

## Hemel Garden Communities (HGC) Delivery Board

### Minutes

21<sup>st</sup> October 2022 at 9:00am

Microsoft Teams

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

<b>Item</b>	
1.	<p><b>Welcome and apologies</b></p> <p>Apologies received from Councillor Stephen Boulton, Claire Hamilton, Michelle Rowland and George Burgess.</p>
2.	<p><b>Previous minutes sign off 18<sup>th</sup> July 2022</b></p> <p>The meeting minutes of 18<sup>th</sup> July 2022 were agreed.</p>
3.	<p><b>Programme Director's update</b></p> <p>P Zieba provided an update on the programme and workstream activities:</p> <ul style="list-style-type: none"> <li>- The framework plan viability schedules were received in mid-October. As a result the team may be unable to achieve the November target date and require to fall-back position to January Board. There are some changes to be made to the appraisals. HGC will establish through the Councillor Review Group (CRG) priorities for delivery and this will be reported to Board in January.</li> </ul>

- Following discussions with senior officers it was agreed to delay the commissioning of the Infrastructure Delivery Plan to 2023.
- The green infrastructure strategy, movement and parking behaviour change study, Nickey Line feasibility study and local centres study have progressed.
- HGC have worked closely with the respective local plans teams to look at best practice examples to develop the necessary policy hooks for the emerging local plans.
- The team pulled together a draft engagement programme for CRG through to the New Year. CRG met last week to discuss the need for sustainable transport and attended a green infrastructure workshop.
- Feedback was focused around bus reliability, the location of Hemel Hempstead, Harpenden and St Albans train stations and the types of journeys as a result of that, the importance of the Nickey Line and the need for a transport plan to establish sustainable measures.
- The local centres study will be circulated to CRG at the end of October and the Framework Plan will be shared in November. A transport plan session and site visit is proposed on 16<sup>th</sup> December.
- HGC are undertaking a series of engagement activities to promote the Spatial Vision.
- HGC are reviewing opportunities to fill the comms and engagement officer and district lead officer posts.
- The Chilterns AONB boundary review programme has been published. Formal engagement is scheduled for summer 2023 with formal engagement on a revised boundary in 2024.

A Foley asked the HGC team to attend events in St Albans to promote the spatial vision and suggested HGC attends the St Albans Christmas Cracker event on 20<sup>th</sup> November.

F Lennon asked about the next big milestones for HGC in terms of facilitating an early application or activities around delivery. Homes England are keen to understand what more they can do to assist.

HGC have been working with the CRG and The Crown Estate (TCE) and other landowners to get them involved to understand support for the programme. Sign off of the transport plan and framework plan are the next big milestones. Progress on the local plans and the publication of the Local Development Scheme is helpful in that respect.

HGC are seeking additional information from UKPN to get a more robust figure for power costs in the viability assumptions. It was noted Central Bedfordshire Council worked with UKPN to support their HIF bid for future-proofing energy supply.

The chairman highlighted the support of the partnership. A lot of work will be completed before any VSC application and the fact that work is underway gives TCE lots of information to prepare a planning application.

	<p>The Solar Together Hertfordshire scheme received 13k expressions of interest across the county.</p> <p>It was agreed the 29<sup>th</sup> November Board date should remain in diaries for now.</p> <p>Cllr White confirmed St Albans local plan timescales for Regulation 18 in June 2023 and noted the political instability nationally and planning reforms. Cllr White announced at Full Council he is going to write to the Secretary of State about housing numbers.</p> <p>C Traill assured there is a lot of detailed work is ongoing and work on cohesive plans.</p> <p>Cllr Anderson confirmed Dacorum are looking at Regulation 18 in June 2023.</p> <p>J Doe added that Dacorum are working with the four authorities on the lifting of the planning moratorium and a final solution for the mitigation strategy will be reported to Cabinet in November.</p>
4.	<p><b>HGC Investment Zone and Locally-led Development Corporation</b></p> <p>The government issued a prospectus for Expressions of Interest (EOI) for Investment Zones. Hertfordshire County Council submitted four EOIs for the county and one was HGC. JD thanked partners for their support.</p> <p>The bid comprises of proposals for a locally-led development corporation for the HGC growth areas. There has been a significant amount of work and thought around delivery options and the next stages of the programme. Options will be discussed with councillors, leaders and government. Once there is a firmer position that should provide TCE with the confidence to advance the plan.</p> <p>F Lennon added it is great to explore different delivery mechanisms because a development corporation might not be the silver bullet compared to other options. A big advantage for HGC is there is a single landowner that owns 70% of the site. The DLUHC has been running a programme where 6 authorities around the country received funding to do that feasibility work. There is something we can extract from that to help work through whether a locally-led development corporation is right for HGC.</p> <p>The chairman stated the boundary of the development corporation will require careful thought.</p> <p>S McLaughlin thanked colleagues for their work on the bid. The framework plan is a fundamental piece of work and the viability discussions to understand whether there needs to be discussions on any major pieces of infrastructure and funding. Forward funding is required to unlock the site.</p> <p>Cllr White added in terms of mechanisms for delivering planning, it has got to be something that is joint arrangement. Something along the lines of what has been suggested. A remote trust type body which would take decisions. A joint arrangement</p>

	<p>with a planning committee that comprises members which is focused on this particular plot.</p> <p>Cllr Williams agreed some sort of locally led joint arrangement is desirable. Reassure members that they are not losing their planning powers and ensure there is good local oversight. Two planning committees separately trying to get a joint outcome is going to be challenging.</p> <p>Tendring and Colchester local authorities have established a joint committee to oversee delivery of the garden community which has been successful.</p> <p>The chairman asked whether TCE are eligible for loan or grant schemes that Homes England operates to forward fund infrastructure. F Lennon confirmed there are ways of securing funding where it meets the funding parameters clearly.</p> <p>Cllr White highlighted the need for a permanent joint entity.</p> <p>The chairman noted Ebbsfleet development committee works very well and has many benefits.</p>
5.	<p><b>AOB</b></p> <p>The next meetings are scheduled for 29<sup>th</sup> November 2022 (provisional date) and 24<sup>th</sup> January 2023.</p> <p>The site visit on 3<sup>rd</sup> November has been confirmed.</p>