

Harlow and Gilston Garden Town Infrastructure Delivery Plan

Final Report

April 2019



ARUP



This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Section 1

Introduction

1 Introduction

1.1 Overview of the Garden Town

Harlow District Council (HDC), East Hertfordshire District Council (EHDC), Epping Forest District Council (EFDC), Hertfordshire County Council (HCC) and Essex Country Council (ECC) are working together to bring forward the transformational growth of Harlow as the **Harlow and Gilston Garden Town**. The objectives of the Garden Town are to deliver sustainable growth and infrastructure of considerable scale and significance, which will meet housing and employment needs, deliver regeneration objectives and create a high-quality environment). Approximately 16,000 new homes are planned for the Garden Town within the Councils’ plan periods to 2033 (including units already delivered or consented), with an additional 7,000 delivered beyond the plan periods.

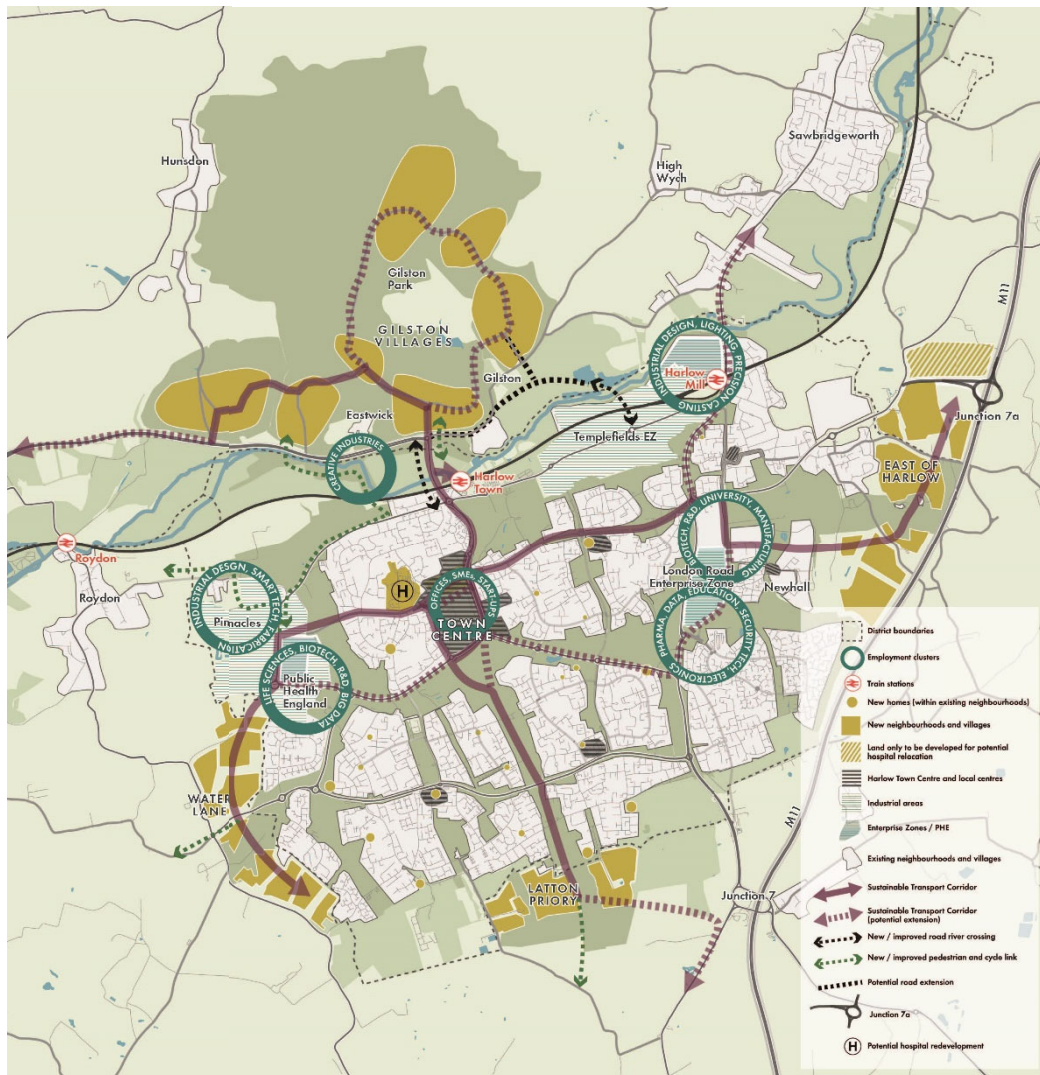
The Garden Town comprises development sites both within the Harlow administrative area and within East Hertfordshire District and Epping Forest District. This includes:

- **Gilston Area**, located in East Hertfordshire District – 10,000 units across distinct villages (of which at least 3,000 will be delivered by 2033).
- **East of Harlow**, located in Harlow and Epping Forest Districts – 3,350 units.
- **Water Lane Area**, located in Epping Forest District – 2,100 units. Water Lane Area is broken down into two separate areas known as West of Katherine’s and West Sumners.
- **Latton Priory**, located in Epping Forest District – 1,050 units.
- A further 21 sites, which together total 1,147 dwellings, are allocated in the draft Harlow Local Plan.

The locations of these growth areas are shown in Figure 1.

In January 2017, the Government announced its support for Harlow and Gilston Garden Town. This ‘Garden Community status’ makes clear the aspiration to accelerate delivery of growth within the first five years of the authorities’ plan periods, and the phasing of appropriate levels of infrastructure delivery is integral to this aspiration.

Figure 1 Harlow and Gilston Garden Town



Harlow and Gilston Garden Town is being delivered in accordance with the Town and Country Planning Association’s ‘Garden City Principles’¹, which are:

- 1. Land value capture for the benefit of the community.**
- 2. Strong vision, leadership and community engagement.**
- 3. Community ownership of land and long-term stewardship of assets.**
- 4. Mixed-tenure homes and housing types that are genuinely affordable.**
- 5. A wide range of local jobs in the Garden City within easy commuting distance of homes.**
- 6. Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.**
- 7. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains,**

¹ Available at: <https://www.tcpa.org.uk/garden-city-principles> (accessed March 2019).

and that uses zero-carbon and energy-positive technology to ensure climate resilience.

- 8. Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.**
- 9. Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.**

Paragraph 72 of the National Planning Policy Framework (NPPF) (2019) also references the role of the Garden City Principles in setting clear expectations for the quality of development and how this can be maintained.

The Garden City Principles have informed the **Garden Town Vision** that has been prepared to help residents, business, investors and developers to understand the Garden Town and its quality aspirations to create the shared Vision:

The pioneering New Town of Gibberd and Kao will grow into a Garden Town of enterprise, health and sculpture at the heart of the UK Innovation Corridor. Harlow and Gilston will be a joyful place to live with sociable streets and green spaces; high quality homes connected to fibre optic broadband; local centres accessible by walking and cycling; and innovative, affordable public transport. It will set the agenda for sustainable living. It will be adaptable, healthy, sustainable, innovative.

1.2 Purpose of the Infrastructure Delivery Plan

The Councils have commissioned the preparation of an **Infrastructure Delivery Plan (IDP)** to assist in bringing forward transformational growth at the Harlow and Gilston Garden Town. The purpose of the IDP is to set out the infrastructure that will be required to deliver the planned level of housing and employment growth at the Garden Town. The IDP draws on previous work undertaken by the Councils – in particular, the District-level IDPs already produced to support the respective Local Plans (See Section 2.2) – and compiles, aligns and updates it.

The combined Infrastructure Schedule for the Garden Town (set out in full in Appendix A and summarised in Section 5) covers a wide range of types of infrastructure. The Schedule:

- Identifies the **scale of infrastructure** required across the Garden Town.
- Determines the anticipated **phasing** of the infrastructure based on the trajectory for the Garden Town.
- Presents **indicative costs** associated with delivering the infrastructure required to support growth.
- **Prioritises the infrastructure** interventions according to whether it is considered ‘critical’, ‘essential’ or ‘required’ to the delivery of the planned growth.

- Sets out the **organisational responsibility** for delivery and potential sources of funding.
- Identifies, where possible, the **scale of the funding gap** where funding is not fully committed.

The commission also identifies how expected developer contributions from various sites will be apportioned and what collection mechanisms can be utilised to assist in funding the infrastructure items which serve more than one site.

Through the process of producing the IDP, a package of measures and broad estimates of the likely financial contribution for each of the Garden Town sites has been produced. The IDP has been produced concurrently with the Strategic Viability Assessment, to allow these costs to be included in the appraisal. The purpose of the Strategic Viability Assessment is to consider the wider deliverability of the Harlow and Gilston Garden Town, taking into account infrastructure requirements alongside other considerations. More information on the Strategic Viability Assessment can be found in Section 4.10.

How the Infrastructure Delivery Plan will be used

Changes to national policy – in the form of NPPF 2019 (updating the July 2018 version) and Planning Practice Guidance updates – have shifted the emphasis on viability testing from the development management stage to the plan making stage (see Section 2.1 for more information). Understanding infrastructure requirements and their impact on viability early is an important component of this.

Planning Practice Guidance states that, where up-to-date policies have set out the contributions expected from development, planning applications which comply with them should be assumed to be viable.

The IDP, along with the Strategic Viability Assessment (see Section 4.10) will be used as a basis for subsequent strategic masterplanning and planning application discussions for the four strategic sites (Gilston Area, East of Harlow, Water Lane Area, and Latton Priory).

Further guidance on this process is set out in the Harlow & Gilston Garden Town ‘How To’ Guide for Planning Obligations, Land Value Capture and Development Viability².

IDPs are, by their very nature, a ‘snapshot in time’, and as different infrastructure providers respond to their own unique challenges, the information that they provide will naturally date and alter over time. There are a number of areas of work ongoing which will further inform infrastructure requirements. The IDP will be reviewed periodically and updated where necessary.

² Available on Districts’ websites.

1.3 Disclaimer

This report takes into account the particular instructions and requirements of the client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

1.4 Acknowledgements

Production of the IDP has involved collaborative working between a wide range of stakeholders. Arup is grateful for the time taken by the local authorities, infrastructure providers, and developers/promoters and their agents and consultants who engaged with the study.

More information on the consultation and engagement undertaken as part of producing the IDP is set out in Section 4.4.

1.5 Structure

The rest of the IDP is structured as follows:

- **Section 2** sets out the national and local policy context.
- **Section 3** describes the collaborative arrangements in place to deliver the Harlow and Gilston Garden Town.
- **Section 4** summarises out the methodology used to identify the infrastructure requirements of the Garden Town.
- **Section 5** provides a summary of the infrastructure required to support the Harlow and Gilston Garden Town.
- **Section 6** explores alternative contribution collection and funding approaches.
- **Appendix A** provides the Infrastructure Delivery Schedule in full.
- **Appendix B** sets out the Garden Town delivery trajectory.
- **Appendix C** explains the approach to applying risk allowance to infrastructure costs.

Section 2

Policy Context

2 Policy Context

2.1 National Context

2.1.1 National Planning Policy Framework

The revised NPPF (2019) requires planning authorities to positively plan for development and infrastructure required in the area to meet the needs associated with growth. Local planning authorities must progress a proportionate evidence base for infrastructure which assesses the quality and capacity of various forms of infrastructure.

The IDP is therefore an important part of the evidence base. Its purpose is to demonstrate that the infrastructure requirements necessary to support the level of housing and employment growth in Harlow and Gilston Garden Town can be delivered.

Paragraph 16 of the NPPF states that plans should be prepared positively, in a way that is aspirational but deliverable, while being prepared with the objective of contributing to the achievement of sustainable development. Specifically, the NPPF states that both strategic (paragraph 20) and non-strategic (paragraph 28) policies should set out the overall strategy for the pattern, scale and quality of development, and make sufficient provision for infrastructure, including transport and community facilities (such as health and education).

Paragraph 34 of the NPPF states the following:

“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.”

Updates to the NPPF (since the previous version published in July 2018) have shifted the emphasis on viability testing from the development management stage to the plan making stage. Paragraph 57 of the NPPF states that:

“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.”

Because of this increased emphasis on the plan making stage, early understanding of the infrastructure requirements (and their impact on viability) has also become more important.

2.1.2 Planning Practice Guidance

Planning Practice Guidance (PPG) (Paragraph: 059; Reference ID: 61-059-20190315) explains the role and function a Local Plan in delivering infrastructure:

- The Local Plan should identify what infrastructure is required and how it can be funded and brought forward.
- Early discussion with infrastructure and service providers should be undertaken to collaboratively identify infrastructure deficits and requirements, and opportunities for addressing them. In doing so they will:
 - Assess the quality and capacity of infrastructure, and its ability to meet forecast demands. Policies should set out how identified deficiencies will be addressed; and
 - Take account for strategic infrastructure, including nationally significant infrastructure, within these areas.
- It is recommended that an Infrastructure Funding Statement is prepared using available evidence to set out the anticipated funding from developer contributions, and the choices local authorities have made about how these contributions will be used. At examination this can be used to demonstrate the delivery of infrastructure throughout the plan period.
- Where longer term growth is planned through new settlements or significant extensions to existing villages or town, less detail may be provided as the position regarding the provision of infrastructure is likely to be less certain. In these circumstances, it is expected that authorities will demonstrate a reasonable prospect that the proposals can be developed within the timescale envisaged.

PPG also provides guidance on viability and plan making. It states that:

“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).

“These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and Section 106.”

(Paragraph: 001 Reference ID: 10-001-20180724)

The PPG also states that plan makers should engage with landowners / developers and infrastructure providers to secure evidence on costs and values to inform the understanding of viability (Paragraph: 006 Reference ID: 10-006-20180724).

2.1.3 Planning Obligations

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet all the tests set out in Paragraph 56 of the NPPF and Regulation 122 of the CIL Regulations:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

The PPG (Paragraph: 059; Reference ID: 61-059-20190315) states that local authorities should ensure that the combined total impact of such requests does not threaten the viability of the sites and scale of development identified in the development plan.

Developers may be expected to provide contributions for infrastructure in several ways. This may be by way of Community Infrastructure Levy (CIL) charged, or through Section 106 (S106) Agreements and Section 278 (S278) Agreements relating to highways works. None of the Councils have a local CIL Charging Schedule in place, and Charging Schedules are not currently being progressed.

Under the CIL Regulations 2010 (2014 amendments) there are currently restrictions on the ‘pooling’ of separate Section 106 planning obligations, so that authorities cannot pool more than five obligations to pay for a single piece of infrastructure³. (There are no limits on pooling for Section 278 Agreements, though in practice pooling a large number of Section 278 Agreements might not be practicable.)

It should be noted that the Government has committed to introducing guidance on the use of CIL and planning obligations, and it is expected that the restriction on pooling will be lifted.

2.2 Sub-Regional and Local Policy Context

In support of their Development Plan Documents, each District has produced a District-level IDP:

- Delivery Study for Harlow and Surrounding Area: Infrastructure Delivery Plan (2018)⁴
- East Herts Infrastructure Delivery Plan (2017)

³ A consultation document *Supporting housing delivery through developer contributions* was published by the Government in March 2018. The document includes proposals to remove the pooling restrictions in certain circumstances – where there is an adopted CIL Charging Schedule; where authorities fall under a threshold of the tenth percentile of average new build house prices meaning CIL cannot meaningfully be charged; or where a development is planned on several strategic sites.

⁴ This document also considers infrastructure requirements beyond Harlow District Council’s administrative boundary.

- Epping Forest District Council Infrastructure Delivery Plan: Part A Report (Infrastructure Delivery Plan) and Part B Report (Infrastructure Delivery Schedule) (2017)

The three Districts have set out policies for planning obligations within their respective Development Plan Documents, as follows:

- Harlow Local Development Plan (Pre-Submission Publication May 2018), Policy IN6
- East Herts District Plan (adopted October 2018), Policy DEL2
- Epping Forest District Plan (Submission Version 2017), Policy D1

The two Counties have also adopted separate documents to provide information on planning obligation requirements:

- Essex Planning Protocol (2018)
- Essex County Council Developers' Guide to Infrastructure Contributions (Revised Edition 2016)⁵
- Essex Local Viability Protocol (2018)
- Planning Obligations Guidance - Toolkit for Hertfordshire (2008)⁶

The guidance sets out infrastructure policy standards and costing information, to help standardise the approach to delivery, and ensure new developments are sustainable. These documents have been used as a starting point for identifying the quantum and provision of infrastructure required to support growth over the Plan period.

A 'How To' Guide⁷ has been prepared and published by the Garden Town authorities, providing guidance to applicants, decision makers and other stakeholders on the delivery of growth and infrastructure, including the capture of development land value through the use of planning obligations. The Guide promotes a consistent approach – in line with the Garden City Principles and the Garden Town Vision – to the sustainable delivery of the Garden Town and its long-term stewardship. The Guide has been endorsed by the Garden Town Member Board, including Councillors from Harlow, East Herts and Epping Forest District Councils and Essex and Hertfordshire County Councils.

⁵ Essex County Council is in the process of updating the Developers' Guide to Infrastructure Contributions and this is due to be completed by mid 2019.

⁶ Hertfordshire County Council is in the process of updating the Toolkit with an updated version of the document proposed to be adopted by the end of 2019.

⁷ Harlow and Gilston Garden Town, 'How To' Guide for Planning Obligations, Land Value Capture and Development Viability (2019) (Available on Districts' websites)

Section 3

**Garden Town
Collaboration
and Delivery**

3 Garden Town Collaboration and Delivery

3.1 Joint Working

Local planning authorities are expected to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities. In January 2017, Epping Forest District, Harlow District and East Hertfordshire District Councils were given Garden Town status for the strategic development at Harlow and Gilston Garden Town.

The successful delivery of the Garden Town needs to be underpinned by a comprehensive package of infrastructure, phased and delivered in a timely way, ahead of, or in tandem with the development it serves. This necessitates a coordinated approach across local authority boundaries and the involvement of a range of partners, including the site owners/promoters, infrastructure providers and other stakeholders. The IDP will help to ensure that a consistent approach to infrastructure requirements to support the sites will be adopted. The Councils will continue to work with one another and with relevant working groups and partners, to ensure the funding and delivery of strategic infrastructure requirements impacting on the Garden Town, while considering the cross-boundary implications.

The three District Councils are not all at the same stage of the plan-making process but have come together with Essex and Hertfordshire County Councils where necessary to undertake evidence base work to support the delivery of the Garden Town. The housing and economic market area extends to include Uttlesford District Council. As such, the three Councils and Uttlesford have consequently sought to align local plan policies as far as possible and have agreed three Memorandums of Understanding. A Vision and Design Guide have also been produced which set out the vision for the Garden Town and the aspirations for the delivery of high quality and sustainable development.

Figure 2 Harlow and Gilston Garden Town Vision and Design Guide



The East-West and North-South Sustainable Transport Corridors are a key element of the infrastructure required to integrate the Garden Town Communities with the built-up area of Harlow and achieve the aim to make walking, cycling and public transport the most attractive option in line with Garden City Principles. A Draft Transport Strategy has been produced for consultation setting out objectives for achieving sustainable travel and a Sustainable Transport Corridor Study for the Garden Town has been produced to set out the design and scope of the corridors, and further detailed work is ongoing.

3.2 Planning Obligations Supplementary Planning Document

The Garden Town authorities have identified that further guidance in the form of Planning Obligations Supplementary Planning Document/s (SPD) may also be required in order to ensure that contributions to, and delivery of, strategic infrastructure such as the Eastern River Stort Crossing and the Sustainable Transport Corridor network is secured in a co-ordinated and consistent manner.

3.3 External Funding

The IDP is a live document and will be updated over time; when published or reviewed it is based upon the best available evidence at the time of publication or review. In relation to certain infrastructure items in the IDP, external funding has been factored in where evidence exists to indicate that it is likely to come forward either because there is sufficient commitment to that funding (such as in relation to the M11 Junction 7A works), or where past experience or engagement with stakeholders suggests that it is likely to come forward (such as in relation to emergency services funding).

Harlow and Gilston Garden Town has been designated as a Garden Town by the Government and through this status the authorities have been able to obtain external funding from Homes England to support work to deliver the growth. The authorities are also committed to working positively and proactively to identify further opportunities for external or innovative funding approaches to ensure that the Garden Town is delivered in accordance with the Garden City Principles and Garden Town Vision, in particular with regards to the early delivery of necessary infrastructure.

Securing external funding will not mean that reasonable and appropriate funding from development through the capture of land value is precluded. Such external funding can be used to address cashflow problems or funding gaps should these be identified in the course of delivering growth across the Garden Town. If external funding is used to forward fund infrastructure, then subsequent contributions received from development will be used to contribute towards a rolling infrastructure fund.

If additional external funding is secured, or the likelihood of securing it is considered sufficiently high, this will be reflected in future reviews of this IDP, where applicable.

3.3.1 Housing Infrastructure Fund

At the time of writing (April 2019), a business case is currently being prepared for the Housing Infrastructure Fund (Forward Funding bid) (HIF) – a capital grant programme to assist in the delivery of new homes. The fund will be used to deliver new physical infrastructure to support new communities and enable local authorities to forward fund infrastructure on the understanding that contributions from future development will reimburse that forward funding and those contributions will be allocated to a rolling infrastructure fund which will be available to cover other critical gaps in infrastructure funding.

HIF is designed to address ‘market failure’, where the market alone cannot resolve an issue that would otherwise have been resolved through the conventional development market delivery approach (e.g. funding of infrastructure required to unlock growth).

A key aspect underpinning the successful delivery of the Harlow and Gilston Garden Town is the delivery of the Sustainable Transport Corridors and other strategic infrastructure (including the River Stort Crossings) that will ensure sustainable growth across the area. However, development across the Garden Town is not expected to be able to fund some of the key infrastructure elements and sustainable transport corridors at the right time to ensure that new development comes forward in a sustainable way. To achieve the level of sustainability that the Garden Town is seeking may therefore not be possible without intervention and support provided by the HIF.

The HIF would enable the priority transport infrastructure to be delivered when it is necessary, whilst also enabling developers to fund the early delivery of wider infrastructure needs. Due to the scale of the strategic infrastructure, the complex phasing of housing, the number of developers and multiple authorities involved, it

is likely that the delivery of the development and infrastructure will only be secured comprehensively with a co-ordinated effort and upfront funding.

If successful, the HIF would help accelerate delivery of this infrastructure and thereafter use contributions recovered from development to create a rolling infrastructure fund for the Garden Town which would continue to be used to forward-fund key infrastructure, in turn recovering additional developer contributions creating a virtuous cycle supporting early infrastructure delivery. External funding can also be used to prioritise developer funding to achieve early delivery of other forms of infrastructure where this would also support the realisation of the Garden City Principles and Garden Town Vision.

More information about how the Housing Infrastructure Fund bid has been treated in the IDP is provided in Section 4.9.3.

3.4 Delivering Sites

Strategic masterplans will be developed for the East Harlow, Latton Priory and Water Lane Area sites and Village Masterplans will be developed for the Gilston Area, with a view to them being formally endorsed by the relevant authorities. This process will be undertaken jointly with the Garden Town Partners and the site developers/promoters through collaborative engagement with stakeholders and the community.

A key element of the planning application and masterplanning process will be to establish in more detail how the specific infrastructure required for each development allocation will be delivered. Consultation with the key infrastructure providers will continue as the planning and design process progresses.

3.5 Key Infrastructure

3.5.1 M11 Junction 7A and Improvements to M11 Junction 7

Harlow is connected to the national motorway network via Junction 7 on the M11. Junction 7 is at capacity; future planned growth at Harlow and Gilston Garden Town is therefore dependent on upgrades to the strategic road network.

Planning consent has been granted and funding secured for a new Junction 7A on the M11 (between J7 and J8), to facilitate current and future development. Plans include a new motorway junction between the existing Junction 7 and Junction 8, and the construction of a new link road and roundabout to link the junction with Gilden Way and Sheering Road. This scheme also includes widening and improvements to Sheering Road and Gilden Way. Preparatory works to deliver Junction 7A began in January 2019.

In the longer term, improvements to Junction 7 of the M11 are also required. A Memorandum of Understanding⁸ commits the relevant parties to working together to resolve key highways issues including Junction 7.

3.5.2 Sustainable Transport Corridors Network

The Sustainable Transport Corridors (STC) will form a strategic network of routes, principally, north-south and east-west across the Garden Town, connecting the new neighbourhoods and villages to Harlow Town Centre, the existing neighbourhoods of Harlow new town and key locations including the railway stations and employment areas. This network will provide dedicated routes for public transport as well as cycling and walking, identified in the Harlow and Gilston Garden Town Transport Strategy (Draft for Consultation 2019). These modes of travel are key interventions necessary to achieve the 60% modal split for the Garden Town communities⁹.

In the HIF bid to Homes England, sections of the STC network have been identified as forming part of the network to support the comprehensive and sustainable growth of the Garden Town (see Section 3.3). The HIF bid has been identified as a means to support delivery of the network both directly (through funding sections of the network) and indirectly (from forward funding that will enable a rolling infrastructure fund to be set up and developer contributions recovered for HIF-funded infrastructure).

3.5.3 River Stort Crossings

Identified within the IDP is the provision of works to enhance connectivity across the River Stort valley. This infrastructure is identified as a combination of highway capacity improvements and that necessary to enable provision of active, healthy sustainable connectivity in order to achieve the mode share targets within the Garden Town, in accordance with the Garden City Principles and the Garden Town Vision, as articulated further within the Harlow and Gilston Garden Town Transport Strategy (Draft for Consultation 2019).

The works principally comprise two distinct enhancements, as set out below.

Central Stort Crossing

The existing Fifth Avenue crossing, between the Eastwick roundabout in East Hertfordshire and Burnt Mill roundabout in Harlow, has been identified for enhancement in the adopted East Herts District Plan (Policy GA2) and the Harlow Local Development Plan (Pre-Submission Publication) (Policy SIR1). The identified enhancement comprises dualling of the northbound and southbound

⁸ Memorandum of Understanding on Highways & Transportation Infrastructure for the West Essex/East Hertfordshire Housing Market Area between Essex County Council, Hertfordshire County Council, Highways England, East Hertfordshire District Council, Epping Forest District Council, Harlow District Council and Uttlesford District Council (2017)

⁹ Objective 1 of the Harlow and Gilston Garden Town Transport Strategy (Draft for Consultation 2019) provides that 50% of all journeys across Harlow will be made by active and sustainable modes. This target rises to 60% of all journeys within the new communities.

carriageways and provision of a new footway/cycleway, which will form part of a north-south sustainable transport corridor through Harlow.

The dualling is for the purposes of providing dedicated public transport lanes, which together with the new footway/cycleway will form an extension of the planned Sustainable Transport Corridors. The existing highway capacity will remain broadly as presently provided. The works also include reconfiguration of the existing Eastwick roundabout to a signalised junction; in this regard, these works overlap with works to deliver the new Eastern Stort Crossing (covered below).

The Eastern Stort Crossing

The proposed new Eastern Stort Crossing will primarily provide new highway capacity in the Harlow area connecting existing sections of the A414 strategic highway network as well as local roads and key locations within the Garden Town and its environs including the Gilston Area allocation, existing neighbouring villages and the Harlow Enterprise Zone and employment areas. The route will also serve a function in supporting active, healthy sustainable travel through dedicated footways/cycleways and could support highway based public transport routes.

Although journeys using the existing highway capacity provided by the Central Stort Crossing may divert to use the new route, it will essentially represent an increase in capacity for crossing the Stort Valley irrespective of the fact that it lies further east. In this function it is considered to represent a strategic highway mitigation that will support the growth of the Garden Town. Even with the achievement of the travel modal targets, additional highway journeys will still be generated by the housing growth, particularly of an inter-urban nature such as between the Garden Town and the Hertfordshire towns of Hertford, Ware, Sawbridgeworth, Bishops Stortford, Hoddesdon and Broxbourne as well as further afield.

The Eastern Stort Crossing may be delivered in more than one phase of works. Works including the realignment of the existing Eastwick Road carriageway and a bypass of the existing properties in Pye Corner would provide interim highway measures which would mitigate negative impacts of traffic seeking to enter/exit Harlow from the north and would also complement the access strategy for the Gilston Area allocation including the eastern most development access point. If a phased approach is adopted, as indicated above, this first phase would only represent an interim solution pending the delivery of the bridge crossing. Once completed in final form these would, in combination, serve the strategic role identified and therefore the cost of the works in their totality are apportioned on that basis.

The River Stort Crossings have been identified within the HIF bid to Homes England as forming part of an infrastructure package to support the comprehensive and sustainable growth of the Garden Town (see Section 3.3). In the absence of external funding (or in combination with external funding), the proposed developers in the Gilston Area have publicly indicated the intention to seek to forward-fund elements of the River Stort Crossings if necessary. This is explored in further detail in Section 6.6.

3.5.4 Other Key Infrastructure

There are a number of other key infrastructure items required to support the delivery of the Harlow and Gilston Garden Town. These include (but are not limited to) the following:

- **Princess Alexandra Hospital:** The Princess Alexandra Hospital NHS Trust is considering options to meet its future service requirements. The hospital serves a catchment much larger than the Garden Town alone, and must meet the existing and future needs of this catchment.

The Trust is continuing to develop its Business Case for the redevelopment or relocation of the acute and general hospital site at Harlow. The process undertaken to date has narrowed down the healthcare strategy to three main options: a redevelopment of the existing main hospital site at Harlow; partial redevelopment and partial refurbishment of the main hospital; or the provision of a new hospital within the East Harlow development area. The Trust's preferred option is relocation and provision of a new facility at the East Harlow strategic site.

The preferred option may require additional transport mitigation measures including M11 Junction 7A capacity works above and beyond what it currently planned (see Section 3.5.1).

- **Education:** The growth of the Garden Town will require significant new primary and secondary education provision, in the form of both new and expanded schools. New early years and childcare places will also be required.
- **Suitable Alternative Green Space (SANGS):** Epping Forest is designated as a Special Area of Conservation (SAC), with a Zone of Influence which currently extends to 6.2km from its boundary (which will be subject to review from time to time). To mitigate the recreational pressures that development will have on the SAC, SANGS will be required. An Epping Forest Recreational Pressure and Air Pollution Mitigation Strategy is currently being finalised which will provide further guidance on the requirement for, and delivery of, SANGS.

A full list of the infrastructure required to support Harlow and Gilston Garden Town is summarised in Section 5 and provided in full in Appendix A.

Section 4

Methodology

4 Methodology

4.1 Locations of Growth

The IDP reflects and plans for the level and locations of growth set out in across the three Districts’ (adopted and emerging) Local Plans. This growth is set out in Table 1.

Table 1 Level and Distribution of Growth

| Site | Units | Justification (if applicable) |
|---|---------------|---|
| Gilston Area Villages 1-6 | 8,500 | The Gilston Area allocation is in two separate landownerships so is treated as two sites. |
| Gilston Area Village 7 | 1,500 | |
| East of Harlow (Epping Forest District portion) | 750 | The East of Harlow site falls in both Harlow and Epping Forest Districts. For the purposes of the IDP the two portions have been dealt with separately. |
| East of Harlow (Harlow District portion) | 2,600 | |
| Latton Priory | 1,050 | |
| West Sumners | 807 | West Sumners and West of Katherine’s together make up the Water Lane Area allocation in the Submission Version Epping Forest District Local Plan. In order to disaggregate the two portions of Water Lane Area, indicative capacities have been taken from the Epping Forest Site Selection Report 2018 ¹⁰ . |
| West of Katherine’s | 1,331 | |
| Other sites within Harlow District | 1,147 | A further 21 sites proposed for allocation in the Pre-Submission Publication Harlow Local Development Plan. |
| Total | 17,685 | |

Appendix B sets out the delivery trajectory for this growth.

¹⁰ West Sumners is taken to be sites SR-0068-N (indicative capacity 691 homes) and SR-0107 (indicative capacity 116 homes). West of Katherine’s is taken to be sites SR-0964-Z (indicative capacity 1,149 homes), SR-0424 (indicative capacity 118 homes), SR-0039 (indicative capacity 43 homes) and SR-0038 (indicative capacity 21 homes). These total 2,138 which is slightly higher than the 2,100 stated in the Submission Version Epping Forest District Local Plan. Please refer to Epping Forest District’s Site Selection Report 2018 for further details.

4.2 Infrastructure Types

The IDP focuses on the infrastructure types which require on-site provision (land and/or facilities), or off-site provision where a financial contribution is required. The IDP also considers infrastructure which is necessary to enable delivery or to make development acceptable in planning terms and/or need to be delivered or secured through the planning system. The Schedule covers the physical and social infrastructure types shown in Table 2, and reported at the spatial scales identified in Table 3.

Table 2 Infrastructure types identified in the Schedule

| Category | Infrastructure |
|-------------------------------|--|
| Transport | Highways |
| | Public Transport |
| | Active Transport (including behavioural change) |
| Education | Early Years and Childcare |
| | Primary Schools |
| | Secondary Schools |
| | Other |
| Health and Social Care | GPs |
| | Dentists |
| | Pharmacies |
| | Secondary Healthcare |
| | Adult Social Care |
| Emergency Services | Police |
| | Ambulance |
| | Fire and Rescue |
| Community Facilities | Community Space (including Libraries, Community Halls and Youth) |
| | Public Art |
| Open Space | Amenity Greenspace |
| | Public Parks and Gardens |
| | Natural Space |
| | Children's Play |
| | Allotments |
| | Other (including Stewardship) |
| Sports and Leisure | Sports and Leisure |
| Utilities | Water and Waste Water |
| | Electricity |
| | Gas |
| | Telecommunications |

| Category | Infrastructure |
|--------------|---------------------------|
| | Strategic Waste Provision |
| Flood | Flood Defences |
| | Drainage |

Infrastructure provision has been considered across a range of spatial scales to reflect what is required to serve the Garden Town in the widest sense.

Table 3 Spatial scales reported in the Schedule

| Spatial Scale | Infrastructure schemes |
|------------------|--|
| Individual sites | Infrastructure required to specifically support growth on one particular site <i>– for example, on-site open space at Gilston Village 7 which will serve the growth of that development.</i> |
| Groups of sites | Infrastructure required to support growth on a number of sites within the Garden Town <i>– for example, a new secondary school at East Harlow which will serve the growth of more than one site.</i> |
| All sites | Infrastructure required to serve growth across Harlow and Gilston Garden Town as a whole <i>– for example, additional adult social care provision, which will serve the growth of all the sites in the Garden Town.</i> |

It should also be noted that different infrastructure types were assessed and calculated across a range of geographies. This was informed by consultation with providers, and was used to best reflect how services are delivered and used. These are referenced below:

- Early years – assessed on a ward-level scale
- Primary schools – assessed in Primary Forecast Planning Groups
- Secondary schools – assessed in Secondary Forecast Planning Groups
- Primary and secondary healthcare – assessed on a Garden Town-wide scale (based on work undertaken by NHS Strategic Estates Planning Service, commissioned by Harlow and Gilston Garden Town)
- Dentists – assessed on a Garden Town-wide scale
- Pharmacies – assessed on a Garden Town-wide scale
- Emergency services – assessed on a Garden Town-wide scale
- Adult social care – assessed on a Garden Town-wide scale
- Sports and leisure – assessed on a Garden Town-wide scale

4.3 Identifying the Garden Town Infrastructure Requirements

The purpose of the Harlow and Gilston Garden Town IDP is to identify the infrastructure required to support housing and employment growth across the Garden Town. Individual IDPs have already been prepared for each authority in support of each respective Local Plan (see Section 2.2). The three authorities' IDP Schedules present the infrastructure need to ensure that all development is policy compliant, in relation to the level of social and physical infrastructure required to serve the needs of the additional population in their areas.

This IDP has built on the findings of the three District IDPs, identifying the infrastructure requirements that are specifically relevant to the planned growth at the Garden Town. Infrastructure has been identified where it supports the delivery of specific sites, as well as the wider growth of the Garden Town. Where necessary, growth beyond the Garden Town has also been considered where it might have an impact on infrastructure provided within the Garden Town (for example, secondary education).

The updated Harlow and Gilston IDP Schedule for the Garden Town sets out the following:

- The infrastructure required, including locations and phasing of delivery.
- Whether the infrastructure required is site specific (whether on or off-site) or strategic (serving several sites).
- The organisation or organisations responsible for delivery.
- The priority for delivery – based on a ‘critical’, ‘essential’ or ‘required’ categorisation (see Section 4.6).
- The estimated cost (Section 4.7) and how contributions might be collected and apportioned between sites (Section 4.8 and Section 4.9).
- Other potential sources of funding.

The commission has sought to update and align the three individual IDPs to produce one collated and updated version of the IDP Schedule for the Garden Town. This has included deciding what infrastructure categories should be reported, and evaluating the different scales presented and the metrics used (for example the reporting of school need in either form entries or site size requirement). The IDPs have also been aligned in collaboration with the relevant stakeholders. The Schedule has also been updated where new information has been made available since the individual IDPs were prepared. This includes further refinements in the Sustainable Transport Corridor Study, and further work undertaken by developers and the local authorities.

Where an item is strategic (in other words, it serves more than one of the Garden Town sites, other sites beyond the Garden Town), it has been necessary to make assumptions about which sites it will serve/will benefit from it and apportion costs between the sites. The methodology for undertaking this is set out in Section 4.9.

It is important to note that service delivery is complex, and limited by financial constraints. It will be for providers to decide how best to deliver services and meet new infrastructure demands. This may include further co-location of services, multi-use of buildings, such as using schools for alternative uses at weekends and evenings, or moving towards hub models. Whilst the IDP identifies what is currently expected to be required to support growth across the Garden Town, it may be subject to change and will not necessarily identify every site-specific requirement which might be identified in response to specific planning applications. Section 4.11 provides more detail on review of the IDP.

4.4 Consultation and Engagement

The PPG states that plan makers should work alongside infrastructure providers, service delivery organisations, and developers, landowners and site promoters to understand information requirements (Paragraph: 059; Reference ID: 61-059-20190315), and the impact on viability (Paragraph: 006 Reference ID: 10-006-20180724). Production of the IDP has therefore involved collaborative working between a range of stakeholders. A list of workshops held is set out in Table 4.

Service and infrastructure providers have been re-consulted to provide an opportunity to update their position on infrastructure requirements and ensure consistency and coverage across the Garden Town. Providers were also able to advise of any new evidence base needs assessments or of changing models of delivery and preferred implementation plans.

Engagement with developers for both the Harlow and Gilston Garden Town sites was undertaken to seek their understanding of the infrastructure required to deliver their respective sites. Information was requested on the provision of different types of infrastructure associated with development proposals. This included information on any engagement that has been undertaken with providers and any preliminary modelling or capacity work.

Table 4 Summary of workshops

| Workshop | Attendees | Date | Purpose |
|-------------------------------------|----------------------|-------------------|---|
| Developer Forum | Strategic developers | 10 September 2018 | Early engagement with developer to introduce them to the commission. |
| Face-to-face developer meetings (1) | Strategic developers | 26 September 2018 | To seek information on the emerging infrastructure requirements and contributions and any additional work undertaken by developers on infrastructure. (Where developers were not able to make this date, teleconference meetings were held.) |

| Workshop | Attendees | Date | Purpose |
|-------------------------------------|---|----------------------|--|
| Education workshop | Education authorities – Essex County Council and Hertfordshire County Council Other relevant officers | 04 October 2018 | To agree requirements and apportionment across sites. |
| Transport workshop | Transport authorities – Essex County Council and Hertfordshire County Council Other relevant officers | 23 October 2018 | To agree requirements and apportionment across sites. |
| Face-to-face developer meetings (2) | Strategic developers | 04 December 2018 | To present the draft list of infrastructure requirements and seek feedback on apportionment methodology. |
| Legal workshop | Relevant officers | 08 January 2019 | To discuss the legal status of the IDP. |
| Health workshop | Health providers NHS Improvement Other relevant officers | 25 January 2019 | To discuss health inputs to the IDP. |
| Face-to-face developer meetings (3) | Strategic developers | 04 and 05 March 2019 | To seek feedback on apportionment and viability. |

4.5 Phasing

The Schedule set out in Chapter 7 identifies when the infrastructure will need to be delivered over the Plan period. The phasing of infrastructure was determined through a combination of consultation with service providers, existing strategies and evidence base documents, and the Garden Town housing trajectory (provided in Appendix B).

Where infrastructure is required to serve the Garden Town as a whole (rather than a specific or a group of specific sites), phasing has been matched to the overall trajectory. In using this phasing to apportion costs, this may have the impact of showing some sites as continuing to contribute beyond their completion. In reality, they are likely to need to contribute in line with their site-specific trajectory¹¹.

¹¹ An adjustment has been made to correct for this in the Strategic Viability Assessment. More information on the Strategic Viability Assessment is provided in Section 4.10.

4.6 Infrastructure Prioritisation

The infrastructure interventions included in the Schedule in Chapter 5 have been listed as either *critical*, *essential* or *required*. The definition for each priority is set out in Table 5. These establish an indicative system of priority which inform consideration of the trigger points by which the infrastructure should be delivered. Lower priority infrastructure should not be assumed to be of any lesser importance in terms of making the development acceptable in planning terms, developments will still be expected to deliver all identified infrastructure needs.

Table 5 Infrastructure requirement prioritisation criteria

| Priority | Criteria |
|----------------------|---|
| Critical (C) | Critical infrastructure is that which must happen in order for development to proceed. It most commonly involves connections to transport and utility networks. It is usually triggered by the commencement of development activity. |
| Essential (E) | Essential infrastructure is that which is necessary to mitigate impacts arising from the development, for example provision of education and health facilities. It is usually triggered at occupation of a development site, either a specific phase or the whole site. It enables development to come forward in a way that is both sustainable and acceptable in planning terms. |
| Required (R) | Required infrastructure is that which is required for sustainable growth and to achieve good place making objectives in line with the Garden City Principles, but the absence of which is unlikely to prevent development in the short to medium term. It is usually triggered at occupation of a development site, either a specific phase or the whole site. This type of infrastructure would improve operational capacity, and deliver other wider benefits, but would not necessarily prevent or delay the delivery of further development. |

4.7 Costing Infrastructure

Infrastructure costs have been obtained from the most recent or locally-specific information available. Where possible, cost estimates have been provided directly from providers. The source of the costs is shown in the Schedule in Appendix A (see ‘Cost Source’ column).

For some types of infrastructure, costs have been estimated by Arup. Table 6 sets out the sources of the Arup estimates.

Table 6 Costing sources

| Infrastructure | Source of cost |
|-----------------------|---|
| Early Years education | Cost estimates derived from BCIS average prices, rebased to 2018 and Essex |
| Adult social care | Cost estimates derived from BCIS average prices, rebased to 2018 and Essex. Floorspaces taken from National Care Standards: Care Homes for Older People (2007) |
| Community space | Where required, cost estimates derived from BCIS average prices, rebased to 2018 and Essex (some costs for community space provided by Essex County Council and Hertfordshire County Council) |
| Open space | Cost estimates derived from 2017 Spons and a South East adjustment factor; Arup professional experience on live/completed jobs |
| Sports facilities | Cost estimates derived from Sport England average facility costs, rebased to 2018 |

It should be noted that costs have been included even where the infrastructure required may or will be directly delivered as part of development, funded through a Section 278 Agreement (for highways), etc. **A cost being included in the Schedule does not indicate it will necessarily form part of a Section 106 Agreement; rather, it provides an indication of the total liability of the development, to inform the Strategic Viability Assessment.**

4.7.1 Unknown Costs

Within the Schedule, some costs are labelled as unknown. This is due to either a lack of detail of the intervention at this stage, or that costs have not yet been formulated by the delivery body. The most significant unknown costs are as follows:

- Delivery of / contributions towards Suitable Alternative Natural Green Space (SANGS) and air quality measures, related to Epping Forest Special Area of Conservation (SAC). An Epping Forest Recreational Pressure and Air Pollution Mitigation Strategy is currently being finalised¹².
- Contributions towards projects contained in the emerging Harlow Town Centre Area Action Plan.
- Contributions towards ongoing maintenance and stewardship of open space, community facilities and so on. Harlow and Gilston Garden Town Stewardship Advice Stage 1 Report and Stage 2 Report are currently being prepared.

¹² Potential on-site delivery of SANGS may also have an impact on the unit numbers and densities delivered on site. For the purposes of the IDP it has been assumed that the units set out in Table 1 are delivered.

- Delivery of / contributions towards Travel Plan measures and monitoring, additional passenger travel infrastructure, and pump priming of bus routes (above and beyond what is already contained in the Schedule).
- Delivery of / contributions towards post-16 education and employment and skills.

The costs do not include off-site land costs, or any costs in relation to compulsory purchase of land to deliver infrastructure. This is because the costs related to this are currently unknown. The Garden Town has commissioned a Land Assembly Advisor to identify needs for land assembly to deliver infrastructure and, where necessary, support on compulsory purchase.

The Strategic Viability Assessment has tested the impact of a range of infrastructure costs to understand the impact on site viability. This provides an understanding of the likely scale of the impact in the absence of exact costs. (More information on the Strategic Viability Assessment is provided in Section 4.10).

The costs for the Sustainable Transport Corridors included in the IDP are based on the high-level costs included in the Harlow and Gilston Garden Town Sustainable Transport Corridors Strategy and refined for the preparation of the Housing Infrastructure Fund Bid (Section 3.3). More detailed work on the Corridors will continue to be undertaken which will establish more detailed costs.

4.8 Collection Mechanisms

There are a range of funding sources available to support infrastructure delivery over the Plan period, including from a range of governmental and non-departmental public bodies, partnerships and wider grant opportunities. Funding options include:

- Central government
- Homes England
- Funding through the South East LEP
- Funding opportunities relating to Garden Town status
- Funds available through the County Councils
- Other grant sources

Alongside these sources, developer funding will be the most important element of delivering the infrastructure required to support growth through the capture of increases in land value in accordance with the Garden City Principles (See the Harlow & Gilston Garden Town ‘How To’ Guide for Planning Obligations, Land Value Capture and Development Viability). Importantly, where infrastructure serves more than one development, there will need to be an approach to apportioning costs fairly and equitably. As the councils do not currently have a CIL charging regime in place, the main mechanisms for collecting contributions are S106 planning obligations and where relevant, S278 Agreements for highways works. As set out in Section 2.1.3, under the current CIL Regulations 2010 (2014

amendments), there is a limit on the pooling of separate S106 planning obligations. Direct delivery of infrastructure will also be appropriate in some circumstances.

Where funding is already in place for an item of infrastructure, it is reflected in the Schedule in Appendix A (see ‘Identified Funding’ column).

Other opportunities for collection are considered in Section 6.

4.9 Apportionment

4.9.1 Approach to Apportionment

Where an item is strategic (in other words, it serves more than one of the Garden Town sites and in some cases other sites beyond the Garden Town), it has been necessary to make assumptions about which sites it will serve/will benefit from it. The general principles underpinning apportionment are as follows:

- Infrastructure interventions should be matched to those development(s) which result in that intervention being required.
- Contributions should be equitable between developments, in proportion to the scale of the development and level of impact or generated demand.
- The framework should be consistent with District Policies, the Essex Developers’ Guide to Infrastructure Contributions and Hertfordshire’s Planning Obligations Guidance, plus any other approaches taken by the Councils.

The first stage of apportionment has been to match interventions with the developments, through consultation and evidence base information such as transport modelling, existing and likely future travel to school patterns and school catchments. Apportionment approaches are based upon the best available information at the time that the IDP is published.

Contributions are proportional to the level of impact or generated demand resulting from the planned growth based on likely trip generation, housing unit numbers and child yields. The methodology for apportionment varies by infrastructure type, and is set out below:

- **Transport** – in absence of detailed modelling on the transport impact of each site, apportionment based on professional judgement with unit numbers used in many instances as a suitable proxy for impact. See Section 4.9.2 for further details.
- **Education** – apportionment based on number of units as a suitable proxy for child yields (in the absence of detailed site mixes).
- **Healthcare** – per-unit requirement provided by NHS Strategic Estates Planning Service, therefore no apportionment required.
- **Emergency Services** – apportionment based on number of units.
- **Community Facilities** – apportionment based on number of units.

- **Open Space** – requirements calculated on a site-by-site basis, therefore no apportionment required.
- **Sports and Leisure** – apportionment based on number of units.
- **Utilities** – apportionment based on number of units.
- **Flood Defence** – no apportionment required.

Developer contributions towards infrastructure projects may need to be collected from sites within different local authority administrative areas, and sites which do not fall within the Garden Town. An example of this is secondary school provision which reflects school planning areas that are not defined by district authority borders.

Where infrastructure is expected to be delivered on one site but will also serve other sites (for example new schools), a variant apportionment was also developed which took into the account the cost of providing the land at existing use value. However, given that it is not the role of the planning system to ‘equalise’ costs between landowners and developments this variant is not reflected in the costs shown in Section 5 and Appendix A, nor was it used in the inputs to the Strategic Viability Assessment (see Section 4.10).

4.9.2 Transport Apportionment

Sustainable Transport Corridors

For the Sustainable Transport Corridors to be effective in achieving the modal split targets for the Garden Town, they will need to work as a network rather than piecemeal interventions. Accordingly, the network is considered to represent a single strategic item of essential infrastructure, with the cost of the works apportioned to all the strategic sites across the Garden Town¹³.

These strategic sites must all achieve a 60% modal split target. (see Section 3.5.2). To support sites in achieving this target, and ensure the network is operating holistically, the apportionment is based upon the number of dwellings that each site is contributing to the Garden Town’s growth. It is envisaged that contributions will be pooled and used to deliver the Sustainable Transport Corridor network, which will likely be delivered in phases for practical reasons of delivery and funding¹⁴.

This apportionment approach is considered appropriate and reasonable in the context of the Garden Town, in order to support the delivery of the interrelated Garden City ambitions through the Garden Town Vision. It is therefore

¹³ The apportionment also assumes that contributions from the wider regeneration of the town centre will be available to fund some of the Sustainable Transport Corridors and Town Centre Transport Hub town centre upgrades – shown as a ‘funding gap’ in the Schedule summarised in Section 5 and provided in Appendix A.

¹⁴ A possible approach to the phasing of the Sustainable Transport Corridors has not been identified in this IDP as it will be influenced by a range of factors including where the greatest benefits might initially be derived, land assembly and other factors such as taking advantage of opportunities to improve the efficiency of delivery by co-ordination with other planned works such as other highway works, public realm improvements or nearby development.

considered that when determining planning applications for Garden Town proposals, the approach set out above will meet the legal and policy tests that apply to planning obligations (in other words it is compliant with the Community Infrastructure Regulation 122 tests for developer contributions).

There may be opportunities to collect contributions from a wider range of sites – see Section 6.3.

River Stort Crossings

Fifth Avenue River Stort Crossing

Upgrades to the existing Fifth Avenue River Stort Crossing are considered to principally¹⁵ form part of the access strategy for delivering the East Herts District Plan Gilston Area allocation (Policy GA1), as they are deemed essential in order to deliver the active and sustainable mode access connections between the Gilston Area and the existing urban area of Harlow in order for the Gilston Area to access the planned Sustainable Transport Corridor network. Accordingly, the cost of the works has been apportioned to the two Gilston Area sites.

Hertfordshire County Council have published the A414 Corridor Study (Draft for Public Consultation 2018) which identifies opportunity for creation of an inter-urban Mass Rapid Transport (MRT) network between Hatfield and Harlow and Gilston Garden Town. The Study envisages MRT services will route through the planned Gilston Area development with MRT making use of the transformed Fifth Avenue River Stort Crossing and onward Sustainable Transport Corridor network to Harlow town centre. The MRT is not presently an established project identified in this IDP and, whilst it would perform a strategic function, it is not identified as likely to present any additional design considerations to the Fifth Avenue River Stort Crossing works and therefore has not been considered a factor in the approach to apportionment.

Second River Stort Crossing

As set out in Section 3.5.3, the Second River Stort Crossing is considered to represent a strategic highway mitigation that will support the growth of the Garden Town. Accordingly, the cost of the works is apportioned to all of the strategic sites across the Garden Town.

For the purposes of the IDP, and in the absence of individual site transport modelling at this point in time, the apportionment of the Second River Stort Crossing has been proposed on a per-dwelling basis. It is, however, recognised that future transport modelling may establish that the development of some sites may place a greater or lesser demand on the highway routes across the Stort Valley. It is therefore acknowledged that the approach to apportionment may need to be revisited as development proposals are advanced.

¹⁵It has been identified that the existing Railway Bridge of the Fifth Avenue River Stort Crossing will require replacement at some point in the future, the replacement of this structure is not required in order to deliver the access to the Gilston Area but due to the age, condition and design of that structure it would therefore be considered a strategic intervention.

4.9.3 External Funding and Apportionment

Where external funding may be available (from the sources set out in Section 3.3 and Section 4.8) but is not yet secured, the apportionment (in the main) assumes that development will meet the remaining costs in full (the assumptions for each infrastructure intervention is shown in the ‘Cost to be Apportioned – Rationale’ column in the Schedule contained in Appendix A.)The five authorities will continue to explore opportunities for other sources of funding, and successful bids etc. will be reflected in the apportionment in future iterations of the IDP. In this sense, the inputs into the Strategic Viability Assessment could be considered conservative (see Section 4.10) as they assume no additional external funding.

As set out in Section 3.3.1, a Housing Infrastructure Fund (HIF) bid is being progressed, to help meet the total amount of infrastructure required to support delivery of the Garden Town, at the right time, and in a co-ordinated fashion. Similar to other non-secured funding sources (as set out above), the apportionment currently tests the impact of development meeting the costs without HIF. The findings of the Strategic Viability Assessment (April 2019) have shown that whilst the Councils can be confident of the deliverability of the Garden Town, there are challenges with the delivery of large scale development associated with both the level of infrastructure required and the timing of delivery and/or contributions¹⁶, and that some of the sites are more ‘marginal’ than others.

4.10 Strategic Viability

Through the process of producing the IDP, a package of measures and broad estimates of the likely financial contribution for each of the Garden Town sites has been produced.

The IDP has been produced concurrently with the Strategic Viability Assessment, to allow these costs to be included in the appraisal. The purpose of the Strategic Viability Assessment is to consider the wider deliverability of the Harlow and Gilston Garden Town, taking into account infrastructure requirements alongside other considerations.

In order to feed the IDP into the Strategic Viability Assessment, a risk allowance has been added to the infrastructure costs. In general, a 20% risk allowance has been added, reflecting comments contained in the North Essex Inspector’s report. Some education and highways costs from ECC and HCC already include an element of contingency so a risk allowance has not been added to these costs. More information on the risk allowance added to the IDP costs is provided in Appendix C. To be clear, the costs set out in Section 5 and Appendix A do not include a risk allowance.

It is anticipated that as schemes are designed and delivered the amount of risk allowance required on each scheme may reduce. Because of this, the inputs into the Strategic Viability Assessment could be considered conservative (see also Section 4.9 on external funding).

¹⁶ Refer to Section 12, paragraphs 12.137-12.139 of the Strategic Viability Assessment (April 2019).

In order to avoid double counting, costs in the IDP associated with on-site open space were excluded as they are already accounted for as a development cost in the strategic viability appraisal.

4.11 IDP Review

IDPs are, by their very nature, a ‘snapshot in time’, and as different infrastructure providers respond to their own unique challenges, the information that they provide will naturally date and alter over time.

There are a number of areas of work ongoing, which will further inform infrastructure requirements, and will be reflected in the Schedule as part of periodic reviews.

Section 5

Summary of Infrastructure Requirements

5 Summary of Infrastructure Requirements

5.1 Overview

A Schedule of infrastructure has been produced to clearly show interventions required to support the delivery of the Harlow and Gilston Garden Town. The Schedule is provided in full in Appendix A and summarised in the rest of this chapter.

Infrastructure requirements by topic

Section 5.2 provides summary tables of the infrastructure required to support delivery across the entire of the Garden Town, broken down into topics. The summary tables include the following information:

- Intervention required
- Priority – see Section 4.6 for prioritisation criteria
- Delivery partners
- Potential funding sources
- Total estimated cost of the intervention
- Funding already identified to deliver the intervention
- Costs apportioned to sites – what is expected to be funded/delivered through development¹⁷
- Contributing sites

In relation to ‘Apportioned Costs’ column, it should be noted that even where a cost has not been included it does not mean there is no cost to be met, particularly:

- where costs are part of ‘normal development costs’ which have been dealt with separately within the Strategic Viability Assessment (in particular for utilities);
- where the exact requirements and/or delivery mechanism is still to be determined (for example, Suitable Alternative Natural Green Space (SANGS)¹⁸); or
- where costs are still unknown (see Section 4.7.1).

¹⁷ As stated in Section 4.7, costs have been included even where the infrastructure required may or will be directly delivered as part of development, funded through a Section 278 Agreement (for highways) etc. A cost being included in the Schedule does not indicate it will necessarily form part of a Section 106 Agreement; rather, it provides an indication of the total liability of the development, to inform the Strategic Viability Assessment.

¹⁸ The number of SANGS required is not yet determined, and for this reason costs are not currently attributed to specific sites.

Infrastructure requirements by strategic site

Section 5.3 provides summary tables of the infrastructure required to support each of the strategic sites, broken down into topics. The summary tables include the following information:

- Intervention required to support the site
- Cost apportioned to the site
- Proportion of the total expected through developer contributions apportioned to the site
- Proportion of the total cost of the infrastructure apportioned to the sites

For the same reasons as set out above, it should be noted that even where a cost has not currently been apportioned to the site it does not mean there is no cost to be met by the site.

The phasing of key infrastructure required for each site is also shown. It should be noted that for many of interventions the exact phasing is not yet known, or will depend on more detailed sub-phasing of the site¹⁹. For this reason, broader bands of time are shown. As more specific timings or triggers become known this phasing may be revised in future iterations of the IDP.

Funding gap

A summary of the funding gap is shown in Section 5.4.

As explained in Section 4.9.3, where external funding may be but is not yet secured (including the outstanding HIF bid), the apportionment largely assumes that development will meet the remaining costs in full through developer contributions.

As stated in Section 3.3, the Garden Town authorities are committed to working positively and proactively to identify further opportunities for external or innovative funding approaches to ensure that Garden Town is delivered in accordance with the Garden City Principles and Garden Town Vision. Opportunities to address this funding gap will therefore be pursued over time.

¹⁹ The phasing of sites shown in the figures in this section currently matches each Districts' local development plan trajectory.

5.2 Infrastructure Requirements by Topic

5.2.1 Transport

Table 7 Summary of transport interventions

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | | | | |
|-----------------|---|-------------------|------------------------|---------------------------------------|-------------|--------------------|-------------------|---|----------------------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|---|--|--|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites | | | |
| Highways | | | | | | | | | | | | | | | | | | | | |
| TR1 | M11 Junction 7A | N/A ²⁰ | Highways England / ECC | Highways England - RIS1 | £50,000,000 | £50,000,000 | £0 | £0 | 2018-2022 | | | | | | | | | | | |
| TR2 | Mayfield Farm access to East Harlow strategic site, including a single junction upgrade and link-road to the site | C | Developers | Developer contributions (S278) | £4,000,000 | £0 | £4,000,000 | £0 | 2020-2025 (dependent on phasing) | | | ✓ | | | | | | | | |
| TR3 | Sheering Way access to East Harlow strategic site, including a single junction upgrade and link-road to the site | C | Developers | Developer contributions (S278) | £2,000,000 | £0 | £2,000,000 | £0 | 2020-2025 (dependent on phasing) | | | ✓ | | | | | | | | |
| TR4 | Nursery site (east of Gilden Way) access to East Harlow strategic site, including a single junction upgrade and link-road to the site | C | Developers | Developer contributions (S278) | £7,000,000 | £0 | £7,000,000 | £0 | 2020-2025 (dependent on phasing) | | | | ✓ | | | | | | | |
| TR5 | Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory strategic site and B1393 | C | Developer / ECC | Developer contributions (S278 / S106) | £5,000,000 | £0 | £5,000,000 | £0 | 2023-2033 | | | | | ✓ | ✓ | ✓ | | | | |
| TR6 | Link road and B1393 junction from Latton Priory strategic site to M11 Junction 7 | C | Developer | Developer contributions (S278) | £5,000,000 | £0 | £5,000,000 | £0 | 2016-2025 | | | | | ✓ | | | | | | |
| TR7 | Improvements to M11 Junction 7 | E | Highways England / ECC | Highways England - RIS | £29,000,000 | £0 | £0 | £29,000,000 | 2025-2030 | | | | | | | | | | | |
| TR8 | Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169 | C | Developers | Developer contributions (S278) | £12,000,000 | £0 | £12,000,000 | £0 | 2021-2026 | | | | | | | ✓ | ✓ | | | |
| TR9 | Velizy / Second Avenue works including signalled crossing and | R | ECC | Developer contributions (S106) | £10,000,000 | £100,000 | £9,900,000 | £0 | 2021-2023 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | |

²⁰ Committed, partially delivered or delivered interventions are shown as 'N/A' in the prioritisation.

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|------|---|----------|-------------------|---|-------------|--------------------|-------------------|---|------------------|--------------------|-----------|---------------|---------------|--------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Luton Priory | W. Summers | W. Katherine's | Other Sites |
| | walking and cycling at grade crossing | | | | | | | | | | | | | | | | |
| TR10 | Gilden Way / Harlowbury development primary site access | N/A | ECC | Developer contributions (S106) | £800,000 | £800,000 | £0 | £0 | 2018-2023 | | | | | | | | |
| TR11 | Gilden Way / Harlowbury development secondary site access | N/A | ECC | Developer contributions (S106) | £200,000 | £200,000 | £0 | £0 | 2018-2023 | | | | | | | | |
| TR12 | Gilden Way / (B183) Mulberry Green for Harlowbury | N/A | ECC | Developer contributions (S106) | £100,000 | £100,000 | £0 | £0 | 2023-2028 | | | | | | | | |
| TR13 | A414 / Edinburgh Way / Cambridge Road (A1184) / Station Road, including junction improvements and road dualling | N/A | ECC | Growing Places Fund | £10,000,000 | £10,000,000 | £0 | £0 | 2018-2023 | | | | | | | | |
| TR14 | Closure of Old Road through traffic at rail bridge adjust A1184 / Old Road signals | E | ECC | Developer contributions (S106) | £250,000 | £250,000 | £0 | £0 | 2018-2023 | | | | | | | | |
| TR15 | New Junction from River Way (Templefields (EZ)) onto Cambridge Road | E | ECC | Developer contributions (S106) | £4,000,000 | £0 | £0 | £4,000,000 | 2018-2023 | | | | | | | | |
| TR16 | Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements | E | ECC | Developer contributions (S106) | £7,000,000 | £0 | £7,000,000 | £0 | 2023-2028 | | | | | | | ✓ | ✓ |
| TR17 | A414 Edinburgh Way / Howard Way improvement scheme | E | ECC | Developer contributions (S106) | £7,000,000 | £0 | £7,000,000 | £0 | 2022-2033 | ✓ | ✓ | | | | | | |
| TR18 | Amwell Roundabout upgrades and 'throughabout' | C | HCC | Developer contributions (S106) / Grant | £4,200,000 | £0 | £4,200,000 | £0 | 2022-2033 | ✓ | ✓ | | | | | | |
| TR19 | Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges, and improved | C | Developer / HCC | HIF (claw back to be recycled) / Developer contributions (S106 or S278) | £36,200,000 | £0 | £36,200,000 | £0 | 2021-2023 | ✓ | ✓ | | | | | | |

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--|---|-----------------------|---------------------------------------|--|--------------|--------------------|-------------------|---|------------------|--------------------|-----------|---------------|---------------|--------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Luton Priory | W. Summers | W. Katherine's | Other Sites |
| | access to Harlow Town Station from the north | | | | | | | | | | | | | | | | |
| TR20 | Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park | C | Developer / HCC | Developer contributions (S278) | £92,840,000 | £0 | £92,840,000 | £0 | 2022-2033 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| TR21 | Access to Gilston Area Village 2 | C | | | £2,159,000 | £0 | £2,159,000 | £0 | 2023-2028 | ✓ | | | | | | | |
| TR22 | Access to Gilston Area Village 1 (north of Eastwick junction) and creation of Sustainable Transport link within Village 1 | C | | | £13,240,000 | £0 | £13,240,000 | £0 | 2022-2023 | ✓ | | | | | | | |
| TR23 | Western access (village 7) to Gilston at A414/Church Lane | C | Developer / HCC | Developer contributions (S278) | £1,535,000 | £0 | £1,535,000 | £0 | 2022 onwards | | ✓ | | | | | | |
| TR24 | Sustainable link between Gilston Village 7 and Gilston Villages 1-6 | E | Developer / HCC | Developer contributions (S278) | £10,350,000 | £0 | £10,350,000 | £0 | 2022-2028 | ✓ | ✓ | | | | | | |
| TR25 | Hertford Bypass | R | HCC | | £175,000,000 | £0 | Unknown | Unknown | 2024-2033 | | | | | | | | |
| TR26 | Harlow Northern Bypass | Unknown ²¹ | HCC / ECC | Developer contributions (S106) | Unknown | £0 | Unknown | Unknown | 2033+ | | | | | | | | |
| PAH Relocation-Related Highways | | | | | | | | | | | | | | | | | |
| TR27 | Hospital relocation to East Harlow strategic site - transport mitigation measures including M11 Junction 7A capacity works | Unknown | NHS Princess Alexandra Hospital Trust | Developer contributions (S106)/grant/NHS Princess Alexandra Hospital Trust | £25,000,000 | £0 | £0 | £0 | 2023-2028 | | | | | | | | |
| Public and Active Transport | | | | | | | | | | | | | | | | | |
| TR28 | Sustainable Transport Corridors and Town Centre Transport Hub | E | ECC / HCC | HIF (grant and claw back to be recycled) / Developer contributions (S106) | £157,161,083 | £0 | £128,911,083 | £28,250,000 ²² | 2021-2033 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

²¹ Where the case for an intervention has not yet been demonstrated its priority has been recorded as 'Unknown'.

²² The apportionment assumes that contributions from the wider regeneration of the town centre will be available to fund some of the Sustainable Transport Corridors and Town Centre Transport Hub town centre upgrades.

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--------------|---|----------|-----------------------|--|---------------------|--------------------|---------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites |
| TR29 | Enhanced bus services along Edinburgh Way via new EZ access | R | Operators / ECC | Operators / ECC | Unknown | £0 | Unknown | Unknown | 2018-2023 | | | | | | | | |
| TR30 | Southern Way gap between Bishopsfield and Parnall Road | R | ECC / Developers | Developer contributions (S106) / Grant | Unknown | £0 | Unknown | Unknown | 2023-2028 | | | | | | | | |
| TR31 | Off-road cycle and walking network from Gilston Village 7 to Roydon | R | Developers | Developers | £600,000 | £0 | £600,000 | £0 | 2023-2033 | | ✓ | | | | | | |
| TR32 | Off-road cycle and walking network from Gilston Village 6 to Pinnacles | R | Developers | Developers | £600,000 | £0 | £600,000 | £0 | 2023-2033 | ✓ | | | | | | | |
| TR33 | Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links | R | ECC / HCC | Developer contributions (S106) | £7,317,195 | £0 | £7,317,195 | Unknown | 2018 onwards | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| TR34 | Pump-priming of new bus services in Gilston Area | R | Operators | Developer contributions (S106) | £18,900,000 | £0 | £18,900,000 | £0 | 2018 onwards | ✓ | ✓ | | | | | | |
| TR35 | Travel Plan measures/monitoring | R | ECC / HCC / Operators | Developer contributions (S106) | Unknown | £0 | Unknown | Unknown | 2018 onwards | | | | | | | | |
| TR36 | Passenger transport infrastructure and services | R | ECC / HCC / Operators | Developer contributions (S106) | Unknown | £0 | Unknown | Unknown | 2018 onwards | | | | | | | | |
| Total | | | | | £698,452,278 | £61,450,000 | £375,752,278 | £61,250,000 | | | | | | | | | |

5.2.2 Education

Table 8 Summary of education interventions

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | | |
|--------------------|---|----------|------------------------------|--|------------|--------------------|-------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|--|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites | |
| Early Years | | | | | | | | | | | | | | | | | | |
| ED1 | Approx. 64 early years places to meet the needs of new residents at East Harlow strategic site (Epping portion) | E | ECC / Operators / Developers | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £1,073,160 | £0 | £1,073,160 | £0 | 2023-2033 | | | ✓ | | | | | | |
| ED2 | Approx. 79 early years places to meet the needs of new residents at Latton Priory strategic site | E | ECC / Operators / Developers | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £1,324,682 | £0 | £1,324,682 | £0 | 2021-2033 | | | | ✓ | | | | | |
| ED3 | Approx. 158 early years places to meet the needs of new residents at Water Lane Area strategic site | E | ECC / Operators / Developers | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £2,649,364 | £0 | £2,649,364 | £0 | 2021-2033 | | | | | ✓ | ✓ | | | |
| ED4 | Childcare facility (approx. 1650sqm) at Gilston Villages 1-6 | E | HCC / Operators / Developers | On-site provision (developer to build and then lease) | £4,024,350 | £0 | £4,024,350 | £0 | 2022 onwards | ✓ | | | | | | | | |
| ED5 | Childcare facility (approx. 275sqm) at Gilston Village 7 | E | HCC / Operators / Developers | On-site provision (developer to build and then lease) | £670,725 | £0 | £670,725 | £0 | 2022 onwards | | ✓ | | | | | | | |
| ED6 | Approx. 349 additional places in Old Harlow ward | E | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £5,616,937 | £1,092,459 | £4,524,478 | £0 | 2018-2028 | | | | ✓ | | | | ✓ | |
| ED7 | Approx. 50 additional places in Little Parndon and Hare Street ward | E | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £804,719 | £0 | £804,719 | £0 | 2018-2023 | | | | | | | | ✓ | |

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|----------------|--|----------|-----------------------------------|--|------------|--------------------|-------------------|---|------------------|--------------------|-----------|---------------|---------------|--------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Luton Priors | W. Summers | W. Katherine's | Other Sites |
| ED8 | Approx. 38 additional places in Todd Brook ward | E | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £611,586 | £0 | £37,232 | £574,354 | 2018-2023 | | | | | | | | ✓ |
| ED9 | Approx. 23 additional places in Bush Fair ward | E | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £370,171 | £0 | £105,968 | £264,203 | 2018-2023 | | | | | | | | ✓ |
| ED10 | Approx. 8 additional places in Summers and Kingsmoor ward | E | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £128,755 | £0 | £83,056 | £45,699 | 2018-2023 | | | | | | | | ✓ |
| ED11 | Approx. 2 additional places in Church Langley ward | E | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £32,189 | £0 | £0 | £32,189 | 2018-2028 | | | | | | | | |
| ED12 | Approx. 1 additional place in Harlow Common ward | E | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £16,094 | £0 | £16,094 | £0 | 2018-2028 | | | | | | | | ✓ |
| Primary | | | | | | | | | | | | | | | | | |
| ED13 | New 2FE ²³ (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion) | E | ECC / Academy Trusts / Developers | Developer contributions (S106) | £7,481,000 | £0 | £7,151,387 | £329,613 | 2023-2028 | | | ✓ | ✓ | | | | ✓ |
| ED14 | New 2FE primary school at Newhall Phases 2/3 (2.25ha site requirement), including early years provision, to support a combination of growth at | R | ECC | Developer contributions (S106) | £7,481,000 | Unknown | Unknown | Unknown | 2018-2028 | | | | | | | | |

²³ All references to numbers of forms of entry should be treated as provisional school size figures only, subject to confirmation at planning application stage.

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | | |
|------------------|---|----------|-----------------------------------|--------------------------------|-------------|--------------------|-------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|---|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Sunners | W. Katherine's | Other Sites | |
| | Newhall 2/3 and wider Harlow growth | | | | | | | | | | | | | | | | | |
| ED15 | New 3FE (3ha site) primary school, including early years provision, at East Harlow (Harlow portion) | E | ECC | Developer contributions (S106) | £11,400,000 | £0 | £10,727,080 | £672,920 | 2023-2028 | | | | ✓ | | | | | |
| ED16 | New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory | E | ECC / Academy Trusts / Developers | Developer contributions (S106) | £7,481,000 | £0 | £6,681,893 | £799,107 | 2023-2028 | | | | | ✓ | ✓ | | | |
| ED17 | New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area | E | ECC / Academy Trusts / Developers | Developer contributions (S106) | £11,400,000 | £0 | £10,022,840 | £1,377,160 | 2023-2028 | | | | | | ✓ | ✓ | | |
| ED18 | Requirement of 17FE of primary education, with each school including early years provision | E | HCC / Academy Trusts / Developers | Developer contributions (S106) | £74,071,820 | £0 | £74,071,820 | £0 | 2022 onwards | ✓ | ✓ | | | | | | | |
| ED19 | Additional safeguarded provision at Gilston (additional 3FE across primary schools) | E | HCC / Academy Trusts / Developers | Developer contributions (S106) | £11,450,464 | £0 | £11,450,464 | £0 | 2043 onwards | ✓ | ✓ | | | | | | | |
| ED20 | 6FE of expansions to existing primary schools within Harlow | E | ECC / Academy Trusts / Developers | Developer contributions (S106) | £7,689,000 | £0 | £3,897,050 | £3,791,950 | 2018-2028 | | | | | | | | ✓ | |
| Secondary | | | | | | | | | | | | | | | | | | |
| ED21 | New 8FE (10ha site) secondary school at East Harlow | E | ECC / Academy Trusts / Developers | Developer contributions (S106) | £25,763,000 | £0 | £22,485,531 | £3,277,469 | 2023-2033 | | | | ✓ | ✓ | | | | ✓ |
| ED22 | New 8FE (10ha site) secondary school at Latton Priory | E | ECC / Academy Trusts / Developers | Developer contributions (S106) | £25,763,000 | £0 | £23,458,954 | £2,304,046 | 2023-2033 | | | | | ✓ | ✓ | ✓ | ✓ | |
| ED23 | 8FE secondary school at Gilston | E | HCC / Academy Trusts / Developers | Developer contributions (S106) | £38,303,512 | £0 | £38,303,512 | £0 | 2022-2033 | ✓ | ✓ | | | | | | | |

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--------------|---|----------|---|--|---------------------|--------------------|---------------------|---|------------------|--------------------|-----------|---------------|---------------|--------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Luton Priors | W. Sunners | W. Katherine's | Other Sites |
| ED24 | 9FE secondary school at Gilston | E | HCC / Academy Trusts / Developers | Developer contributions (S106) | £42,539,274 | £0 | £42,539,274 | £0 | 2028-2038 | ✓ | ✓ | | | | | | |
| ED25 | Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools) | E | HCC / Academy Trusts / Developers | Developer contributions (S106) | £12,707,287 | £0 | £12,707,287 | £0 | 2038 onwards | ✓ | ✓ | | | | | | |
| Other | | | | | | | | | | | | | | | | | |
| ED26 | SEN provision | E | ECC / HCC / Academy Trusts / Developers | Developer contributions (S106) / DfE / ECC / HCC | £11,000,000 | £0 | £11,000,000 | £0 | 2018 onwards | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| ED27 | Post 16 education provision | E | ECC | ESFA, DfE | Unknown | Unknown | £0 | Unknown | Unknown | | | | | | | | |
| ED28 | Contribution to employment and training to support Harlow Skills Strategy | R | HDC / EFDC / EHDC / ECC / HCC / Providers | Developer contributions (S106) | Unknown | Unknown | £0 | Unknown | Unknown | | | | | | | | |
| Total | | | | | £311,853,088 | £1,092,459 | £289,810,921 | £13,468,708 | | | | | | | | | |

5.2.3 Health

Table 9 Summary of health interventions

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--------------|--|----------|--------------------------------------|--|----------------------------|---------------------|--------------------|---|----------------------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites |
| HE1 | Relocation or redevelopment of Princess Alexandra Hospital | E | NHS England / NHS PAH Trust | Department for Health and Social Care / NHS England / NHS Princess Alexandra Hospital Trust / NHS West Essex CCG / Private Financing | £500,000,000 ²⁴ | £170,000,000 | £0 | £0 ²⁵ | 2025-2033 | | | | | | | | |
| HE2 | New or extended dentists across the Garden Town | E | NHS England / Operators / Developers | NHS England / Operators / Developer Contributions (S106) | Privately delivered | £0 | £0 | N/A | 2023 onwards | | | | | | | | |
| HE3 | Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care | E | NHS England / Developers | Developer Contributions (S106) | £44,993,300 | £0 | £44,993,300 | £0 | To be considered further by CCGs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| HE4 | Two new pharmacies within Harlow | E | | Private sector | Privately delivered | £0 | £0 | N/A | 2018-2033 | | | | | | | | |
| HE5 | Around 147 extra care beds across the whole Garden Town | E | | ECC / NHS / Developers / Operators | £5,747,685 | £0 | £0 | £5,747,685 | 2023 onwards | | | | | | | | |
| HE6 | Around 264 nursing care beds across the whole Garden Town | E | | ECC / NHS / Developers / Operators | £11,894,164 | £0 | £0 | £11,894,164 | 2023 onwards | | | | | | | | |
| HE7 | Around 382 residential care beds across the whole Garden Town | E | | ECC / NHS / Developers / Operators | £14,936,162 | £0 | £0 | £14,936,162 | 2023 onwards | | | | | | | | |
| Total | | | | | £577,571,311 | £170,000,000 | £44,993,300 | £32,578,011 | | | | | | | | | |

²⁴ Indicative figure only.

²⁵ Costs likely to be met through a mixture of central government funding (currently estimated to be around £170m although not confirmed), debt funded and capital receipts – developer contributions will also be sought but the level and geographical extent is not currently known (contribution to acute care forms part of HE3). Remaining funding gap is not shown as it is not considered to be for the Garden Town to meet.

5.2.4 Emergency Services

Table 10 Summary of emergency services interventions

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--------------|--|----------|--|---|--------------------|--------------------|--------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1 - 6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites |
| ES1 | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | E | Essex Police / Hertfordshire Constabulary / East of England Ambulance Service NHS Trust / Essex County Fire and Rescue Service / Hertfordshire Fire and Rescue Service | Essex Police / Hertfordshire Constabulary / East of England Ambulance Service NHS Trust / Essex County Fire and Rescue Service / Hertfordshire Fire and Rescue Service / Developers | £6,000,000 | £0 | £3,000,000 | £3,000,000 ²⁶ | 2023-2028 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| ES2 | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | E | Essex Police / Hertfordshire Constabulary | Essex Police / Hertfordshire Constabulary / Developers | £25,000,000 | £0 | £12,500,000 | £12,500,000 | 2023-2028 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Total | | | | | £31,000,000 | £0 | £15,500,000 | £15,500,000 | | | | | | | | | |

²⁶ Engagement with providers has suggested that approximately half of the costs of providing additional emergency services facilities (ES1 and ES2) is expected from other sources, and so has been reflected in the IDP. As funding sources become more certain this position may be updated in future iterations of the IDP.

5.2.5 Community Facilities

Table 11 Summary of community facilities interventions

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|-----|--|----------|-------------------------------------|--|------------|--------------------|-------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1 - 6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites |
| CF1 | Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in East Harlow strategic site (both portions), including provision for community halls, youth facilities, other public / community service space | R | EFDC / HDC / ECC / Developers | Developer contributions (S106) / Grant funding | £3,720,175 | £0 | £3,720,175 | £0 | 2021-2033 | | | ✓ | ✓ | | | | |
| CF2 | Approx. 500sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in Latton Priory strategic site, including provision for community halls, youth facilities, other public / community service space | R | EFDC / ECC / Developers | Developer contributions (S106) / Grant funding | £1,110,500 | £0 | £1,110,500 | £0 | 2021-2033 | | | | | ✓ | | | |
| CF3 | Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in Water Lane Area strategic site, including provision for community halls, youth facilities, other public / community service space | R | EFDC / ECC / Developers | Developer contributions (S106) / Grant funding | £2,221,000 | £0 | £2,221,000 | £0 | 2021-2033 | | | | | | ✓ | ✓ | |
| CF4 | Approx. 230sqm of additional community space in Harlow (excluding East Harlow strategic site) | R | HDC / ECC / Developers | Developer contributions (S106) / Grant funding | £510,830 | £0 | £510,830 | £0 | 2018-2033 | | | | | | | | ✓ |
| CF5 | One youth facility | R | HDC / ECC / Developers | Developer contributions (S106) / Grant funding | £744,100 | £0 | £744,100 | £0 | 2018-2028 | | | | ✓ | | | | |
| CF6 | Approx. 3,120sqm of community space to serve Gilston | R | EHDC / HCC / Developers | Developer contributions (S106) | £6,929,520 | £0 | £6,929,520 | £0 | 2022 onwards | ✓ | ✓ | | | | | | |
| CF7 | Youth provision at Gilston, associated with community space | R | EHDC / HCC / Developers | Developer contributions (S106) | £490,455 | £0 | £490,455 | £0 | 2022-2028 | ✓ | ✓ | | | | | | |
| CF8 | Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC), with a reserve | R | EHDC / HCC / HDC / ECC / Developers | Developer contributions (S106) | £2,250,876 | £0 | £2,250,876 | £0 | 2022-2033 | ✓ | ✓ | | | | | | |

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--------------|--|----------|---|--------------------------------|--------------------|--------------------|--------------------|---|-------------------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1 - 6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites |
| | position of increased capacity and provision in Hertfordshire | | | | | | | | | | | | | | | | |
| CF9 | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | R | EHDC / HCC / HDC / ECC / Developers | Developer contributions (S106) | £3,500,000 | £0 | £3,500,000 | £0 | 2022-2033 | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| CF10 | Contribution towards on-site or off-site public art | R | HDC / EFDC / EHDC / Developers | Developer contributions (S106) | £1,768,500 | £0 | £1,768,500 | £0 | Various - by phasing of sites | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| CF11 | Upgrades to sculpture trail leading to Harlow Town Station | R | HDC | Developer contributions (S106) | £75,000 | £0 | £75,000 | £0 | Unknown | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| CF12 | Playhouse Square development | R | HDC | Developer contributions (S106) | £500,000 | £0 | £500,000 | £0 | Unknown | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| CF13 | Revenue costs for community facilities and services | R | HDC / EFDC / EHDC / ECC / HCC / Providers | Developer contributions (S106) | Unknown | £0 | Unknown | Unknown | 2018 onwards | | | | | | | | |
| CF14 | Delivery of Town Centre AAP, including town centre management | R | HDC | Developer contributions (S106) | Unknown | £0 | Unknown | Unknown | Unknown | | | | | | | | |
| Total | | | | | £23,820,956 | £0 | £23,820,956 | £0 | | | | | | | | | |

5.2.6 Open Space

Table 12 Summary of open space interventions

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | | |
|---------------------------------|--|----------|-------------------|--|------------|--------------------|-------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|--|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites | |
| Amenity Greenspace | | | | | | | | | | | | | | | | | | |
| OS1 | Approx. 1.05ha. amenity greenspace at East Harlow (Epping Forest portion) | R | EFDC / Developers | Developer contributions (S106) | £147,000 | £0 | £147,000 | £0 | 2023-2033 | | | ✓ | | | | | | |
| OS2 | Approx. 12.45ha. amenity greenspace at East Harlow (Harlow portion) | R | HDC / Developers | Developer contributions (S106) | £1,743,000 | £0 | £1,743,000 | £0 | 2020-2033 | | | | ✓ | | | | | |
| OS3 | Approx. 1.48ha. amenity greenspace at Latton Priory | R | EFDC / Developers | Developer contributions (S106) | £207,200 | £0 | £207,200 | £0 | 2021-2033 | | | | | ✓ | | | | |
| OS4 | Approx. 2.91ha. amenity greenspace at Water Lane Area | R | EFDC / Developers | Developer contributions (S106) | £407,400 | £0 | £407,400 | £0 | 2021-2033 | | | | | | ✓ | ✓ | | |
| OS5 | Approx. 11.42ha. of amenity greenspace at Gilston Villages 1-6 | R | EHDC / Developers | Developer contributions (S106) | £1,598,800 | £0 | £1,598,800 | £0 | 2022 onwards | ✓ | | | | | | | | |
| OS6 | Approx. 2.02ha. of amenity greenspace at Gilston Village 7 | R | EHDC / Developers | Developer contributions (S106) | £282,800 | £0 | £282,800 | £0 | 2022 onwards | | ✓ | | | | | | | |
| OS7 | Approx 5.49ha. amenity greenspace across other sites (excluding East Harlow) within Harlow | R | HDC / Developers | Developer contributions (S106) | £768,600 | £0 | £768,600 | £0 | 2018-2033 | | | | | | | | ✓ | |
| Public Parks and Gardens | | | | | | | | | | | | | | | | | | |
| OS8 | Approx. 1.40ha. public parks and gardens at East Harlow strategic site (Epping Forest portion) | R | EFDC / Developers | Developer contributions (S106) / Grant funding | £420,000 | £0 | £420,000 | £0 | 2023-2033 | | | ✓ | | | | | | |
| OS9 | Approx. 14.00ha. public parks and gardens at East Harlow strategic site (Harlow portion) | R | HDC / Developers | Developer contributions (S106) | £4,200,000 | £0 | £4,200,000 | £0 | 2020-2033 | | | | ✓ | | | | | |
| OS10 | Approx. 1.97ha. public parks and gardens at Latton Priory strategic site | R | EFDC / Developers | Developer contributions (S106) / Grant funding | £591,000 | £0 | £591,000 | £0 | 2021-2033 | | | | | ✓ | | | | |

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--|---|----------|-------------------|--|------------|--------------------|-------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Sunners | W. Katherine's | Other Sites |
| OS11 | Approx. 3.88ha. public parks and gardens at Water Lane Area strategic site | R | EFDC / Developers | Developer contributions (S106) / Grant funding | £1,164,000 | £0 | £1,164,000 | £0 | 2021-2033 | | | | | | ✓ | ✓ | |
| OS12 | Approx. 15.23ha. of amenity greenspace (including parks and gardens) at Gilston Villages 1-6 | R | EHDC / Developers | Developer contributions (S106) | £4,569,000 | £0 | £4,569,000 | £0 | 2022 onwards | ✓ | | | | | | | |
| OS13 | Approx. 2.69ha of amenity greenspace (including parks and gardens) at Gilston Village 7 | R | EHDC / Developers | Developer contributions (S106) | £807,000 | £0 | £807,000 | £0 | 2022 onwards | | ✓ | | | | | | |
| OS14 | Approx 6.18ha. public parks and gardens across other sites (excluding East Harlow strategic site) within Harlow | R | HDC / Developers | Developer contributions (S106) | £1,854,000 | £0 | £1,854,000 | £0 | 2018-2033 | | | | | | | | ✓ |
| Natural and Semi-Natural Open Space | | | | | | | | | | | | | | | | | |
| OS15 | Approx. 3.15ha. of natural space at East Harlow strategic site (Epping Forest portion) | R | EFDC / Developers | Developer contributions (S106) | £157,500 | £0 | £157,500 | £0 | 2023-2033 | | | ✓ | | | | | |
| OS16 | Approx. 15.56ha. of natural space at East Harlow strategic site (Harlow portion) | R | HDC / Developers | Developer contributions (S106) | £778,000 | £0 | £778,000 | £0 | 2020-2033 | | | | ✓ | | | | |
| OS17 | Approx. 4.44ha. of natural space at Latton Priory strategic site | R | EFDC / Developers | Developer contributions (S106) | £222,000 | £0 | £222,000 | £0 | 2021-2033 | | | | | ✓ | | | |
| OS18 | Approx. 8.74ha. of natural space at Water Lane Area strategic site | R | EFDC / Developers | Developer contributions (S106) | £437,000 | £0 | £437,000 | £0 | 2021-2033 | | | | | | ✓ | ✓ | |
| OS19 | Approx. 60.93ha. of natural and semi-natural greenspace at Gilston Villages 1-6 | R | EHDC / Developers | Developer contributions (S106) | £3,046,500 | £0 | £3,046,500 | £0 | 2022 onwards | ✓ | | | | | | | |
| OS20 | Approx. 10.75ha. of natural and semi-natural greenspace at Gilston Village 7 | R | EHDC / Developers | Developer contributions (S106) | £537,500 | £0 | £537,500 | £0 | 2022 onwards | | ✓ | | | | | | |
| OS21 | Approx 6.86ha. natural space across other sites (excluding East Harlow strategic site) within Harlow | R | HDC / Developers | Developer contributions (S106) | £343,000 | £0 | £343,000 | £0 | 2018-2033 | | | | | | | | ✓ |

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | | | | |
|------------------------|--|----------|-------------------|--------------------------------|------------|--------------------|-------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|--|--|--|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Sunners | W. Katherine's | Other Sites | | | |
| Children's Play | | | | | | | | | | | | | | | | | | | | |
| OS22 | Approx. 0.44ha. provision for children and young people at East Harlow strategic site (Epping Forest portion) | R | EFDC / Developers | Developer contributions (S106) | £582,120 | £0 | £582,120 | £0 | 2023-2033 | | | ✓ | | | | | | | | |
| OS23 | Approx. 1.87ha. Local Equipped Area for Play (LEAP) at East Harlow strategic site (Harlow portion) | R | HDC / Developers | Developer contributions (S106) | £1,374,450 | £0 | £1,374,450 | £0 | 2020-2033 | | | | ✓ | | | | | | | |
| OS24 | Approx 2.49ha. Neighbourhood Equipped Area for Play (NEAP) at East Harlow strategic site (Harlow portion) | R | HDC / Developers | Developer contributions (S106) | £3,294,270 | £0 | £3,294,270 | £0 | 2020-2033 | | | | ✓ | | | | | | | |
| OS25 | Approx. 0.62ha. provision for children and young people at Latton Priory strategic site | R | EFDC / Developers | Developer contributions (S106) | £820,260 | £0 | £820,260 | £0 | 2021-2033 | | | | | ✓ | | | | | | |
| OS26 | Approx. 1.21ha. provision for children and young people at Water Lane Area strategic site | R | EFDC / Developers | Developer contributions (S106) | £1,600,830 | £0 | £1,600,830 | £0 | 2021-2033 | | | | | | ✓ | ✓ | | | | |
| OS27 | Approx. 4.76ha. of children's play facilities at Gilston Villages 1-6 | R | EHDC / Developers | Developer contributions (S106) | £3,498,600 | £0 | £3,498,600 | £0 | 2022 onwards | ✓ | | | | | | | | | | |
| OS28 | Approx. 0.84ha. of children's play facilities at Gilston Village 7 | R | EHDC / Developers | Developer contributions (S106) | £617,400 | £0 | £617,400 | £0 | 2022 onwards | | ✓ | | | | | | | | | |
| OS29 | Approx. 0.82ha. Local Equipped Area for Play (LEAP) across Harlow strategic site (excluding East Harlow) | R | HDC / Developers | Developer contributions (S106) | £602,700 | £0 | £602,700 | £0 | 2018-2033 | | | | | | | | ✓ | | | |
| OS30 | Approx. 1.10ha. Neighbourhood Equipped Area for Play (NEAP) across Harlow strategic site (excluding East Harlow) | R | HDC / Developers | Developer contributions (S106) | £1,455,300 | £0 | £1,455,300 | £0 | 2018-2033 | | | | | | | | ✓ | | | |
| Allotments | | | | | | | | | | | | | | | | | | | | |
| OS31 | Approx 0.35ha. allotments at East Harlow strategic site (Epping Forest portion) | R | EFDC / Developers | Developer contributions (S106) | £8,750 | £0 | £8,750 | £0 | 2023-2033 | | | ✓ | | | | | | | | |
| OS32 | Approx 1.56ha. allotments at East Harlow (Harlow portion) | R | HDC / Developers | Developer contributions (S106) | £39,000 | £0 | £39,000 | £0 | 2020-2033 | | | | ✓ | | | | | | | |

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--------------|---|----------|-------------------|--------------------------------|--------------------|--------------------|--------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1-6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Sunners | W. Katherine's | Other Sites |
| OS33 | Approx 0.49ha. allotments at Latton Priory strategic site | R | EFDC / Developers | Developer contributions (S106) | £12,250 | £0 | £12,250 | £0 | 2021-2033 | | | | | ✓ | | | |
| OS34 | Approx 0.97ha. allotments at Water Lane Area strategic site | R | EFDC / Developers | Developer contributions (S106) | £24,250 | £0 | £24,250 | £0 | 2021-2033 | | | | | | ✓ | ✓ | |
| OS35 | Approx. 5.71ha. allotments at Gilston Villages 1-6 | R | EHDC / Developers | Developer contributions (S106) | £142,750 | £0 | £142,750 | £0 | 2022 onwards | ✓ | | | | | | | |
| OS36 | Approx. 1.01ha. allotments at Gilston Village 7 | R | EHDC / Developers | Developer contributions (S106) | £25,250 | £0 | £25,250 | £0 | 2022 onwards | | ✓ | | | | | | |
| OS37 | Approx 0.69ha. allotments across other sites (excluding East Harlow strategic site) within Harlow | R | HDC / Developers | Developer contributions (S106) | £17,250 | £0 | £17,250 | £0 | 2018-2033 | | | | | | | | ✓ |
| Other | | | | | | | | | | | | | | | | | |
| OS38 | Upgrades at Harlow Town Park to reflect anticipated increased use | R | HDC | Developer contributions (S106) | Unknown | £0 | Unknown | Unknown | 2018 onwards | | | | | | | | |
| OS39 | Contribution towards Epping Forest Suitable Alternative Natural Green Space (SANGS) | E | EFDC / Developers | Developer contributions (S106) | £2,250,000 | £0 | £0 ²⁷ | £2,250,000 | 2021-2033 | | | | | | | | |
| OS40 | Air quality monitoring | E | EFDC / Developers | Developer contributions (S106) | £175,000 | £0 | £0 | £175,000 | 2021-2033 | | | | | | | | |
| OS41 | Off-site green infrastructure at Stort Valley | R | EHDC | Developer contributions (S106) | £5,000,000 | £0 | £5,000,000 | £0 | 2022 onwards | ✓ | ✓ | | | | | | |
| OS42 | Ongoing stewardship and governance | R | TBC | TBC | Unknown | £0 | Unknown | Unknown | 2018 onwards | | | | | | | | |
| Total | | | | | £45,821,730 | £0 | £43,396,730 | £2,425,000 | | | | | | | | | |

²⁷ The number of SANGS required is not yet determined, and for this reason costs are not currently attributed to specific sites.

5.2.7 Sports and Leisure

Table 13 Summary of sports and leisure interventions

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--------------|---|----------|---|--|--------------------|--------------------|--------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1 - 6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites |
| SF1 | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | R | HDC / EFDC / EHDC / ECC / HCC / Providers | Developer contributions (S106) / Grant funding | £10,016,000 | £0 | £10,016,000 | £0 | 2018-2028 | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| SF2 | New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios | R | EHDC / HCC / Providers | Developer contributions (S106) / Grant funding | £11,015,680 | £0 | £11,015,680 | £0 | 2023-2033 | ✓ | ✓ | | | | | | |
| Total | | | | | £21,031,680 | £0 | £21,031,680 | £0 | | | | | | | | | |

5.2.9 Utilities

Table 14 Summary of utilities interventions

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | | |
|--------------------|--|----------|-------------------|---------------------------------|---|--------------------|-------------------|---|-----------------------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|--|
| | | | | | | | | | | Gilston 1 - 6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites | |
| Water | | | | | | | | | | | | | | | | | | |
| UT1 | Network reinforcement works to provide potable water | C | Affinity Water | Providers / Developers (Charge) | N/A (strategic upgrades met by providers; on site connections part of normal development costs) | £0 | £0 | N/A ²⁸ | Various - by phasing of sites | | | | | | | | | |
| UT2 | Early implementation of waste water network upgrades at Latton Priory strategic site | C | Thames Water | Providers / Developers (Charge) | N/A (strategic upgrades met by providers; on site connections part of normal development costs) | £0 | £0 | N/A | 2018-2021 | | | | | | | | | |
| Electricity | | | | | | | | | | | | | | | | | | |
| UT3 | New Harlow 33/11kV Primary sub-station | C | UKPN / Developers | Providers / Developers (Charge) | £900,000 | £0 | £0 | N/A | 2018-2023 | | | | | | | | | |
| UT4 | South Harlow 33/11kV Primary sub-station and 11kV interconnection | C | UKPN / Developers | Providers / Developers (Charge) | £1,100,000 | £0 | £0 | N/A | 2018-2023 | | | | | | | | | |
| UT5 | Rye House/Harlow West 132kV Tower Line | C | UKPN / Developers | Providers / Developers (Charge) | £5,400,000 | £0 | £0 | N/A | 2018-2023 | | | | | | | | | |
| UT6 | Replacement of 33kV switchgear at Harlow West substation | C | UKPN / Developers | Providers / Developers (Charge) | £1,400,000 | £0 | £0 | N/A | 2018-2023 | | | | | | | | | |
| UT7 | 33kV overhead lines may require diverting for masterplanning of Water Lane Area strategic site | R | UKPN / Developers | Providers / Developers (Charge) | Site dependent | £0 | N/A | N/A | 2023-2035 (sub-phasing dependent) | | | | | | | ✓ | ✓ | |

²⁸ Most local utilities upgrades and connections expected to be funded as a combination of the provider and developers via a connection and infrastructure charge (part of 'normal development cost' – see Section 5.1); additional costs beyond this expected to be met by the provider.

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|---------------------------|---|----------|------------------------|---|---|--------------------|-------------------|---|-----------------------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1 - 6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites |
| UT8 | New primary substation to serve Gilston | C | Utility Provider | Providers / Developer (Contribution / Charge) | £29,000,000 | £0 | £0 ²⁹ | N/A | 2022 onwards | (✓) | (✓) | | | | | | |
| Gas | | | | | | | | | | | | | | | | | |
| UT9 | Gas infrastructure to enable growth | E | Providers / Developers | Providers / Developers (Charge) | N/A (strategic upgrades met by providers; on site connections part of normal development costs) | N/A | £0 | N/A | Various - by phasing of sites | | | | | | | | |
| UT10 | Potential diversion of mains gas pipeline at East Harlow strategic site | R | Cadent Gas | UKPN / Developer agreement | Masterplan dependent | N/A | £0 | N/A | 2022-2030 (sub-phasing dependent) | | | ✓ | ✓ | | | | |
| Telecommunications | | | | | | | | | | | | | | | | | |
| UT11 | Telecommunications infrastructure to enable growth | E | Providers / Developers | Providers / Developers (Charge) | N/A (strategic upgrades met by providers; on site connections part of normal development costs) | £0 | £0 | N/A | Various - by phasing of sites | | | | | | | | |
| UT12 | Measures to support implementation of the Garden Town Digital Strategy | R | Providers / Developers | Providers / Developers | Unknown | £0 | Unknown | Unknown | 2018 onwards | | | | | | | | |
| UT13 | Ongoing broadband and communication upgrades, as required by technological change | R | Providers | Providers | N/A (met by providers) | £0 | £0 | N/A | 2018 onwards | | | | | | | | |
| Waste | | | | | | | | | | | | | | | | | |
| UT14 | Household Waste Recycling Centre to serve Gilston | R | Developer / HCC | Developers / Grant | £6,700,000 | £0 | £1,662,067 | £5,037,933 | 2023-2028 | ✓ | ✓ | | | | | | |

²⁹ Substation is an abnormal cost to be reflected in the land value – refer to the Harlow and Gilston Garden Town Strategic Viability Assessment for further details on how it has been addressed.

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--------------|--|----------|-------------------|---------------------------|--------------------|--------------------|-------------------|---|------------------|--------------------|-----------|---------------|---------------|---------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1 - 6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priory | W. Summers | W. Katherine's | Other Sites |
| UT15 | Increased household waste and recycling capacity and / or facility upgrades in order to serve additional demand in Essex | R | Developer / ECC | Developers / Grant | £200,000 | £0 | £200,000 | £0 | 2023-2028 | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Total | | | | | £44,700,000 | £0 | £1,862,067 | £5,037,933 | | | | | | | | | |

5.2.10 Flood Protection

Table 15 Summary of flood protection interventions

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Sources | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Delivery Phasing | Contributing Sites | | | | | | | |
|--------------|---|----------|--|---|--|--------------------|-------------------|---|-------------------------------|--------------------|-----------|---------------|---------------|-----------------|------------|----------------|-------------|
| | | | | | | | | | | Gilston 1 - 6 | Gilston 7 | E. Harlow (N) | E. Harlow (S) | Latton Priority | W. Summers | W. Katherine's | Other Sites |
| FL1 | Measures to ensure the protection of the functional flood plain and restriction of surface water run-off into Pincey Brook to no more than existing rates | C | Environment Agency / EFDC / ECC / Developers | Developer Funded | Unknown | £0 | £0 | Unknown | 2018-2023 | | | ✓ | | | | | |
| FL2 | Strategic surface water flood risk interventions (see Appendix A for further details) | C | Environment Agency / Developers | Environment Agency / Developer Contribution | £12,000,000 | £341,482 | £440,000 | £11,218,518 | 2028-2033 | | | | | | | | ✓ |
| FL3 | On-site SuDS delivered as part of developments | E | Developers | Developer Funded | N/A (part of normal development costs) | £0 | £0 | N/A | Various - by phasing of sites | | | | | | | | |
| Total | | | | | £12,000,000 | £341,482 | £440,000 | £11,218,518 | | | | | | | | | |

5.3 Infrastructure Requirements by Strategic Site

5.3.1 Gilston Villages 1-6

Table 16 Infrastructure requirements for Gilston Villages 1-6

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|---------------------|---|--------------------------|--|--------------------------|
| TR9 | Transport | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | £4,805,825 | 48.54% | 48.06% |
| TR17 | Transport | A414 Edinburgh Way / Howard Way improvement scheme | £5,950,000 | 85.00% | 85.00% |
| TR18 | Transport | Amwell Roundabout upgrades and 'throughabout' | £3,570,000 | 85.00% | 85.00% |
| TR19 | Transport | Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges, and improved access to Harlow Town Station from the north | £30,770,000 | 85.00% | 85.00% |
| TR20 | Transport | Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park | £45,912,264 | 49.45% | 49.45% |
| TR21 | Transport | Access to Gilston Area Village 2 | £2,159,000 | 100.00% | 100.00% |
| TR22 | Transport | Access to Gilston Area Village 1 (north of Eastwick junction) and creation of Sustainable Transport link within Village 1 | £13,240,000 | 100.00% | 100.00% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|------|---------------------|---|--------------------------|--|--------------------------|
| TR24 | Transport | Sustainable link between Gilston Village 7 and Gilston Villages 1-6 | £8,797,500 | 85.00% | 85.00% |
| TR28 | Transport | Sustainable Transport Corridors and Town Centre Transport Hub | £63,750,536 | 49.45% | 40.56% |
| TR32 | Transport | Off-road cycle and walking network from Village 6 to Pinnacles | £600,000 | 100.00% | 100.00% |
| TR33 | Transport | Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links | £3,527,602 | 48.21% | 48.21% |
| TR34 | Transport | Pump-priming of new bus services in Gilston Area | £16,065,000 | 85.00% | 85.00% |
| ED4 | Education | Childcare facility (approx. 1650sqm) at Gilston Villages 1-6 | £4,024,350 | 100.00% | 100.00% |
| ED18 | Education | Requirement of 17FE of primary education, with each school including early years provision | £62,961,047 | 85.00% | 85.00% |
| ED19 | Education | Additional safeguarded provision at Gilston (additional 3FE across primary schools) | £9,732,895 | 85.00% | 85.00% |
| ED23 | Education | 8FE secondary school at Gilston | £32,557,985 | 85.00% | 85.00% |
| ED24 | Education | 9FE secondary school at Gilston | £36,158,383 | 85.00% | 85.00% |
| ED25 | Education | Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools) | £10,801,194 | 85.00% | 85.00% |
| ED26 | Education | SEN provision | £5,286,966 | 48.06% | 48.06% |
| HE3 | Healthcare | Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care | £21,625,278 | 48.06% | 48.06% |
| ES1 | Emergency Services | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | £1,483,593 | 49.45% | 24.73% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|----------------------|--|--------------------------|--|--------------------------|
| ES2 | Emergency Services | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | £6,181,638 | 49.45% | 24.73% |
| CF6 | Community Facilities | Approx. 3,120sqm of community space to serve Gilston | £5,890,092 | 85.00% | 85.00% |
| CF7 | Community Facilities | Youth provision at Gilston, associated with community space | £416,887 | 85.00% | 85.00% |
| CF8 | Community Facilities | Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC), with a reserve position of increased capacity and provision in Hertfordshire | £1,913,244 | 85.00% | 85.00% |
| CF10 | Community Facilities | Contribution towards on site or off site public art | £850,000 | 48.06% | 48.06% |
| CF11 | Community Facilities | Upgrades to sculpture trail leading to Harlow Town Station | £36,047 | 48.06% | 48.06% |
| CF12 | Community Facilities | Playhouse Square development | £240,317 | 48.06% | 48.06% |
| OS5 | Open Space | Approx. 11.42ha. of amenity greenspace at Gilston Villages 1-6 | £1,598,800 | 100.00% | 100.00% |
| OS12 | Open Space | Approx. 15.23ha. of amenity greenspace (including parks and gardens) at Gilston Villages 1-6 | £4,569,000 | 100.00% | 100.00% |
| OS19 | Open Space | Approx. 60.93ha. of natural and semi-natural greenspace at Gilston Villages 1-6 | £3,046,500 | 100.00% | 100.00% |
| OS27 | Open Space | Approx. 4.76ha. of children's play facilities at Gilston Villages 1-6 | £3,498,600 | 100.00% | 100.00% |
| OS35 | Open Space | Approx. 5.71ha. allotments at Gilston Villages 1-6 | £142,750 | 100.00% | 100.00% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|--------------|---------------------|---|--------------------------|--|--------------------------|
| OS41 | Open Space | Off-site green infrastructure at Stort Valley | £4,250,000 | 85.00% | 85.00% |
| SF2 | Sports and Leisure | New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios | £9,363,328 | 85.00% | 85.00% |
| UT14 | Utilities | Household Waste Recycling Centre to serve Gilston | £1,412,757 | 85.00% | 21.09% |
| Total | | | £427,189,378 | | |

Figure 3 Indicative Phasing of key infrastructure at Gilston Villages 1-7³⁰

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | 2033-2038 | | | | | 2038-2043 | | | | | 2043+ | | |
|------|---|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-------|-------|------|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2043+ | |
| | Units | | | 50 | | | | | | | 1500 | | | | | 1500 | | | | | 1500 | | | | | 1500 | | | 3950 |
| TR9 | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TR17 | A414 Edinburgh Way / Howard Way improvement scheme | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TR18 | Amwell Roundabout upgrades and 'throughabout' | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TR19 | Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TR20 | Second Stort Crossing | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TR21 | Access to Gilston Area Village 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TR22 | Access to Gilston Area Village 1 (north of Eastwick junction) and creation of Sustainable Transport link within Village 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TR23 | Western access (village 7) to Gilston at A414/Church Lane | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TR24 | Sustainable link between Gilston Village 7 and Gilston Villages 1-6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

³⁰ Combined indicative phasing for Gilston 1-6 and Gilston 7. Early phasing of Gilston differs slightly between Figure 3 and the figures used in the Strategic Viability Assessment but the impact is considered to be minimal.

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | 2033-2038 | | | | | 2038-2043 | | | | | 2043+ | |
|------|---|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-------|-------|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2043+ |
| | Units | | | 50 | | | | | 1500 | | | | | 1500 | | | | | 1500 | | | | | 1500 | | | | 3950 |
| CF6 | Approx. 3,120sqm of community space to serve Gilston | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CF7 | Youth provision at Gilston, associated with community space | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CF8 | Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SF2 | New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UT14 | Household Waste Recycling Centre to serve Gilston | | | | | | | | | | | | | | | | | | | | | | | | | | | |

5.3.3 Gilston Village 7

Table 17 Infrastructure requirements for Gilston Village 7

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|---------------------|---|--------------------------|--|--------------------------|
| TR9 | Transport | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | £848,087 | 8.57% | 8.48% |
| TR17 | Transport | A414 Edinburgh Way / Howard Way improvement scheme | £1,050,000 | 15.00% | 15.00% |
| TR18 | Transport | Amwell Roundabout upgrades and 'throughabout' | £630,000 | 15.00% | 15.00% |
| TR19 | Transport | Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges, and improved access to Harlow Town Station from the north | £5,430,000 | 15.00% | 15.00% |
| TR20 | Transport | Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlins Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlins Park | £8,102,164 | 8.73% | 8.73% |
| TR23 | Transport | Western access (village 7) to Gilston at A414/Church Lane | £1,535,000 | 100.00% | 100.00% |
| TR24 | Transport | Sustainable link between Gilston Village 7 and Gilston Villages 1-6 | £1,552,500 | 15.00% | 15.00% |
| TR28 | Transport | Sustainable Transport Corridors and Town Centre Transport Hub | £11,250,095 | 8.73% | 7.16% |
| TR31 | Transport | Off-road cycle and walking network from Village 7 to Roydon | £600,000 | 100.00% | 100.00% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|----------------------|---|--------------------------|--|--------------------------|
| TR33 | Transport | Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links | £618,878 | 8.46% | 8.46% |
| TR34 | Transport | Pump-priming of new bus services in Gilston Area | £2,835,000 | 15.00% | 15.00% |
| ED5 | Education | Childcare facility (approx. 275sqm) at Gilston Village 7 | £670,725 | 100.00% | 100.00% |
| ED18 | Education | Requirement of 17FE of primary education, with each school including early years provision | £11,110,773 | 15.00% | 15.00% |
| ED19 | Education | Additional safeguarded provision at Gilston (additional 3FE across primary schools) | £1,717,570 | 15.00% | 15.00% |
| ED23 | Education | 8FE secondary school at Gilston | £5,745,527 | 15.00% | 15.00% |
| ED24 | Education | 9FE secondary school at Gilston | £6,380,891 | 15.00% | 15.00% |
| ED25 | Education | Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools) | £1,906,093 | 15.00% | 15.00% |
| ED26 | Education | SEN provision | £932,994 | 8.48% | 8.48% |
| HE3 | Healthcare | Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care | £3,816,226 | 8.48% | 8.48% |
| ES1 | Emergency Services | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | £261,811 | 8.73% | 4.36% |
| ES2 | Emergency Services | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | £1,090,877 | 8.73% | 4.36% |
| CF6 | Community Facilities | Approx. 3,120sqm of community space to serve Gilston | £1,039,428 | 15.00% | 15.00% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|----------------------|---|--------------------------|--|--------------------------|
| CF7 | Community Facilities | Youth provision at Gilston, associated with community space | £73,568.30 | 15.00% | 15.00% |
| CF8 | Community Facilities | Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC), with a reserve position of increased capacity and provision in Hertfordshire | £337,631 | 15.00% | 15.00% |
| CF10 | Community Facilities | Contribution towards on site or off site public art | £150,000 | 8.48% | 8.48% |
| CF11 | Community Facilities | Upgrades to sculpture trail leading to Harlow Town Station | £6,361 | 8.48% | 8.48% |
| CF12 | Community Facilities | Playhouse Square development | £42,409 | 8.48% | 8.48% |
| OS6 | Open Space | Approx. 2.02ha. of amenity greenspace at Gilston Village 7 | £282,800 | 100.00% | 100.00% |
| OS13 | Open Space | Approx. 2.69ha of amenity greenspace (including parks and gardens) at Gilston Village 7 | £807,000 | 100.00% | 100.00% |
| OS20 | Open Space | Approx. 10.75ha. of natural and semi-natural greenspace at Gilston Village 7 | £537,500 | 100.00% | 100.00% |
| OS28 | Open Space | Approx. 0.84ha. of children's play facilities at Gilston Village 7 | £617,400 | 100.00% | 100.00% |
| OS36 | Open Space | Approx. 1.01ha. allotments at Gilston Village 7 | £25,250 | 100.00% | 100.00% |
| OS41 | Open Space | Off-site green infrastructure at Stort Valley | £750,000 | 15.00% | 15.00% |
| SF2 | Sports and Leisure | New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios | £1,652,352 | 15.00% | 15.00% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|--------------|---------------------|---|--------------------------|--|--------------------------|
| UT14 | Utilities | Household Waste Recycling Centre to serve Gilston | £249,310 | 15.00% | 3.72% |
| Total | | | £74,656,220 | | |

Please refer to Figure 3 for information on the phasing of key infrastructure at Gilston.

5.3.4 East Harlow (Epping Forest District)

Table 18 Infrastructure requirements for East Harlow (Epping Forest District)

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|---------------------|---|--------------------------|--|--------------------------|
| TR2 | Transport | Mayfield Farm access to East Harlow, including a single junction upgrade and link-road to the site | £4,000,000 | 100.00% | 100.00% |
| TR3 | Transport | Sheering Way access to East Harlow, including a single junction upgrade and link-road to the site | £2,000,000 | 100.00% | 100.00% |
| TR9 | Transport | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | £424,043 | 4.28% | 4.24% |
| TR20 | Transport | Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park | £4,051,082 | 4.36% | 4.36% |
| TR28 | Transport | Sustainable Transport Corridors and Town Centre Transport Hub | £5,625,047 | 4.36% | 3.58% |
| TR33 | Transport | Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links | £309,439 | 4.23% | 4.23% |
| ED1 | Education | Approx. 64 early years places to meet the needs of new residents at East Harlow (Epping portion) | £1,073,160 | 100.00% | 100.00% |
| ED13 | Education | New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion) | £3,929,909 | 54.95% | 52.53% |
| ED21 | Education | New 8FE (10ha site) secondary school at East Harlow | £4,033,520 | 17.94% | 15.66% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|----------------------|---|--------------------------|--|--------------------------|
| ED26 | Education | SEN provision | £466,497 | 4.24% | 4.24% |
| HE3 | Healthcare | Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care | £1,908,112.81 | 4.24% | 4.24% |
| ES1 | Emergency Services | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | £130,905 | 4.36% | 2.18% |
| ES2 | Emergency Services | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | £545,439 | 4.36% | 2.18% |
| CF1 | Community Facilities | Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space | £832,875 | 22.39% | 22.39% |
| CF9 | Community Facilities | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | £365,192 | 10.43% | 10.43% |
| CF10 | Community Facilities | Contribution towards on site or off site public art | £75,000 | 22.39% | 22.39% |
| CF11 | Community Facilities | Upgrades to sculpture trail leading to Harlow Town Station | £3,181 | 4.24% | 4.24% |
| CF12 | Community Facilities | Playhouse Square development | £21,204 | 4.24% | 4.24% |
| OS1 | Open Space | Approx. 1.05ha. amenity greenspace at East Harlow (Epping Forest portion) | £147,000 | 100.00% | 100.00% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|--------------|---------------------|---|--------------------------|--|--------------------------|
| OS8 | Open Space | Approx. 1.40ha. public parks and gardens at East Harlow (Epping Forest portion) | £420,000 | 100.00% | 100.00% |
| OS15 | Open Space | Approx. 3.15ha. of natural space at East Harlow (Epping Forest portion) | £157,500 | 100.00% | 100.00% |
| OS22 | Open Space | Approx. 0.44ha. provision for children and young people at East Harlow (Epping Forest portion) | £582,120 | 100.00% | 100.00% |
| OS31 | Open Space | Approx 0.35ha. allotments at East Harlow (Epping Forest portion) | £8,750 | 100.00% | 100.00% |
| SF1 | Sports and Leisure | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | £1,045,075 | 10.43% | 10.43% |
| UT10 | Utilities | Potential diversion of mains gas at East Harlow | Unknown | Unknown | Unknown |
| UT15 | Utilities | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | £20,868 | 10.43% | 10.43% |
| FL1 | Flood Defence | Measures to ensure the protection of the functional flood plain and restriction of surface water run-off into Pincey Brook to no more than existing rates | Unknown | Unknown | Unknown |
| Total | | | £32,175,919 | | |

Figure 4 Phasing of key infrastructure at East Harlow (Epping Forest District)

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | |
|------|--|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | '33 |
| | Units | | | 0 | | | | 250 | | | | | 500 | | | | |
| TR2 | Mayfield Farm access to East Harlow, including a single junction upgrade and link-road to the site | | | | | | | | | | | | | | | | |
| TR3 | Sheering Way access to East Harlow, including a single junction upgrade and link-road to the site | | | | | | | | | | | | | | | | |
| TR9 | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | | | | | | | | | | | | | | | | |
| TR20 | Second Stort Crossing | | | | | | | | | | | | | | | | |
| TR28 | Sustainable Transport Corridors and Town Centre Transport Hub | | | | | | | | | | | | | | | | |
| ED1 | Approx. 64 early years places to meet the needs of new residents at East Harlow (Epping portion) | | | | | | | | | | | | | | | | |
| ED13 | New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion) | | | | | | | | | | | | | | | | |
| ED21 | New 8FE (10ha site) secondary school at East Harlow | | | | | | | | | | | | | | | | |
| ES1 | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | | | | | | | | | | | | | | | | |
| ES2 | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | | | | | | | | | | | | | | | | |

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | |
|------|---|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | '33 |
| | Units | 0 | | | | | 250 | | | | | 500 | | | | | |
| CF1 | Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space | | | | | | | | | | | | | | | | |
| CF9 | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | | | | | | | | | | | | | | | | |
| SF1 | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | | | | | | | | | | | | | | | | |
| UT10 | Potential diversion of mains gas at East Harlow | | | | | | | | | | | | | | | | |
| UT15 | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | | | | | | | | | | | | | | | | |
| FL1 | Measures to ensure the protection of the functional flood plain and restriction of surface water run-off into Pincey Brook to no more than existing rates | | | | | | | | | | | | | | | | |

5.3.5 East Harlow (Harlow District)

Table 19 Infrastructure requirements for East Harlow (Harlow District)

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|---------------------|---|--------------------------|--|--------------------------|
| TR4 | Transport | Nursery site (east of Gilden Way) access to East Harlow, including a single junction upgrade and link-road to the site | £7,000,000 | 100.00% | 100.00% |
| TR9 | Transport | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | £1,470,017 | 14.85% | 14.70% |
| TR20 | Transport | Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park | £14,043,751 | 15.13% | 15.13% |
| TR28 | Transport | Sustainable Transport Corridors and Town Centre Transport Hub | £19,500,164 | 15.13% | 12.41% |
| TR33 | Transport | Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links | £1,072,721 | 14.66% | 14.66% |
| ED6 | Education | Approx. 349 additional places in Old Harlow ward | £4,503,692 | 99.54% | 80.18% |
| ED13 | Education | New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion) | £2,896,605 | 40.50% | 38.72% |
| ED15 | Education | New 3FE (3ha site) primary school, including early years provision, at East Harlow (Harlow portion) | £10,727,080 | 100.00% | 94.10% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|----------------------|---|--------------------------|--|--------------------------|
| ED21 | Education | New 8FE (10ha site) secondary school at East Harlow | £13,982,870 | 62.19% | 54.28% |
| ED26 | Education | SEN provision | £1,617,190 | 14.70% | 14.70% |
| HE3 | Healthcare | Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care | £6,614,791 | 14.70% | 14.70% |
| ES1 | Emergency Services | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | £453,805 | 15.13% | 7.56% |
| ES2 | Emergency Services | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | £1,890,854 | 15.13% | 7.56% |
| CF1 | Community Facilities | Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space | £2,887,300 | 77.61% | 77.61% |
| CF5 | Community Facilities | One youth facility | £744,100 | 100.00% | 100.00% |
| CF9 | Community Facilities | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | £1,265,999 | 36.17% | 36.17% |
| CF10 | Community Facilities | Contribution towards on site or off site public art | £260,000 | 77.61% | 77.61% |
| CF11 | Community Facilities | Upgrades to sculpture trail leading to Harlow Town Station | £11,026 | 14.70% | 14.70% |
| CF12 | Community Facilities | Playhouse Square development | £73,509 | 14.70% | 14.70% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|--------------|---------------------|---|--------------------------|--|--------------------------|
| OS2 | Open Space | Approx. 12.45ha. amenity greenspace at East Harlow (Harlow portion) | £1,743,000 | 100.00% | 100.00% |
| OS9 | Open Space | Approx. 14.00ha. public parks and gardens at East Harlow (Harlow portion) | £4,200,000 | 100.00% | 100.00% |
| OS16 | Open Space | Approx. 15.56ha. of natural space at East Harlow (Harlow portion) | £778,000 | 100.00% | 100.00% |
| OS23 | Open Space | Approx. 1.87ha. Local Equipped Area for Play (LEAP) at East Harlow (Harlow portion) | £1,374,450 | 100.00% | 100.00% |
| OS24 | Open Space | Approx 2.49ha. Neighbourhood Equipped Area for Play (NEAP) at East Harlow (Harlow portion) | £3,294,270 | 100.00% | 100.00% |
| OS32 | Open Space | Approx 1.56ha. allotments at East Harlow (Harlow portion) | £39,000 | 100.00% | 100.00% |
| SF1 | Sports and leisure | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | £3,622,927 | 36.17% | 36.17% |
| UT10 | Utilities | Potential diversion of mains gas at East Harlow | Unknown | Unknown | Unknown |
| UT15 | Utilities | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | £72,343 | 36.17% | 36.17% |
| Total | | | £106,139,464 | | |

Figure 5 Phasing of key infrastructure at East Harlow (Harlow District)

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | |
|------|--|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | '33 |
| | Units | | | 750 | | | | 1150 | | | | | | 700 | | | |
| TR4 | Nursery site (east of Gilden Way) access to East Harlow, including a single junction upgrade and link-road to the site | | | | | | | | | | | | | | | | |
| TR9 | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | | | | | | | | | | | | | | | | |
| TR20 | Second Stort Crossing | | | | | | | | | | | | | | | | |
| TR28 | Sustainable Transport Corridors and Town Centre Transport Hub | | | | | | | | | | | | | | | | |
| ED6 | Approx. 349 additional places in Old Harlow ward | | | | | | | | | | | | | | | | |
| ED13 | New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion) | | | | | | | | | | | | | | | | |
| ED15 | New 3FE (3ha site) primary school, including early years provision, at East Harlow (Harlow portion) | | | | | | | | | | | | | | | | |
| ED21 | New 8FE (10ha site) secondary school at East Harlow | | | | | | | | | | | | | | | | |
| ES1 | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | | | | | | | | | | | | | | | | |
| ES2 | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | | | | | | | | | | | | | | | | |

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | |
|------|---|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | '33 |
| | Units | 750 | | | | | 1150 | | | | | 700 | | | | | |
| CF1 | Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space | | | | | | | | | | | | | | | | |
| CF5 | One youth facility | | | | | | | | | | | | | | | | |
| CF9 | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | | | | | | | | | | | | | | | | |
| SF1 | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | | | | | | | | | | | | | | | | |
| UT10 | Potential diversion of mains gas at East Harlow | | | | | | | | | | | | | | | | |
| UT15 | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | | | | | | | | | | | | | | | | |

5.3.6 Latton Priory

Table 20 Infrastructure requirements for Latton Priory

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|---------------------|---|--------------------------|--|--------------------------|
| TR5 | Transport | Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393 | £3,500,000 | 70.00% | 70.00% |
| TR6 | Transport | Link road and B1393 junction from Latton Priory to M11 Junction 7 | £5,000,000 | 100.00% | 100.00% |
| TR9 | Transport | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | £593,661 | 6.00% | 5.94% |
| TR20 | Transport | Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park | £5,671,515 | 6.11% | 6.11% |
| TR28 | Transport | Sustainable Transport Corridors and Town Centre Transport Hub | £7,875,066 | 6.11% | 5.01% |
| TR33 | Transport | Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links | £433,214 | 5.92% | 5.92% |
| ED2 | Education | Approx. 79 early years places to meet the needs of new residents at Latton Priory | £1,324,682 | 100.00% | 100.00% |
| ED16 | Education | New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory | £5,501,873 | 82.34% | 73.54% |
| ED22 | Education | New 8FE (10ha site) secondary school at Latton Priory | £5,646,928 | 24.07% | 21.92% |
| ED26 | Education | SEN provision | £653,096 | 5.94% | 5.94% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|----------------------|---|--------------------------|--|--------------------------|
| HE3 | Healthcare | Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care | £2,671,358 | 5.94% | 5.94% |
| ES1 | Emergency Services | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | £183,267 | 6.11% | 3.05% |
| ES2 | Emergency Services | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | £763,614 | 6.11% | 3.05% |
| CF2 | Community Facilities | Approx. 500sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in Latton Priory, including provision for community halls, youth facilities, other public / community service space | £1,110,500 | 100.00% | 100.00% |
| CF9 | Community Facilities | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | £511,269 | 14.61% | 14.61% |
| CF10 | Community Facilities | Contribution towards on site or off site public art | £105,000 | 5.94% | 5.94% |
| CF11 | Community Facilities | Upgrades to sculpture trail leading to Harlow Town Station | £4,453 | 5.94% | 5.94% |
| CF12 | Community Facilities | Playhouse Square development | £29,686 | 5.94% | 5.94% |
| OS3 | Open Space | Approx. 1.48ha. amenity greenspace at Latton Priory | £207,200 | 100.00% | 100.00% |
| OS10 | Open Space | Approx. 1.97ha. public parks and gardens at Latton Priory | £591,000 | 100.00% | 100.00% |
| OS17 | Open Space | Approx. 4.44ha. of natural space at Latton Priory | £222,000 | 100.00% | 100.00% |
| OS25 | Open Space | Approx. 0.62ha. provision for children and young people at Latton Priory | £820,260 | 100.00% | 100.00% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|--------------|---------------------|---|--------------------------|--|--------------------------|
| OS33 | Open Space | Approx. 0.49ha. allotments at Latton Priory | £12,250 | 100.00% | 100.00% |
| SF1 | Sports and Leisure | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | £1,463,105 | 14.61% | 14.61% |
| UT15 | Utilities | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | £29,215 | 14.61% | 14.61% |
| Total | | | £44,924,212 | | |

Figure 6 Phasing of key infrastructure at Latton Priory

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | |
|------|--|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | '33 |
| | Units | 50 | | | | | 500 | | | | | 500 | | | | | |
| TR5 | Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393 | | | | | | | | | | | | | | | | |
| TR6 | Link road and B1393 junction from Latton Priory to M11 Junction 7 | | | | | | | | | | | | | | | | |
| TR9 | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | | | | | | | | | | | | | | | | |
| TR20 | Second Stort Crossing | | | | | | | | | | | | | | | | |
| TR28 | Sustainable Transport Corridors and Town Centre Transport Hub | | | | | | | | | | | | | | | | |
| ED2 | Approx. 79 early years places to meet the needs of new residents at Latton Priory | | | | | | | | | | | | | | | | |
| ED16 | New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory | | | | | | | | | | | | | | | | |
| ED22 | New 8FE (10ha site) secondary school at Latton Priory | | | | | | | | | | | | | | | | |
| ES1 | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | | | | | | | | | | | | | | | | |
| ES2 | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | | | | | | | | | | | | | | | | |

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | |
|------|---|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | '33 |
| | Units | 50 | | | | | 500 | | | | | 500 | | | | | |
| CF2 | Approx. 500sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Latton Priory, including provision for community halls, youth facilities, other public / community service space | | | | | | | | | | | | | | | | |
| CF9 | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | | | | | | | | | | | | | | | | |
| SF1 | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | | | | | | | | | | | | | | | | |
| UT15 | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | | | | | | | | | | | | | | | | |

5.3.7 West Sumners

Table 21 Infrastructure requirements for West Sumners

| Ref | Infrastructure type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|---------------------|---|--------------------------|--|--------------------------|
| TR5 | Transport | Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393 | £377,456 | 7.55% | 7.55% |
| TR8 | Transport | Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169 | £4,529,467 | 37.75% | 37.75% |
| TR9 | Transport | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | £456,271 | 4.61% | 4.56% |
| TR16 | Transport | Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements | £2,666,487 | 38.09% | 38.09% |
| TR20 | Transport | Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park | £4,358,964 | 4.70% | 4.70% |
| TR28 | Transport | Sustainable Transport Corridors and Town Centre Transport Hub | £6,052,551 | 4.70% | 3.85% |
| TR33 | Transport | Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links | £332,956 | 4.55% | 4.55% |
| ED3 | Education | Approx. 158 early years places to meet the needs of new residents at Water Lane Area | £1,000,017 | 37.75% | 37.75% |

| Ref | Infrastructure type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|----------------------|---|--------------------------|--|--------------------------|
| ED16 | Education | New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory | £1,180,021 | 17.66% | 15.77% |
| ED17 | Education | New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area | £3,048,562 | 30.42% | 26.74% |
| ED22 | Education | New 8FE (10ha site) secondary school at Latton Priory | £4,340,068 | 18.50% | 16.85% |
| ED26 | Education | SEN provision | £501,951 | 4.56% | 4.56% |
| HE3 | Healthcare | Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care | £2,053,129 | 4.56% | 4.56% |
| ES1 | Emergency Services | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | £140,854 | 4.70% | 2.35% |
| ES2 | Emergency Services | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | £586,892 | 4.70% | 2.35% |
| CF3 | Community Facilities | Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space | £838,329 | 37.75% | 37.75% |
| CF9 | Community Facilities | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | £392,947 | 11.23% | 11.23% |
| CF10 | Community Facilities | Contribution towards on site or off site public art | £80,700 | 4.56% | 4.56% |
| CF11 | Community Facilities | Upgrades to sculpture trail leading to Harlow Town Station | £3,422 | 4.56% | 4.56% |

| Ref | Infrastructure type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|--------------|----------------------|---|--------------------------|--|--------------------------|
| CF12 | Community Facilities | Playhouse Square development | £22,816 | 4.56% | 4.56% |
| OS4 | Open Space | Approx. 2.91ha. amenity greenspace at Water Lane Area | £153,775 | 37.75% | 37.75% |
| OS11 | Open Space | Approx. 3.88ha. public parks and gardens at Water Lane Area | £439,358 | 37.75% | 37.75% |
| OS18 | Open Space | Approx. 8.74ha. of natural space at Water Lane Area | £164,948 | 37.75% | 37.75% |
| OS26 | Open Space | Approx. 1.21ha. provision for children and young people at Water Lane Area | £604,242 | 37.75% | 37.75% |
| OS34 | Open Space | Approx 0.97ha. allotments at Water Lane Area | £9,153 | 37.75% | 37.75% |
| SF1 | Sports and Leisure | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | £1,124,501 | 11.23% | 11.23% |
| UT7 | Utilities | 33kV overhead lines may require diverting for masterplanning of Water Lane Area | Unknown | Unknown | Unknown |
| UT15 | Utilities | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | £22,454 | 11.23% | 11.23% |
| Total | | | £35,482,291 | | |

Figure 7 Phasing of key infrastructure at West Summers

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | |
|------|--|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | '33 |
| | Units (Water Lane Area sites assumed to be phased at same rate) | 38 | | | | | 384 | | | | | 384 | | | | | |
| TR5 | Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393 | | | | | | | | | | | | | | | | |
| TR8 | Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169 | | | | | | | | | | | | | | | | |
| TR9 | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | | | | | | | | | | | | | | | | |
| TR16 | Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements | | | | | | | | | | | | | | | | |
| TR20 | Second Stort Crossing | | | | | | | | | | | | | | | | |
| TR28 | Sustainable Transport Corridors and Town Centre Transport Hub | | | | | | | | | | | | | | | | |
| ED3 | Approx. 158 early years places to meet the needs of new residents at Water Lane Area | | | | | | | | | | | | | | | | |
| ED16 | New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory | | | | | | | | | | | | | | | | |
| ED17 | New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area | | | | | | | | | | | | | | | | |

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | |
|------|---|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | '33 |
| | Units (Water Lane Area sites assumed to be phased at same rate) | 38 | | | | | 384 | | | | | 384 | | | | | |
| ED22 | New 8FE (10ha site) secondary school at Latton Priory | | | | | | | | | | | | | | | | |
| ES1 | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | | | | | | | | | | | | | | | | |
| ES2 | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | | | | | | | | | | | | | | | | |
| CF3 | Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space | | | | | | | | | | | | | | | | |
| CF9 | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | | | | | | | | | | | | | | | | |
| SF1 | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | | | | | | | | | | | | | | | | |
| UT7 | 33kV overhead lines may require diverting for masterplanning of Water Lane Area | | | | | | | | | | | | | | | | |
| UT15 | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | | | | | | | | | | | | | | | | |

5.3.8 West of Katherine's

Table 22 Infrastructure requirements for West of Katherine's

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|---------------------|---|--------------------------|--|--------------------------|
| TR5 | Transport | Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393 | £622,544 | 12.45% | 12.45% |
| TR8 | Transport | Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169 | £7,470,533 | 62.25% | 62.25% |
| TR9 | Transport | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | £752,536 | 7.60% | 7.53% |
| TR16 | Transport | Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements | £4,333,513 | 61.91% | 61.91% |
| TR20 | Transport | Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park | £7,189,320 | 7.74% | 7.74% |
| TR28 | Transport | Sustainable Transport Corridors and Town Centre Transport Hub | £9,982,584 | 7.74% | 6.35% |
| TR33 | Transport | Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links | £549,151 | 7.50% | 7.50% |
| ED3 | Education | Approx. 158 early years places to meet the needs of new residents at Water Lane Area | £1,649,347 | 62.25% | 62.25% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|-------------|----------------------|---|--------------------------|--|--------------------------|
| ED17 | Education | New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area | £6,974,279 | 69.58% | 61.18% |
| ED22 | Education | New 8FE (10ha site) secondary school at Latton Priory | £7,158,154 | 30.51% | 27.78% |
| ED26 | Education | SEN provision | £827,877 | 7.53% | 7.53% |
| HE3 | Healthcare | Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care | £3,386,264 | 7.53% | 7.53% |
| ES1 | Emergency Services | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | £232,313 | 7.74% | 3.87% |
| ES2 | Emergency Services | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | £967,972 | 7.74% | 3.87% |
| CF3 | Community Facilities | Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (and facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space | £1,382,671 | 62.25% | 62.25% |
| CF9 | Community Facilities | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | £648,094 | 18.52% | 18.52% |
| CF10 | Community Facilities | Contribution towards on site or off site public art | £133,100 | 62.25% | 62.25% |
| CF11 | Community Facilities | Upgrades to sculpture trail leading to Harlow Town Station | £5,645 | 7.53% | 7.53% |
| CF12 | Community Facilities | Playhouse Square development | £37,631 | 7.53% | 7.53% |

| Ref | Infrastructure Type | Intervention | Cost Apportioned to Site | Proportion of Developer Contribution Element | Proportion of Total Cost |
|--------------|---------------------|---|--------------------------|--|--------------------------|
| OS4 | Open Space | Approx. 2.91ha. amenity greenspace at Water Lane Area | £253,625 | 62.25% | 62.25% |
| OS11 | Open Space | Approx. 3.88ha. public parks and gardens at Water Lane Area | £724,642 | 62.25% | 62.25% |
| OS18 | Open Space | Approx. 8.74ha. of natural space at Water Lane Area | £272,052 | 62.25% | 62.25% |
| OS26 | Open Space | Approx. 1.21ha. provision for children and young people at Water Lane Area | £996,588 | 62.25% | 62.25% |
| OS34 | Open Space | Approx 0.97ha. allotments at Water Lane Area | £15,097 | 62.25% | 62.25% |
| SF1 | Sports and Leisure | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | £1,854,660 | 18.52% | 18.52% |
| UT7 | Utilities | 33kV overhead lines may require diverting for masterplanning of Water Lane Area | Unknown | Unknown | Unknown |
| UT15 | Utilities | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | £37,034 | 18.52% | 18.52% |
| Total | | | £58,457,226 | | |

Figure 8 Phasing of key infrastructure at West of Katherine's

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | |
|------|--|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | '33 |
| | Units (Water Lane Area sites assumed to be phased at same rate) | 63 | | | | | 634 | | | | | 634 | | | | | |
| TR5 | Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393 | | | | | | | | | | | | | | | | |
| TR8 | Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169 | | | | | | | | | | | | | | | | |
| TR9 | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | | | | | | | | | | | | | | | | |
| TR16 | Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements | | | | | | | | | | | | | | | | |
| TR20 | Second Stort Crossing | | | | | | | | | | | | | | | | |
| TR28 | Sustainable Transport Corridors and Town Centre Transport Hub | | | | | | | | | | | | | | | | |
| ED3 | Approx. 158 early years places to meet the needs of new residents at Water Lane Area | | | | | | | | | | | | | | | | |
| ED17 | New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area | | | | | | | | | | | | | | | | |
| ED22 | New 8FE (10ha site) secondary school at Latton Priory | | | | | | | | | | | | | | | | |

| Ref | Intervention | 2018-2023 | | | | | 2023-2028 | | | | | 2028-2033 | | | | | |
|------|---|-----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|-----|
| | | '18 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | '33 |
| | Units (Water Lane Area sites assumed to be phased at same rate) | 63 | | | | | 634 | | | | | 634 | | | | | |
| ES1 | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | | | | | | | | | | | | | | | | |
| ES2 | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | | | | | | | | | | | | | | | | |
| CF3 | Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space | | | | | | | | | | | | | | | | |
| CF9 | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | | | | | | | | | | | | | | | | |
| SF1 | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | | | | | | | | | | | | | | | | |
| UT7 | 33kV overhead lines may require diverting for masterplanning of Water Lane Area | | | | | | | | | | | | | | | | |
| UT15 | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | | | | | | | | | | | | | | | | |

5.4 Funding Gap

Table 23 Summary of funding gap

| Topic | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Items Not Included in Funding Gap |
|-----------------------------|--------------|--------------------|-------------------|---|--|
| Transport | £698,452,278 | £61,450,000 | £375,752,278 | £61,250,000 | <ul style="list-style-type: none"> Hertford Bypass (TR25) (£175,000,000) – unclear to what extent developer contributions from Garden Town will be required; given contributions towards Amwell junction (TR18), likely to be zero. Transport mitigation measures relating to Princess Alexandra Hospital relocation (TR27) (£25,000,000) – expected to form part of the overall cost package of the relocation. |
| Education | £311,853,088 | £1,092,459 | £289,810,921 | £13,468,708 | <ul style="list-style-type: none"> New 2FE primary school at Newhall Phases 2/3 (ED14) (£7,481,000) – no decision on the delivery of this school has been made. |
| Healthcare | £577,571,311 | £170,000,000 | £44,993,300 | £32,578,011 | <ul style="list-style-type: none"> Relocation of Princess Alexandra Hospital (HE1) – costs likely to be met through a variety of sources; remaining funding gap is not considered to be for the Garden Town to meet. |
| Emergency Services | £31,000,000 | £0 | £15,500,000 | £15,500,000 | |
| Community Facilities | £23,820,956 | £0 | £23,820,956 | £0 | |
| Open Space | £45,821,730 | £0 | £43,396,730 | £2,425,000 | |
| Sports and Leisure | £21,031,680 | £0 | £21,031,680 | £0 | |

| Topic | Cost | Identified Funding | Apportioned Costs | Remaining Funding Gap (After Developer Contributions) | Items Not Included in Funding Gap |
|----------------------|-----------------------|---------------------|---------------------|---|---|
| Utilities | £44,700,000 | £0 | £1,862,067 | £5,037,933 | <ul style="list-style-type: none"> New primary substation to serve Gilston (UT8) (£29,000,000) – abnormal cost to be reflected in land value. Various electricity upgrades (UT3-UT6) (£8,800,000 total) – network reinforcements expected to be funded as a combination of the provider and developers via a connection and infrastructure charge (part of normal development cost); additional costs beyond this expected to be met by the provider. |
| Flood Defence | £12,000,000 | £341,482 | £440,000 | £11,218,518 | |
| Total | £1,766,251,043 | £232,883,941 | £816,607,932 | £141,478,170 | |

Section 6

Alternative
Collection
Methods

6 Alternative Collection and Funding Methods

Section 4.8 of the IDP sets out the collection methods currently available to support infrastructure delivery. A number of alternative arrangements which could be available to support the delivery of the Garden Town have also been considered:

- CIL Charging Schedule(s)
- Strategic Infrastructure Tariff
- Other Tariff Mechanisms
- Framework Agreements
- Planning Freedoms
- Developer Forward Funding
- Tax Increment Financing

All these methods would require additional work to take them forward. They should continue to be considered by Harlow and Gilston Garden Town and progressed where appropriate, particularly in relation to any work on a joint Planning Obligations SPD (see Section 3.2).

6.1 CIL Charging Schedules

6.1.1 District-Level CIL

CIL is intended to provide infrastructure to support the development of an area, rather than making individual planning applications acceptable in planning terms. (Some site-specific infrastructure or impact mitigation may still be necessary for a development to be granted planning permission.)

Charging authorities must set out their CIL rates in a Charging Schedule, which must be evidenced (with guidance given in the PPG), consulted on and examined, before being adopted. Charging authorities should set a rate which does not threaten viability. They should draw on the infrastructure planning evidence that underpins their development strategy, striking an appropriate balance between funding necessary infrastructure and the potential impact on deliverability.

In accordance with Regulation 123 of the CIL Regulations 2010 (as amended), a Regulation 123 infrastructure list sets out a list of those projects or types of infrastructure that it intends to fund (or may fund) through CIL (and, by omission, what is expected through planning obligations). A Regulation 123 infrastructure list will be produced as part of any progression of a CIL Charging Schedule and will be updated periodically once CIL is in place locally.

The benefits of introducing CIL are that the current pooling restrictions on Section 106 Agreements do not apply, and that the Regulation 123 list can be changed by

the charging authority without the need for examination, and so can be reviewed as the infrastructure needs change. CIL can be used to fund a wide range of infrastructure, and is arguably more flexible than other forms of developer contributions. CIL is also not subject to the same time restrictions on when it must be spent. However, the process for producing, examining and adopting (and updating) a CIL Charging Schedule requires time and resources, and there is evidence that it can be difficult to recoup sufficient funds through this method.

CIL is intended to provide infrastructure to support the development of an area, rather than making individual planning applications acceptable in planning terms. If a CIL Charging Schedule was in place in one or more of the three Districts, Section 106 would still be required to fund infrastructure when it is specifically required to facilitate development of the site (e.g. works necessary for access and/or public transport on or adjacent to the site). It is important that the local use of CIL and planning obligations do not overlap. The CIL Regulations restrict the use of local planning obligations to ensure that individual developments are not charged for the same items twice. Currently, where a local planning authority has indicated that it intends to fund an item of infrastructure through CIL, it cannot also seek money through Section 106 for the same thing. However, in December 2018 the Government consulted on proposals which included allowing local authorities to use both CIL and Section 106 to fund the same item of infrastructure³¹.

6.1.2 Garden Town CIL

As there are three charging authorities (Harlow, East Hertfordshire and Epping Forest Districts) and three ‘relevant Plans’³² (their respective Local Plans), each District would need to pursue its own Charging Schedule. However, it would be possible to develop an overarching evidence base and to ensure consistency of approach across the Garden Town. It may also be possible to hold a joint Independent Examination.

The Regulations allow for differential rates to be set by geography or scale of development, on the basis of viability (but not as a means to deliver policy objectives). This means that Epping Forest and East Hertfordshire Districts could have Charging Schedules which treat their Garden Town elements differently from growth across the rest of their Districts.

6.2 Strategic Infrastructure Tariff

Following the approach adopted for the Mayoral CIL used to fund Crossrail, the Government has proposed allowing Combined Authorities to introduce a Strategic Infrastructure Tariff to fund specific infrastructure projects. It would operate alongside local developer contributions (i.e. CIL and Section 106 Agreements),

³¹ Ministry of Housing, Communities and Local Government, *Reforming developer contributions: Technical consultation on draft regulations* (2018)

³² The PPG states that Charging Schedules must be consistent with and support the implementation of up-to-date relevant Plans, i.e. Local Plans (Paragraph: 011 Reference ID: 25-011-20140612).

and would aim to facilitate cross-border co-operation in the provision of major infrastructure.

The Government consulted on this proposal in March 2018³³, and responded to comments in October 2018³⁴. In response to suggestions that these powers should be made available to other charging authorities, the Government confirmed they will bring forward proposals for Combined Authorities and joint committees (where they have strategic planning powers) to charge the tariff, and will review options for giving other groups the power to levy a Tariff. At the time of writing, these powers are not yet in place.

As the Harlow and Gilston Garden Town does not currently have a joint planning committee, the option to progress a Strategic Infrastructure Tariff is not available. However, it might be something which could be progressed through a ‘planning freedom’ (see Section 6.5).

6.3 Other Tariff Mechanism

The Sustainable Transport Corridors (STC) network will result in benefits across the whole Garden Town including for unallocated development such as changes in use or intensification of development and development allocations that might yet be identified in future Plan reviews, these include non-residential development. At this stage however, the IDP has apportioned the delivery of the STC solely on the basis of the strategic scale growth consisting of the new neighbourhoods and village allocations and the proposed redevelopment of the Princess Alexandra Hospital site. In order to ensure the Sustainable Transport Corridors are delivered as soon as possible and that the network is designed to achieve maximum benefit to the sustainable growth of the Garden Town, it may also be appropriate to seek contributions from the other planned smaller scale developments, ‘windfall’ development and non-residential development, as well as future allocations. In order to do this, it is likely that a further mechanism will need to be established across the Garden Town for calculating and seeking contributions to support the implementation and potential future enhancements of the Sustainable Transport Corridors network. The authorities will consider incorporating this into a joint Planning Obligations SPD (see Section 3.2).

Current restrictions on planning obligations have limited the ability of authorities to take into account a financial contribution for the funding or provision of an infrastructure project where five or more separate planning obligations have already been sought for the funding or provision of that project from other sources. As set out in Section 2.1.3, the Government has indicated its intention to

³³ Ministry of Housing, Communities and Local Government, *Supporting housing delivery through developer contributions: Reforming developer contributions to affordable housing and infrastructure* (2018) (Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691182/Developer_Contributions_Consultation.pdf)

³⁴ Ministry of Housing, Communities and Local Government, *Government response to supporting housing delivery through developer contributions: A summary of consultation responses and the Government’s view on the way forward* (2018) (Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752183/Developer_Contributions_Government_Response.pdf)

end the restrictions on pooling and therefore the expectation is that this will not represent a barrier to collecting contributions in the future.

6.4 Framework Agreements

Framework Agreements represent an alternative way of entering into a single over-arching Section 106 Agreement to ensure funding for infrastructure needed to support development. Rather than individual and independent Section 106 Agreements that are negotiated over time, a Framework Agreement allows for a comprehensive funding and delivery strategy across multiple sites. The Agreement maximises funding for infrastructure and reduces the risk and uncertainty around the items included within the package.

The Framework Agreement relates to the use of land within the developable area, and is signed up to by land owners/developers. The purpose is to manage the payment of Section 106 contributions towards the delivery of infrastructure in a comprehensive and coordinated way. The Agreement is supported by an independently verified viability assessment.

The Framework Agreement does not require the payment of contributions or the delivery of infrastructure. Partners instead enter into ‘site-specific agreements’ if the Council resolve to grant planning permission for the proposed schemes. These site-specific agreements set out the obligations to contribute towards and/or deliver infrastructure of an agreed amount and at agreed times. The infrastructure needs will have been previously determined through evidence base documents (such as an IDP or a Framework Plan) which indicates what supporting infrastructure is required and where it is needed.

When planning permissions are granted on specific sites, the signed site-specific Section 106 Agreements will reiterate the cooperation agreements set out in the Framework Agreement and activate payment provision. The Framework Agreement therefore is a useful way of establishing a mechanism for the collection and management of contributions towards an agreed infrastructure package over a wider strategic development area.

An example of a Framework Agreement has been successfully implemented by South Gloucestershire Council. Developers have entered into a single overarching agreement for Cribbs/Patchway New Neighbourhood for the infrastructure required for the development to proceed across three individual planning applications. Framework Agreements require multiple landowners/developers to agree to the approach and provisions in a co-ordinated manner which will be difficult to achieve for the Garden Town where the respective Local Plans are at different stages of examination and adoption, and where different promoters/developers are working to different delivery trajectories.

6.5 Planning Freedoms

Section 154 of the Housing and Planning Act 2016 allows for ‘planning freedoms’: the right for local authorities to request alterations to the planning system to support housing delivery. If conditions are met, the Secretary of State

may allow a planning freedoms scheme that disapplies or modifies specified planning provisions to facilitate an increase in the amount of housing.

For the request to be considered, the Secretary of State must be satisfied that: there is a need for a significant increase in housing in the area; the modifications will contribute to such an increase; and adequate consultation has been carried out. It is up to the local authority or authorities to propose the type of planning autonomy they may require.

One freedom which may be of assistance to the delivery of the Garden Town in the future is to progress a Strategic Infrastructure Tariff without being a Combined Authority or having a joint planning committee (see Section 6.2).

6.6 Developer-Led or Authority-Led Forward Funding

In order to deliver infrastructure early, innovative approaches to delivery will be considered including for an authority or a single developer or consortium to take a lead in forward-funding the delivery of an item of strategic infrastructure. For example, in the absence of external funding, the Gilston Area applicants have publicly indicated the intention to seek to forward-fund elements of the River Stort Crossings if necessary.

Where such items of infrastructure are considered to be of a strategic nature which would require an apportionment of costs, it will be necessary to agree a mechanism to ensure that contributions are still recovered from all relevant and appropriate sources of contribution to ensure both that the infrastructure is delivered in its final intended form and that the delivery has been achieved through an equitable approach that does not unnecessarily undermine another development's viability, constrain the ability to deliver other infrastructure, unreasonably inflate landowner or developer profit or inadvertently represent state aid.

When negotiating planning obligations for specific development sites, if any developer-led forward-funding is deemed necessary and appropriate the approach will be to ensure that contributions from other developers to the relevant item of infrastructure are still received. The recovery of forward-funding by the developer, where feasible, will principally be expected to be through the off-setting of future contributions that would otherwise have been due at relevant stages of the development and at a point in time by which the funding recovered from other development sources could be reasonably anticipated. Developers may also, or instead, wish to agree landowner collaboration agreements with other contributing parties. Where necessary, the collecting authorities may wish to consider the use of other contribution mechanisms such as CIL (Section 6.1) or Strategic Infrastructure Tariffs (Section 6.2) as a means to help ensure certainty of future delivery from all contributing developments.

Similarly, the above mechanisms might be considered by the collecting authorities where an authority or statutory body considers it to be necessary or advantageous to forward-fund infrastructure themselves.

6.7 Tax Increment Financing

Tax Increment Financing (TIF) allows local authorities to borrow money for infrastructure projects against the anticipated increase in tax receipts resulting from the infrastructure. TIFs take the form of increasing the proportion of business rates that are retained by local authorities, which in turn expands the authorities' borrowing capacity. TIFs can be 'open' (which lets councils invest and take on the risks alone), or can have stronger Government controls that guarantees revenue.

Appendix A

Infrastructure Delivery Schedule

A1 Infrastructure Delivery Schedule

The full Infrastructure Delivery Schedule is provided in the following pages, broken down by topic:

- Transport
- Education
- Health and Social Care
- Emergency Services
- Community Facilities
- Open Space
- Sports and Leisure
- Utilities
- Flood Defence

Printing Notes

The Infrastructure Delivery Schedule has been formatted to extend over two pages. To best read the Schedule, Appendix A should be printed as A3 Landscape, with the flip on the short edge.

TRANSPORT

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|-----------------|---|-----------|------------------------|--|-------------|---|--------------------|-------------|------------------------|---|-----------------------|
| Highways | | | | | | | | | | | |
| TR1 | M11 Junction 7A: widening of Gildea Way (B183) from London Road roundabout to Marsh Lane to create three lane road; new road to the east replacing part of the existing road, linking the improved Gildea Way (B183) to the M11 via a new Sheering road roundabout; new stretch of road from the roundabout northwards to reconnect to Sheering Road south of Pincey Brook; from the new Sheering Road roundabout, the link will continue in a north easterly direction to a second roundabout located south of Pincey Brook two new roundabouts on either side of the M11 and connected by a new bridge over the M11; slip roads on and off the M11 for both north-bound and South-bound traffic | N/A | Highways England / ECC | Highways England - RIS1 | £50,000,000 | Essex County Council | £50,000,000 | £0 | £0 | Fully funded - no additional contributions required | £0 |
| TR2 | Mayfield Farm access to East Harlow, including a single junction upgrade and link-road to the site | Critical | Developers | Developer contributions (S278) | £4,000,000 | Essex County Council | £0 | £4,000,000 | £4,000,000 | Developers to meet full cost | £0 |
| TR3 | Sheering Way access to East Harlow, including a single junction upgrade and link-road to the site | Critical | Developers | Developer contributions (S278) | £2,000,000 | Essex County Council | £0 | £2,000,000 | £2,000,000 | Developers to meet full cost | £0 |
| TR4 | Nursery site (east of Gildea Way) access to East Harlow, including a single junction upgrade and link-road to the site | Critical | Developers | Developer contributions (S278) | £7,000,000 | Essex County Council | £0 | £7,000,000 | £7,000,000 | Developers to meet full cost | £0 |
| TR5 | Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393 | Critical | Developer / ECC | Developer contributions (S278 / S106) | £5,000,000 | Essex County Council - of the cost, approximately £3m is related specifically to the delivery of Latton Priory and the remainder is related to the wider delivery of growth in the area (including Latton Priory) | £0 | £5,000,000 | £5,000,000 | Assumes 100% of costs met through developer contributions - however, Essex County Council are also exploring opportunities for other sources of funding | £0 |
| TR6 | Link road and B1393 junction from Latton Priory to M11 Junction 7 | Critical | Developer | Developer contributions (S278) | £5,000,000 | Essex County Council (lower end estimate; costs may be higher following detailed design) | £0 | £5,000,000 | £5,000,000 | Assumes 100% of costs met through developer contributions | £0 |
| TR7 | Improvements to M11 Junction 7 | Essential | Highways England / ECC | Highways England - RIS | £29,000,000 | Essex County Council | £0 | £29,000,000 | £0 | | £29,000,000 |
| TR8 | Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169 | Critical | Developers | Developer contributions (S278) | £12,000,000 | Essex County Council | £0 | £12,000,000 | £12,000,000 | Assumes 100% of costs met through developer contributions | £0 |
| TR9 | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | Required | ECC | Developer contributions (S106) | £10,000,000 | Essex County Council (costs updated to reflect likely Town Centre AAP interventions) | £100,000 | £9,900,000 | £9,900,000 | Assumes 100% of remaining costs met through developer contributions | £0 |
| TR10 | Gildea Way / Harlowbury development primary site access | N/A | ECC | Developer contributions (S106) | £800,000 | Harlow IDP (2018) | £800,000 | £0 | £0 | Fully funded - no additional contributions required | £0 |
| TR11 | Gildea Way / Harlowbury development secondary site access | N/A | ECC | Developer contributions (S106) | £200,000 | Harlow IDP (2018) | £200,000 | £0 | £0 | Fully funded - no additional contributions required | £0 |
| TR12 | Gildea Way / (B183) Mulberry Green for Harlowbury | N/A | ECC | Developer contributions (S106) | £100,000 | Harlow IDP (2018) | £100,000 | £0 | £0 | Fully funded - no additional contributions required | £0 |
| TR13 | A414 / Edinburgh Way / Cambridge Road (A1184) / Station Road, including junction improvements and road dualling | N/A | ECC | Growing Places Fund | £10,000,000 | Harlow IDP (2018) | £10,000,000 | £0 | £0 | Fully funded - no additional contributions required | £0 |
| TR14 | Closure of Old Road through traffic at rail bridge adjust A1184 / Old Road signals | Essential | ECC | Developer contributions (S106) | £250,000 | Harlow IDP (2018) | £250,000 | £0 | £0 | Fully funded - no additional contributions required | £0 |
| TR15 | New Junction from River Way (Templefields (EZ)) onto Cambridge Road | Essential | ECC | Developer contributions (S106) | £4,000,000 | Essex County Council | £0 | £4,000,000 | £0 | Cost to be met by EZ | £4,000,000 |
| TR16 | Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements | Essential | ECC | Developer contributions (S106) | £7,000,000 | Essex County Council | £0 | £7,000,000 | £7,000,000 | Currently tests 100% of costs met through developer contributions. Funding may also be available through other sources e.g. Walking Infrastructure Programme bids | £0 |
| TR17 | A414 Edinburgh Way / Howard Way improvement scheme | Essential | ECC | Developer contributions (S106) | £7,000,000 | Essex County Council | £0 | £7,000,000 | £7,000,000 | | £0 |
| TR18 | Amwell Roundabout upgrades and 'throughabout' | Critical | HCC | Developer contributions (S106) / Grant | £4,200,000 | East Herts IDP (2017) | £0 | £4,200,000 | £4,200,000 | Assumes 100% of costs met through developer contributions - however, contributions from other sites and other sources of funding may be available | £0 |

TRANSPORT

| Ref | Intervention | 2018 - 2023 | 2023 - 2028 | 2028 - 2033 | 2033 - 2038 | 2038 - 2043 | 2043 + | Notes | East of Harlow (North) | East of Harlow (South) | Latton Priory | Water Lane Area (Summers) | Water Lane Area (Katherine's) | Gilston (Villages 1-6) | Gilston (Village 7) | Non-Strategic Sites (Total) |
|-----------------|---|-------------------|-------------------|-------------------|-------------------|-------------------|-----------|--|---------------------------|---------------------------|---------------|------------------------------|----------------------------------|------------------------|------------------------|-----------------------------------|
| Highways | | | | | | | | | | | | | | | | |
| TR1 | M11 Junction 7A: widening of Gilden Way (B183) from London Road roundabout to Marsh Lane to create three lane road; new road to the east replacing part of the existing road, linking the improved Gilden Way (B183) to the M11 via a new Sheering road roundabout; new stretch of road from the roundabout northwards to reconnect to Sheering Road south of Pincey Brook; from the new Sheering Road roundabout, the link will continue in a north easterly direction to a second roundabout located south of Pincey Brook two new roundabouts on either side of the M11 and connected by a new bridge over the M11; slip roads on and off the M11 for both north-bound and South-bound traffic | | | | | | | The project is scoped and fully costed, and a planning application has been approved. | | | | | | | | |
| TR2 | Mayfield Farm access to East Harlow, including a single junction upgrade and link-road to the site | | | | | | | | £4,000,000 | | | | | | | |
| TR3 | Sheering Way access to East Harlow, including a single junction upgrade and link-road to the site | | | | | | | | £2,000,000 | | | | | | | |
| TR4 | Nursery site (east of Gilden Way) access to East Harlow, including a single junction upgrade and link-road to the site | | | | | | | | | £7,000,000 | | | | | | |
| TR5 | Minor upgrades and improvements to M11 Junction 7 to provide access to Latton Priory and B1393 | | | | | | | ECC are currently exploring additional funding sources to contribute to infrastructure delivery. | | | | £3,500,000 | £377,456 | £622,544 | | £500,000 |
| TR6 | Link road and B1393 junction from Latton Priory to M11 Junction 7 | | | | | | | | | | £5,000,000 | | | | | |
| TR7 | Improvements to M11 Junction 7 | | | | | | | Project scoped and fully costed. If funding is not available from Road Investment Strategy 2 the cost will need to be borne by developers. | | | | | | | | |
| TR8 | Enhancements to Water Lane / A1169 roundabout; A1025 / Abercrombie Way signals; and traffic calming along the A1169 | | | | | | | | | | | £4,529,467 | £7,470,533 | | | |
| TR9 | Velizy / Second Avenue works including signalled crossing and walking and cycling at grade crossing | | | | | | | | £424,043 | £1,470,017 | £593,661 | £456,271 | £752,536 | £4,805,825 | £848,087 | £549,560 |
| TR10 | Gilden Way / Harlowbury development primary site access | | | | | | | | | | | | | | | |
| TR11 | Gilden Way / Harlowbury development secondary site access | | | | | | | | | | | | | | | |
| TR12 | Gilden Way / (B183) Mulberry Green for Harlowbury | | | | | | | | | | | | | | | |
| TR13 | A414 / Edinburgh Way / Cambridge Road (A1184) / Station Road, including junction improvements and road dualling | | | | | | | | | | | | | | | |
| TR14 | Closure of Old Road through traffic at rail bridge adjust A1184 / Old Road signals | | | | | | | | | | | | | | | |
| TR15 | New Junction from River Way (Templefields (EZ)) onto Cambridge Road | | | | | | | Scheme is not ECC programme but is considered key to the development of the EZ on Templefields. | | | | | | | | |
| TR16 | Cycling and walking improvements to A1025 Second Avenue / Manston / Tripton junction; cycling and walking improvements to the A1025 Second Avenue / Howard Way improvements / pedestrian crossings; and public transport and general capacity improvements | | | | | | | | | | | £2,666,487 | £4,333,513 | | | |
| TR17 | A414 Edinburgh Way / Howard Way improvement scheme | | | | | | | Contributions may also be sort from sites in the vicinity. | | | | | | £5,950,000 | £1,050,000 | |
| TR18 | Amwell Roundabout upgrades and 'throughabout' | | | | | | | There is the potential to make this junction a 'throughabout' with priority given to traffic using the A414, but this is subject to further transport modelling. This scheme is related to Hertford bypass proposals which would reroute the A414 and connect with the A10 east of the town. | | | | | | £3,570,000 | £630,000 | |

TRANSPORT

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|--|---|-----------|---------------------------------------|--|--------------|--|--------------------|--------------|------------------------|--|-----------------------|
| TR19 | Central access to Gilston (Village 1) including Eastwick junction improvements with bus priority, provision of new walking/cycling bridge over A414, widening of 5th Avenue to create sustainable transport corridor including works to the bridges, and improved access to Harlow Town Station from the north | Critical | Developer / HCC | HIF (claw back to be recycled) / Developer contributions (S106 or S278) | £36,200,000 | Hertfordshire County Council | £0 | £36,200,000 | £36,200,000 | Developers to meet full cost (additional funding from Network Rail may be available for upgrades to the station building and new entrance) | £0 |
| TR20 | Second Stort Crossing including realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner, Pye Corner bypass including junction between north-south section and east-west section, the remainder of the Eastern Crossing including River Way Bridge, and severance mitigation measures at Terlings Park | Critical | Developer / HCC | Developer contributions (S278) | £92,840,000 | Hertfordshire County Council | £0 | £92,840,000 | £92,840,000 | Developers to meet full cost | £0 |
| TR21 | Access to Gilston Area Village 2 | Critical | | | £2,159,000 | Hertfordshire County Council | £0 | £2,159,000 | £2,159,000 | Developers to meet full cost | £0 |
| TR22 | Access to Gilston Area Village 1 (north of Eastwick junction) and creation of Sustainable Transport link within Village 1 | Critical | | | £13,240,000 | Hertfordshire County Council | £0 | £13,240,000 | £13,240,000 | Developers to meet full cost | £0 |
| TR23 | Western access (village 7) to Gilston at A414/Church Lane | Critical | Developer / HCC | Developer contributions (S278) | £1,535,000 | Hertfordshire County Council | £0 | £1,535,000 | £1,535,000 | Developers to meet full cost | £0 |
| TR24 | Sustainable link between Gilston Village 7 and Gilston Villages 1-6 | Essential | Developer / HCC | Developer contributions (S278) | £10,350,000 | Hertfordshire County Council | £0 | £10,350,000 | £10,350,000 | Developers to meet full cost | £0 |
| TR25 | Hertford Bypass | Required | HCC | | £175,000,000 | Hertfordshire County Council (upper end estimate) | £0 | £175,000,000 | Unknown | Unclear to what extent developer contributions from Garden Town will be required | Unknown |
| TR26 | Harlow Northern Bypass | Unknown | HCC / ECC | Developer contributions (S106) | Unknown | | £0 | Unknown | Unknown | Unclear to what extent developer contributions from Garden Town will be required | Unknown |
| PAH Relocation-Related Highways | | | | | | | | | | | |
| TR27 | Hospital relocation to East Harlow - transport mitigation measures including M11 Junction 7A capacity works | TBC | NHS Princess Alexandra Hospital Trust | Developer contributions (S106)/grant/NHS Princess Alexandra Hospital Trust | £25,000,000 | Essex County Council estimate the cost to be £25,000,000 - £50,000,000 - note, this is a high level allowance only | £0 | £25,000,000 | £0 | PAH relocation-related costs have not been apportioned and would instead form part of the overall cost package for the relocation | £0 |

TRANSPORT

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|------------------------------------|---|-----------|-----------------------|---|--------------|--|--------------------|--------------|------------------------|--|-----------------------|
| Public and Active Transport | | | | | | | | | | | |
| TR28 | Sustainable Transport Corridors and Town Centre Transport Hub | Essential | ECC / HCC | HIF (grant and claw back to be recycled) / Developer contributions (S106) | £157,161,083 | Sustainable Transport Corridors Study. The costs are reflective of the stage of the works, and will be further refined as more detail on the Sustainable Transport Corridors becomes available. Cost excludes bus road across Central Stort Crossing, to avoid double counting with TR19 and TR24. | £0 | £157,161,083 | £128,911,083 | Assumes 100% of costs (excluding some of the costs relating to town centre) met through developer contributions - however, contributions from other sites and other sources of funding (including HIF) may be available. Contributions from wider regeneration of town centre expected to some town centre upgrades. | £28,250,000 |
| TR29 | Enhanced bus services along Edinburgh Way via new EZ access | Required | Operators / ECC | Operators / ECC | Unknown | | £0 | Unknown | Unknown | | Unknown |
| TR30 | Southern Way gap between Bishopsfield and Parnall Road | Required | ECC / Developers | Developer contributions (S106) / Grant | Unknown | | £0 | Unknown | Unknown | | Unknown |
| TR31 | Off-road cycle and walking network from Village 7 to Roydon | Required | Developers | Developers | £600,000 | East Herts IDP (2017) - assumes equal split between Roydon and Pinnacles links | £0 | £600,000 | £600,000 | Assumes 100% of costs met through developer contributions | £0 |
| TR32 | Off-road cycle and walking network from Village 6 to Pinnacles | Required | Developers | Developers | £600,000 | East Herts IDP (2017) - assumes equal split between Roydon and Pinnacles links | £0 | £600,000 | £600,000 | Assumes 100% of costs met through developer contributions | £0 |
| TR33 | Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links | Required | ECC / HCC | Developer contributions (S106) | £7,317,195 | Essex County Council | £0 | £7,317,195 | £7,317,195 | Assumes 100% of costs met through developer contributions | Unknown |
| TR34 | Pump-priming of new bus services in Gilston Area | Required | Operators | Developer contributions (S106) | £18,900,000 | Hertfordshire County Council | £0 | £18,900,000 | £18,900,000 | Developers to meet full cost | £0 |
| TR35 | Travel Plan measures/monitoring | Required | ECC / HCC / Operators | Developer contributions (S106) | Unknown | | £0 | Unknown | Unknown | | Unknown |
| TR36 | Passenger transport infrastructure and services | Required | ECC / HCC / Operators | Developer contributions (S106) | Unknown | | £0 | Unknown | Unknown | | Unknown |

EDUCATION

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|--------------------|--|-----------|------------------------------|--|------------|--|--------------------|-------------|------------------------|--|-----------------------|
| Early Years | | | | | | | | | | | |
| ED1 | Approx. 64 early years places to meet the needs of new residents at East Harlow (Epping portion) | Essential | ECC / Operators / Developers | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £1,073,160 | Reviewed by Arup | £0 | £1,073,160 | £1,073,160 | Assumed that developer contributions will meet full costs | £0 |
| ED2 | Approx. 79 early years places to meet the needs of new residents at Latton Priory | Essential | ECC / Operators / Developers | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £1,324,682 | Reviewed by Arup | £0 | £1,324,682 | £1,324,682 | Assumed that developer contributions will meet full costs | £0 |
| ED3 | Approx. 158 early years places to meet the needs of new residents at Water Lane Area | Essential | ECC / Operators / Developers | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £2,649,364 | Reviewed by Arup | £0 | £2,649,364 | £2,649,364 | Assumed that developer contributions will meet full costs | £0 |
| ED4 | Childcare facility (approx. 1650sqm) at Gilston Villages 1-6 | Essential | HCC / Operators / Developers | On-site provision (developer to build and then lease) | £4,024,350 | Reviewed by Arup - based on baseline of 7sqm per place | £0 | £4,024,350 | £4,024,350 | Assumed that developer contributions will meet full costs | £0 |
| ED5 | Childcare facility (approx. 275sqm) at Gilston Village 7 | Essential | HCC / Operators / Developers | On-site provision (developer to build and then lease) | £670,725 | Reviewed by Arup - based on baseline of 7sqm per place | £0 | £670,725 | £670,725 | Assumed that developer contributions will meet full costs | £0 |
| ED6 | Approx. 349 additional places in Old Harlow ward | Essential | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £5,616,937 | Reviewed by Arup | £1,092,459 | £4,524,478 | £4,524,478 | Assumed that developer contributions will meet full costs | £0 |
| ED7 | Approx. 50 additional places in Little Parndon and Hare Street ward | Essential | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £804,719 | Reviewed by Arup | £0 | £804,719 | £804,719 | Assumed that developer contributions will meet full costs | £0 |
| ED8 | Approx. 38 additional places in Todd Brook ward | Essential | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £611,586 | Reviewed by Arup | £0 | £611,586 | £37,232 | Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions | £574,354 |
| ED9 | Approx. 23 additional places in Bush Fair ward | Essential | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £370,171 | Reviewed by Arup | £0 | £370,171 | £105,968 | Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions | £264,203 |
| ED10 | Approx. 8 additional places in Sumners and Kingsmoor ward | Essential | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £128,755 | Reviewed by Arup | £0 | £128,755 | £83,056 | Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions | £45,699 |
| ED11 | Approx. 2 additional places in Church Langley ward | Essential | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £32,189 | Reviewed by Arup | £0 | £32,189 | £0 | No proposed allocations fall within this ward | £32,189 |
| ED12 | Approx. 1 additional place in Harlow Common ward | Essential | ECC / Operators | Developer contributions (S106) / DfE / Operators / ECC / (Working Parents Allowance) | £16,094 | Reviewed by Arup | £0 | £16,094 | £16,094 | Assumed that developer contributions will meet full costs | £0 |

EDUCATION

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|------------------|--|-----------|-----------------------------------|--------------------------------|-------------|--|--------------------|-------------|------------------------|--|-----------------------|
| Primary | | | | | | | | | | | |
| ED13 | New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion) | Essential | ECC / Academy Trusts / Developers | Developer contributions (S106) | £7,481,000 | Essex County Council (revised 2018 costs) | £0 | £7,481,000 | £7,151,387 | Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc. | £329,613 |
| ED14 | New 2FE primary school at Newhall Phases 2/3 (2.25ha site requirement), including early years provision, to support a combination of growth at Newhall 2/3 and wider Harlow growth | Required | ECC | Developer contributions (S106) | £7,481,000 | Essex County Council (revised 2018 costs) | Unknown | Unknown | Unknown | See notes | Unknown |
| ED15 | New 3FE (3ha site) primary school, including early years provision, at East Harlow (Harlow portion) | Essential | ECC | Developer contributions (S106) | £11,400,000 | Essex County Council (revised 2018 costs) | £0 | £11,400,000 | £10,727,080 | Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc. | £672,920 |
| ED16 | New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory | Essential | ECC / Academy Trusts / Developers | Developer contributions (S106) | £7,481,000 | Essex County Council (revised 2018 costs) | £0 | £7,481,000 | £6,681,893 | Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc. | £799,107 |
| ED17 | New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area | Essential | ECC / Academy Trusts / Developers | Developer contributions (S106) | £11,400,000 | Essex County Council (revised 2018 costs) | £0 | £11,400,000 | £10,022,840 | Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc. | £1,377,160 |
| ED18 | Requirement of 17FE of primary education, with each school including early years provision | Essential | HCC / Academy Trusts / Developers | Developer contributions (S106) | £74,071,820 | Hertfordshire County Council (revised 2018 costs - see notes) | £0 | £74,071,820 | £74,071,820 | Assumed that developer contributions will meet full costs | £0 |
| ED19 | Additional safeguarded provision at Gilston (additional 3FE across primary schools) | Essential | HCC / Academy Trusts / Developers | Developer contributions (S106) | £11,450,464 | Hertfordshire County Council (revised 2018 costs - see notes) | £0 | £11,450,464 | £11,450,464 | Assumed that developer contributions will meet full costs | £0 |
| ED20 | 6FE of expansions to existing primary schools within Harlow | Essential | ECC / Academy Trusts / Developers | Developer contributions (S106) | £7,689,000 | Harlow IDP (2018); uprated to 2018 costs using information from Essex County Council | £0 | £7,689,000 | £3,897,050 | Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc. | £3,791,950 |
| Secondary | | | | | | | | | | | |
| ED21 | New 8FE (10ha site) secondary school at East Harlow | Essential | ECC / Academy Trusts / Developers | Developer contributions (S106) | £25,763,000 | Essex County Council (revised 2018 costs) | £0 | £25,763,000 | £22,485,531 | Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc. | £3,277,469 |
| ED22 | New 8FE (10ha site) secondary school at Latton Priory | Essential | ECC / Academy Trusts / Developers | Developer contributions (S106) | £25,763,000 | Essex County Council (revised 2018 costs) | £0 | £25,763,000 | £23,458,954 | Estimated contribution based on Essex County Council's Guide to Infrastructure Contributions - note, pupil yield dependent on housing mix etc. | £2,304,046 |
| ED23 | 8FE secondary school at Gilston | Essential | HCC / Academy Trusts / Developers | Developer contributions (S106) | £38,303,512 | Hertfordshire County Council (revised 2018 costs - see notes) | £0 | £38,303,512 | £38,303,512 | Assumed that developer contributions will meet full costs | £0 |
| ED24 | 9FE secondary school at Gilston | Essential | HCC / Academy Trusts / Developers | Developer contributions (S106) | £42,539,274 | Hertfordshire County Council (revised 2018 costs - see notes) | £0 | £42,539,274 | £42,539,274 | Assumed that developer contributions will meet full costs | £0 |
| ED25 | Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools) | Essential | HCC / Academy Trusts / Developers | Developer contributions (S106) | £12,707,287 | Hertfordshire County Council (revised 2018 costs - see notes) | £0 | £12,707,287 | £12,707,287 | Assumed that developer contributions will meet full costs | £0 |

EDUCATION

| Ref | Intervention | 2018 - 2023 | 2023 - 2028 | 2028 - 2033 | 2033 - 2038 | 2038 - 2043 | 2043 + | Notes | East of Harlow (North) | East of Harlow (South) | Latton Priory | Water Lane Area (Summers) | Water Lane Area (Katherine's) | Gilston (Villages 1- 6) | Gilston (Village 7) | Non-Strategic Sites (Total) |
|------------------|--|-------------------|-------------------|-------------------|-------------------|-------------------|-----------|---|---------------------------|---------------------------|---------------|------------------------------|----------------------------------|----------------------------|------------------------|-----------------------------------|
| Primary | | | | | | | | | | | | | | | | |
| ED13 | New 2FE (2.1ha site) primary school, including early years provision, at East Harlow (Epping portion) | | | | | | | Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases. | £3,929,909 | £2,896,605 | | | | | | £324,872 |
| ED14 | New 2FE primary school at Newhall Phases 2/3 (2.25ha site requirement), including early years provision, to support a combination of growth at Newhall 2/3 and wider Harlow growth | | | | | | | There is a possibility that there may be a need for further contributions from other allocations. No decision has been made on the delivery of this school as the trigger has not been reached. | | | | | | | | |
| ED15 | New 3FE (3ha site) primary school, including early years provision, at East Harlow (Harlow portion) | | | | | | | Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases. Some expected contributions from Gildea Way development. | | £10,727,080 | | | | | | |
| ED16 | New 2FE (2.1ha site) primary school, including early years provision, at Latton Priory | | | | | | | Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases. | | | £5,501,873 | £1,180,021 | | | | |
| ED17 | New 3FE (2.5ha site) primary school, including early years provision, at Water Lane Area | | | | | | | Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases. | | | | £3,048,562 | £6,974,279 | | | |
| ED18 | Requirement of 17FE of primary education, with each school including early years provision | | | | | | | Hertfordshire County Council costs provided as Q3 2017 (£70,537,291.20) - indexed using BCIS. 3FE schools have a 2.95ha site size requirement and 2FE schools have a 2.25ha site size requirement. | | | | | | £62,961,047 | £11,110,773 | |
| ED19 | Additional safeguarded provision at Gilston (additional 3FE across primary schools) | | | | | | | Given the size and length of build-out of Gilston there is a need to safeguard provision for up to 20FE of primary education. Cost is the difference between the indexed costs provided by Hertfordshire County Council. | | | | | | £9,732,895 | £1,717,570 | |
| ED20 | 6FE of expansions to existing primary schools within Harlow | | | | | | | Hertfordshire County Council costs provided as Q3 2017 (£83,355,053) - indexed using BCIS. | | | | | | | | £3,897,050 |
| Secondary | | | | | | | | | | | | | | | | |
| ED21 | New 8FE (10ha site) secondary school at East Harlow | | | | | | | Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases. Some expected contributions from Gildea Way development. | £4,033,520 | £13,982,870 | | | | | | £4,469,141 |
| ED22 | New 8FE (10ha site) secondary school at Latton Priory | | | | | | | Cost provided by ECC. Phasing estimated based on expected delivery of housing and may be further refined. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites. Assumption that school may be delivered in phases. | | | £5,646,928 | £4,340,068 | £7,158,154 | | | £6,313,804 |
| ED23 | 8FE secondary school at Gilston | | | | | | | Hertfordshire County Council costs provided as Q3 2017 (£37,332,857.28) - indexed using BCIS. | | | | | | £32,557,985 | £5,745,527 | |
| ED24 | 9FE secondary school at Gilston | | | | | | | Hertfordshire County Council costs provided as Q3 2017 (£41,461,280.64) - indexed using BCIS. | | | | | | £36,158,383 | £6,380,891 | |
| ED25 | Additional safeguarded provision at Gilston (additional 3FE across the two secondary schools) | | | | | | | Given the size and length of build-out of Gilston there is a need to safeguard provision for up to 20FE of secondary education. Cost is the difference between the indexed costs provided by Hertfordshire County Council. | | | | | | £10,801,194 | £1,906,093 | |

EDUCATION

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|--------------|---|-----------|---|--|-------------|----------------------|--------------------|-------------|------------------------|---|-----------------------|
| Other | | | | | | | | | | | |
| ED26 | SEN provision | Essential | ECC / HCC / Academy Trusts / Developers | Developer contributions (S106) / DfE / Basic Needs Allowance / ECC / HCC | £11,000,000 | Essex County Council | | £11,000,000 | £11,000,000 | Assumed that developer contributions will meet full costs | £0 |
| ED27 | Post 16 education provision (details to be confirmed) | Essential | ECC | ESFA, DfE | Unknown | | Unknown | Unknown | £0 | | Unknown |
| ED28 | Contribution to employment and training to support Harlow Skills Strategy | Required | HDC / EFDC / EHDC / ECC / HCC / Providers | Developer contributions (S106) | Unknown | | Unknown | Unknown | £0 | | Unknown |

HEALTH

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|-----|--|-----------|--------------------------------------|--|---------------------|---|--------------------|--------------|------------------------|---|-----------------------|
| HE1 | Relocation of Princess Alexandra Hospital | Essential | NHS England / NHS PAH Trust | Department for Health and Social Care / NHS England / NHS Princess Alexandra Hospital Trust / NHS West Essex CCG / Private Financing | £500,000,000 | NHS PAH Trust Estimate - indicative figure only | £170,000,000 | £330,000,000 | £0 | Contribution to acute care forms part of HE3. | £0 |
| HE2 | New or extended dentists across the Garden Town | Essential | NHS England / Operators / Developers | NHS England / Operators / Developer Contributions (S106) | Privately delivered | | £0 | N/A | £0 | | N/A |
| HE3 | Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care | Essential | NHS England / Developers | Developer Contributions (S106) | £44,993,300 | NHS Strategic Estates Planning Service | £0 | £44,993,300 | £44,993,300 | | £0 |
| HE4 | Two new pharmacies within Harlow | Essential | | Private sector | Privately delivered | | £0 | N/A | £0 | | N/A |
| HE5 | Around 147 extra care beds across the whole Garden Town | Essential | | ECC / NHS / Developers / Operators | £5,747,685 | Reviewed by Arup | £0 | £5,747,685 | £0 | Adult social care services are mostly funded privately, although the counties may subsidise a number of bed spaces. It is not clear if contributions would be required from developers. | £5,747,685 |
| HE6 | Around 264 nursing care beds across the whole Garden Town | Essential | | ECC / NHS / Developers / Operators | £11,894,164 | Reviewed by Arup | £0 | £11,894,164 | £0 | Adult social care services are mostly funded privately, although the counties may subsidise a number of bed spaces. It is not clear if contributions would be required from developers. | £11,894,164 |
| HE7 | Around 382 residential care beds across the whole Garden Town | Essential | | ECC / NHS / Developers / Operators | £14,936,162 | Reviewed by Arup | £0 | £14,936,162 | £0 | Adult social care services are mostly funded privately, although the counties may subsidise a number of bed spaces. It is not clear if contributions would be required from developers. | £14,936,162 |

EMERGENCY SERVICES

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|-----|--|-----------|--|---|-------------|--|--------------------|-------------|------------------------|---|-----------------------|
| ES1 | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | Essential | Essex Police / Hertfordshire Constabulary / East of England Ambulance Service NHS Trust / Essex County Fire and Rescue Service / Hertfordshire Fire and Rescue Service | Essex Police / Hertfordshire Constabulary / East of England Ambulance Service NHS Trust / Essex County Fire and Rescue Service / Hertfordshire Fire and Rescue Service / Developers | £6,000,000 | Hertfordshire Constabulary / Hertfordshire Fire and Rescue Service | £0 | £6,000,000 | £3,000,000 | Assumed that 50% of costs to be met through other sources | £3,000,000 |
| ES2 | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | Essential | Essex Police / Hertfordshire Constabulary | Essex Police / Hertfordshire Constabulary / Developers | £25,000,000 | Hertfordshire Constabulary | £0 | £25,000,000 | £12,500,000 | Assumed that 50% of costs to be met through other sources | £12,500,000 |

EMERGENCY SERVICES

| Ref | Intervention | 2018 - 2023 | 2023 - 2028 | 2028 - 2033 | 2033 - 2038 | 2038 - 2043 | 2043 + | Notes | East of Harlow (North) | East of Harlow (South) | Latton Priory | Water Lane Area (Summers) | Water Lane Area (Katherine's) | Gilston (Villages 1- 6) | Gilston (Village 7) | Non-Strategic Sites (Total) |
|-----|--|-------------------|-------------------|-------------------|-------------------|-------------------|-----------|---|---------------------------|---------------------------|---------------|------------------------------|----------------------------------|----------------------------|------------------------|-----------------------------------|
| ES1 | Emergency services hub (approx. 0.7ha site), including Police, Fire and Rescue and Ambulance Services | | | | | | | As part of developing/reviewing the accommodation requirements of the respective organisations, there is an aspiration to reduce the combined site/accommodation requirements through efficiencies that would be gained by working collaboratively, e.g. through shared messing, locker rooms, toilet facilities etc. Note, the location of the new facility is not yet known and so land costs are not included in the cost estimate. | £130,905 | £453,805 | £183,267 | £140,854 | £232,313 | £1,483,593 | £261,811 | £113,451 |
| ES2 | Joint police custody facility (approx. 1.2ha site) to service Garden Town and development and adjoining area | | | | | | | Due to the nature of custody this facility does not need to be co-located with the police station and therefore is probably better suited to an industrial estate location, assuming that there are good transport links/access roads. Note, the location of the new facility is not yet known and so land costs are not included in the cost estimate. | £545,439 | £1,890,854 | £763,614 | £586,892 | £967,972 | £6,181,638 | £1,090,877 | £472,714 |

COMMUNITY FACILITIES

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|------|---|----------|---|--|------------|--|--------------------|-------------|------------------------|--|-----------------------|
| CF1 | Approx. 1,675sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in East Harlow (both portions), including provision for community halls, youth facilities, other public / community service space | Required | EFDC / HDC / ECC / Developers | Developer contributions (S106) / Grant funding | £3,720,175 | Essex County Council | £0 | £3,720,175 | £3,720,175 | Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding | £0 |
| CF2 | Approx. 500sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Latton Priory, including provision for community halls, youth facilities, other public / community service space | Required | EFDC / ECC / Developers | Developer contributions (S106) / Grant funding | £1,110,500 | Essex County Council | £0 | £1,110,500 | £1,110,500 | Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding | £0 |
| CF3 | Approx. 1,000sqm of new / additional / improved (multi-purpose) community space (& facilities) to meet the needs of new residents in Water Lane area, including provision for community halls, youth facilities, other public / community service space | Required | EFDC / ECC / Developers | Developer contributions (S106) / Grant funding | £2,221,000 | Essex County Council | £0 | £2,221,000 | £2,221,000 | Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding | £0 |
| CF4 | Approx. 230sqm of additional community space in Harlow (excluding East Harlow) | Required | HDC / ECC / Developers | Developer contributions (S106) / Grant funding | £510,830 | Reviewed by Arup | £0 | £510,830 | £510,830 | Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding | £0 |
| CF5 | One youth facility | Required | HDC / ECC / Developers | Developer contributions (S106) / Grant funding | £744,100 | Reviewed by Arup - costs based on 350sqm assumption | £0 | £744,100 | £744,100 | Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding | £0 |
| CF6 | Approx. 3,120sqm of community space to serve Gilston | Required | EHDC / HCC / Developers | Developer contributions (S106) | £6,929,520 | Reviewed by Arup | £0 | £6,929,520 | £6,929,520 | Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding | £0 |
| CF7 | Youth provision at Gilston, associated with community space | Required | EHDC / HCC / Developers | Developer contributions (S106) | £490,455 | Hertfordshire County Council (revised 2018 costs) | £0 | £490,455 | £490,455 | Tests 100% of costs met through developer contributions | £0 |
| CF8 | Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC), with a reserve provision of increased capacity and provision in Hertfordshire | Required | EHDC / HCC / HDC / ECC / Developers | Developer contributions (S106) | £2,250,876 | Hertfordshire County Council and Essex County Council (revised 2018 costs) | £0 | £2,250,876 | £2,250,876 | Tests 100% of costs met through developer contributions | £0 |
| CF9 | Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC) | Required | EHDC / HCC / HDC / ECC / Developers | Developer contributions (S106) | £3,500,000 | Essex County Council (revised 2018 costs) | £0 | £3,500,000 | £3,500,000 | Tests 100% of costs met through developer contributions | £0 |
| CF10 | Contribution towards on site or off site public art | Required | HDC / EFDC / EHDC / Developers | Developer contributions (S106) | £1,768,500 | Harlow and Gilston Garden Town | £0 | £1,768,500 | £1,768,500 | Tests 100% of costs met through developer contributions | £0 |
| CF11 | Upgrades to sculpture trail leading to Harlow Town Station | Required | HDC | Developer contributions (S106) | £75,000 | Harlow and Gilston Garden Town | £0 | £75,000 | £75,000 | Tests 100% of costs met through developer contributions | £0 |
| CF12 | Playhouse Square development | Required | HDC | Developer contributions (S106) | £500,000 | Harlow and Gilston Garden Town | £0 | £500,000 | £500,000 | Tests 100% of costs met through developer contributions | £0 |
| CF13 | Revenue costs for community facilities and services | Required | HDC / EFDC / EHDC / ECC / HCC / Providers | Developer contributions (S106) | Unknown | | £0 | Unknown | Unknown | | Unknown |

COMMUNITY FACILITIES

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|------|---|----------|-------------------|--------------------------------|---------|-------------|--------------------|-------------|------------------------|-----------|-----------------------|
| CF14 | Delivery of Town Centre AAP, including town centre management | Required | HDC | Developer contributions (S106) | Unknown | | £0 | Unknown | Unknown | | Unknown |

OPEN SPACE

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|--|--|----------|-------------------|--|------------|------------------|--------------------|-------------|------------------------|--|-----------------------|
| Amenity Greenspace | | | | | | | | | | | |
| OS1 | Approx. 1.05ha. amenity greenspace at East Harlow (Epping Forest portion) | Required | EFDC / Developers | Developer contributions (S106) | £147,000 | Reviewed by Arup | £0 | £147,000 | £147,000 | Assumes 100% of costs met through developers | £0 |
| OS2 | Approx. 12.45ha. amenity greenspace at East Harlow (Harlow portion) | Required | HDC / Developers | Developer contributions (S106) | £1,743,000 | Reviewed by Arup | £0 | £1,743,000 | £1,743,000 | Assumes 100% of costs met through developers | £0 |
| OS3 | Approx. 1.48ha. amenity greenspace at Latton Priory | Required | EFDC / Developers | Developer contributions (S106) | £207,200 | Reviewed by Arup | £0 | £207,200 | £207,200 | Assumes 100% of costs met through developers | £0 |
| OS4 | Approx. 2.91ha. amenity greenspace at Water Lane Area | Required | EFDC / Developers | Developer contributions (S106) | £407,400 | Reviewed by Arup | £0 | £407,400 | £407,400 | Assumes 100% of costs met through developers | £0 |
| OS5 | Approx. 11.42ha. of amenity greenspace at Gilston Villages 1-6 | Required | EHDC / Developers | Developer contributions (S106) | £1,598,800 | Reviewed by Arup | £0 | £1,598,800 | £1,598,800 | Assumes 100% of costs met through developers | £0 |
| OS6 | Approx. 2.02ha. of amenity greenspace at Gilston Village 7 | Required | EHDC / Developers | Developer contributions (S106) | £282,800 | Reviewed by Arup | £0 | £282,800 | £282,800 | Assumes 100% of costs met through developers | £0 |
| OS7 | Approx 5.49ha. amenity greenspace across other sites (excluding East Harlow) within Harlow | Required | HDC / Developers | Developer contributions (S106) | £768,600 | Reviewed by Arup | £0 | £768,600 | £768,600 | Assumes 100% of costs met through developers | £0 |
| Public Parks and Gardens | | | | | | | | | | | |
| OS8 | Approx. 1.40ha. public parks and gardens at East Harlow (Epping Forest portion) | Required | EFDC / Developers | Developer contributions (S106) / Grant funding | £420,000 | Reviewed by Arup | £0 | £420,000 | £420,000 | Assumes 100% of costs met through developers | £0 |
| OS9 | Approx. 14.00ha. public parks and gardens at East Harlow (Harlow portion) | Required | HDC / Developers | Developer contributions (S106) | £4,200,000 | Reviewed by Arup | £0 | £4,200,000 | £4,200,000 | Assumes 100% of costs met through developers | £0 |
| OS10 | Approx. 1.97ha. public parks and gardens at Latton Priory | Required | EFDC / Developers | Developer contributions (S106) / Grant funding | £591,000 | Reviewed by Arup | £0 | £591,000 | £591,000 | Assumes 100% of costs met through developers | £0 |
| OS11 | Approx. 3.88ha. public parks and gardens at Water Lane Area | Required | EFDC / Developers | Developer contributions (S106) / Grant funding | £1,164,000 | Reviewed by Arup | £0 | £1,164,000 | £1,164,000 | Assumes 100% of costs met through developers | £0 |
| OS12 | Approx. 15.23ha. of amenity greenspace (including parks and gardens) at Gilston Villages 1-6 | Required | EHDC / Developers | Developer contributions (S106) | £4,569,000 | Reviewed by Arup | £0 | £4,569,000 | £4,569,000 | Assumes 100% of costs met through developers | £0 |
| OS13 | Approx. 2.69ha of amenity greenspace (including parks and gardens) at Gilston Village 7 | Required | EHDC / Developers | Developer contributions (S106) | £807,000 | Reviewed by Arup | £0 | £807,000 | £807,000 | Assumes 100% of costs met through developers | £0 |
| OS14 | Approx 6.18ha. public parks and gardens across other sites (excluding East Harlow) within Harlow | Required | HDC / Developers | Developer contributions (S106) | £1,854,000 | Reviewed by Arup | £0 | £1,854,000 | £1,854,000 | Assumes 100% of costs met through developers | £0 |
| Natural and Semi-Natural Open Space | | | | | | | | | | | |
| OS15 | Approx. 3.15ha. of natural space at East Harlow (Epping Forest portion) | Required | EFDC / Developers | Developer contributions (S106) | £157,500 | Reviewed by Arup | £0 | £157,500 | £157,500 | Assumes 100% of costs met through developers | £0 |
| OS16 | Approx. 15.56ha. of natural space at East Harlow (Harlow portion) | Required | HDC / Developers | Developer contributions (S106) | £778,000 | Reviewed by Arup | £0 | £778,000 | £778,000 | Assumes 100% of costs met through developers | £0 |
| OS17 | Approx. 4.44ha. of natural space at Latton Priory | Required | EFDC / Developers | Developer contributions (S106) | £222,000 | Reviewed by Arup | £0 | £222,000 | £222,000 | Assumes 100% of costs met through developers | £0 |
| OS18 | Approx. 8.74ha. of natural space at Water Lane Area | Required | EFDC / Developers | Developer contributions (S106) | £437,000 | Reviewed by Arup | £0 | £437,000 | £437,000 | Assumes 100% of costs met through developers | £0 |
| OS19 | Approx. 60.93ha. of natural and semi-natural greenspace at Gilston Villages 1-6 | Required | EHDC / Developers | Developer contributions (S106) | £3,046,500 | Reviewed by Arup | £0 | £3,046,500 | £3,046,500 | Assumes 100% of costs met through developers | £0 |
| OS20 | Approx. 10.75ha. of natural and semi-natural greenspace at Gilston Village 7 | Required | EHDC / Developers | Developer contributions (S106) | £537,500 | Reviewed by Arup | £0 | £537,500 | £537,500 | Assumes 100% of costs met through developers | £0 |
| OS21 | Approx 6.86ha. natural space across other sites (excluding East Harlow) within Harlow | Required | HDC / Developers | Developer contributions (S106) | £343,000 | Reviewed by Arup | £0 | £343,000 | £343,000 | Assumes 100% of costs met through developers | £0 |

OPEN SPACE

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|------------------------|---|----------|-------------------|--------------------------------|------------|------------------|--------------------|-------------|------------------------|--|-----------------------|
| Children's Play | | | | | | | | | | | |
| OS22 | Approx. 0.44ha. provision for children and young people at East Harlow (Epping Forest portion) | Required | EFDC / Developers | Developer contributions (S106) | £582,120 | Reviewed by Arup | £0 | £582,120 | £582,120 | Assumes 100% of costs met through developers | £0 |
| OS23 | Approx. 1.87ha. Local Equipped Area for Play (LEAP) at East Harlow (Harlow portion) | Required | HDC / Developers | Developer contributions (S106) | £1,374,450 | Reviewed by Arup | £0 | £1,374,450 | £1,374,450 | Assumes 100% of costs met through developers | £0 |
| OS24 | Approx 2.49ha. Neighbourhood Equipped Area for Play (NEAP) at East Harlow (Harlow portion) | Required | HDC / Developers | Developer contributions (S106) | £3,294,270 | Reviewed by Arup | £0 | £3,294,270 | £3,294,270 | Assumes 100% of costs met through developers | £0 |
| OS25 | Approx. 0.62ha. provision for children and young people at Latton Priory | Required | EFDC / Developers | Developer contributions (S106) | £820,260 | Reviewed by Arup | £0 | £820,260 | £820,260 | Assumes 100% of costs met through developers | £0 |
| OS26 | Approx. 1.21ha. provision for children and young people at Water Lane Area | Required | EFDC / Developers | Developer contributions (S106) | £1,600,830 | Reviewed by Arup | £0 | £1,600,830 | £1,600,830 | Assumes 100% of costs met through developers | £0 |
| OS27 | Approx. 4.76ha. of children's play facilities at Gilston Villages 1-6 | Required | EHDC / Developers | Developer contributions (S106) | £3,498,600 | Reviewed by Arup | £0 | £3,498,600 | £3,498,600 | Assumes 100% of costs met through developers | £0 |
| OS28 | Approx. 0.84ha. of children's play facilities at Gilston Village 7 | Required | EHDC / Developers | Developer contributions (S106) | £617,400 | Reviewed by Arup | £0 | £617,400 | £617,400 | Assumes 100% of costs met through developers | £0 |
| OS29 | Approx. 0.82ha. Local Equipped Area for Play (LEAP) across Harlow (excluding East Harlow) | Required | HDC / Developers | Developer contributions (S106) | £602,700 | Reviewed by Arup | £0 | £602,700 | £602,700 | Assumes 100% of costs met through developers | £0 |
| OS30 | Approx. 1.10ha. Neighbourhood Equipped Area for Play (NEAP) across Harlow (excluding East Harlow) | Required | HDC / Developers | Developer contributions (S106) | £1,455,300 | Reviewed by Arup | £0 | £1,455,300 | £1,455,300 | Assumes 100% of costs met through developers | £0 |
| Allotments | | | | | | | | | | | |
| OS31 | Approx 0.35ha. allotments at East Harlow (Epping Forest portion) | Required | EFDC / Developers | Developer contributions (S106) | £8,750 | Reviewed by Arup | £0 | £8,750 | £8,750 | Assumes 100% of costs met through developers | £0 |
| OS32 | Approx 1.56ha. allotments at East Harlow (Harlow portion) | Required | HDC / Developers | Developer contributions (S106) | £39,000 | Reviewed by Arup | £0 | £39,000 | £39,000 | Assumes 100% of costs met through developers | £0 |
| OS33 | Approx 0.49ha. allotments at Latton Priory | Required | EFDC / Developers | Developer contributions (S106) | £12,250 | Reviewed by Arup | £0 | £12,250 | £12,250 | Assumes 100% of costs met through developers | £0 |
| OS34 | Approx 0.97ha. allotments at Water Lane Area | Required | EFDC / Developers | Developer contributions (S106) | £24,250 | Reviewed by Arup | £0 | £24,250 | £24,250 | Assumes 100% of costs met through developers | £0 |
| OS35 | Approx. 5.71ha. allotments at Gilston Villages 1-6 | Required | EHDC / Developers | Developer contributions (S106) | £142,750 | Reviewed by Arup | £0 | £142,750 | £142,750 | Assumes 100% of costs met through developers | £0 |
| OS36 | Approx. 1.01ha. allotments at Gilston Village 7 | Required | EHDC / Developers | Developer contributions (S106) | £25,250 | Reviewed by Arup | £0 | £25,250 | £25,250 | Assumes 100% of costs met through developers | £0 |
| OS37 | Approx 0.69ha. allotments across other sites (excluding East Harlow) within Harlow | Required | HDC / Developers | Developer contributions (S106) | £17,250 | Reviewed by Arup | £0 | £17,250 | £17,250 | Assumes 100% of costs met through developers | £0 |

OPEN SPACE

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|--------------|---|-----------|-------------------|--------------------------------|------------|--|--------------------|-------------|------------------------|-----------|-----------------------|
| Other | | | | | | | | | | | |
| OS38 | Upgrades at Harlow Town Park to reflect anticipated increased use | Required | HDC | Developer contributions (S106) | Unknown | | £0 | Unknown | Unknown | | Unknown |
| OS39 | Contribution towards Epping Forest Suitable Alternative Natural Green Space (SANGS) | Essential | EFDC / Developers | Developer contributions (S106) | £2,250,000 | Reviewed by Arup - based on an assumed 30ha. SANGS (see notes), with an enhanced natural and semi-natural open space specification | £0 | £2,250,000 | £0 | See notes | £2,250,000 |
| OS40 | Air quality monitoring | Essential | EFDC / Developers | Developer contributions (S106) | £175,000 | Epping Forest District Council (indicative costs to 2033 only) | £0 | £175,000 | £0 | See notes | £175,000 |
| OS41 | Off-site green infrastructure at Stort Valley | Required | EHDC | Developer contributions (S106) | £5,000,000 | East Herts IDP | £0 | £5,000,000 | £5,000,000 | | £0 |
| OS42 | Ongoing stewardship and governance | Required | TBC | TBC | Unknown | | £0 | Unknown | Unknown | | Unknown |

SPORTS AND LEISURE

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost Source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|-----|---|----------|---|--|-------------|------------------|--------------------|-------------|------------------------|--|-----------------------|
| SF1 | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | Required | HDC / EFDC / EHDC / ECC / HCC / Providers | Developer contributions (S106) / Grant funding | £10,016,000 | Reviewed by Arup | £0 | £10,016,000 | £10,016,000 | Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding | £0 |
| SF2 | New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios | Required | EHDC / HCC / Providers | Developer contributions (S106) / Grant funding | £11,015,680 | Reviewed by Arup | £0 | £11,015,680 | £11,015,680 | Tests 100% of costs met through developer contributions - there may also be opportunities for other sources of funding | £0 |

SPORTS AND LEISURE

| Ref | Intervention | 2018 - 2023 | 2023 - 2028 | 2028 - 2033 | 2033 - 2038 | 2038 - 2043 | 2043 + | Notes | East of Harlow (North) | East of Harlow (South) | Latton Priory | Water Lane Area (Summers) | Water Lane Area (Katherine's) | Gilston (Villages 1-6) | Gilston (Village 7) | Non-Strategic Sites (Total) |
|-----|---|-------------------|-------------------|-------------------|-------------------|-------------------|-----------|--|---------------------------|---------------------------|---------------|------------------------------|----------------------------------|------------------------|------------------------|-----------------------------------|
| SF1 | New affordable community leisure centre within Harlow, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 100-150 station fitness suite; and two studios | | | | | | | Site to be determined. Costs are based on Sports England standard costs; actual costs will be site-specific and may be higher. | £1,045,075 | £3,622,927 | £1,463,105 | £1,124,501 | £1,854,660 | | | £905,732 |
| SF2 | New affordable community leisure centre within Gilston, comprising: six-lane 25m pool plus teaching pool; four court sports hall; 170 station fitness suite; playing pitches; and two studios | | | | | | | To be delivered alongside a secondary school within Gilston. Costs are based on Sports England standard costs; actual costs will be site-specific and may be higher. | | | | | | £9,363,328 | £1,652,352 | |

UTILITIES

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|---------------------------|---|-----------|------------------------|---|---|----------------|--------------------|-------------|------------------------|--|-----------------------|
| Water | | | | | | | | | | | |
| UT1 | Network reinforcement works to provide potable water | Critical | Affinity Water | Providers / Developers (Charge) | Unknown | | £0 | Unknown | £0 | | £0 |
| UT2 | Early implementation of waste water network upgrades at Latton Priory | Critical | Thames Water | Providers / Developers (Charge) | Unknown | | £0 | Unknown | £0 | | £0 |
| Electricity | | | | | | | | | | | |
| UT3 | New Harlow 33/11kV Primary sub-station | Critical | UKPN / Developers | Providers / Developers (Charge) | £900,000 | Harlow IDP | £0 | £900,000 | £0 | | £0 |
| UT4 | South Harlow 33/11kV Primary sub-station & 11kV interconnection | Critical | UKPN / Developers | Providers / Developers (Charge) | £1,100,000 | Harlow IDP | £0 | £1,100,000 | £0 | | £0 |
| UT5 | Rye House/Harlow West 132kV Tower Line | Critical | UKPN / Developers | Providers / Developers (Charge) | £5,400,000 | Harlow IDP | £0 | £5,400,000 | £0 | | £0 |
| UT6 | Replacement of 33kV switchgear at Harlow West substation | Critical | UKPN / Developers | Providers / Developers (Charge) | £1,400,000 | Harlow IDP | £0 | £1,400,000 | £0 | | £0 |
| UT7 | 33kV overhead lines may require diverting for masterplanning of Water Lane Area | Required | UKPN / Developers | Providers / Developers (Charge) | Site dependent | | £0 | N/A | N/A | | N/A |
| UT8 | New primary substation to serve Gilston | Critical | Utility Provider | Providers / Developer (Contribution / Charge) | £29,000,000 | East Herts IDP | £0 | £0 | £0 | Abnormal cost reflected in land value - refer to Harlow and Gilston Garden Town Strategic Viability Assessment | £0 |
| Gas | | | | | | | | | | | |
| UT9 | Gas infrastructure to enable growth | Essential | Providers / Developers | Providers / Developers (Charge) | N/A (strategic upgrades met by providers; on site connections part of normal development costs) | | £0 | N/A | £0 | | £0 |
| UT10 | Potential diversion of mains gas at East Harlow | Required | Cadent Gas | UKPN / Developer agreement | Masterplan dependent | | £0 | N/A | £0 | | £0 |
| Telecommunications | | | | | | | | | | | |
| UT11 | Telecommunications infrastructure to enable growth | Essential | Providers / Developers | Providers / Developers (Charge) | N/A (strategic upgrades met by providers; on site connections part of normal development costs) | | £0 | N/A | £0 | | £0 |
| UT12 | Measures to support implementation of the Garden Town Digital Strategy | Required | Providers / Developers | Providers / Developers | Unknown | | £0 | Unknown | Unknown | | Unknown |
| UT13 | Ongoing broadband and communication upgrades, as required by technological change | Required | Providers | Providers | N/A (met by providers) | | £0 | N/A | £0 | | £0 |

UTILITIES

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|--------------|--|----------|-------------------|--------------------------|------------|------------------------------|--------------------|-------------|------------------------|---|-----------------------|
| Waste | | | | | | | | | | | |
| UT14 | Household Waste Recycling Centre to serve Gilston | Required | Developer / HCC | Developers / Grant | £6,700,000 | Hertfordshire County Council | £0 | £6,700,000 | £1,662,067 | Hertfordshire County Council - based on anticipated Gilston use | £5,037,933 |
| UT15 | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | Required | Developer / ECC | Developers / Grant | £200,000 | Essex County Council | £0 | £200,000 | £200,000 | Essex County Council | £0 |

UTILITIES

| Ref | Intervention | 2018 - | 2023 - | 2028 - | 2033 - | 2038 - | 2043 + | Notes | East of Harlow (North) | East of Harlow (South) | Latton Priory | Water Lane Area (Summers) | Water Lane Area (Katherine's) | Gilston (Villages 1-6) | Gilston (Village 7) | Non-Strategic Sites (Total) |
|--------------|--|-----------|-----------|-----------|-----------|-----------|-----------|--|---------------------------|---------------------------|---------------|------------------------------|----------------------------------|------------------------|---------------------|-----------------------------|
| Waste | | | | | | | | | | | | | | | | |
| UT14 | Household Waste Recycling Centre to serve Gilston | | | | | | | HCC's current position - specific proposals will be developed. Costs indexed by Hertfordshire County Council using September 2018 RPI. | | | | | | £1,412,757 | £249,310 | |
| UT15 | Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex | | | | | | | Housing growth is anticipated to generate additional waste into the Harlow Recycling Centre for Household Waste (RCHW) of c.3500-4000 tpa; an uplift on the current throughput of between 26%-30%. To accommodate waste input increases of this nature it will be necessary to redesign the existing site to provide greater waste handling capacity, improved traffic flows, more on site queuing and to provide a service operation which reduces onsite unloading time thereby improving capacity. Based on similar site redesign and upgrades within Essex it would be anticipated that the capital cost of delivering such an upgrade at the Harlow RCHW would be in the region of £160-200k. | £20,868 | £72,343 | £29,215 | £22,454 | £37,034 | | | £18,086 |

FLOOD DEFENCE

| Ref | Intervention | Priority | Delivery Partners | Potential Funding Source | Cost | Cost source | Identified Funding | Funding Gap | Cost to be Apportioned | Rationale | Remaining Funding Gap |
|-----|---|-----------|--|---|--|----------------------|--------------------|-------------|------------------------|--|-----------------------|
| FL1 | Measures to ensure the protection of the functional flood plain and restriction of surface water run-off into Pincey Brook to no more than existing rates | Critical | Environment Agency / EFDC / ECC / Developers | Developer Funded | Unknown | | £0 | Unknown | £0 | | Unknown |
| FL2 | Strategic surface water flood risk interventions: West Passmores swale and upstream attenuation and flood resilience; Harlow Brays Grove sustainable drainage; Harlow Kingsmoor sustainable drainage; and Summers Area river flood alleviation scheme | Critical | Environment Agency / Developers | Environment Agency / Developer Contribution | £12,000,000 | Harlow DC IDP (2018) | £341,482 | £11,658,518 | £440,000 | Essex LLFA Floods Team has confirmed that only one scheme (Harlow Kingsmoor) is directly related to a development. The remainder of the funding is expected to be available from other sources e.g. Environment Agency. Tests 100% of Harlow Kingsmoor met through developer contributions - in reality this may not be the case | £11,218,518 |
| FL3 | On-site SuDS delivered as part of developments | Essential | Developers | Developer Funded | N/A (part of normal development costs) | | £0 | N/A | £0 | | N/A |

Appendix B

Harlow and Gilston Garden
Town Delivery Trajectory

B1 Harlow and Gilston Garden Town Delivery Trajectory

For the purposes of the IDP, the delivery trajectory from each of the District's Local Plans (at the time of production of the IDP) has been reflected – as set out in Table B1. It is acknowledged that this delivery trajectory may be amended as the Garden Town comes forward and opportunities to accelerate delivery are explored.

Table B1 Harlow and Gilston Garden Town delivery trajectory

| Site | Trajectory Source | 2018 - 2023 | 2023 - 2028 | 2028 - 2033 | 2033 - 2038 | 2038 - 2043 | 2043 + | Total |
|--|--|-------------|-------------|-------------|-------------|-------------|--------|---------------------------|
| Gilston (Villages 1-6 and Village 7) ³⁵ | East Herts Authority Monitoring Report 2017-2018 (2018) | 50 | 1,500 | 1,500 | 1,500 | 1,500 | 3,950 | 10,000 |
| East Harlow (North) | Epping Forest District Housing Implementation Strategy Update (2019) | 0 | 250 | 500 | 0 | 0 | 0 | 750 |
| East Harlow (South) | Pre-Submission Publication Harlow Local Development Plan (2018) | 750 | 1,150 | 700 | 0 | 0 | 0 | 2,600 |
| Latton Priory | Epping Forest District Housing Implementation Strategy Update (2019) | 50 | 500 | 500 | 0 | 0 | 0 | 1,050 |
| Water Lane Area (West Sumners and West of Katherine's) ³⁶ | Epping Forest District Housing Implementation Strategy Update (2019) | 100 | 1,000 | 1,000 | 0 | 0 | 0 | 2,100³⁷ |

³⁵ Early phasing of Gilston differs slightly between Figure B1 and the figures used in the Strategic Viability Assessment but the impact is considered to be minimal. For the purposes of the IDP it has been assumed that Gilston Villages 1-6 and Gilston Village 7 deliver at the same speed until Village 7 is built out. The sub-phasing of Gilston will be agreed in due course.

³⁶ For the purposes of the IDP it has been assumed that West Sumners and West of Katherine's will deliver proportionately to their respective allocations. The sub-phasing of Water Lane Area will be agreed in due course.

³⁷ The Water Lane Area allocation is stated to be 2,100 homes in the Submission Version Epping Forest District Local Plan. West Sumners is taken to be sites SR-0068-N (indicative capacity 691 homes) and SR-0107 (indicative capacity 116 homes). West of Katherine's is taken to be sites SR-0964-Z (indicative capacity 1,149 homes), SR-

| Site | Trajectory Source | 2018 - 2023 | 2023 - 2028 | 2028 - 2033 | 2033 - 2038 | 2038 - 2043 | 2043 + | Total |
|-------|---|--------------|--------------|--------------|--------------|--------------|--------------|----------------------------|
| Other | Pre-Submission Publication Harlow Local Development Plan (2018) | 206 | 121 | 820 | 0 | 0 | 0 | 1,147 |
| | Total | 1,323 | 4,354 | 5,020 | 1,500 | 1,500 | 3,950 | 17,647³⁸ |

0424 (indicative capacity 118 homes), SR-0039 (indicative capacity 43 homes) and SR-0038 (indicative capacity 21 homes). These total 2,138 which is slightly higher than the 2,100 stated. This explains the difference in units between Table B1 and Table 1 in Section 4.1.

³⁸ See above comment.

Appendix C

Risk Allowance

C1 Risk Allowance

C1.1 Transport

Table C1 Risk allowance – transport

| | East of Harlow (North) | East of Harlow (South) | Latton Priors | West Sumners | West of Katherine's | Gilston Villages 1-6 | Gilston Village 7 |
|-----------------------|------------------------|------------------------|---------------|---------------|---------------------|----------------------|-------------------|
| Total | £16,409,612 | £43,086,653 | £23,073,456 | £18,774,151 | £30,900,181 | £199,147,727 | £34,451,723 |
| Risk Allowance | £2,471,706 | £5,808,580 | £3,480,388 | £2,883,037 | £4,742,172 | £19,653,793 | £3,566,412 |
| | <i>15.06%</i> | <i>13.48%</i> | <i>15.08%</i> | <i>15.36%</i> | <i>15.35%</i> | <i>9.87%</i> | <i>10.35%</i> |
| Revised Total | £18,881,318 | £48,895,234 | £26,553,844 | £21,657,189 | £35,642,353 | £218,801,519 | £38,018,135 |

- Costs received from Hertfordshire County Council in respect of some highways interventions (included in HIF bid submission) include an element of contingency and so an additional risk allowance has not been applied.
- 20% risk allowance applied to all other items.

C1.2 Education

Table C2 Risk allowance – education

| | East of Harlow (North) | East of Harlow (South) | Latton Priory | West Summers | West of Katherine's | Gilston Villages 1-6 | Gilston Village 7 |
|-----------------------|------------------------|------------------------|---------------|--------------|---------------------|----------------------|-------------------|
| Total | £9,503,086 | £33,727,437 | £13,126,579 | £10,070,618 | £16,609,656 | £161,522,820 | £28,464,573 |
| Risk Allowance | £214,632 | £900,738 | £264,936 | £200,003 | £329,869 | £804,870 | £134,145 |
| | 2.26% | 2.67% | 2.02% | 1.99% | 1.99% | 0.50% | 0.47% |
| Revised Total | £9,717,718 | £34,628,175 | £13,391,515 | £10,270,621 | £16,939,526 | £162,327,690 | £28,598,718 |

- Costs received from Essex County Council and Hertfordshire County Council in respect of mainstream and SEND school places include an element of contingency and so an additional risk allowance has not been applied.
- 20% risk allowance applied to all other items.

C1.3 Health

Table C3 Risk allowance – health

| | East of Harlow (North) | East of Harlow (South) | Latton Priory | West Summers | West of Katherine's | Gilston Villages 1-6 | Gilston Village 7 |
|-----------------------|------------------------|------------------------|---------------|--------------|---------------------|----------------------|-------------------|
| Total | £1,908,113 | £6,614,791 | £2,671,358 | £2,053,129 | £3,386,264 | £21,625,278 | £3,816,226 |
| Risk Allowance | £381,623 | £1,322,958 | £534,272 | £410,626 | £677,253 | £4,325,056 | £763,245 |
| | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% |
| Revised Total | £2,289,735 | £7,937,749 | £3,205,630 | £2,463,755 | £4,063,517 | £25,950,334 | £4,579,471 |

- 20% risk allowance applied to all items.

C1.4 Emergency Services

Table C4 Risk allowance – emergency services

| | East of Harlow (North) | East of Harlow (South) | Latton Priory | West Summers | West of Katherine's | Gilston Villages 1-6 | Gilston Village 7 |
|-----------------------|------------------------|------------------------|---------------|--------------|---------------------|----------------------|-------------------|
| Total | £676,344 | £2,344,659 | £946,882 | £727,746 | £1,200,285 | £7,665,232 | £1,352,688 |
| Risk Allowance | £135,269 | £468,932 | £189,376 | £145,549 | £240,057 | £1,533,046 | £270,538 |
| | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% |
| Revised Total | £811,613 | £2,813,591 | £1,136,258 | £873,295 | £1,440,342 | £9,198,278 | £1,623,226 |

- 20% risk allowance applied to all items.

C1.5 Community Facilities

Table C5 Risk allowance – community facilities

| | East of Harlow (North) | East of Harlow (South) | Latton Priory | West Summers | West of Katherine's | Gilston Villages 1-6 | Gilston Village 7 |
|-----------------------|------------------------|------------------------|---------------|--------------|---------------------|----------------------|-------------------|
| Total | £1,297,452 | £5,241,934 | £1,760,908 | £1,338,214 | £2,207,141 | £9,346,587 | £1,649,398 |
| Risk Allowance | £259,490 | £1,048,387 | £352,182 | £267,643 | £441,428 | £1,869,317 | £329,880 |
| | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% |
| Revised Total | £1,556,942 | £6,290,321 | £2,113,089 | £1,605,856 | £2,648,569 | £11,215,905 | £1,979,277 |

- 20% risk allowance applied to all items.

C1.6 Open Space

Table C6 Risk allowance – open space

| | East of Harlow (North) | East of Harlow (South) | Latton Priory | West Summers | West of Katherine's | Gilston Villages 1-6 | Gilston Village 7 |
|-----------------------|------------------------|------------------------|---------------|--------------|---------------------|----------------------|-------------------|
| Total | £1,315,370 | £11,428,720 | £1,852,710 | £1,371,477 | £2,262,003 | £17,105,650 | £3,019,950 |
| Risk Allowance | £263,074 | £2,285,744 | £370,542 | £274,295 | £452,401 | £3,421,130 | £603,990 |
| | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% |
| Revised Total | £1,578,444 | £13,714,464 | £2,223,252 | £1,645,773 | £2,714,403 | £20,526,780 | £3,623,940 |

- 20% risk allowance applied to all items.

C1.7 Sports and Leisure

Table C7 Risk allowance – sports and leisure

| | East of Harlow (North) | East of Harlow (South) | Latton Priory | West Summers | West of Katherine's | Gilston Villages 1-6 | Gilston Village 7 |
|-----------------------|------------------------|------------------------|---------------|--------------|---------------------|----------------------|-------------------|
| Total | £1,045,075 | £3,622,927 | £1,463,105 | £1,124,501 | £1,854,660 | £9,363,328 | £1,652,352 |
| Risk Allowance | £209,015 | £724,585 | £292,621 | £224,900 | £370,932 | £1,872,666 | £330,470 |
| | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% |
| Revised Total | £1,254,090 | £4,347,513 | £1,755,726 | £1,349,401 | £2,225,592 | £11,235,994 | £1,982,822 |

- 20% risk allowance applied to all items.

C1.8 Utilities

Table C8 Risk allowance – utilities

| | East of Harlow (North) | East of Harlow (South) | Latton Priory | West Summers | West of Katherine's | Gilston Villages 1-6 | Gilston Village 7 |
|-----------------------|------------------------|------------------------|---------------|--------------|---------------------|----------------------|-------------------|
| Total | £20,868 | £72,343 | £29,215 | £22,454 | £37,034 | £1,412,757 | £249,310 |
| Risk Allowance | £4,174 | £14,469 | £5,843 | £4,491 | £7,407 | £282,551 | £49,862 |
| | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% | 20.00% |
| Revised Total | £25,042 | £86,811 | £35,058 | £26,945 | £44,441 | £1,695,308 | £299,172 |

- 20% risk allowance applied to all items.

C1.9 Flood Protection

Table C9 Risk allowance – flood protection

| | East of Harlow (North) | East of Harlow (South) | Latton Priory | West Summers | West of Katherine's | Gilston Villages 1-6 | Gilston Village 7 |
|-----------------------|------------------------|------------------------|---------------|--------------|---------------------|----------------------|-------------------|
| Total | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| Risk Allowance | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |
| Revised Total | £0 | £0 | £0 | £0 | £0 | £0 | £0 |