)	St Albans City & District Council/ Hemel Garden Communities
	Jonathan Wellstead (JW) -Teams	Hertfordshire County Council/ Hemel Garden Communities
	Adam Wood (AW)	Hertfordshire Futures
	Neil Rutledge (NR) – Teams	Hertfordshire Futures
	Matt Cottam (MC)	Hertfordshire County Council (Item 4 only)
Apologies:	Sarah McLaughlin (HCC); James Doe (DBC); Mark Doran (HCC), Chris Briggs (SADC), Ronan Leydon (DBC), Chris Briggs (SADC), Ronan Leydon (DBC), Colin Haigh (HCC)	

	Item
1.	<p>Welcome and apologies</p> <p>The Chair welcomed everyone and noted apologies had been received as above.</p> <p>Matt Cottam from Hertfordshire County Council (HCC) will be joining the meeting online to give a presentation on 'Harlow & Gilston Garden Town: Sustainable Travel'.</p>
2.	<p>Previous minutes sign off – 1 October 2024</p> <p>The Chair asked the Programme Director to re-visit the minutes and re-circulate after the meeting.</p> <p>Action: PZ to review and re-circulate minutes.</p>
3.	<p>Local Plans Update</p> <p>CT gave an update on the St. Albans City & District Council's (SADC) Local Plan. The Local Plan was submitted for examination at the end of November, earlier than anticipated, to comply with the transitional arrangements for the NPPF.</p> <p>Indicative dates for examination are May/June 2025. Two inspectors have been appointed.</p> <p>AW queried if this could be impacted by local elections, CT confirmed it wouldn't as it falls after the elections.</p> <p>PZ gave an update on the Dacorum Borough Council (DBC) Local Plan. The Reg 19 consultation closed on 29 November 2024. There have been just short of 1,600 responses and these are currently being reviewed. The transitional arrangements would require the plan to be submitted for examination by 12 March.</p>
4.	<p>Harlow & Gilston Garden Town (HGGT): Sustainable Travel</p> <p>PZ introduced MC to the Board. MC will give a presentation on how HGGT have encouraged active travel early in their programme.</p> <p>MC presented HGGT's ambitious modal share targets and shared information on how this is being achieved through their Sustainable Travel Policy Framework.</p> <p>Their Modal Transition Framework provides more detail on interventions to achieve the targets mapped on a pathway from short term (2 years) to long term (up to 2040). It forms the workstream programme and will be used as a mechanism for securing funding - assumes a mixture of developer contributions, central government funding and local authority budgets.</p>

Key interventions and development considerations were shared which includes a focus on sustainable travel first and getting infrastructure in, particularly to key destinations, as early as possible. HGGT are creating a 'monitor and manage' approach to try and ensure targets are met over a long period of time.

MC shared a summary of their funding sources.

JK noted that 10,000 homes for HGGT went through on Friday which is underpinned by HIG funding. However, that fund doesn't exist anymore, and they are working on what any future fund might look like. A proportion of the HIG is recovered from s106 agreements.

The Chair noted HGGT's 50% target for existing residents and queried how their mode shift was going. MC advised that their baseline surveys were carried out a few years ago. Around 25-27% of trips were being made sustainably and noted there is still work to do to achieve 50%. Most of the interventions identified would see up to a 3% shift.

CH noted it would be interesting to share the Pathway document referred to. MC advised he would share this.

Action: MC to share the Pathway document.

CH referred to the monitor and manage approach and queried if it gave a flavour of what could be done, in terms of repercussions, if a developer isn't achieving the required mode share? MC advised that the monitoring approach examples e.g. travel surveys, travel counts are subject to agreement. If a site in totality is failing to achieve, there is a mitigation fund set aside that can be drawn from. This ensures the developers and authorities are part of the solution. The development would be built out over 30 years plus and we don't know the unknown, so it was agreed to set some money aside for unseen outcomes.

FL referred to the ambition shared and queried to what extent is Active Travel England tied into the project beyond LCWIP? MC advised that Active Travel were not a consultee. They are now trying to get Active Travel involved in the next stage of development.

Action: FL advised she would see if Homes England can help.

SB noted the existing 93,000 Harlow residents and 25,000 new homes. In the event that 50% use sustainable travel, then 50% wouldn't be, which still results in an increase in car travel increase of around 10%. Measuring vehicle movement, over time, is important. 'What is a journey' needs to be defined too e.g. a short walk to the local shops. Measuring car journeys is easier.

MC advised that viability has been really challenging. Without HIG funding they wouldn't have been able to deliver early transport interventions.

	<p>CH queried if comparisons could be made between HGC sustainable travel and HGGT? PZ advised that HGC are currently considering the commissioning of an extended baseline survey with HCC.</p> <p>MC was thanked for this presentation and confirmed he would share slides after the meeting.</p>
5.	<p>Programme Director's Update</p> <p>PZ provided a brief summary of the Programme Director's report.</p> <p>Transport modelling is underway to support the Local Plans' growth proposals. There have been regular transport workshops with partners. Aecom have been commissioned to develop the Sustainable Transport Corridor specification and routing.</p> <p>DBC Local Plan Viability workstreams for HGC are being updated. A Framework and Transformation Supplementary Planning Document (SPD) and a Stewardship and Placemaking SPD are being prepared. Arup has been commissioned to produce an HGC IDP to 2050.</p> <p>The Developers' Forum is now established and meeting regularly. A legal brief has been developed to commission joint legal support for planning and delivery.</p> <p>There are currently three Planning Performance Agreements (PPA) underway. The Crown Estate (TCE) is actively engaged in a PPA for Land East of Hemel Hempstead. Both SADC and DBC Development Management teams are engaged in the process. Pigeon and Bloor have also recently entered into a PPA for Land North of Redbourn Road. Outside of HGC site allocations, TCE have entered into a PPA with DBC on land at Westwick Row.</p> <p>The HGC team attended the Generation Dacorum Careers Fair on 2 October. Feedback from the HGC Careers and Skills Survey was included in the Board pack. An HGC SPD workshop took place on 15 November. A summary of feedback on key areas is included with the Board papers.</p> <p>The HGC team visited the Urban and Civic scheme at Houlton on 2 December. Information on the visit will be shared in the HGC Case Studies document.</p> <p>Representatives from the New Settlements team at MHCLG attended an HGC site visit on 11 December. An update report from the New Towns Taskforce is anticipated at the end of January, following their call for evidence.</p>
6.	<p>AOB</p> <p>The next meeting date is 15th May 2025 at 2.00 p.m.</p>