



## Chapter 7 Hertford



## Chapter 7 Hertford

### 7.1 Introduction

- 7.1.1** The County town of Hertford lies at the confluence of four rivers in a valley setting, which in the past has influenced its shape and form. Hertford's boundaries are characterised by areas of open land which penetrate towards the centre of the town. These 'Green Fingers' are an environmental asset of value to local people and visitors alike. The town also benefits from cultural and recreational facilities.
- 7.1.2** Hertford's town centre retains much of its medieval core, includes many buildings of historic significance, and has high townscape quality which, combined with its river setting, presents both opportunities and constraints in shaping its future development. The town offers an attractive environment for leisure and business purposes and, with its retail offer characterised both by major multiples and independent outlets, Hertford is classed as Secondary Town Centre.
- 7.1.3** The town has good transport connections, including a bus station providing access to both local and long-distance destinations and two railway stations, offering services into London and wider locales. Despite good road links, traffic congestion in Hertford is acute at peak times, both within the historic core and especially on the A414 Gascoyne Way, which bi-sects the town. Future development is likely to exacerbate this situation unless mitigating measures can be introduced.
- 7.1.4** Good use has been made in the past of brownfield opportunities in the town and, despite this being a shrinking resource, the prospect of regenerating underutilised parts of the Mead Lane area for mixed use development remains. Beyond this, any large scale residential development would of necessity involve Green Belt release.
- 7.1.5** The main components of the development strategy for Hertford are as follows:
- 7.1.6** **Housing:** a mix of dwelling types and sizes will be constructed in appropriate locations to ensure that Hertford's population will be able to access a balanced housing market catering for all life stages. The number of homes provided will contribute to the need identified in the Housing Market Area. The provision of a significant amount of affordable housing as part of new development schemes will allow emerging households to be able to remain living in Hertford in accommodation suited to their needs.
- 7.1.7** **Education:** the educational needs of the town will be achieved at primary level via the expansion of existing facilities, which may be supplemented by the construction of additional schools. Hertfordshire County Council is currently focusing investigations on the provision of a new primary school within the grounds of Simon Balle Secondary School but, if this scheme should not come to fruition, the need would have to be resolved elsewhere. Secondary educational provision will be enhanced via the expansion of one or more of the existing schools in the Hertford



and Ware Schools Planning Area and potentially by construction of a new school, depending on the level of strategic scale development across the whole of the Schools Planning Area.

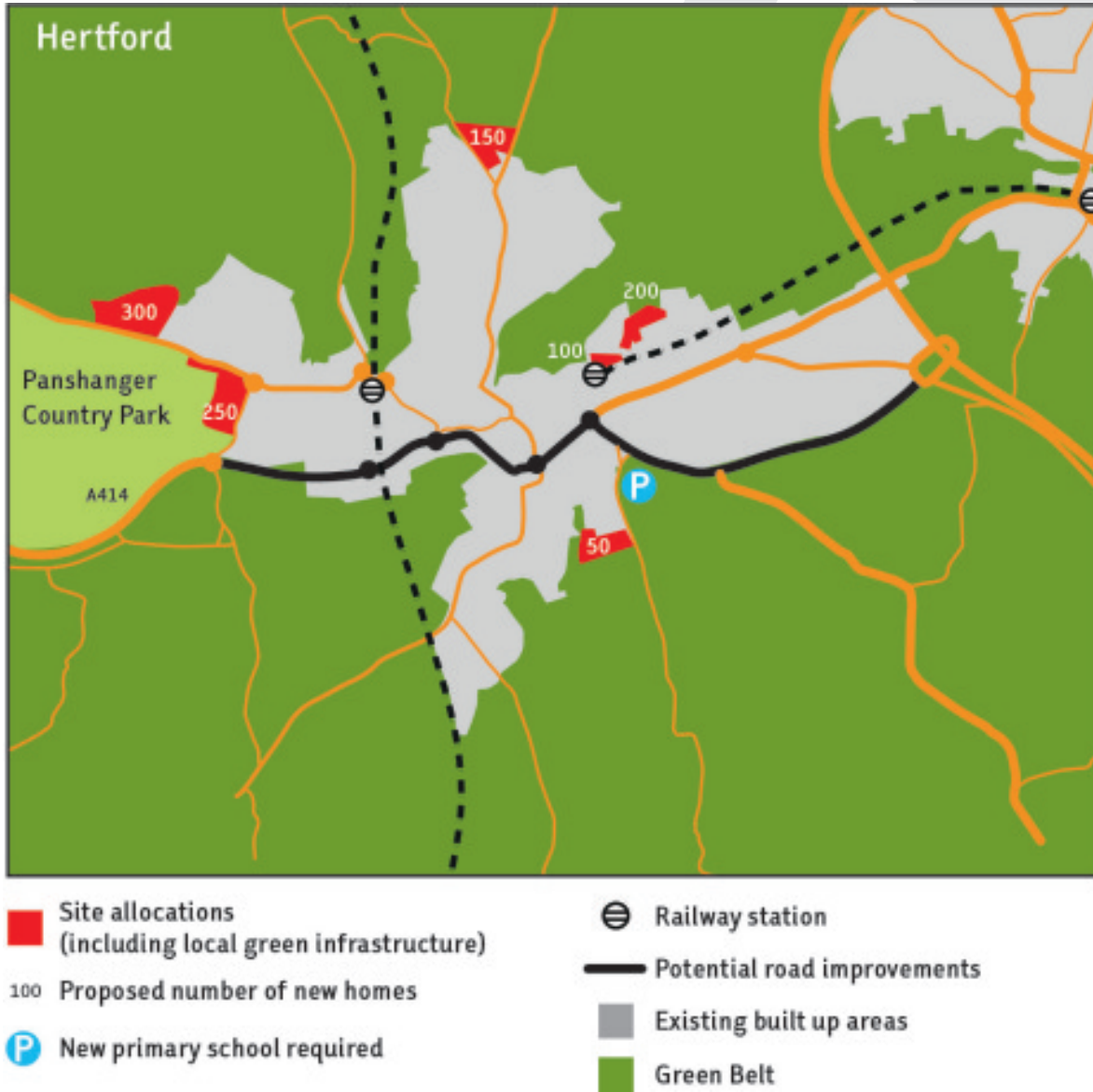
- 7.1.8 Transport:** the provision of enhanced bus services to support travel to and from new urban extensions to the town will provide links with the two existing railway stations and the central bus station. New development will support improved sustainable travel and will aid delivery of initiatives contained in Hertfordshire's Local Transport Plan and daughter documents, particularly those schemes detailed in the Hertford and Ware Urban Transport Plan. Mitigating measures will help ameliorate congestion, particularly on the A414.
- 7.1.9 Other Infrastructure:** improved utility infrastructure, such as to wastewater networks, will support existing and new developments.
- 7.1.10 Employment and Retail:** the Mead Lane Employment Area will be revitalised via the redevelopment of vacant areas to provide 3,000 sqm B1 employment floorspace as part of a mixed use development (see the Mead Lane Urban Design Framework). Other existing Employment Areas in the town will be maintained and, where appropriate, modernised. The retail function of the town will be maintained and, if suitable opportunities arise, supplemented within the central core.
- 7.1.11 Character:** Hertford will preserve its market town character and the quality of the town's historic core will be respected in new development proposals. Where development occurs in the town, this should ensure that the sense of place is respected and allows for successful integration with existing features of character in the area. Where development involves river frontages, this should enable the provision of an enhanced setting and improvement of public access, as appropriate. The town's green infrastructure, particularly Hertford's Green Fingers which provide unique character to the settlement, will be maintained. The furtherance of the Panshanger Country Park initiative will be supported, which will enable increased public access to this resource.



## 7.2 Development in Hertford

7.2.1 The main features of the policy approach to development in Hertford are shown on Figure 7.1 below:

Figure 7.1 Key Diagram for Hertford





- 7.2.2** Reflecting the District Plan Strategy, the following policies will apply to applications for new development in Hertford:

### **HERT1 Development in Hertford**

In accordance with Policy DPS3 (Housing Supply 2011-2031), Hertford will accommodate at least 1,201 new homes, which will include:

- (a) at least 151 homes which will be focused on identified SLAA sites;
- (b) 300 homes as part of mixed use development in the Mead Lane area, as set out in Policy HERT2 (Mead Lane Area);
- (c) 550 homes to the west of the town, in accordance with Policy HERT3 (West of Hertford);
- (d) 150 homes to the west of B158 Wadesmill Road, as set out in Policy HERT4 (North of Hertford);
- (e) 50 homes to the west of Mangrove Road, in accordance with Policy HERT5 (South of Hertford); and
- (f) a proportion of the overall windfall allowance for the District.

- 7.2.3** Within Hertford's urban area 151 homes are identified for development through the SLAA process. In addition, it is expected that a proportion of the overall windfall allowance for the District will be accommodated in Hertford. These sites will be determined on an individual basis, taking into account the policies of the Plan.

- 7.2.4** For the allocated sites, the following policies will apply in addition to general policies in the Plan:

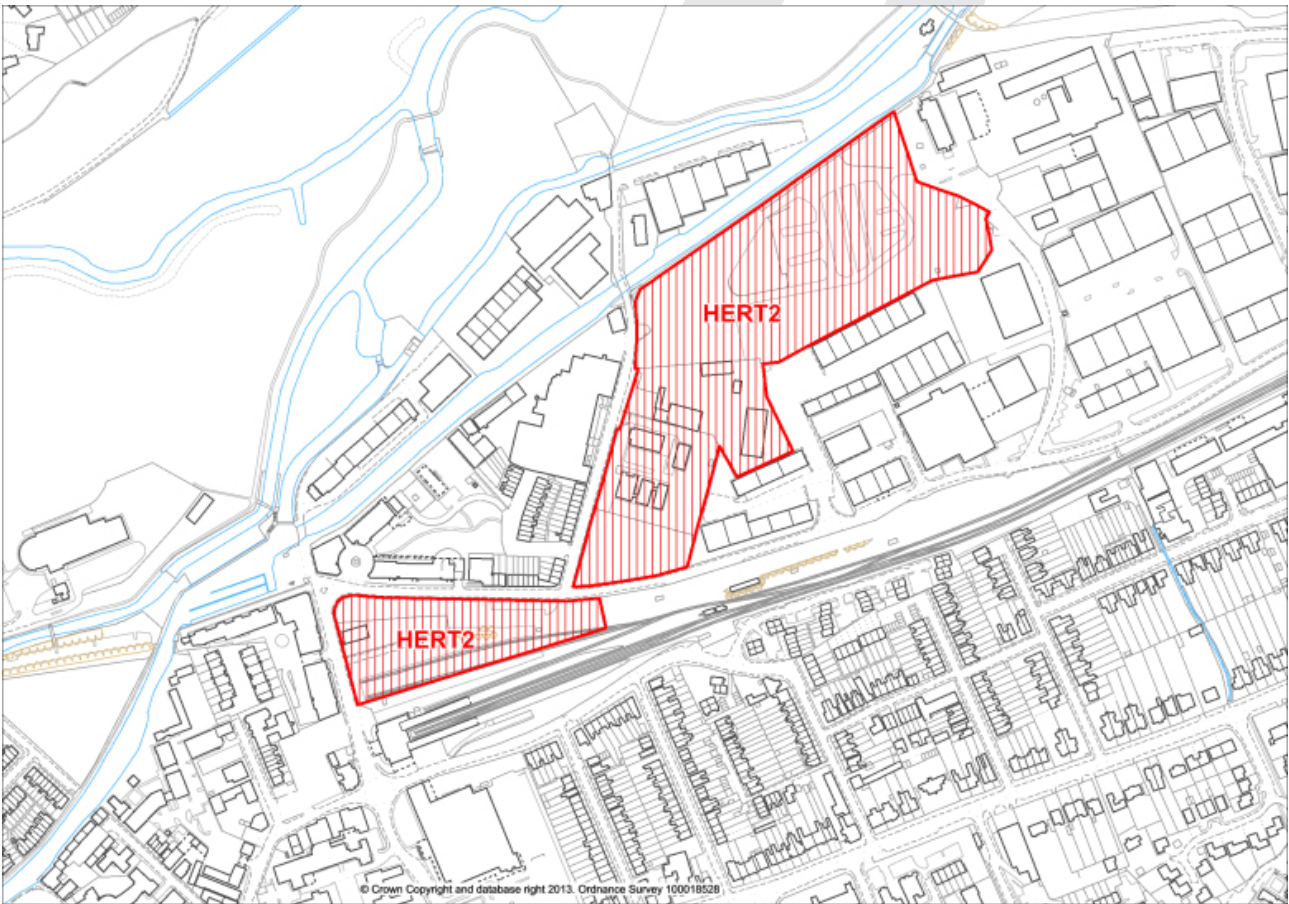




## Mead Lane Area

**7.2.5** In order to meet the District’s short term housing requirement and to provide for the housing needs of Hertford, development in the Mead Lane area is proposed. The Mead Lane area offers a unique opportunity to regenerate underused employment land through mixed-use development. The Mead Lane Urban Design Framework, as a Supplementary Planning Document (SPD), sets parameters in terms of acceptable uses, required infrastructure and other requirements, to support the redevelopment and revitalisation of the area.

**Figure 7.2 Site Location: The Mead Lane Area**



### HERT2 Mead Lane Area

The Mead Lane Area will provide for 300 homes by 2021 as part of mixed-use development, subject to the provisions of the Mead Lane Urban Development Framework.

## West of Hertford

**7.2.6** In order to meet the District’s short term housing requirement and to provide for the housing needs of the town, development is proposed to the West of Hertford.



**7.2.7** Development of the area will need to ensure the enhancement of sustainable transport provision; the continued protection of Archer's Spring, Ancient and other woodland, wildlife, and other natural assets; and also contribute to the Panshanger Country Park initiative.

**Figure 7.3 Site Location: Land West of Hertford (North of Welwyn Road)**

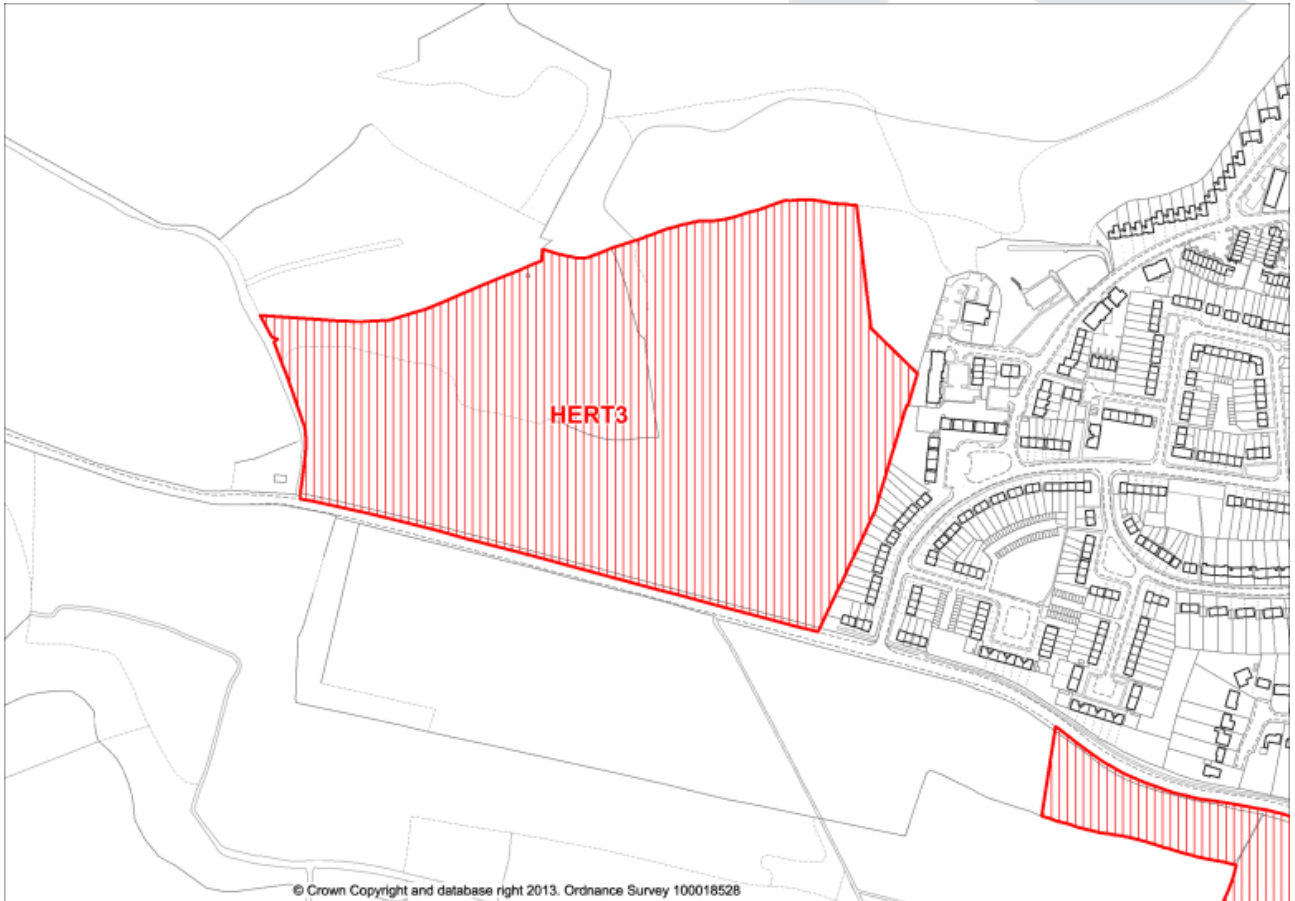
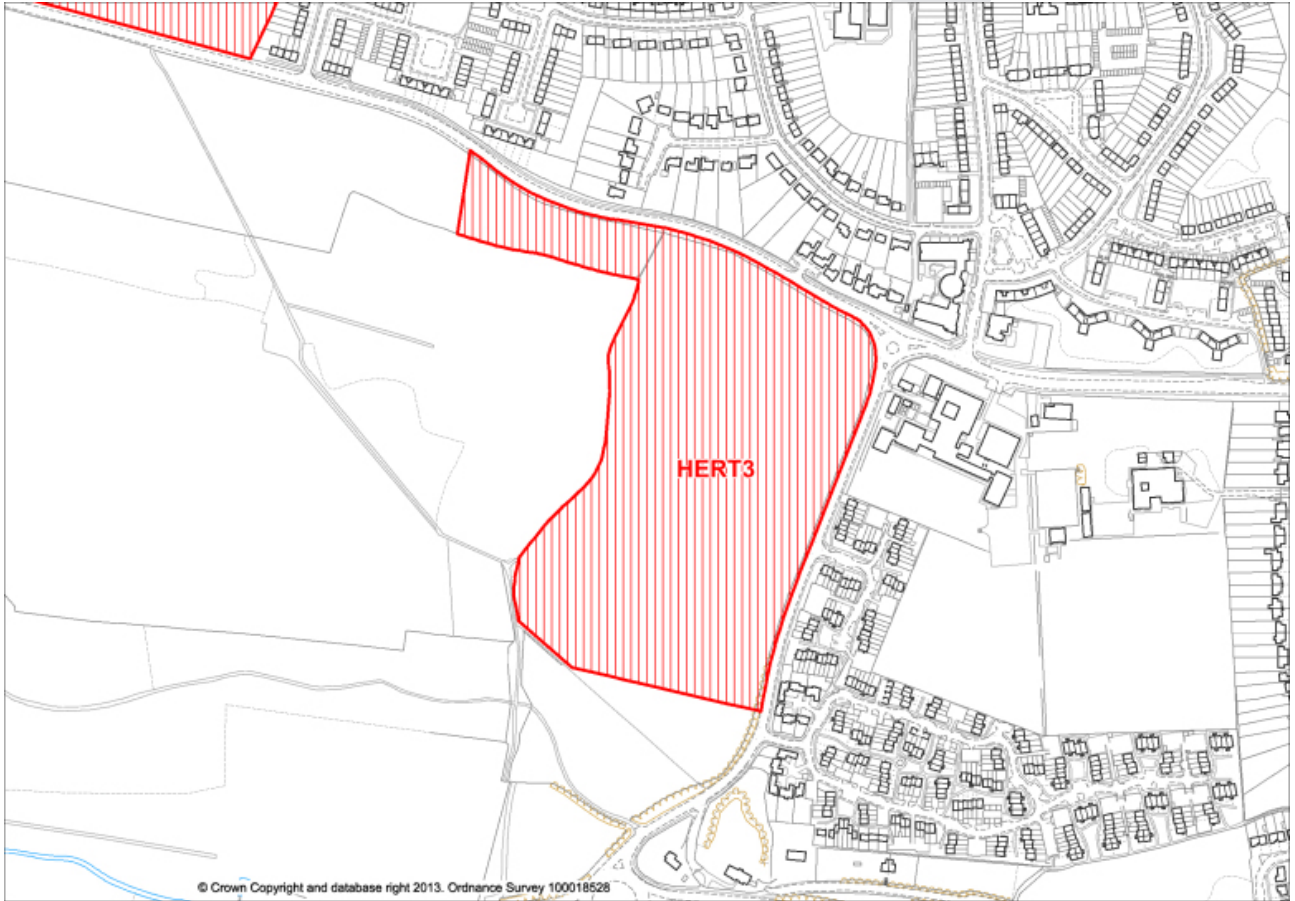




Figure 7.4 Site Location: Land West of Hertford (South of Welwyn Road)



DR





### HERT3 West of Hertford

Development of 550 homes will be provided by 2021 in the following locations:

- I. 300 dwellings to the north of Welwyn Road, which shall include provision of:
  - (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
  - (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
  - (c) necessary new utilities infrastructure;
  - (d) access arrangements and appropriate local highways mitigation measures;
  - (e) sustainable transport measures including the encouragement of walking and cycling (including, inter alia, the improvement of pedestrian and cycle access to Perrett Gardens and links from the Sele Farm estate to public footpaths and bridleways in the locality); shared use cycle/pedestrian way alongside Welwyn Road; enhanced passenger transport services (including, inter alia, the provision of new bus stops and shelters on B1000 Welwyn Road);
  - (f) landscaping;
  - (g) public amenity green space and play areas;
  - (h) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity including the protection of Local Wildlife Site 59/077; Archers Spring; and other woodland and wildlife interests in the area;
  - (i) measures to ensure that any impact on views from within the Panshanger Country Park towards the site is successfully mitigated;
  - (j) contributions towards the Panshanger Country Park initiative;
  - (k) social infrastructure including contributions towards education, health services and other community facilities;
  - (l) planning obligations including on and off-site developer contributions; and
  - (m) other policy provisions of the District Plan and relevant matters, as appropriate.
- II. 250 homes to the south of Welwyn Road/west of Thieves Lane, which shall include provision of:
  - (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);



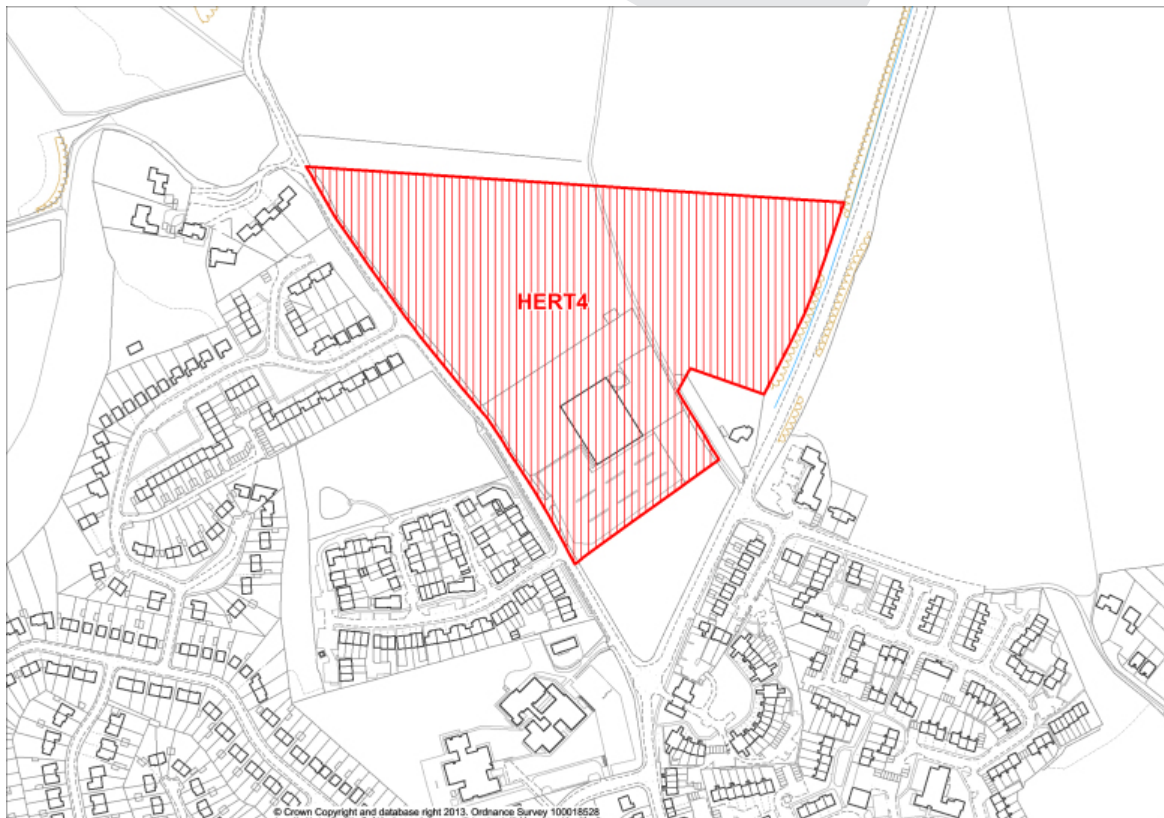
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) necessary new utilities infrastructure;
- (d) access arrangements and appropriate local highways mitigation measures;
- (e) sustainable transport measures including the encouragement of walking and cycling (including, inter alia, the improvement of pedestrian and cycle links from the Sele Farm estate to public footpaths and bridleways in the locality); shared use cycle/pedestrian way alongside Welwyn Road and Thieves Lane; enhanced passenger transport services (including, inter alia, the provision of new bus stops and shelters on B1000 Welwyn Road);
- (f) landscaping;
- (g) social infrastructure including contributions towards education, health services and other community facilities;
- (h) public amenity green space and play areas;
- (i) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity including the protection of Local Wildlife Site 58/025; Ancient and other woodland and wildlife interests in the area;
- (j) measures to ensure that any impact on views from within the Panshanger Country Park towards the site is successfully mitigated;
- (k) contributions towards the Panshanger Country Park initiative;
- (l) protection of all public rights of way and other public access routes running through or on the boundaries of the site;
- (m) planning obligations including on and off-site developer contributions; and
- (n) other policy provisions of the District Plan and relevant matters, as appropriate.



## North of Hertford

- 7.2.8** In order to meet the District's housing requirement and to provide for the housing needs of the town, development is proposed to the North of Hertford.
- 7.2.9** The close proximity of primary education and local retail facilities coupled with regular bus provision make this a good location for new residents to integrate with existing infrastructure. However, constraints in relation to waste water and educational capacity, along with traffic congestion issues and protection of the Rib Valley, limit the scale of development opportunities in this location. The phasing of development will need to ensure that underlying mineral deposits in the locality can be satisfactorily extracted.

**Figure 7.5 Site Location: Land North of Hertford**



### **HERT4 North of Hertford**

Development of 150 homes will be provided between 2021 and 2026 to the west of B158 Wadesmill Road/north of Sacombe Road, which shall include provision of:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);



- (c) allowance for the satisfactory phased extraction of underlying mineral deposits, either on the site itself or on adjoining land;
- (d) necessary new utilities infrastructure;
- (e) access arrangements and appropriate local highways mitigation measures;
- (f) sustainable transport measures including the encouragement of walking and cycling, and enhanced passenger transport services;
- (g) landscaping, public amenity green space and play areas;
- (h) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity;
- (i) protection of all public rights of way (including, inter alia, the protection of the restricted byway) and other public access routes running through or on the boundaries of the site;
- (j) social infrastructure including contributions towards education, health services and other community facilities;
- (k) planning obligations including on and off-site developer contributions; and
- (l) other policy provisions of the District Plan and relevant matters, as appropriate.

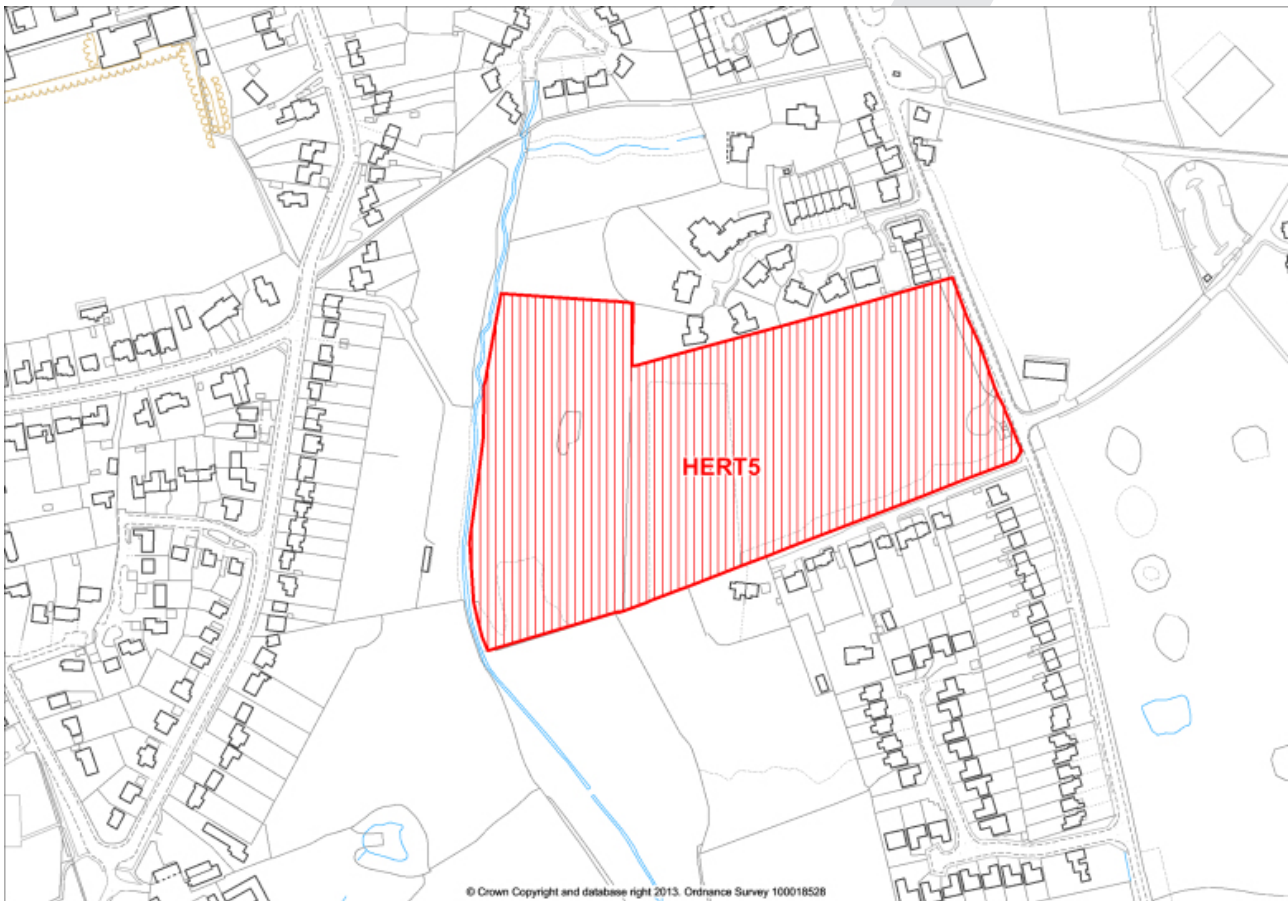
## South of Hertford

- 7.2.10** In order to meet the District's short term housing requirement and to provide for the housing needs of the town, development is proposed to the South of Hertford.
- 7.2.11** Development of the area will need to ensure the continued protection of the Green Finger at the western part of the site, including the existing treed area at the higher level, the tree belt at the lower level, and the sloped area of land between them leading towards Hagsdell Stream.





Figure 7.6 Site Location: Land to the South of Hertford



### HERT5 South of Hertford

50 homes will be provided to the west of Mangrove Road by 2021 which shall include provision of:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) necessary new utilities infrastructure;
- (d) access arrangements and appropriate local highways mitigation measures;
- (e) sustainable transport measures including the encouragement of walking and cycling (including, inter alia, an upgraded pedestrian and cycle way along Mangrove Road to Simon Balle School), and enhanced passenger transport services;
- (f) quality local green infrastructure through the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhance biodiversity. This should include, but not be limited



to, the provision of a public amenity greenspace buffer between the development and Hagsdell Stream to allow for the preservation of that part of the Hertford Green Finger, and which should also provide for public access from Mangrove Road;

(g) landscaping;

(h) protection of any public rights of way and other public access routes running through or on the boundaries of the site;

(i) social infrastructure including contributions towards education, health services and other community facilities;

(j) planning obligations including on and off-site developer contributions; and

(k) other policy provisions of the District Plan and relevant matters, as appropriate.

## 7.3 Employment in Hertford

**7.3.1** The county town of Hertford retains its traditional brewing role, albeit on a reduced basis from that of bygone times. The town has evolved its employment base over time to reflect changing needs and currently contains a broad spectrum of employment from industrial to prestige office accommodation with varying sized enterprises in its employment areas.

**7.3.2** Hertford's location in relation to accessing the major road network means that it is an attractive place for businesses to locate; however, the A414 has a propensity towards congestion, especially at peak times, and this can affect ease of access to some areas.

**7.3.3** Hertford benefits from having the District's largest local authority employer, Hertfordshire County Council, located in the town. Other public and private sector employment premises also lie in close proximity to County Hall.

**7.3.4** In order to continue to provide opportunities for businesses to serve the town and nearby settlements in the surrounding area, the strategy will be to protect and enhance the existing employment areas in Hertford and to supplement this by the formal designation of the Pegs Lane/Hale Road/Gascoyne Way area and the Taylor Trading Estate, both of which have long been in employment use.

### HERT6 Employment in Hertford

I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:

(a) Caxton Hill;



- (b) Foxholes Business Park;
- (c) Hartham Lane;
- (d) Mead Lane - East of Marshgate Drive (including the provisions of the Mead Lane Urban Development Framework);
- (e) Mimram Road;
- (f) Taylor Trading Estate, Ware Road;
- (g) Warehams Lane;
- (h) Windsor Industrial Estate, Ware Road.

II. In addition, the following Employment Area is reserved primarily for B1, Sui Generis and mixed uses:

- (a) Pegs Lane/Hale Road/Gascoyne Way.

## 7.4 Retail in Hertford

- 7.4.1** Classed as a Secondary Town Centre, Hertford provides a wide range of comparison and convenience shopping in addition to other service needs. This offer serves both its own residents and those of surrounding settlements. Hertford's markets, food and drink facilities and successful night-time economy also draw patronage from wider locations.
- 7.4.2** However, its historic development pattern, while providing a unique character which acts as an attractor, also limits the potential of the town to expand its retail function in its central core.
- 7.4.3** Within some of its residential areas, Hertford also benefits from local parades and individual shops, which provide valuable resources for local people and passing trade, in addition to the retail offer in the town centre.

## 7.5 Leisure and Community Facilities in Hertford

- 7.5.1** Despite being located within a rural setting and having areas of open land known as 'Green Fingers' penetrating towards the centre of the town, Hertford has been identified as having a deficit of Accessible Natural Greenspace (ANG) as well as sites offering space for children. Cycle provision has also been identified as limited. It is therefore important that better public access to the countryside that surrounds the settlement is created to support both existing and new communities in the town. The river corridors have also been identified as areas for improvement of both habitat and physical links connecting settlements, especially between Hertford and Ware and the wider countryside.



- 7.5.2** For formal sport provision, the under provision of junior football and mini-soccer pitches in the Hertford and Ware area should also be addressed. Development proposals will be considered in accordance with Policies CFLR1 (Open Space, Sport and Recreation) and CFLR2 (Open Space Standards).
- 7.5.3** Hertford's Green Fingers, which penetrate the town, are a recognised local amenity, wildlife and leisure asset and have been designated as Local Green Spaces under Policy CFLR3 (Local Green Space). This designation provides protection for these valuable resources and ensures that development will not be allowed in such locations, other than in very special circumstances.
- 7.5.4** All new development in Hertford will result in an increased demand for local services and community facilities including, for instance, healthcare and education. Development proposals should contribute to the enhancement of existing provision to ensure that both new and existing residents in the town are able to access community facilities and vital services within Hertford, thereby reducing the need to travel to other settlements. In this respect, development proposals will be considered in accordance with Policies CFLR7 (Community Facilities), CFLR8 (Health and Wellbeing) and CFLR9 (Education).