

## Hemel Garden Communities (HGC) Delivery Board

### Minutes

24<sup>th</sup> January 2023, 10:00am

Hybrid meeting: Conference Room 2, The Forum / Microsoft Teams

<b>Attendees</b>	Bob Lane OBE (Chairman)	Hemel Garden Communities
	Councillor Andrew Williams	Dacorum Borough Council
	Councillor Alan Anderson	Dacorum Borough Council
	Claire Hamilton	Dacorum Borough Council
	James Doe	Dacorum Borough Council
	Alex Robinson	Dacorum Borough Council
	Amanda Foley	St Albans City & District Council
	Christine Traill	St Albans City & District Council
	Sarah McLaughlin	Hertfordshire County Council
	Adam Wood	Hertfordshire LEP / Herts IQ
	Fionnuala Lennon	Homes England
	Neil Iredale	Homes England
	Phillipa Zieba	Hemel Garden Communities
	Nathalie Bateman	Hemel Garden Communities
	Jamie Alderson	Hemel Garden Communities
	Issy Spence	Hemel Garden Communities
	Laurence King	Hemel Garden Communities
Hayley Turner	Hemel Garden Communities	
<b>Apologies</b>	Councillor Chris White	St Albans City & District Council
	Councillor Stephen Boulton	Hertfordshire County Council
	Colin Haigh	Hertfordshire County Council
	Tina Barnard	Hertfordshire LEP

### Attachments

- Item 2 – Draft HGC Delivery Board Minutes 21<sup>st</sup> October 2022
- Item 3 – HGC Programme Director's Update Report
- Item 3 – Appendices Pack A-H
  - Appendix A: Programme Plan Timeline
  - Appendix B: Risk Register
  - Appendix C: HGC Team Structure
  - Appendix D: Procurement Plan
  - Appendix E: HGC Policy Framework Review and Considerations Towards a Planning & Delivery Route Map
  - Appendix F: Framework Plan Report
  - Appendix G: HGC Spatial Principles
  - Appendix H: Framework Plan Concept Plan

Item	
1.	<b>Welcome and apologies</b>
2.	<p><b>Previous minutes sign off 21<sup>st</sup> October 2022</b></p> <p>The minutes of the meeting held on 21<sup>st</sup> October 2022 were agreed.</p>
3.	<p><b>Programme Director's update</b></p> <p><u>Framework Plan</u></p> <p>N Bateman provided an update on the Framework Plan, including the Concept Plan, Spatial Principles and next steps. The attached report explains the outstanding issues and how these are being taken forward.</p> <p>The Spatial Principles will guide the Concept Plan and more detailed masterplanning going forward. The Framework Plan has tested the deliverability and viability of the draft site allocations to inform the draft Local Plans. There is general confidence that work to date can support and guide the delivery of the ambitions for the Growth Area.</p> <p>HGC has worked with DLA and landowners to develop a Concept Plan for the Growth Area. The final Framework Plan will include wider routes and connections for the HGC programme area.</p> <p>HGC will work closely with the Local Plan teams to create a draft policy and position statement.</p> <p>The Chair highlighted the importance of Board's endorsement to give confidence to further progress the Growth Areas through the ongoing Local Plan processes.</p> <p>C Hamilton asked about the programme timescales and what is likely to come next in terms of joint working and resolution of outstanding issues.</p> <p>P Zieba explained HGC are meeting with HCC senior officers to refine the priorities of the Transport Plan. A second round of detailed comments on the viability assessment work will be submitted to Savills shortly and HGC are meeting with UKPN to refine the power network costs. A Landscape and Visual Impact Assessment (LVIA) will be undertaken to inform the Local Plans evidence base and Chilterns Area of Natural Beauty (AONB) boundary review.</p> <p>The position statement is currently in draft form and Hvas are supporting this process.</p> <p>Cllr Anderson noted the effect the AONB boundary review could have on development in North Hemel and the importance of keeping the lower build scenario on the table.</p> <p>P Zieba added the Suitable Alternative Natural Greenspaces (SANG) exercise has shown that the site has the capacity to mitigate. The LVIA will help inform this.</p>

A Robinson endorsed what has been said and added that the Framework Plan should not be taken as formal endorsement ahead of the Local Plan processes as this work is being developed as new evidence becomes available.

It was acknowledged that the Framework Plan viability schedules represent a moment in time and will be further developed as further information becomes available.

#### Risk Register

P Zieba highlighted key risks including recruitment, retention of staff and the approval of the Transport Plan, and achieving the required modal shift to support the growth.

#### Capital Projects

The Solar Together Hertfordshire scheme was well received with over 13,000 registrations and just short of 1000 acceptances across Dacorum and St Albans.

HGC are progressing with the re-surfacing of the Nickey Line (Phase 2) and it is hoped the Grand Union Canal works will commence shortly. Buncefield Quietway is also progressing and a brief has been prepared to deliver Parklets at two local centres subject to Member engagement.

P Zieba thanked the team for their hard work and additional hours to promote the HGC Vision survey. Over 1,300 responses were received with strong support for the promotion of active travel; climate resilience; the delivery of more homes and new open spaces. **Action: The team will undertake a full analysis of the results and responses will be reported to Board.**

#### Finance

P Zieba outlined the Q4 2022 finance update. The underspend against the budget is a direct result of staff vacancies and its impact on the teams capacity to progress projects, as highlighted in the Risk Register.

#### Governance

The draft Memorandum of Understanding (MoU) was reported to Partner Steering Group for comment. The MoU will be circulated for Board endorsement.

#### Hyas Review

The programme review undertaken by Hyas highlighted the importance of alignment of the Local Plans with a shared policy and evidence base, and engagement with wider landowners. The report shows the delivery programme with planning applications following plan adoption and VSC planning application broadly, a VSC application would accelerate delivery and could deliver c.1200 additional homes within the plan period.

F Lennon asked what additionality the Hyas review has brought to the table and further information around what evidence sits behind the units per annum output.

Noted Homes England sites (Spencer's Park and Marchmont Farm) early delivery.

The Chair added the Hyas report is very useful for the programme and to inform discussions with the Crown Estate and landowners.

Examples elsewhere support around 350 units per annum. However, the HGC site is large enough to support different markets which would accelerate delivery and discussions with our viability expert (Simon Drummond-Hay) suggest a further 100 units per annum might result from Build to Rent or elderly care developments.

**Action: HGC to share Hyas report.**

A Foley asked about the full units per annum output and the breakdown of housing types. P Zieba agreed HGC can continue to test this with Simon Drummond-Hay and evidence from elsewhere. The proposed socio-economic workstream would also help.

Hyas have supported policy discussions with colleagues to jointly move forward with that workstream and led on communications and engagement to support the vision survey campaign.

N Iredale asked about the focus of Hyas' work going forward and the HCC Transport Officer vacancy.

S McLaughlin confirmed HCC will resource and assume from April someone will take up that position. WSP are employed 2 days per week and HGC have asked if that can be increased to 3 days week. Rupert Thacker (HCC) is taking an active interest in the transport workstreams until a replacement Transport Officer is in place.

C Hamilton asked if F Lennon can share stewardship good practice that's supporting Garden Communities elsewhere in the country.

Harlow and Gilston Garden Town Programme Director is in regular contact and has been sharing good practice with colleagues.

J Doe noted the Town Centre Strategy is coming to a head in the spring and can be reported to HGC Delivery Board in due course.

**The Board endorsed the following recommendations:**

- 1) Board to note the programme update position and workstream activities.
- 2) Board to endorse the Framework Plan Concept Plan (Stage 1b).
- 3) Board to endorse the HGC Spatial Principles to accompany the Concept Plan.
- 4) Board notes endorsement will not prejudice the conclusions of the Sustainable Transport Plan and issues yet to be resolved through discussions, consultation and local plan preparation including emerging landscape evidence.
- 5) Board supports the use of the Concept Plan, Spatial Principles and Current Position on outstanding issues to inform an HGC Position Statement which

	will form part of the evidence base for the Regulation 18 Local Plans for St Albans City & District Council (SADC) and Dacorum Borough Council (DBC).
4.	<p><b>AOB</b></p> <p>The next meeting date on 20<sup>th</sup> April will be moved to late March 2023.</p> <p>The purdah period starts on 20<sup>th</sup> March in St Albans and 21<sup>st</sup> March in Dacorum.</p> <p>Dacorum have invited Bob Lane to be the interim chair for Hemel Place Board. The Chair confirmed he has not yet formally accepted the appointment and invited comments around any concerns Board members may have.</p> <p><b>Action: Christine Triall will speak to Cllr Chris White about the Hemel Place Board interim chair appointment.</b></p>