



Report for:	Cabinet
Date of meeting:	14th January 2020
Part:	1
If Part II, reason:	

Title of report:	Hemel Garden Communities Memorandum of Understanding
Contact:	<p>Cllr Graham Sutton, Portfolio Holder for Planning and Infrastructure</p> <p>Responsible Officer:</p> <p>Sally Marshall, Chief Executive</p> <p>Author:</p> <p>James Doe, Assistant Director, Planning, Development & Regeneration</p> <p>Nathalie Bateman, Team Leader Strategic Planning and Regeneration – Strategic Sites Delivery</p>
Purpose of report:	To approve the Hemel Garden Communities Strategic Memorandum of Understanding, and update Cabinet with the Project Plan and governance matters.
Recommendations	<p>That Cabinet:</p> <ol style="list-style-type: none"> 1. Approve the updated Strategic Memorandum of Understanding between St Albans City and District Council, Dacorum Borough Council and Hertfordshire County Council. 2. Delegate responsibility to the Assistant Director, Planning, Development and Regeneration in consultation with the Portfolio Holder for Planning and Infrastructure to finalise the draft Memorandum of Understanding in consultation with the Leader of the Council and Chief Executive. 3. Note the progress on the Programme Plan and updated governance structure.

Corporate objectives:	The proposals for major development at North and East Hemel Hempstead through the Hemel Garden Communities proposals are wide-ranging and relate to all corporate objectives.
Implications: 'Value for money' implications	<p><u>Financial</u></p> <p>The successful bid to The Ministry of Housing Communities and Local Government (MHCLG) has resulted in the award of substantial financial assistance for the purposes of steering and shaping the development.</p> <p><u>Value for money</u></p> <p>The award of funds through the bid will afford the local authority partners excellent value for money as it will bring additional capacity and reduce the amount of resources that would otherwise have to be allocated to the project.</p>
Risk implications	<p>A high level risk assessment was prepared as part of the Hemel Garden Communities application to MHCLG to join the Garden Communities Programme.</p> <p>Detailed risk assessments will be prepared prior to each phase of the master planning and delivery programme and will be informed by risk management workshops.</p>
Community Impact Assessment	A Community Impact Assessment for Hemel Garden Communities was prepared in October 2018 and reviewed in January 2020 (see Appendix 1).
Health and safety Implications	None arising from this report.
Consultees:	Mark Gaynor, Corporate Director (Housing & Regeneration)
Monitoring Officer/S.151 Officer Comments	<p>Monitoring Officer</p> <p>The MOU is not a legally binding document but it does set out the key objectives for the programme which will need to be kept under continuous review as the programme develops.</p> <p>The proposed governance structure appears suitable to ensure that the programme is progressed and monitored and meets the stated objectives.</p> <p>Deputy S.151 Officer</p> <p>The constitutional and governance requirements of the Parties remain unchanged by this MOU. DBC will still be required to seek financial approvals, if requested, in line with the DBC constitution and financial regulations.</p>

Background papers:	<p>Reports to Cabinet on the Dacorum Borough Local Plan, 31 July 2018 and 16 October 2018</p> <p>Submitted St Albans Local Plan, SADC, 2019</p>
Glossary of acronyms and any other abbreviations used in this report:	<p>HCC – Hertfordshire County Council</p> <p>HE – Homes England</p> <p>HGC – Hemel Garden Communities</p> <p>HHGT – Hemel Hempstead Garden Town</p> <p>LDF – Local Development Framework</p> <p>LEP – Hertfordshire Local Enterprise Partnership</p> <p>MOU – Memorandum of Understanding</p> <p>MHCLG – Ministry of Housing, Communities and Local Government</p> <p>PPA - Planning Performance Agreement</p> <p>SADC – St Albans City and District Council</p> <p>TCE – The Crown Estate</p> <p>TCPA – Town and Country Planning Association</p>

Introduction

1. Hemel Garden Communities (HGC) is a proposal for a major expansion of Hemel Hempstead to its east and north, which has been supported by the Ministry of Housing, Communities and Local Government through the award of Garden Communities funding and support with its associated programme.
2. Recognising the exceptional need for growth, the authorities - Dacorum Borough Council (DBC), St Albans City and District Council (SADC), and Hertfordshire County Council (HCC), together with the Hertfordshire Local Enterprise Partnership (LEP) have agreed to work collaboratively and proactively to further the aims and objectives of the programme.
3. The last report to Cabinet 30th July 2019 set out an initial Strategic Memorandum of Understanding, Strategic Project Plan and governance structure but these papers have now been modified after considerable partnership working and consideration by the newly-established Hemel Garden Communities Board on 18 December 2019.

Key changes

4. To help guide and focus the project, an updated Strategic Memorandum of Understanding (MoU) and Governance Structure has been drafted between DBC, SADC and HCC (Appendices 2 and 3), and is recommended for endorsement.
5. The revised MOU now defines HGC as the proposed development of around 11,000 homes and 10,000 jobs, located on the eastern and northern edge of Hemel Hempstead and the accompanying transformation of Hemel Hempstead as a whole. The accompanying mission statements have been combined into one and reads as follows:

Supported by Garden City Principles¹, Hemel Garden Communities will take the best of the New Town heritage into the 21st century with over 11,000 homes and 10,000 jobs and Hertfordshire Innovation Quarter at its heart, anchoring the transformation of Hemel Hempstead and the wider area.

6. The MOU sets out that the principal partners for the delivery of the Programme are the three Authorities and the LEP. A letter of support is required from the LEP to endorse the MoU and is expected early January 2020. Cabinet are recommended to approve the MoU as attached.
7. The Terms of Reference for the programme governance structure are set out in Appendix 4.
8. The Strategic Project Plan and operational project plan have been replaced with the Programme Plan (See Appendix 5). The Programme Plan has been developed with layers of information identifying high-level policies that apply to the proposal, a detailed programme, a delivery plan tracker, and risk register.

Next Steps

9. The Hemel Garden Communities team is now resourced with a Lead Officer from each of the authorities and an Interim Programme Manager. The team will be dedicating a day a week to work in the same location together from January 2020.
10. Other key matters include:

Resourcing a HGC project team – A permanent Programme Manager will be recruited in early 2020.

Work priorities - The team will also be responsible for progressing priority work streams including the HGC Spatial Vision and High Level Infrastructure delivery Plan, both covering Hemel Hempstead and the wider town. These will feed into the HGC New Development Strategic Masterplan and HGC Transformational Plan Supplementary Planning Document (SPD) (Hemel Hempstead and wider town).

¹ Town and Country Planning Association (TCPA), Garden City Principles, <https://www.tcpa.org.uk/garden-city-principles> (last accessed 26/11/2019)

Engagement Strategy – A draft engagement strategy is expected by February 2020. The strategy will look at existing, as well as new and innovative ways of engaging with the public, elected members and key stakeholders to ensure everyone has a meaningful say on proposals as they emerge. Engagement with the Local Plans team to ensure the strategy benefits the emerging Local Plan is also essential.

Local Plan – The project team will work with the Local Plan teams at both Local Planning Authorities (LPAs) to ensure any emerging work on HGC is aligned by means of a strategic policy. Careful consideration will be needed to ensure that the policy meets the test of soundness and is sufficiently effective that it will be able to influence future development proposals across the town.

HGC Phase 1 – The Crown Estate (TCE) as majority landowners for the initial phase of development on land to the east of Hemel Hempstead (predominantly in the administrative area of SADC) are working with DBC and SADC through a Planning Performance Agreement to develop evidence to inform a future planning application. The planning application for the first phase is expected to deliver c.2,500 new homes and the business park element of the scheme, mainly to SADC as Local Planning Authority later in 2020.

Appendices

- 1. Community Impact Assessment**
- 2. Memorandum of Understanding (Appendix A outstanding)**
- 3. Programme Governance Structure**
- 4. Programme Terms of Reference**
- 5. Programme Plan**