

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

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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	

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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

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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							Works to the Central Stort Crossing required as part of the access strategy for Gilston. Access to station likely to require Network Rail negotiation. It 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. The cost does not include this intervention.						£30,770,000	£5,430,000	
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								£4,051,082	£14,043,751	£5,671,515	£4,358,964	£7,189,320	£45,912,264	£8,102,164	£3,510,938
TR21	Access to Gilston Area Village 2													£2,159,000		
TR22	Access to Gilston Area Village 1 (north of Eastwick junction) and creation of Sustainable Transport link within Village 1													£13,240,000		
TR23	Western access (village 7) to Gilston at A414/Church Lane														£1,535,000	
TR24	Sustainable link between Gilston Village 7 and Gilston Villages 1-6							Sustainable transport measures that include walking and cycling and enhanced passenger transport services. To be considered at the detailed design stage through a site masterplan.						£8,797,500	£1,552,500	
TR25	Hertford Bypass							A414 can support planned growth identified within the first seven years up to 2024. Beyond that date a strategic solution, potentially in the form of a Hertford bypass will be required to deliver future growth in the Hertford and Ware area. The County Council is currently preparing a 2050 Transport Vision which will inform the Local Transport Plan 4. A strategic scheme in Hertford will be identified as part of this work.								
TR26	Harlow Northern Bypass							Potential northern bypass linking the A414 to the north of the River Stort to help ease congestion, and improve connectivity. A northern bypass is not currently required to enable growth and delivery, but in the longer term may be required to improve connectivity and reduce congestion north of Harlow.								
PAH Relocation-Related Highways																
TR27	Hospital relocation to East Harlow - transport mitigation measures including M11 Junction 7A capacity works															

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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

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Public and Active Transport																
TR28	Sustainable Transport Corridors and Town Centre Transport Hub							Costs included in Sustainable Transport Corridors Study makes an allowance for revenue support (pump priming).	£5,625,047	£19,500,164	£7,875,066	£6,052,551	£9,982,584	£63,750,536	£11,250,095	£4,875,041
TR29	Enhanced bus services along Edinburgh Way via new EZ access															
TR30	Southern Way gap between Bishopsfield and Parnall Road															
TR31	Off-road cycle and walking network from Village 7 to Roydon														£600,000	
TR32	Off-road cycle and walking network from Village 6 to Pinnacles													£600,000		
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								£309,439	£1,072,721	£433,214	£332,956	£549,151	£3,527,602	£618,878	£473,235
TR34	Pump-priming of new bus services in Gilston Area													£16,065,000	£2,835,000	
TR35	Travel Plan measures/monitoring															
TR36	Passenger transport infrastructure and services															

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

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Early Years																
ED1	Approx. 64 early years places to meet the needs of new residents at East Harlow (Epping portion)								£1,073,160							
ED2	Approx. 79 early years places to meet the needs of new residents at Latton Priory										£1,324,682					
ED3	Approx. 158 early years places to meet the needs of new residents at Water Lane Area											£1,000,017	£1,649,347			
ED4	Childcare facility (approx. 1650sqm) at Gilston Villages 1-6													£4,024,350		
ED5	Childcare facility (approx. 275sqm) at Gilston Village 7														£670,725	
ED6	Approx. 349 additional places in Old Harlow ward									£4,503,692						£20,786
ED7	Approx. 50 additional places in Little Parndon and Hare Street ward															£804,719
ED8	Approx. 38 additional places in Todd Brook ward															£37,232
ED9	Approx. 23 additional places in Bush Fair ward															£105,968
ED10	Approx. 8 additional places in Summers and Kingsmoor ward															£83,056
ED11	Approx. 2 additional places in Church Langley ward							No proposed allocations fall within this ward.								
ED12	Approx. 1 additional place in Harlow Common ward															£16,094

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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 Gilden 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 Gilden 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

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)
Other																
ED26	SEN provision							Requirements likely to be: expansion of existing special school by 24 places; development of 75 place special school (via free school application); and development of 8 place provision for children with social, emotional and mental health needs in a mainstream primary school. Not all of these places may be additional to the mainstream requirements; however, given the small impact no adjustment has been made to the mainstream requirements.	£466,497	£1,617,190	£653,096	£501,951	£827,877	£5,286,966	£932,994	£713,429
ED27	Post 16 education provision (details to be confirmed)															
ED28	Contribution to employment and training to support Harlow Skills Strategy															

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

HEALTH

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)
HE1	Relocation of Princess Alexandra Hospital							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.								
HE2	New or extended dentists across the Garden Town							This might involve co-location with other health provision e.g. GPs and pharmacies or provision by private organisations. Dentists commonly operate as private businesses and so the nature and location of new provision is market driven.								
HE3	Contribution to healthcare to serve new development, covering primary healthcare, mental healthcare, community healthcare and acute care								£1,908,113	£6,614,791	£2,671,358	£2,053,129	£3,386,264	£21,625,278	£3,816,226	£2,918,141
HE4	Two new pharmacies within Harlow															
HE5	Around 147 extra care beds across the whole Garden Town							This has been calculated through the benchmark of 25 extra care beds per 1,000 people 75+. Extra care housing: schemes/ properties are included where care (registered personal care is available on site 24/7.								
HE6	Around 264 nursing care beds across the whole Garden Town							This has been calculated through the benchmark of 45 nursing care beds per 1,000 people 75+. Nursing care: Where a care home is registered to provide nursing care, all beds are allocated to nursing care, although in practice not all residents may be in need of or receiving nursing care.								
HE7	Around 382 residential care beds across the whole Garden Town							This has been calculated through the benchmark of 65 residential care beds per 1,000 people 75+. Residential care: Where a care home is registered to provide residential (personal) care only, all beds are allocated to residential care.								

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 position 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	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)
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							Modelled community facility space (combined flexible youth services and community hall requirement), required to support the demand created from the strategic site. Site(s) location not yet identified - to be identified as part of single, combined masterplanning. Newly arising need only, on both portions of the site, with provision approached in a single, consistent way. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites.	£832,875	£2,887,300						
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							Modelled community facility space (combined flexible youth services and community hall requirement), required to support the demand created from the strategic site. Site(s) location not yet identified - to be identified as part of masterplanning. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites.			£1,110,500					
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							Modelled community facility space (combined flexible youth services and community hall requirement), required to support the demand created from the strategic site. Site(s) location not yet identified - to be identified as part of masterplanning. Land will also be required; overall costs (including land) to be shared equitably and proportionally across relevant sites.				£838,329	£1,382,671			
CF4	Approx. 230sqm of additional community space in Harlow (excluding East Harlow)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£510,830
CF5	One youth facility									£744,100						
CF6	Approx. 3,120sqm of community space to serve Gilston													£5,890,092	£1,039,428	
CF7	Youth provision at Gilston, associated with community space							Hertfordshire County Council costs indexed using PUBSEC 175 indices provided by the County.						£416,887.06	£73,568.30	
CF8	Increased / improved capacity and library provision to serve Gilston area, provided within Harlow (by ECC)							Essex County Council and Hertfordshire County Council preference (in principle) is for library provision to serve the Gilston area by increasing capacity / provision at existing library service provided within Harlow Library / libraries. Hertfordshire County Council costs indexed using PUBSEC indexes provided by the County. Figures allow for possibility that combined provision not delivered within Harlow and instead by HCC within Herts. Allowance may be necessary for external building / space related town centre improvements. Specific proposals will be developed.						£1,913,244	£337,631	
CF9	Increased / improved capacity and library provision to serve Garden Town growth within Harlow and Epping Forest districts, provided within Harlow (by ECC)							Essex County Council overall library service currently under review and public consultation. Details of likely form of future provision (for Harlow area) will need to be defined further in mid 2019 but for present time it is anticipated that reconfigured / upgraded provision / capacity at existing library service within Harlow Library area service will be required. Allowance may be necessary for external building / space related town centre improvements may be necessary for external building / space related town centre improvements.	£365,192	£1,265,999	£511,269	£392,947	£648,094			£316,500
CF10	Contribution towards on site or off site public art								£75,000	£260,000	£105,000	£80,700	£133,100	£850,000	£150,000	£114,700
CF11	Upgrades to sculpture trail leading to Harlow Town Station								£3,181	£11,026	£4,453	£3,422	£5,645	£36,047	£6,361	£4,864
CF12	Playhouse Square development							Proposal to develop Playhouse Square as an arts destination, increasing pedestrian traffic from the Water Gardens and into the Harvey Centre, moving some of the Museum collection to be on show in this destination, providing a creative hub, and increasing signage to the Gibbered Gallery.	£21,204	£73,509	£29,686	£22,816	£37,631	£240,317	£42,409	£32,429
CF13	Revenue costs for community facilities and services															

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

COMMUNITY FACILITIES

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)
CF14	Delivery of Town Centre AAP, including town centre management							Harlow District Council are producing an Area Action Plan to cover Harlow Town Centre, which will include improvement projects. It is likely that developer contributions towards transport and public realm improvement will be sought - however, the level of contributions required is not yet known. Topics likely to include: movement and connectivity; infrastructure and digital connectivity; high quality public realm; enhancing cultural and community offer; town centre management; and parking schemes.								

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	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)
Amenity Greenspace																
OS1	Approx. 1.05ha. amenity greenspace at East Harlow (Epping Forest portion)								£147,000							
OS2	Approx. 12.45ha. amenity greenspace at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units. Open space at East Harlow to include delivery in the form of a green wedge.		£1,743,000						
OS3	Approx. 1.48ha. amenity greenspace at Latton Priory										£207,200					
OS4	Approx. 2.91ha. amenity greenspace at Water Lane Area											£153,775	£253,625			
OS5	Approx. 11.42ha. of amenity greenspace at Gilston Villages 1-6							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.						£1,598,800		
OS6	Approx. 2.02ha. of amenity greenspace at Gilston Village 7							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.							£282,800	
OS7	Approx 5.49ha. amenity greenspace across other sites (excluding East Harlow) within Harlow							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£768,600
Public Parks and Gardens																
OS8	Approx. 1.40ha. public parks and gardens at East Harlow (Epping Forest portion)								£420,000							
OS9	Approx. 14.00ha. public parks and gardens at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units. Open space at East Harlow to include delivery in the form of a green wedge.		£4,200,000						
OS10	Approx. 1.97ha. public parks and gardens at Latton Priory										£591,000					
OS11	Approx. 3.88ha. public parks and gardens at Water Lane Area											£439,358	£724,642			
OS12	Approx. 15.23ha. of amenity greenspace (including parks and gardens) at Gilston Villages 1-6							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.						£4,569,000		
OS13	Approx. 2.69ha of amenity greenspace (including parks and gardens) at Gilston Village 7							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.							£807,000	
OS14	Approx 6.18ha. public parks and gardens across other sites (excluding East Harlow) within Harlow							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£1,854,000
Natural and Semi-Natural Open Space																
OS15	Approx. 3.15ha. of natural space at East Harlow (Epping Forest portion)								£157,500							
OS16	Approx. 15.56ha. of natural space at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units. Open space at East Harlow to include delivery in the form of a green wedge.		£778,000						
OS17	Approx. 4.44ha. of natural space at Latton Priory										£222,000					
OS18	Approx. 8.74ha. of natural space at Water Lane Area											£164,948	£272,052			
OS19	Approx. 60.93ha. of natural and semi-natural greenspace at Gilston Villages 1-6							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.						£3,046,500		
OS20	Approx. 10.75ha. of natural and semi-natural greenspace at Gilston Village 7							Emerging masterplan for Gilston includes open space beyond the East Herts standards. For the purposes of the IDP the East Herts standards have been applied.							£537,500	
OS21	Approx 6.86ha. natural space across other sites (excluding East Harlow) within Harlow							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£343,000

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	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)
Children's Play																
OS22	Approx. 0.44ha. provision for children and young people at East Harlow (Epping Forest portion)								£582,120							
OS23	Approx. 1.87ha. Local Equipped Area for Play (LEAP) at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.		£1,374,450						
OS24	Approx 2.49ha. Neighbourhood Equipped Area for Play (NEAP) at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.		£3,294,270						
OS25	Approx. 0.62ha. provision for children and young people at Latton Priory										£820,260					
OS26	Approx. 1.21ha. provision for children and young people at Water Lane Area											£604,242	£996,588			
OS27	Approx. 4.76ha. of children's play facilities at Gilston Villages 1-6							This includes provision for open space for teenagers, as from the East Herts Open Space Assessment						£3,498,600		
OS28	Approx. 0.84ha. of children's play facilities at Gilston Village 7							This includes provision for open space for teenagers, as from the East Herts Open Space Assessment							£617,400	
OS29	Approx. 0.82ha. Local Equipped Area for Play (LEAP) across Harlow (excluding East Harlow)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£602,700
OS30	Approx. 1.10ha. Neighbourhood Equipped Area for Play (NEAP) across Harlow (excluding East Harlow)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£1,455,300
Allotments																
OS31	Approx 0.35ha. allotments at East Harlow (Epping Forest portion)								£8,750							
OS32	Approx 1.56ha. allotments at East Harlow (Harlow portion)							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.		£39,000						
OS33	Approx 0.49ha. allotments at Latton Priory										£12,250					
OS34	Approx 0.97ha. allotments at Water Lane Area											£9,153	£15,097			
OS35	Approx. 5.71ha. allotments at Gilston Villages 1-6													£142,750		
OS36	Approx. 1.01ha. allotments at Gilston Village 7														£25,250	
OS37	Approx 0.69ha. allotments across other sites (excluding East Harlow) within Harlow							Harlow IDP (2018) reports total requirement - for the purposes of the Garden Town IDP this total requirement has been broken down proportionately by number of units.								£17,250

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

OPEN SPACE

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)
Other																
OS38	Upgrades at Harlow Town Park to reflect anticipated increased use															
OS39	Contribution towards Epping Forest Suitable Alternative Natural Green Space (SANGS)							The current Zone of Influence for the Epping Forest Special Area of Conservation (SAC) extends to 6.2km from its boundary. However, this will be subject to review from time to time. It is therefore necessary to 'future-proof' the Garden Town communities which lie partially within or within close proximity to, the current Zone of Influence. In order to achieve this an appropriate level of SANGS should be provided on the relevant sites. A strategic approach will need to be taken to maximise the opportunities that exist to provide sufficient space to accommodate the necessary attributes to attract new residents, and some existing residents, to use that space. In particular there is a need to provide a level and form of SANGS that will be used by dog-walkers who make up nearly 50% of the visitors to Epping Forest. The minimum size of SANGS which is considered to be workable in terms of providing some opportunity to attract visitors, as advised by Natural England, is 8ha. However, the size of site required to accommodate regular dog walkers is 30ha. This is necessary to provide sufficient size to accommodate a circular walking route of some 2.2km. The number of SANGS required is not yet determined. Costs are not currently attributed to specific sites. Given the current uncertainties in relation to the scale of SANGS to be provided on individual sites within the Garden Town, there is a need to develop a strategic approach which both maximises the opportunities which are available and ensures an equitable approach.								
OS40	Air quality monitoring							Costs are not currently attributed to specific sites - to be updated once mitigation strategy has been finalised.								
OS41	Off-site green infrastructure at Stort Valley													£4,250,000	£750,000	
OS42	Ongoing stewardship and governance															

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	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)
Water																
UT1	Network reinforcement works to provide potable water							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 contributions beyond this are not envisioned and so have not been apportioned.								
UT2	Early implementation of waste water network upgrades at Latton Priory							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 contributions beyond this are not envisioned and so have not been apportioned.								
Electricity																
UT3	New Harlow 33/11kV Primary sub-station							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 contributions beyond this are not envisioned and so have not been apportioned.								
UT4	South Harlow 33/11kV Primary sub-station & 11kV interconnection							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 contributions beyond this are not envisioned and so have not been apportioned.								
UT5	Rye House/Harlow West 132kV Tower Line							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 contributions beyond this are not envisioned and so have not been apportioned.								
UT6	Replacement of 33kV switchgear at Harlow West substation							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 contributions beyond this are not envisioned and so have not been apportioned.								
UT7	33kV overhead lines may require diverting for masterplanning of Water Lane Area							Overhead lines will require an easement along them, which may affect the masterplanning of the site. Potential to divert these to optimise the site.				Unknown	Unknown			
UT8	New primary substation to serve Gilston							Expectation that development will meet the full cost of new substation at Gilston.								
Gas																
UT9	Gas infrastructure to enable growth															
UT10	Potential diversion of mains gas at East Harlow							Potential diversion of gas mains. Alternative is to retain in position and design the site around an easement along the pipes. The potential easement / diversion will be dependent on the type of main the options for these sites should be considered on a site-by site basis, in consultation with Cadent Gas.	Unknown	Unknown						
Telecommunications																
UT11	Telecommunications infrastructure to enable growth							The additional demand of these developments would require some reinforcement of the water supply network, although no significant constraints to the provision of this infrastructure have been identified.								
UT12	Measures to support implementation of the Garden Town Digital Strategy							A wider Garden Town Digital Strategy is being prepared; exact interventions still to be confirmed.								
UT13	Ongoing broadband and communication upgrades, as required by technological change															

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	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)
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

FLOOD DEFENCE

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)
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							Flood protection should be considered as part of strategic masterplanning to ensure development is directed towards flood zone 1, and any necessary mitigation measures are incorporated into the design of the scheme. Further consultation will be required with the Environment Agency and EFDC Drainage Team.	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															£440,000
FL3	On-site SuDS delivered as part of developments															