

Hertford Town Council Response to Initial Comments of the Independent Examiner, Sele Neighbourhood Area Plan 2018-2033

[Note: The Examiners paragraphs are mentioned to aid reference to the Examiners Initial Comments]

Timeframe paragraph 5.

The timeframe merely relates to when the preparation of the Neighbourhood Plan began in earnest and the start date could be amended.

Access to Green Space paragraph 7.

The intention was that this policy would be a material consideration on all applications (although many will be too small to be relevant). It could apply equally to developments on green field sites and redevelopment of brownfield sites such as redevelopment of existing housing areas as has happened in the last two years. The community felt this was important because of the social issues in Sele, particularly the area north of the Welwyn Road, and their belief that access to green space might go some way towards relieving those issues.

Green Infrastructure and SUDS Paragraph 8.

The NPPF paragraph quoted in HSHE5 is a typo it should read Para 163.

Views and Vistas Paragraph 11.

View 2 is a nice view but not from the point where access on to Bramfield Road can be gained from Bramfield Lane, that is the point at which the permissive path runs along Long Wood. You would have to be cycling or driving along Bramfield Road at the point the view was taken from, in order to be able to appreciate it. The intention of including this view was to ensure that HERT1 was adequately screened from the Bramfield Road. The view is special to the community and we don't believe that it would impact on the capacity of the HERT1 site allocation, to ensure, as requested, that the new development would have no greater impact than the glimpses already visible from the existing part of the housing estate.

Non-Listed Buildings Paragraph 13.

I did not get to the bottom of the 'remains of Sele Farm' or where that was exactly and how it had been identified.

The Cemetery Lodge and the walls and railings to the Cemetery are shown on the map below.

Accessible Childcare/Pre-school Facilities Paragraph 14.

Following completion of the housing schemes in Sele there will be many more children competing for the existing facilities which are at present inadequate. Provision could be provided side by side with health or recreation facilities. The need for extra facilities being provided through S106 can be justified in terms of the three criteria in NPPF Paragraph 56.

Contributions to improve Healthcare Facilities Paragraph 15.

As above. There is an existing surgery. The wish is that this is kept and expanded. More people will put even more strain on the existing small facility. The additional numbers of residents, following completion of the two housing schemes, will provide the justification

for ensuring that the existing facility is maintained, either in its current location or an equally accessible location, in conjunction childcare or recreation facilities. It is difficult to travel from Sele to a doctor's surgery in the town if you do not have your own transport and we are strongly encouraging reducing car use. S106 from housing development contributions would meet the tests of NPPF Paragraph 56.

Existing Shops Paragraph 17.

The Use Classes Order probably changes more often than any other planning legislation. The intention of this policy is to ensure that Fleming Crescent remains a viable shopping parade. The new E class includes community facilities which would be deemed appropriate. There is a concern that a shop could be converted to residential. However, the policy would also apply for example, if the existing parking provision was to be reduced.

Vehicle Parking Paragraph 19.

There are several examples of decked and underground parking in Hertford where it has been recognised that it is an efficient use of land in a town constrained by rivers and the Green Belt.

Example 1: Smeaton Court, Hertford: https://www.primelocation.com/for-sale/details/55585046?search_identifier=ec80f4ba86e382aaf25517115c99f7e6

Example 2: Marshgate Drive, Hertford

