



## Hemel Garden Communities (HGC) Delivery Board Meeting

11 March 2020, 2.00 – 3.30pm

Council Chamber, The Forum, DBC

<b>Partnership Board Attendees</b>	Cllr Andrew Williams	Dacorum Borough Council
	Cllr Graham Sutton	Dacorum Borough Council
	Cllr Jamie Day	St Albans City & District Council
	Cllr Derrick Ashley	Hertfordshire County Council
	Sally Marshall	Dacorum Borough Council
	Mark Gaynor	Dacorum Borough Council
	Nathalie Bateman	Dacorum Borough Council
	Adam Wood	Hertfordshire LEP
	Tina Barnard	Hertfordshire LEP
	Amanda Foley	St Albans City & District Council
	Tracy Harvey	St Albans City & District Council
	Laura Hawker	St Albans City & District Council
	Patsy Dell	Hertfordshire County Council
	Rachael Donovan	Hertfordshire County Council
	Amy Burbidge	Homes England
	Jane Briginshaw	HGC Independent Advisor
Laurence King	Dacorum Borough Council	
<b>Apologies</b>	Chris Briggs	St Albans City & District Council
	Sarah McLaughlin	Hertfordshire County Council

### Reference Documents and Papers

- Agenda
- Previous HGC Delivery Board minutes 18<sup>th</sup> December
- Paper A – HGC Finance

## Minutes

<b>1. Welcome, introductions and apologies</b>	<b>Actions</b>
Cllr Williams chaired the meeting.	<b>N/A</b>
<b>2. Strengthening Foundations</b>	<b>Actions</b>

J Briginshaw presented findings from the morning Board session.	
<b>3. Previous minutes, sign off and actions</b>	<b>Actions</b>
<p>L Hawker raised one amendment to the previous minutes. James Doe comment in section 3, insert the word 'some'. "The authorities have raised <b>some</b> concerns on The Crown Estate (TCE) approach".</p> <p>The previous minutes were agreed by Board as correct record.</p>	<b>1. L King to amend the previous Board minutes and circulate final copy.</b>
<b>4. Planning update</b>	<b>Actions</b>
<p><u>SADC Local Plan</u> St Albans Local Plan examination commenced late January. Following the first week of hearing sessions the Inspectors have written to the Council cancelling the remaining sessions. The Council is waiting to receive a letter from the Planning Inspectorate advising on their position. A letter will be going out shortly to the Planning Inspectorate asking for an indication of timescales.</p> <p><u>PPA East Hemel and The Crown Estate</u> Design Review Panel was carried out in December. The report highlighted key issues and asked for further improvements around the urban form.</p> <p><u>The Crown Estate peer review</u> The Crown Estate (TCE) is undertaking a peer review of the work done to date. Allies and Morrison have been appointed. The process includes speaking to the various parties. TCE shared the peer review brief with the authorities and the project team had input.</p> <p><u>DBC Local Plan</u> Dacorum's Local Plan is continuing to progress. Clarification is required from HCC on key infrastructure such as highways and education.</p> <p>P Dell agreed to liaise with the relevant teams. Cllr Ashley suggested Cllr Sutton sends an email setting out what is needed.</p>	<p><b>2. P Dell agreed to liaise with the relevant teams regarding information required for DBC Local Plan.</b></p> <p><b>3. Cllr Sutton to send email to Cllr Ashley regarding DBC Local Plan.</b></p>
<b>5. Strategic leadership update</b>	<b>Actions</b>
<p>The Crown Estate and HGC Leaders meeting is scheduled for 1<sup>st</sup> April. Invites have been extended to political leaders. The meeting is an opportunity to strengthen communications and reinstate ambitions for HGC.</p> <p>A Burbidge highlighted the importance of continued collaboration between the parties to ensure the development is the best it can</p>	<b>Post meeting note: due to the coronavirus impact, this meeting has been postponed. L King will reschedule the meeting for mid-June.</b>

<p>be. Charles Amies and Leigh Johnson will be attending from Homes England.</p> <p>Cllr Sutton agreed this meeting is a positive approach which encourages cross boundary cooperation and is an opportunity to reinstate ambitions.</p>	
<p><b>6. Programme update</b></p>	<p><b>Actions</b></p>
<p>The HGC programme plan sets out the critical workstreams. These are the high level Spatial Vision, high level Infrastructure Delivery Plan and Sustainable Transport Strategy. These workstreams will feed into the larger studies; Hemel Hempstead Transformational Plan and HGC New Development Masterplan and HGC Infrastructure Delivery Plan.</p> <p>The HGC team is present at East Hemel Hempstead PPA meetings to ensure consistent key messages are fed back to TCE.</p> <p><u>Spatial Vision</u> L Hawker provided an update on the spatial vision. Highlighted the collaborative approach with all authorities involved in the tender brief formulation, including review by the LEP. The brief contains questions for consultants to prompt the formulation of their proposals. The brief was shared with TCE for their review. The study will feed into the IDP and other wider studies.</p> <p>Appointment is scheduled for the end of March. Initial findings will be provided at the next HGC Board in June.</p> <p><u>Infrastructure Delivery Plan</u> R Donovan provided an update on the IDP. The study has been divided into two phases, the first phase is scheduled to be completed in June and the second phase in early 2021.</p> <p>Key items include a schedule which will identify priority and critical infrastructure, calculating costs and identifying funding gaps. The first phase can be completed by Gilian Macinnes (DBC) and Wendy Frost (SADC) using existing work done to date. This will not affect the project timeframes. Discussions still need to be had on viability assessment work.</p> <p>Cllr Ashley explained Harlow and Gilston’s approach to viability.</p> <p>A Burbidge added that Homes England has offered viability support via consultants on their framework.</p> <p><u>Sustainable Transport Strategy</u> The project team are reviewing the outputs from stage 1. A workshop is scheduled at the end of March to shape objectives and stage 2 is scheduled to commence in May.</p>	<p><b>4. Initial Spatial Vision findings provided at next HGC Board meeting.</b></p> <p><b>Post meeting note: appointment of consultants has shifted due to the impacts of the coronavirus on ways of working. It is hoped initial findings can still be presented at the June Board meeting.</b></p> <p><b>5. A Burbidge to explore approaches others are taking towards Infrastructure Delivery Plan.</b></p>
<p><b>7. Finance paper</b></p>	<p><b>Actions</b></p>

<p>M Gaynor provided a finance update to Board. The paper sets out the anticipated programme costs up to 2050 and the funding position over the short, medium and longer term.</p> <p>The breakdown of these costs includes sustainable transport work such as improving connections between Hemel Hempstead station and Maylands, the Nickey Line and M1 junction 8 improvements. Other costs include the northern link route and social housing which have been included in the Hertfordshire Growth Board Bid.</p> <p>There will be a potential bid from Homes England in the summer. A Burbidge explained the bid process from last year.</p> <p>S Marshall asked when the arrangements for next funding round will be and what criteria is required.</p> <p>Homes England will keep the authorities informed. Bids should be submitted to Homes England, however the authorities should continue conversations with MHCLG.</p> <p>S Marshall stated that the key partners need to identify priorities and bring back a paper on how to address this.</p> <p>A Burbidge will keep the partners informed of any potential windfalls this year.</p>	<p><b>6. A Burbidge to share assessment from last year.</b></p> <p><b>7. Authorities to continue further internal work, building on this paper to develop the finance strategy. Finance strategy to be provided at September Board meeting.</b></p> <p><b>8. Authorities to explore landowner contributions and develop a landowner contributions paper.</b></p>
<p><b>8. Engagement Strategy update</b></p>	<p><b>Actions</b></p>
<p>L Hawker provided an update on the engagement strategy.</p> <p>The partners have developed a draft engagement strategy. Three separate guides are being developed for community, partners and Councillors, which set out the engagement with these key groups. The strategy will be shared in due course.</p> <p>The partners are working on a shared piece of text to upload to the partners HGC webpage. The draft text has also been shared with TCE to ensure consistent messaging.</p>	<p><b>N/A</b></p>
<p><b>9. Research and learning update</b></p>	<p><b>Actions</b></p>
<p>N Bateman highlighted the awareness of training opportunities and TCPA events for HGC Board.</p> <p>A Burbidge added that Homes England holds training events. The next event is being held at BRE, Watford and will have a focus on sustainability, transport and green infrastructure.</p>	<p><b>N/A</b></p>

<b>10. AOB</b>	<b>Actions</b>
N/A	N/A
<b>11. Next meeting</b>	<b>Actions</b>
The next meeting is scheduled for Wednesday 10 <sup>th</sup> June 2020.	N/A