

Hemel Garden Communities (HGC) Delivery Board Meeting Minutes

9 September 2020, 2.00 – 4.30pm

Microsoft Teams

Delivery Board Members	Cllr Andrew Williams (Chair)	Dacorum Borough Council
	Cllr Graham Sutton	Dacorum Borough Council
	Cllr Derrick Ashley	Hertfordshire County Council
	Sally Marshall	Dacorum Borough Council
	Mark Gaynor	Dacorum Borough Council
	Amanda Foley	St Albans City & District Council
	Tracy Harvey	St Albans City & District Council
	Mark Kemp	Hertfordshire County Council
	Tina Barnard	Hertfordshire LEP
	Adam Wood	Hertfordshire LEP
Invited Attendees	Ian Charie	HGC
	Nathalie Bateman	Dacorum Borough Council
	Olivia Halper	Dacorum Borough Council
	Laurence King	Dacorum Borough Council
	Laura Hawker	St Albans City & District Council
	Rachael Donovan	Hertfordshire County Council
	Patsy Dell	Hertfordshire Growth Board
	Fionnuala Lennon	Homes England
	Neil Iredale	Homes England
Apologies	Cllr Jamie Day	St Albans City & District Council
	Colm O'Callaghan	St Albans City & District Council
	James Deane	Dacorum Borough Council
	Sarah McLaughlin	Hertfordshire County Council

1. Welcome, introductions and apologies	Actions
Cllr Williams chaired the meeting.	N/A
2. Previous minutes, sign off and actions	Actions
Board to note meeting minutes will be published on DBC and SADC websites going forward. Items which may contain confidential or commercially sensitive information are exempt from publication under the Local Government Act. The Board agreed previous meeting minutes of 10 June 2020.	N/A
3. Spatial Visioning	Actions
O Halper summarised the purpose and scope of the Spatial Vision.	

O Halper explained the characterisation and participation engagement phases which included an interactive Instagram channel, public competitions and virtual workshops.

M Gaynor was interested in Landowner engagement with respect to the vision and next steps. L Hawker added HGC Programme has written to all landowners within the new development area to invite participation in Hemel Channel and public workshop.

F Lennon asked about the level of participation from the community in light of Covid-19.

O Halper said that Covid presented challenges but presented opportunities to pioneer new engagement techniques. The use of Hemel Channel enabled us to broaden our reach, as well as using traditional communication channels and methods across the partners. L Hawker added that the consultants engaged with schools to encourage participation and hosted Instagram TV sessions.

N Iredale asked whether there has been any analysis on the feedback that was received and whether Covid was featured in it.

The spatial vision document provides an appendix on feedback analysis. There was a huge recognition and appreciation of open green spaces in Hemel. Due to Covid many residents had discovered new green spaces and reported these to us and how these could be enhanced.

A Foley asked whether the analysis could be mapped. O Halper explained targeted social media posts were used and there is potential to look at this for future studies.

O Halper summarised the vision outputs and the four pillars which provide focus for HGC transformation and strategic growth, including: a green network, distinctive neighbourhoods, a sustainable economy and culture in communities.

T Barnard asked about off-site manufacturing, heights and density and whether this is part of the principles and outcomes.

O Halper stated that off-site manufacturing is part of the spatial vision and is consolidated by the sustainable economy pillar. The spatial vision paves the way and sets out aspirations for height and density.

O Halper highlighted key aspects which came forward from engagement including the role of green spaces as connecting communities, local centres at the heart of neighbourhoods, appetite for sustainable mobility and lack of cultural activities.

M Gaynor stated that The Future Homes Standard which is being prepared by Government could present a specific challenge for Garden Communities, specifically the proposal to prevent local planning authorities from requiring higher standards in its Local Plan than those in the Future Homes Standard.

Cllr Sutton thanked the Officers for their hard work, and added the vision sets the agenda for the future however, the role of Hemel town centre should not be weakened, and indeed needs to be reinforced and the existing and new communities need to work together. There is also a need to make greater use of existing public facilities such as schools for cultural activities.

1. O Halper to share spatial vision engagement appendix with Board.

<p>The document is under final review by HGC partners. The document will be finalised in October 2020. The final document will be presented or endorsed to Council Committees within the partner authorities as appropriate.</p> <p>The Board agreed spatial vision paper recommendations.</p>	
<p>4. Finance paper – HGC funding</p>	<p>Actions</p>
<p>I Charie provided an overview of the current financial position.</p> <p>The previous funding received in March 2019 has been committed or spent. The Local Planning Authorities (LPAs) will continue discussions via both Programme and S151 Officers, and liaising with the County regarding County based functions, and will provide a Strategy Paper at December Board.</p> <p>M Gaynor added that there is an expectation from MHCLG and Homes England that the partner authorities will need to make contributions to ensure studies can commence.</p> <p>Garden Communities Capacity Funding bid 2020/21 was submitted on 4th September. Homes England are assessing all 49 bids received from the Garden Communities programme. Recommendations must be signed by the Minister which will determine timescales.</p> <p>M Kemp acknowledged the need for partner discussions on the HGC programme and asked that in moving forward HCC is more closely involved in these finance conversations.</p> <p>S Marshall emphasised the need for ongoing conversations between the District Councils and to fully engage with the aspects that are County-remit based. Noted that Hertfordshire Growth Board funding bid has been submitted to support HGC. The authorities fully engage with the LEP in terms of bids and seek support from the LEP for taking these through for growth funding.</p> <p>A Foley stated that SADC Members remain supportive of the East Hemel site and highlighted importance of continuing LPAs S151 officer dialogue.</p> <p>It was suggested that a special purpose finance meeting could be arranged before December Board if it was felt necessary.</p> <p>Board to note recommendation 2 of the Finance Paper has been withdrawn, noting that good progress on managing financial issues was being made, and a sub group, with additional time and administrative requirements, was no longer necessary.</p> <p>The Board agreed Finance paper recommendations.</p>	<p>2. HGC Team to develop finance report for December Board with an outline finance strategy.</p>
<p>5. Viability</p>	<p>Actions</p>
<p>I Charie introduced viability item. A Garden Communities webinar was shared on housing delivery and viability.</p> <p>T Barnard highlighted concerns that this is a long-term project and some funding streams are short term. Ensure the tenure mix includes affordable social rent homes.</p>	<p>N/A</p>

<p>N Bateman summarised next steps, emphasising the need for an early programme delivery strategy which would include viability work but also focus on ensuring the essential components of the vision for a self-sustained place were deliverable.</p> <p>M Gaynor noted the Hertfordshire Growth Board bid, and accompanying discussions include funding to secure affordable social rent homes.</p> <p>Agreed that land value uplift from agricultural land value needs to be captured, in line with Garden Community objectives, to help fund infrastructure and long-term stewardship arrangements.</p> <p>F Lennon reinforced deliverability aspect. Homes England can support deliverability as a topic and assist with testing propositions at this early stage.</p>	
<p>6. HGC Programme update paper</p>	<p>Actions</p>
<p>N Bateman introduced the programme update paper.</p> <p>The Interim Transport Strategy looks at a range of HGC Transport matters. The HGC team is working closely with officers from Harlow and Gilston Garden Town to share knowledge and experiences to help shape stage 2 of this study.</p> <p>F Lennon asked how these work strands sit against the critical path for delivery. N Bateman said that the items which have been identified in the key workstreams are aligned with the critical path.</p> <p>HGC team are also collaborating with Aylesbury Garden Town and Harlow and Gilston to deliver transformational aspects including, solar bulk buy and a digital strategy that includes a LoRaWAN (Long Range Wide Area Network).</p> <p>Board agreed paper recommendation.</p>	<p>3. N Bateman to share critical path information with F Lennon.</p>
<p>7. AOB and next meeting</p>	<p>Actions</p>
<p>I Charie summarised Garden Communities Capacity Funding bid 2020/21 key asks and upcoming studies.</p> <p>Board meeting dates will be set for 2021. The next meeting is scheduled for 16 December 2020.</p>	<p>4. L King to circulate 2021 meeting dates.</p>