

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 22 OCTOBER 2014
EXECUTIVE – 4 NOVEMBER 2014

REPORT BY EXECUTIVE MEMBER FOR STRATEGIC PLANNING
AND TRANSPORT

MEAD LANE URBAN DESIGN FRAMEWORK

WARD(S) AFFECTED: Hertford Bengoe, Hertford Castle, Hertford
Kingsmead

Purpose/Summary of Report

- This report presents the main issues raised during the consultation on the draft Mead Lane Urban Design Framework (UDF) and seeks agreement that the proposed amendments be made, and that the UDF be adopted as a Supplementary Planning Document to the East Herts Local Plan, Second Review, April 2007 (Saved Policies).

RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE
PANEL AND EXECUTIVE: That:

(A)	the issues raised during the public consultation on the draft Mead Lane Urban Design Framework, together with the Officer responses, be noted;
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(B)	in light of the responses received, the suggested amendments to the document be supported; and
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(C)	the Mead Lane Urban Design Framework be supported for adoption as a Supplementary Planning Document to the East Herts Local Plan, Second Review, April 2007 (Saved Policies).
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RECOMMENDATIONS FOR COUNCIL: That:

(A)	the issues raised during the public consultation on the draft Mead Lane Urban Design Framework, together with the Officer responses, be agreed;
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(B)	in light of the responses received, the suggested amendments to the document be agreed; and
(C)	the Mead Lane Urban Design Framework be adopted as a Supplementary Planning Document to the East Herts Local Plan, Second Review, April 2007 (Saved Policies).

1.0 Background

- 1.1 The Mead Lane area of Hertford has historically been one of the key employment generators in the town. It has long been designated as an Employment Area in the Local Plan and continues to fulfil its role in this respect. However, while the eastern part of the site has prospered and has benefited from areas of modern development, the western element has suffered in most locations from poor quality, older buildings and dereliction. In particular, the large area of land covering the former gas site has remained vacant for many years. Existing residential developments in Mead Lane, Marshgate Drive and Spencer Street also experience poor environmental quality and amenity.
- 1.2 In recent years, parts of the western section have seen some improvement and environmental uplift via a policy change introduced in the adopted East Herts Local Plan, Second Review, April 2007. This identified, via Policy HE5, that an area to the west of Marshgate Drive, north of Mead Lane and bounded by the Lee Navigation to the north had the potential for residential development.
- 1.3 The redevelopment of the former depot on Mill Road (The Waterfront), and The Meads development in Mead Lane, has resulted in a significant improvement to the character of the area. The redevelopment of the remainder of the former TXU site, which is currently ongoing, and the implementation of the recent planning permission for land immediately to the north of Hertford East station (subject to S106) will enhance this section of the Mead Lane area further. However, this still leaves other areas of land within the Employment Area located to the east of Marshgate Drive which are in desperate need of regeneration. The Mead Lane Urban Design Framework has been prepared in order to guide the regeneration of the Mead Lane area and to facilitate the reintegration of the area with the wider town.

2.0 Report

- 2.1 Members may recall that a draft version of the Mead Lane UDF was prepared and presented to the Council's Executive in 2011 where it was agreed that it should be subject to a six week period of public consultation. The consultation was undertaken between 16th June and 28th July 2011, during which time a total of 163 representations were received from 39 consultees.
- 2.2 Following the consultation, work on the UDF was not able to progress due to the need to focus all available resources on the preparation of the emerging District Plan. While in draft form the UDF has been afforded some weight as part of the consideration of planning applications, and as such, the content of the document has influenced development proposals that have come forward. However, the recent expansion of the Planning Policy Team has allowed work on the document to continue through to adoption.
- 2.3 A schedule of issues raised during the consultation is contained within **Essential Reference Paper 'B'** along with officer responses and, where considered appropriate, proposed amendments to the UDF. These are either described or shown as tracked changes. It should be noted that the Council is able to make non-material amendments (i.e. changes that are not significant) to the document without the need for a further period of public consultation. There are no material amendments proposed to the document.
- 2.4 Should Members agree to the proposed amendments, the final version of the UDF, which can be found **within Essential Reference Paper 'C'** (which is a final clean version without any tracked changes shown), may be formally adopted as a Supplementary Planning Document (SPD) in accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Once adopted, the UDF, which will supplement Policy HE5 of the adopted East Herts Local Plan Second Review 2007, will be afforded significant weight as part of the consideration of future development proposals in the Mead Lane area.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

Non-Key Decision – 11/07: Mead Lane Urban Design Framework
(<http://www.eastherts.gov.uk/meadlaneudf>)

Contact Member: Councillor M G Carver, Executive Member for
Planning Policy and Transport
mike.carver@eastherts.gov.uk

Contact Officer: Kevin Steptoe, Head of Planning and Building
Control – Ext 1407
kevin.steptoe@eastherts.gov.uk

Report Author: Chris Butcher, Senior Planning Officer
chris.butcher@eastherts.gov.uk