

## Hemel Garden Communities (HGC) Delivery Board

### Minutes

3<sup>rd</sup> October 2023, 2.00pm

Hybrid meeting: Microsoft Teams / Ashbourne Room, County Hall, Hertford SG13 8DE

<b>Attendees</b>	Bob Lane OBE (Chairman)	Hemel Garden Communities
	Councillor Ron Tindall	Dacorum Borough Council
	Councillor Sheron Wilkie	Dacorum Borough Council
	Councillor Stephen Boulton	Hertfordshire County Council
	Councillor Chris White	St Albans City & District Council
	Claire Hamilton	Dacorum Borough Council
	James Doe	Dacorum Borough Council
	Sara Whelan	Dacorum Borough Council
	Amanda Foley	St Albans City & District Council
	Christine Traill	St Albans City & District Council
	Colin Haigh	Hertfordshire County Council
	Jamie Alderson	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
	Laurence King	Hemel Garden Communities
	Issy Spence	Hemel Garden Communities
Jonathan Wellstead	Hemel Garden Communities	
<b>Apologies</b>	Sarah McLaughlin	Hertfordshire County Council

### Minutes

Item	
1.	<b>Welcome and apologies</b>
2.	<p><b>Previous minutes sign off – 14 July 2023</b></p> <p>The previous meeting minutes were agreed.</p> <p>J Doe noted the Hemel Hempstead Town Centre Vision was approved by Dacorum Borough Council's (DBC) Cabinet on 18<sup>th</sup> July 2023.</p>
3.	<p><b>Programme Director's Update</b></p> <p>P Zieba provided an overview of the HGC programme timeline. Work has continued to support the Dacorum and St Albans Local Plans processes,</p>

alongside progressing the evidence base for the Framework Plan, Transport Vision and Strategy and Landscape Assessment.

In August HGC submitted a funding bid to Homes England to accelerate the programme delivery. Homes England will confirm the outcome in due course.

Ongoing transport workstreams include a Modal Shift Study and Nickey Line Vision and DBC Local Cycling and Walking Infrastructure Plan (LCWIP). HGC Transport Vision & Strategy is being redrafted following feedback. A Transport Sub-Group is scheduled for 9<sup>th</sup> October and a separate meeting between HGC, Hertfordshire County Council (HCC), National Highways and Local Plan officers is planned for 6<sup>th</sup> November.

A landscape assessment is underway for the Framework Plan to assess the site capacity which is expected to be completed before Christmas. The Framework Plan evidence and viability will be updated to reflect findings. That piece of work has been commissioned by the authorities and the outputs will be shared with The Crown Estate (TCE) in due course.

C Hamilton asked F Lennon if there is any update on the funding announcement for HGC bid submitted in August.

F Lennon explained there has been direct dialogue with a number of Garden Community projects and we hope to come back on the direction of travel and how soon the funding can be distributed. F Lennon added as it's Homes England funding it does not need Ministerial approval.

P Zieba provided an update on transformation projects: Nickey Line and Grand Union Canal re-surfacing are complete; Buncefield Quietway works are partially implemented; Solar Bulk Buy Autumn 2023 campaign launched on 28<sup>th</sup> August; Parklet pilot at West Herts College will be evaluated.

St Albans' Local Plan regulation 18 consultation ran from 12<sup>th</sup> July to 25<sup>th</sup> September. Over 3,500 responses were received and colleagues are undertaking analysis of responses. Subject to approval, DBC Local Plan regulation 18 will launch on 30<sup>th</sup> October until mid-December.

A Placemaking event was held on 17<sup>th</sup> July with councillors and stakeholders which featured expert panellists and charette-style engagement on key workstreams.

N Iredale asked if there were any high-level headlines from SADC Local Plan regulation 18 consultation.

P Zieba and I Spence highlighted high level feedback from the events held including Leverstock Green and Redbourn, which were very well attended. There were questions around district boundaries and questions around education and health provision. Congestion in Leverstock Green was raised as a key concern. The team also met Leverstock Green Village Association at the event.

A Foley attended the Redbourn and Colney Heath events. There is an understanding of why the local plan is needed and questions around HGC were very much focused around infrastructure and education.

	<p>Cllr Tindall noted TCE held exhibitions some years ago and it would be useful to see their updated vision.</p> <p>P Zieba highlighted key engagement activities including:</p> <ul style="list-style-type: none"> <li>- Green Infrastructure stakeholder workshop held on 14<sup>th</sup> September</li> <li>- HGC attended the Generation Dacorum Careers Fair on 27<sup>th</sup> September and launched a Healthy Lifestyles survey. The public survey will close at end of October.</li> <li>- Community Review Panel on the Green Infrastructure Strategy is planned for 3<sup>rd</sup> October</li> <li>- HGC site visit with the Councillor Review Group is planned for 4<sup>th</sup> October</li> <li>- Stakeholder and councillor Nickey Line workshop is planned for 12<sup>th</sup> October</li> <li>- A councillor site visit to Alconbury and Marmalade Lane in Cambridgeshire is being arranged for November</li> </ul> <p>P Zieba provided an update on Herts IQ Vision and Maylands Masterplan workstreams that are being commissioned by Herts IQ and DBC. HGC intends to commission a socio-economic and demographic study and a joint meeting was held in September.</p> <p>P Zieba and Bob Lane met with TCE in September and a meeting is to be held later today with TCE's Chief Executive. P Zieba summarised TCE's key asks.</p> <p>The Chairman provided an update. Local Plan progression is useful moving forward and is very positive. TCE would like the opportunity to join and address the HGC Delivery Board. The Chairman suggested, subject to the Board's approval, that TCE attend the start of next meeting on 14<sup>th</sup> December. <b>The Board agreed the recommendation.</b></p> <p>A Wood added at the last Herts IQ Board it was suggested that a HGC representative attends future meetings and A Wood has written to P Zieba and B Lane.</p> <p>C Hamilton welcomed advice from Homes England colleagues regarding landowner engagement best practice.</p> <p>F Lennon added working with TCE to provide confidence, critical friend support and ensure alignment with other partners and their ambitions is important.</p> <p>There was a discussion around Planning Performance Agreement, planning application for phase 1, the work that needs to be done and working with multiple landowners/land equalisation strategy.</p> <p>P Zieba highlighted the key red-rated risks in the HGC risk register and updated on resourcing. The HGC Transport Lead post is now vacant and the Transport Planner, Communications &amp; Engagement Lead and HCC Garden Community Lead posts have been recruited to.</p>
4.	<p><b>Landowner updates</b></p> <p>Update provided above.</p>
5.	<p><b>AOB</b></p>

The next meeting will be held on Thursday 14<sup>th</sup> December at 2pm. The Chairman noted the importance of attending the next meeting in person if possible to meet with The Crown Estate.

Cllr Tindall asked whether TCE can bring their updated vision to the meeting.

**Action: HGC**