

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 8 SEPTEMBER 2016

REPORT BY LEADER OF THE COUNCIL

EAST HERTS DRAFT DISTRICT PLAN – HERTFORD – SETTLEMENT APPRAISAL AND NEW DRAFT CHAPTER 7

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

The purpose of this report is:

- To present to Members a Settlement Appraisal for Hertford, together with a draft revised chapter, for subsequent incorporation into the final draft District Plan.

RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE PANEL: That Council, via the Executive, be advised that:

(A)	the Hertford Settlement Appraisal as detailed at Essential Reference Paper ‘B’ to this report, be agreed; and
(B)	the draft revised Chapter 7 (Hertford), as detailed in Essential Reference Paper ‘C’ to this report, be agreed as a basis for inclusion in the final draft District Plan, with the content being finalised when the consolidated plan is presented in September 2016.

1.0 Background

1.1 The Council published its Draft District Plan Preferred Options for consultation for a period of twelve weeks between 27th February and 22nd May 2014.

1.2 The issues raised through the consultation with regard to the Hertford Chapter were considered at the District Planning Executive Panel on the 21st July 2016.

- 1.3 This report presents a Settlement Appraisal for Hertford. The Hertford Appraisal provides the Council's justification for the proposed redrafted chapter having regard to the issues raised during the Preferred Options consultation, further technical and delivery assessment and sustainability appraisal.
- 1.4 **Essential Reference Paper 'B'** contains the Settlement Appraisal for Hertford and **Essential Reference Paper 'C'** contains the revised draft chapter.

2.0 Report

- 2.1 The Preferred Options District Plan presented a draft development strategy for Hertford that included four proposed allocations:
- Mead Lane (300 dwellings);
 - West of Hertford to the north and south of Welwyn Road (550 dwellings);
 - North of Hertford to the west of B158 Wadesmill Road (150 dwellings);
 - and South of Hertford west of Mangrove Road (50 dwellings).
- 2.2 The Settlement Appraisal identifies how the proposed strategy for the town has been refined following the Preferred Options consultation. The revised draft chapter proposes that, while other site allocations should remain at the levels proposed in the Preferred Options Consultation, due to permission granted in the interim and development currently under construction, a reduced quantum of development should apply to Mead Lane. The following allocations are therefore proposed:
- Mead Lane (200 dwellings);
 - West of Hertford to the north and south of Welwyn Road (550 dwellings);
 - North of Hertford to the west of B158 Wadesmill Road (150 dwellings);
 - and South of Hertford west of Mangrove Road (50 dwellings).
- 2.3 In respect of Employment, the Preferred Options District Plan proposed the allocation of two new Employment Areas, which sought to recognise existing uses, at the Taylor Trading Estate and in the Pegs Lane, Hale Road, Gascoyne Way area.

- 2.4 In respect of the Taylor Trading Estate, the Hertford and Ware Employment Study's conclusions were not such as to provide confidence that its designation would be sustainable in the longer term for solely employment use, and, therefore, it is proposed that this site should not continue to Regulation 19 consultation as a designated Employment Area. However, whilst not benefitting from a discrete Employment Area designation, other policies of the Plan (in particular EDE1) would continue to protect existing employment uses on the site, as appropriate.
- 2.4 Regarding the second proposed designation for the Pegs Lane/Hale Road/Gascoyne Way area, it is now proposed to exclude Sovereign House (permission granted for residential development), the Gates Garage (sui generis use with current application for residential development), and Hertford Police Station (which would then be isolated from the remaining area). The remaining area, to be renamed Pegs Lane, would comprise the East Herts and Hertfordshire County Council offices and would be reserved primarily for B1 use.
- 2.5 The policies contained in the draft revised chapter set out what the proposed development in Hertford will be expected to deliver. These requirements will form the basis of Masterplanning for the area and inform future planning applications.
- 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

None

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