

EAST HERTS COUNCIL

REPORT TO COUNCIL ON 18<sup>th</sup> DECEMBER 2018

REPORT BY THE LEADER OF THE COUNCIL

REPORT TITLE: OLD RIVER LANE & NORTHGATE END LAND ASSEMBLY

WARD(S) AFFECTED: BISHOP'S STORTFORD, MEADS

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**Purpose/Summary of Report**

- This report provides members with the case for the council to acquire a plot of land at Northgate End, Bishop's Stortford from Hertfordshire County Council in pursuance of delivery of the Old River Lane scheme and seeks approval to proceed with this acquisition.

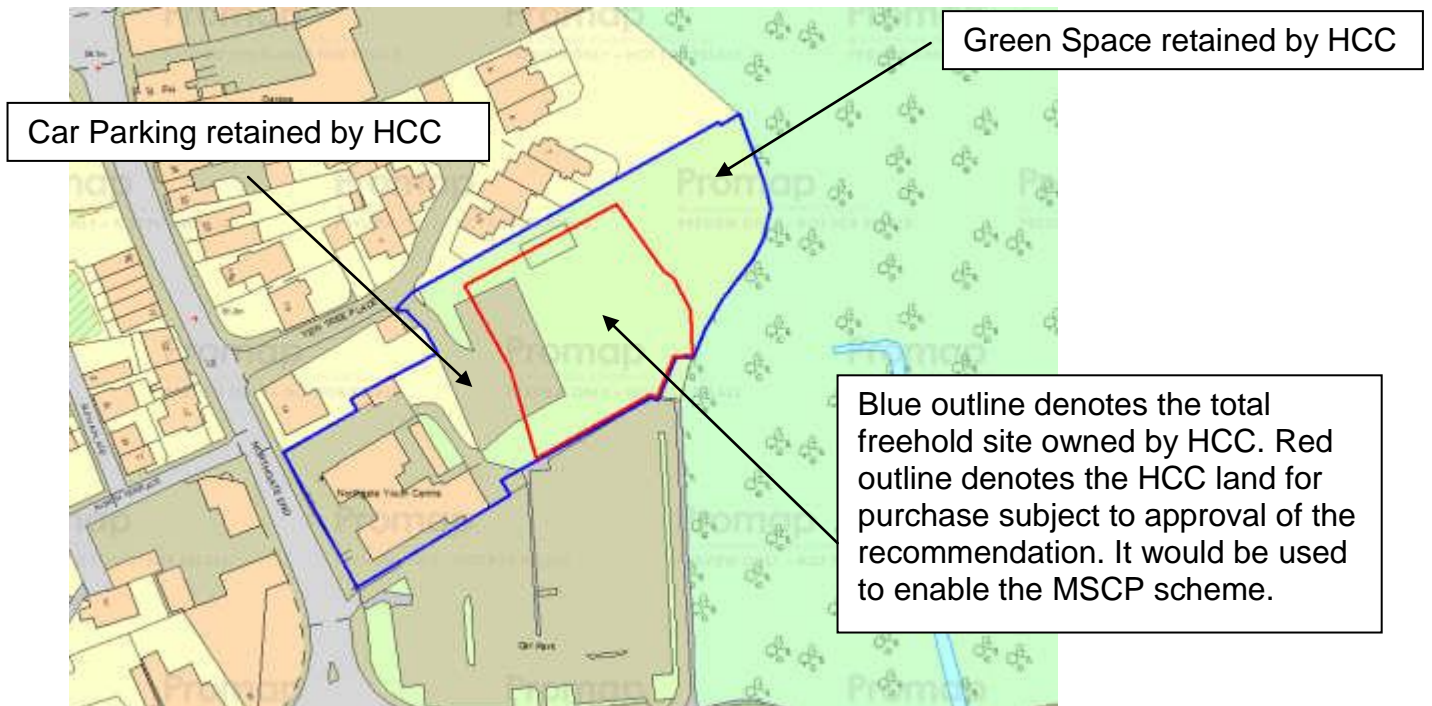
**RECOMMENDATIONS FOR COUNCIL That:**

<b>(A)</b>	<b>a section of the land currently in the ownership of Hertfordshire County Council at Northgate End, Bishop's Stortford be purchased in line with the valuation presented in the Exempt Essential Reference Paper B in pursuance of delivery of the Old River Lane scheme</b>
<b>(B)</b>	<b>the Head of Legal and Democratic Service be delegated to make all necessary arrangements to complete the purchase of the land at Northgate End, Bishop's Stortford.</b>

1.0 Background

1.1 The council is actively engaged in the Old River Lane programme of works to deliver a major regeneration scheme at this important site in the centre of Bishop's Stortford.

- 1.2 Most of the land proposed for redevelopment is now in the ownership of the council, with the exception of one final parcel of land required for land assembly; a parcel of land which is in the ownership Hertfordshire County Council (HCC) at the Northgate Centre which makes up part of the footprint of the new Multi-Storey Car Park (MSCP) and the small surface car park to the rear of that building.
- 1.3 Full Council's consideration and approval of the delivery of the Northgate End car park and residential units on 25<sup>th</sup> July 2018 was predicated on the total land area within the agreed planning proposals. This report seeks approval to acquire the final plot of land required.
- 2.0 Report
- 2.1 The Northgate End works will enable development across the wider Old River Lane site as it is the delivery of the new MSCP that will allow for the surface parking area at the Causeway to be released for use without detrimentally impacting provision within the town centre.
- 2.2 The design for the new MSCP includes the use of a portion of HCC owned land for both the building mass and as surface parking to the rear of the structure.



2.3 Negotiations with HCC on the acquisition have now concluded. The agreed valuation, informed by detailed analysis by Montagu Evans consultancy, is included at ERP B. The council would acquire the leasehold of the land for 250 years.

2.4 The agreement struck with HCC includes:

- provision of a maximum of 150 parking permits in total per year for the staff/users of the HCC Youth Centre subject to a maximum of 15 parking permits being used on any given day. This will apply to the new MSCP once developed (and other council car parks in the town during development)
- use by EHDC of some land on the wider HCC site during the development phase to enable building of the MSCP for which a disturbance payment and land usage licence fee will be paid to HCC. Details are included in ERP B.

### 3.0 Implications/Consultations

3.1 The corporate implications are included in ERP A. The financial requirements will be met through the ongoing grants provided by the LEP.

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