

SELE

NEIGHBOURHOOD AREA PLAN 2018 – 2033



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Foreword



Several distinct and sizeable residential communities fit comfortably together to make Hertford's Sele ward the home of nearly 6,000 residents. Sele ward, largely settled as a community, is close to the busy Hertford North Railway Station, and focuses within the ward are its four schools and its very busy shopping area.

A short bus ride away (downhill for most ward residents) is the historic Hertford town centre; a fine cultural, administrative and service centre with cafés and specialist independent shops. The ward itself has very high-quality parkland, river valley Green Finger, woodland, and an award winning play area at its western and northern boundaries.

Sele ward is a good place to live. Future residential 'life-quality' and opportunity has to be weighed up carefully and considered intelligently, and the work which the community's neighbourhood planners have done, attentively and professionally, has brought so much of what residents feel and believe into thoughtful scrutiny and wide dialogue. The community as a whole has benefited enormously during these months of engagement of various kinds.

For some members of the community group 'out of the box' ideas have been important; some, valuing what there is at present, have been keen to conserve. All have had to read the community make up, in order to plan for the best for all in the future years. Taken as a whole, (but there are geographical areas of the ward which are quite different), Sele has 22% of its children affected by income deprivation, and 15% of older people similarly affected. These figures are the highest in the affluent town of Hertford and, together, are virtually unique within the 200 square miles of East Herts District.

Neighbourhood Planning at ward level is therefore particularly important as a tool for those elected to serve Sele ward's particular interests, when these are set in the context of Town and District and County debate and decision-making. Less than a handful of wards in East Herts District have comparably high figures indicating deprivation, and none is recorded as having both older people and children affected by deprivation. At the same time, some areas of Sele ward are distinctly 'affluent', and one area, in its own private acreage, exceptionally so. Almost a quarter of Sele ward's households have no access to a motorcar. With no other ward in East Herts District coming close to these statistics, the ward is far and away the most deprived ward in East Herts.

So, our Neighbourhood Plan's Community Steering Group members have had diversity and social cohesion in mind. They have considered 'area characters' within Sele, and environmental qualities shared by all across the ward. They have considered movement and transport access, issues of isolation, education, and health. They have weighed up 'proximities' and the values they add: the nearby town centre, the high-quality countryside around and the accessible wider cultural, shopping and leisure centres. Together, these 'at hand' facilities provide well for Sele residents.

Home is central to each resident's life. Neighbourhood Planning is therefore so very important as a whole community engagement. The neighbourhood planning process has certainly engaged those who love and value Sele and who seek to maintain and enhance all that is good about where they live.

Peter Ruffles

Preface

The Sele ward has a unique character because, unlike large parts of Hertford, it is an area of relatively new developments of around 70 years or less. The Neighbourhood Plan presents the opportunity to ensure that improvement and growth in the years ahead will create a positive change for the community and its residents. By planning for the future with the needs and aspirations of the local people in mind, the Sele community can maximise opportunities and tackle the present challenges such as deprivation and the impact of new housing development.

The preparation of the Sele Neighbourhood Plan began in May 2016 and was a three-year long community effort to establish a vision to 2033. The East Herts District Plan included the allocation of two substantial housing sites in the ward. It was important for residents in Sele to contribute to the shaping of these new communities and to benefit from the investment in facilities and services.

Yet the Neighbourhood Plan is much more than this. It sets a vision and policies on key topics such as housing and transport, community facilities, and the environment (protecting green spaces for both recreation and wildlife). Additionally, it specifies a set of actions by which the community, Town, District and County Councils, as well as other partners, will achieve the Neighbourhood Plan's objectives. It is based on the principles of improving health indicators, ensuring that development is sustainable for people and the environment, and catering for the needs of all groups, particularly the vulnerable ones.

Throughout the neighbourhood planning process contacts and partnerships have been developed and a strong, committed Steering Group of local residents has worked on supporting and publicising the Neighbourhood Plan's progress. Maintaining and building up the momentum created by the preparation of the Neighbourhood Plan will enable us to work together to make sure Sele remains a place in which people enjoy living.

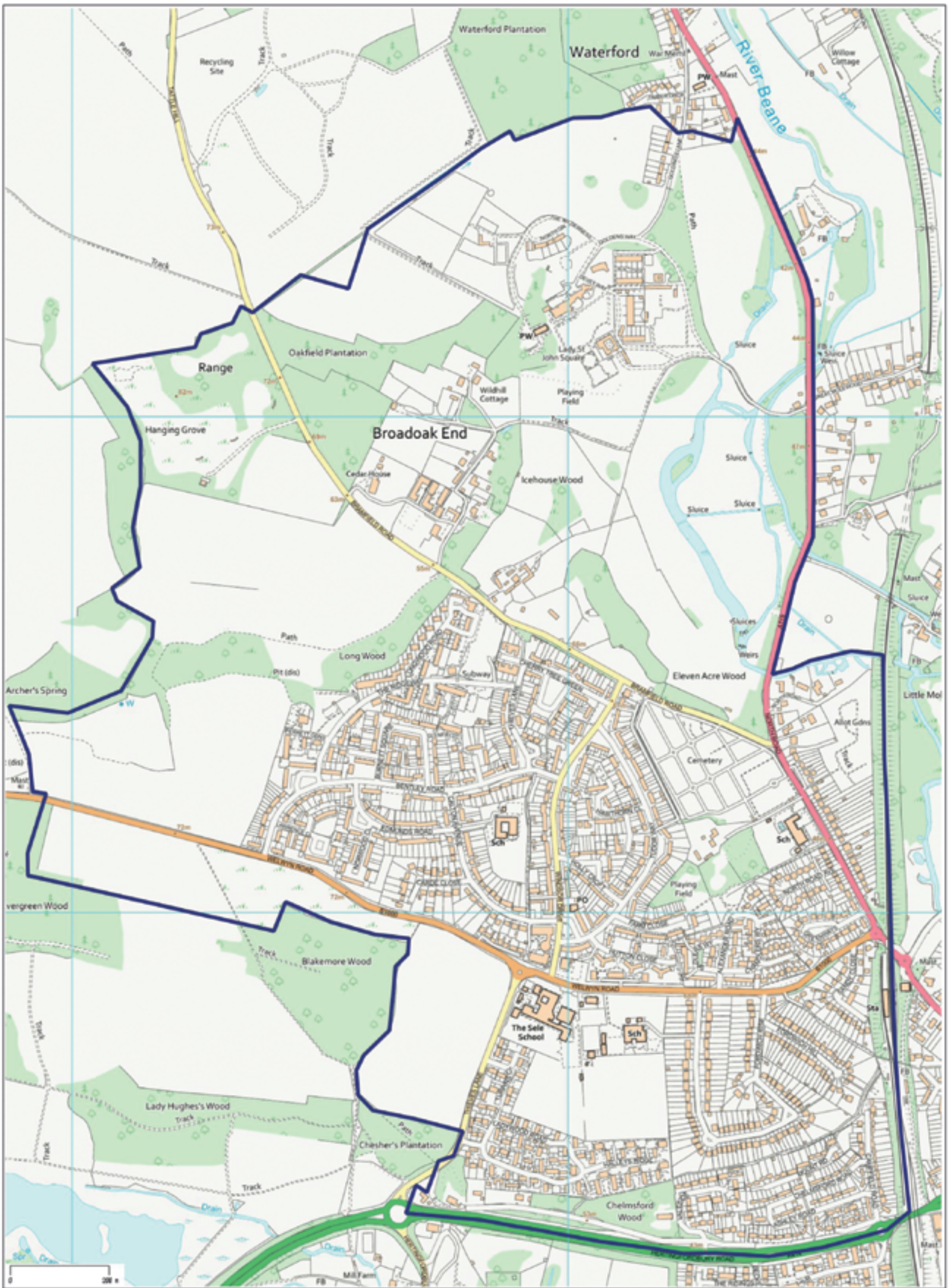
I Introduction

The Purpose of the Neighbourhood Plan

- 1.1 The adopted Sele Neighbourhood Area Plan (the Neighbourhood Plan) will form part of the statutory Development Plan which is formed of the Local Plan (The East Herts District Plan), the Minerals and Waste Local Plans for Hertfordshire, and any adopted Neighbourhood Plans. The Localism Act 2011, with effect from April 2012 sets out the provision for communities to produce plans that have statutory weight. Taking part in the making of this plan is an opportunity for the community to have a say about future growth in their area. The policies contained in the Neighbourhood Plan will be used in determining planning applications, will provide guidance for developers and will inspire local residents to enjoy and improve their area.
- 1.2 The Neighbourhood Plan is in general conformity with the Development Plan and in particular with the strategic policies of the East Herts District Plan. The East Herts District Plan was adopted on 23rd October 2018 and covers the period until 2033. The current planning documents that make up the Statutory Development Plan can be found on EHDC website and HCC website.
- 1.3 Of particular consideration in the East Herts District Plan are its site-specific policies for the Hertford Sele area (HERT3). These require the provision of around 550 new homes in Sele ward to the north and south of the Welwyn Road, between 2017 and 2033, as part of the district-wide objective to deliver sustainable new development. According to paragraph 29 of the NPPF the Neighbourhood Plan cannot restrict the maximum number of housing units being proposed.
- 1.4 The Neighbourhood Plan has been prepared with regard to the National Planning Policy Framework (NPPF) 2019 and current Planning Practice Guidance.
- 1.5 The Sele Neighbourhood Area Plan includes a vision for the future, objectives, planning policies and a set of actions, which aim to ensure that Sele ward will grow sustainably and thrive over time. The Sele Neighbourhood Area Plan includes a vision for the future, objectives, planning policies and a set of actions, which aim to encourage good quality sustainable development, enhance the environment and provide facilities that can enrich the wellbeing of the community.

Qualifying Body & Neighbourhood Area Plan

- 1.6 This Neighbourhood Plan was prepared by the Sele Community Steering Group (SCSG) through thoroughly researching the topics of interest and issues raised by the community and consultation with residents and other stakeholders in Sele ward. The qualifying body for the submission of the Neighbourhood Plan is Hertford Town Council (HTC).
- 1.7 On 28 January 2016 Hertford Town Council applied to the local planning authority, East Herts District Council, for the designation of the Sele ward as a Neighbourhood Plan Area. The Neighbourhood Plan area is represented in Figure 1 below. East Herts District Council approved the area designation on 5 April 2016.



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Figure 1: Designated Neighbourhood Plan Area

Legislation

- 1.8 While reflecting the aspirations of local communities, Neighbourhood Plans must comply with other local, national and European policies, as required in the Localism Act. Specifically, a Neighbourhood Plan must meet four criteria, named “Basic Conditions” and set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act (1990), as referred to by Section 38A of the Planning and Compulsory Purchase Act (2004):
- (i) The Plan must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
 - (ii) The Plan must contribute to the achievement of sustainable development;
 - (iii) The Plan must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case East Herts District Plan (see separate Basic Conditions Statement); and
 - (iv) The Plan must abide by the relevant EU regulations.
- 1.9 A separate document has been prepared to demonstrate how the Sele Neighbourhood Plan meets these Basic Conditions.

Process of Preparing the Neighbourhood Plan

- 1.10 The Community Steering Group for the Neighbourhood Plan was formed following a well-attended public event in May 2016. This group was endorsed by Hertford Town Council to prepare a neighbourhood plan on its behalf. The process chart below shows how the preparation of the Neighbourhood Plan progressed.
- 1.11 Initially five working groups were formed; later these were reduced to three: Community and Public Services, Housing and Transport, and Environment. An experienced Neighbourhood Planning Consultant ran a series of public workshops in October 2016. After a survey was conducted of Sele residents in early 2017, the Planning Consultant was appointed to provide specialist advice to the Town Council and the Community Steering Group.

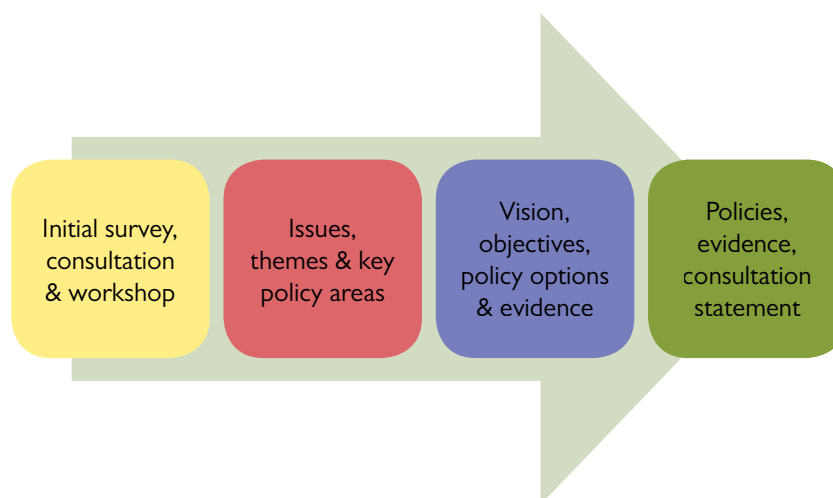


Figure 2: Process Chart

Community Engagement

1.12 The content of the Sele Neighbourhood Plan has been developed from a continuous process of gathering the views of local people in the ward using a variety of consultation approaches including:

- a ward-wide survey
- an exhibition
- a public meeting
- a workshop at Sele School
- stall at local 'Funday'
- numerous working group evening meetings

1.13 A separate document called the Sele Neighbourhood Area Plan Consultation Statement has been prepared which explains the work of the Community Steering Group, describes the engagement techniques used, events held and the results of the public consultations. It also contains a list of consultees.

Monitoring and Review

1.14 The Neighbourhood Plan will be monitored by HTC and a review will be considered at an appropriate time should the policies become out of date or no longer relevant.

2 The Sele Ward

Location, Main Features & Basic Statistics

- 2.1 Sele is one of the four wards in Hertford on the north-west side of the town, covering an area of about 275 hectares and bounded to the west and north by open spaces. Unlike older parts of the County Town, Sele has been mostly developed in the last 70 years, and the predominant architectural style is modern. Land at the original Sele Farm has been in-filled over time and no longer exists. The most prominent heritage feature is the Goldings Estate registered parkland and the listed buildings within it. The parkland was created in the mid 1800's and is contemporary with the existing 1870's Tudor style mansion. The house and parkland have survived well and some early 18th century elements can still be seen in the landscape.
- 2.2 Many of the businesses in Hertford are concentrated around the town centre, while Sele ward is mostly a residential area. The commercial premises of the ward are based on Fleming Crescent and apart from those there are a substantial number of home-based businesses.
- 2.3 In 2011, 73.8% of those between 16 and 64 were in employment (either employees or self-employed), while 6.8% were unemployed. This compares to a rate of 4.3% of unemployment in East Hertfordshire.
- 2.4 A 2015 Government report on deprivation shows that in the Sele area the percentage of employment deprivation is as high as 20%, while in other parts of the ward this ranged between 2.9 and 16.6%. Employment deprivation represents the percentage of the people of working age (16-64) who are involuntarily excluded from the labour market. Reasons for employment deprivation are difficulties in finding work, caring responsibilities, and sickness or disability.

Deprivation

- 2.5 According to a report of East Herts District Council (2015), Sele ward is one of the most heterogeneous wards in East Hertfordshire. There are pockets of deprivation in close proximity with highly sought-after areas. Some of the indices that form the deprivation score are low income, unemployment, a lack of qualifications, bad health, crime and overcrowding of houses.
- 2.6 For statistical purposes, the ward is divided into four small units (LSOA's – Lower Super Output Areas) and two of them have high rates of deprivation, ranking second and fourth most deprived areas in East Herts; which overall makes Sele the most deprived ward in East Hertfordshire. The area in the central part of Sele incorporating streets such as Windsor Drive, The Ridgeway and Tudor Way is among the top 30% of the most deprived areas in the country (DCLG 2015).
- 2.7 Overall, Sele ward has the highest proportion of children living in poverty in East Hertfordshire and the third highest percentage of income deprivation affecting older people. In July 2018, 1.4% of the population claimed out-of-work benefits, above the average in East Hertfordshire at 0.7%. It is nevertheless important to remember that despite the pockets of deprivation, living in Sele has many benefits such as good public

facilities, large green spaces and a strong community spirit. In addition, there are numerous opportunities to help drive regeneration and change perception of the area.

The History and Heritage of Sele

- 2.8 Sele started as an ancient hall situated in the Parish of St. Andrew. According to the Domesday Book it was an estate of 60 acres 1086. Sele farmhouse, including its cottage and outbuildings adjoined Sele Mill. The manor was initially owned by William the Conqueror and then went through the hands of successive owners, such as Geoffrey de Bech, Hugh de la Sele in the 12th and 13th century, the Butler family in the mid 14th century, Sir Thomas Rumbold in 1788, the Earl of Hillsborough in 1791 and Earl Cowper of Panshanger in 1800.
- 2.9 In the late 18th century, the fields belonging to Sele Farm covered parts of what is now Sele Road, the County Hospital, the railway, Beane Road and meadows, Sandy Close, the Thieves Lane and Fordwich Estate, as well as the land where Sele Farm Estate was built from the 1950's onwards.
- 2.10 In the mid-19th century, the farmland was divided in multiple plots and the farm buildings were let to several occupiers. In 1850, the land in North Road was purchased from Earl Cowper by St. Andrew's Church and was turned into a cemetery. In 1851 Captain Archibald Robertson, took the lease of the Sele farmhouse and subsequently he redeveloped and re-named it 'Sele Grange'. In 1905, the Hertford Corporation purchased another plot of land adjoining St. Andrew's cemetery and this was developed into a burial ground to extend the capacity of the cemetery
- 2.11 In the late 1920's Sele Grange was converted into a hotel and later on the land was redeveloped to provide housing, thus creating Grange Close and Cedar Close.
- 2.12 At the beginning of the 20th century, William Alexander set up a herd of pedigree jersey cattle on Sandy Lane Farm. During the time he leased the farm, a large farmhouse was built on the instructions of Lady Cowper but later on after tragedy struck the family, and Mr Alexander went bankrupt, the farmhouse lay derelict. In the 1960's, a section of the wall collapsed after several acts of vandalism and the farmhouse was eventually taken down. Successive farming tenants continued farming activities, such as dairy farming and keeping chickens. The Sadlers, neighbouring occupants, opened a coal yard alongside the chicken farm.
- 2.13 After the Second World War, numerous residential developments sprung up in Sele to meet the needs of the wider population. The municipal Borough of Hertford aspired to build hundreds of houses and flats on 50 acres of land. Based on residents' memories, the first stage of the project, which took about four years to complete, involved building work on Cherry Tree Green, Hawthorn Close, Bramfield Road, Tudor Way, Windsor Drive, Hollycroft and Welwyn Road. The second stage involved building housing on Calton Avenue and all the roads to the West of Thieves Lane. In the early 1960s, a new housing development comprising Sadlers Way, Chandlers Way and Alexander Road was built on the site of Sadler's coal yard and chicken farm.
- 2.14 Public amenities, such as Fleming Crescent shops and Sele School were built in the 1960's after the residents had moved in.

2.15 Today the area still commonly referred to as “Sele Farm”, is the central point of the ward, as this is where the shops, the medical centre and the secondary school are located. Local residents are proud to live in Sele and a strong sense of community exists.

Challenges and Opportunities

2.16 Through the initial public engagement events and the resident’s survey, a number of challenging issues were raised. Some of these have been addressed through planning policies in the Neighbourhood Plan, others have been addressed during the process of preparing the Neighbourhood Plan and those outstanding are detailed in the Action Plan (Appendix F).

2.17 The identified issues fell into five themes:

- A lack of venues for teenagers, the need to maintain existing facilities, requests for adequate play areas in HERT3, and an aspiration to create new walking and cycling routes to improve health indicators for residents.
- Transport issues were the poor public transport service despite the proximity to Hertford, the shortage of off-road parking on residential roads, the need for traffic calming to dissuade rat running, congestion at Fleming Crescent and non-observance of the 20mph speed limit.
- Countryside issues were primarily over the loss of green space which would occur through the HERT3 housing developments and the impact this would have on wildlife.
- Public Services issues focussed on deprivation indices for residents. These were identified as a lack of training facilities for adults, low achievement of pupils in primary and secondary education and poor access to health services.
- Housing issues identified mainly related to the HERT3 developments namely the impact on residential properties during and after development and improving community facilities as a result of the development. Concerns were also raised about any further loss of amenity greens within the existing Sele Farm estate as a result of Registered Housing Providers intensification of development through new build and re-building.

2.18 However, through challenges come opportunities and the Neighbourhood Plan has been seen as an opportunity to influence how Sele changes over the next 15 years. The Community Steering Group engaged with the developers of both major housing sites and with the Registered Housing Provider (Network Homes) to influence their development decisions.

2.19 The four schools in Sele (i.e. The Sele school, Hollybush Primary School, St Joseph’s Catholic Primary School, Hertford St Andrew C of E Primary School) have become more aware of the issues for each establishment, options for empty commercial properties in Fleming Crescent have been explored, Assets of Community Value have been identified and the best and most valuable open spaces will be protected from harmful development through the policies in the Neighbourhood Plan. In addition, projects have been detailed in the Action Plan, to take advantage of community funding that becomes available.

3 Vision & Objectives

Our Vision

- 3.1 We have sought to provide a planning framework for development in Sele ward, based on the basic principle that better lives for residents now does not mean worse lives for future generations. We have embraced the positive growth of our area and sought to guide that growth to enhance all aspects of living in Sele. Our vision statement is:

The community of Sele ward will have easy access to attractive and historic countryside that is protected for future generations; be a vibrant and healthy community with a variety of accessible, appropriate and affordable facilities and public services; provide new housing developments that respect the principles of sustainability for climate change, accessibility, suitability and affordability; and ensure that the transport infrastructure provides improved links to Hertford and surrounding towns by bus, foot and bicycle.

Overarching Objectives

- 3.2 In accordance with the NPPF, all plans should promote sustainable development; achieving sustainable development through the three overarching and interdependent objectives:
- Economic sustainability
 - Social sustainability
 - Environmental sustainability
- 3.3 Sustainable development should be pursued in a positive way with the presumption in favour of sustainable development at the heart of every plan, but taking into account and reflecting the character, needs and opportunities of each area.
- 3.4 The SCSG considered that improving key health indicators for the residents in Sele was a primary aim. This aim informed not only thematic policies on green spaces and public facilities, but also the approach to transport and housing policies.
- 3.5 The policies in this Plan also took into consideration the existing pockets of deprivation in Sele and sought to contribute positively towards their reduction. Deprivation is reflected in a lack of social, economic and environmental opportunities and therefore there is no one single measure that could be taken to reduce deprivation. Rather, the Neighbourhood Plan adopts an outlook that incorporates the aspiration for better education and skills, improved physical and mental health, a strong community spirit, reduced loneliness and access to quality green spaces.

Planning Objectives

3.6 The objectives focus on specific parts of the vision statement and provided the context for the development of the planning policies. The list of objectives that were formed from our vision statement are:

OBJECTIVE A: Help improve key health indicators for residents of Sele ward through improving access to the countryside and enhancing recreational open space.

OBJECTIVE B: Preserve and improve the biodiversity of natural habitats including gardens, wildlife corridors and the River Beane wetlands. Identify and protect local wildlife sites and the links between them. Create new habitat in green corridor buffer zones and in Sustainable Urban Drainage Systems (SUDS).

OBJECTIVE C: Designate Local Green Spaces (LGS) according to legislation and identify important views.

OBJECTIVE D: Highlight the importance of designated heritage assets and their settings, including Goldings and its historic parkland, identify buildings, features and landscapes of historic interest and ensure their conservation and enhancement.

OBJECTIVE E: Retain and expand existing community facilities, including new sports facilities and training facilities to meet children and adults' educational need and improve key health indicators.

OBJECTIVE F: Ensure access to and provision of a local doctors' surgery that is Sele residents focused, staffed by qualified medical practitioners, and open seven days a week to meet residents medical requirements and to improve key health indicators.

OBJECTIVE G: Retain Fleming Crescent shopping parade and actively support both the existing shops and changes of use which provide community facilities.

OBJECTIVE H: Ensure all new housing developments include a mix of house sizes and types to match local needs in Hertford and include an accessible external environment with accessible homes for the elderly and first time homes for young people.

OBJECTIVE I: Ensure that the design and layout of new housing and the redevelopment of existing housing areas creates a safe, attractive and sustainable living environment to enhance the lives of residents in Sele.

OBJECTIVE J: Ensure that sufficient resident and visitor parking is provided in any new development and retained according to need, to prevent overspill into the existing estates and avoid congestion on residential and surrounding roads.

OBJECTIVE K: Provide effective infrastructure and support to enable and enhance good walking and cycling routes throughout the area and high-quality public and community transport.

4 Neighbourhood Plan Policies

- 4.1 This chapter sets out the planning policies for the Sele ward for the period 2018–2033, which are aligned with the end of the plan period for the East Herts District Plan. The planning policies, together with the reasoned justification for them, are set out below. The policies reflect the main issues, which were raised in consultation, and provide the means by which Objectives A to K will be achieved. Appendix G sets out how policy options were mapped to objectives.

Countryside, Green Spaces and Conservation

- 4.2 The large green spaces in Sele ward are one of the greatest assets of the area. Much of this space is accessible open space that can be used for recreational purposes. Open space is invaluable for the physical and mental health of local people, so it is essential that the most valued spaces be protected from inappropriate development and enhanced to provide better facilities. Better management or community stewardship of these spaces will be sought.
- 4.3 Existing accessible green space will be lost in Sele as a result of development. Accessible routes through the new housing areas to the countryside beyond HERT3 should be an integral part of the urban design.

POLICY HSHEI - ACCESS TO GREEN SPACE

Development proposals that require the preparation of a masterplan under the terms of District Plan Policy DESI should aim to improve access into green/open spaces within and adjoining the Sele ward area, in particular, access to Panshanger Park, Archers Spring, Long Wood, the recreational open space on The Ridgeway and to new open spaces provided within the development proposals north of Welwyn Road and south of Welwyn Road/ west of Thieves Lane (Policy HERT3 of the East Herts District Plan) for existing and future residents.

This includes:

- Improving and increasing pedestrian and cycling paths
- Improving and increasing signage to encourage cycling uptake and walking for leisure purposes
- Separating cycle paths from motorised vehicles where possible
- Improving pedestrian crossings

- 4.4 Well maintained recreational open spaces provide for healthy outdoor leisure pursuits. There are nine open spaces in Sele, which are recognised as important for recreational purposes. These spaces are shown as Protected Recreational Open Space (PROS) on the Policies Map (Appendix A). The NPPF (paragraphs 96 – 99) stress the importance of access to a network of high quality open spaces for recreation and general health

and wellbeing, including the benefits of protecting and enhancing public rights of way. In accordance with policy CFLR1 of the East Herts District Plan, Protected Recreational Open Spaces that are accessible to all residents should be retained or enhanced. Enhancements might include appropriate mowing regimes, seating, outdoor gym equipment, soil improvement on allotments and new formal and informal opportunities to grow food.

4.5 One of the defining features of the landscape of Sele is the River Beane crossing the ward



POLICY HSHE2 - PROTECTED RECREATIONAL OPEN SPACE

I. The sites identified on the Policies Map and detailed below are allocated as Protected Recreational Open Space:

PROS 1: Playing fields, playground and MUGA on The Ridgeway

PROS 2: Lawrence Close amenity green

PROS 3: Bentley Road amenity green (known as The Spider Park)

PROS 4: Norwood Close Allotments

PROS 5: Old Thieves Lane allotments

PROS 6: Thieves Lane between Calton Avenue and Bentley Road

PROS 7: Allotments rear of 96 – 108 Windsor Drive

PROS 8: Play space Campfield Road

PROS 9: Play space Mount Road

II. Proposals that enhance the provision of recreational open space within the built-up area will be supported provided they are consistent with other policies in this Plan.

III. Development will be permitted provided that it would not result in the loss of all or part of these spaces, and provided they are replaced with better facilities that are as accessible to the residents as the current recreational open spaces and/or the quality of those spaces is improved.

and the Goldings Canal running alongside it. The ward also contains part of Panshanger Park and the entirety of Goldings Park. Through its green areas and corridors, Sele supports a rich variety of natural habitats and species, many of these are of regional and national significance. A total of 652 botanical and zoological species have been identified in Sele, among which 93 are rare and have a protected status. Examples of such rare species are the Common Pipistrelle, the Brown Long-eared Bat and the Bullhead fish.

- 4.6 Although Local Wildlife Sites have no statutory protection, they must be considered in the planning process through the guidance provided by the NPPF, which states that to minimise impacts on biodiversity and geodiversity, planning policies should identify, map and safeguard components of local wildlife-rich habitats, including locally designated sites of importance for biodiversity and wildlife corridors and promote their conservation, restoration and enhancement. Plans should be concerned not only with designated areas, but also with other land of conservation value identified by local partnerships such as the Herts and Middlesex Wildlife Trust. Local Wildlife Sites are designated land of local and regional importance defined as discrete areas of land considered to be of significance for their wildlife features. They are the most important places for wildlife outside legally protected land such as SSSIs and can be as ecologically valuable as SSSI (from East Herts District Plan). Other wildlife areas containing habitats listed in Section 41 of the NERC Act such as Oakfield Plantation and Chelmsford Wood are provided protection by District Plan Policy NE3.

POLICY HSHE3 - CONSERVE AND ENHANCE BIODIVERSITY

I. Development proposals should conserve and enhance biodiversity and deliver net biodiversity gains (in accordance with the current best practice Biodiversity Impact Calculator). The nature conservation value of wildlife sites and other significant habitats including the River Beane will be protected from any harmful impacts of development, in accordance with their status. In particular, the following designated local wildlife sites, as shown on the map in Appendix C(ii) and detailed below, will be protected, managed and where possible enhanced:

- Broadoak End & Pastures
- Panshanger Park (Panshanger Spring)
- Goldings Meadows & Wood
- Grassland East of Icehouse Wood
- Elevenacre Wood
- Long Wood (Sele Farm)
- North Road (Hertford) Cemetery
- Land west of Sele Farm (Archers Spring)

II. Any scheme adjacent to the Beane and its tributaries should be designed with a naturalised buffer zone of at least 10 metres from the top of the bank in order to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.

Broadoak End & Pastures

- 4.7 Broadoak End & Pastures is a 2.03 ha area of old grassland which is home to a wide variety of grass and herb species. Examples of grass species found on the site are Red Fescue, Common Bent, Yorkshire Fog and False Oat-grass. Herbs species include Common Rest-harrow, Sheep's Sorrel, Common Sorrel, Bird's-foot Trefoil and Meadow Vetchling.

Goldings Meadows & Wood

- 4.8 Goldings Meadows & Wood is an area of 24.13 ha, located on alluvial and glacial gravels of the lower Beane valley. The site comprises meadows, ancient woodland and several watercourses, including an 18th Century landscape canal, which are of high wildlife and scenic value. It is a habitat for a rich variety of plants species such as Reed Sweet-grass, Fool's Water-cress found in the watercourses; Dog's Mercury, Wood Millet found on the ground flora, and Hornbeam, Oak, Horse chestnut and Sycamore found in Great Mole Wood West, an area of ancient semi-natural Oak/Hornbeam woodland on the Goldings Estate bordered by the River Beane.

Elevenacre Wood

- 4.9 Elevenacre is a narrow strip of ancient semi-natural pedunculate Oak and Hornbeam woodland covering an area of 2.32 ha, located on a steep north facing gravel escarpment. It is a habitat for numerous plants species such as Bluebell, Wood Anemone, Dog's Mercury and Wood Meadow-grass.



North Road (Hertford) Cemetery

- 4.10 North Road Cemetery is semi-improved neutral grassland, located in Hertford, covering an area of 1.71 ha. It is home to a good mix of grass species such as Yellow Oat-grass and Red Fescue and herbs species such as Common Knapweed, Germander Speedwell, Bird's-foot Trefoil, Common Sorrel and Oxeye Daisy. Meadow Saxifrage has also been recorded.

Panshanger Park (Panshanger Spring)

- 4.11 Panshanger Park is 255.01 ha parkland situated along the valley of the River Mimram. The site comprises ancient Oak woodland, a variety of grassland and a series of springs along the eastern reaches of the river. It is home to a wide variety of flora and fauna, including but not limited to, several veteran trees older than the creation of the park, a 600-700 years old Panshanger Oak, bluebell and Dong's Mercury, invertebrate species, protected birds and mammals.

Grassland East of Icehouse Wood

- 4.12 The Grassland East of Icehouse Wood is 3.32 ha area of old grassland situated on a moderate north-east facing slope. The site comprises a reasonable mix of finer grass and commoner herbs species such as Sweet Vernal-grass, Bird's-foot Trefoil, Field Wood-rush, Common Sorrel, Sheep's Sorrel, Meadow Buttercup and Spiked Sedge.

Long Wood (Sele Farm)

- 4.13 Long Wood is a 1.95 ha ancient semi-natural broadleaf woodland with a dense canopy of Hornbeam coppice located adjacent to Sele Farm. Examples of species of trees found on the site are Field Maple and Hazel. Plants species are varied, including Bluebell, Wood Anemone, Yellow Archangel, Wood Millet and Wood Meadow-grass. Some Elder and Common Nettle are found on the north-west edge of the site.

POLICY HSHE4 - GREEN CORRIDORS AND NETWORKS

I. Green corridors should provide permeability for wildlife and people. In accordance with the East Herts Green Infrastructure Plan, the green corridors in the neighbourhood plan area as shown in Appendix C(i) will be protected from harmful development, managed and where possible enhanced to create increased public access.

II. New green infrastructure (GI) should be included in all major development proposals where it is appropriate and practical to do so. Such GI should if possible provide functional wildlife habitat linking habitats together and where possible, public access. In particular, the green corridors between the north of the area opposite Waterford Marsh through to Panshanger Park should be enhanced.

III. New corridors should be provided in the HERT3 development proposals to mitigate against the harmful impact of development, north and south of Welwyn Road. These should include:

- (a) A green corridor linking Land West of Sele Farm (Local Wildlife Site) with the Panshanger Park (Local Wildlife Site) at the western extremity of the neighbourhood plan area, south of Welwyn Road; and
- (b) A green corridor linking Long Wood (Local Wildlife Site) with Blakemore Wood. Native species with positive benefits for biodiversity should be used wherever possible and appropriate planning conditions will be necessary to ensure that the corridor remains permeable for wildlife in perpetuity.

Land west of Sele Farm (Archers Spring)

- 4.14 Land west of Sele Farm also known as Archers Spring is a 2.66 ha derelict old grassland and scrub especially towards the eastern side of the site. The grassland is home to several plant species, including Red Fescue, Field Wood-rush, Sheep's Sorrel, Musk Mallow, Bird's-foot Trefoil, Common Rest-harrow, Agrimony, Sweet Vernal-grass and Common Bent. Examples of plant species found in the scrub are Hawthorn, Elder, Willow, Blackthorn and Pedunculate Oak.
- 4.15 Creating new green corridors between housing areas and to link existing Wildlife Sites was identified as a necessity that would reduce the impact of the new development proposed for the western edge of Sele, for example, green corridor (GC1) linking two Local Wildlife Sites and green corridor (GC2) linking Long Wood to Blakemore Wood retaining the ancient hedgerow and improving access between Bramfield Road and Welwyn Road (See Policies Map Appendix A).
- 4.16 A green corridor can have many uses including wildlife habitat and rights of way (pedestrian routes and cycle-paths) and improving the environment by absorbing noise and particles in the air. The better designed the corridor is, the more effective it will be. Natural England's Green Infrastructure Guidance provides information on the value of green infrastructure and how to deliver it effectively (Natural England 2009). Ideally, the minimum width of a green corridor for wildlife is 50 m but in the context of the development proposal west of Hertford, anything of more than 15 m between the existing built edge and new homes would be sufficient to create a piece of usable green infrastructure. New green infrastructure can also help to manage local flood risk by incorporating effectively planned Sustainable Urban Drainage Systems (SUDS).

POLICY HSH55 - GREEN INFRASTRUCTURE AND SUDS

Development proposals are encouraged to use opportunities to build SUDS that enrich the aesthetic and recreational value of a development, promote health and well-being and support green infrastructure. They should also maximise wildlife habitat creation to increase and improve local biodiversity.

- 4.17 The NPPF allows communities to identify and protect green areas of particular importance through designating land as Local Green Space (LGS) in neighbourhood plans. They must be local in character; close to the community they serve; and hold a special and particular local significance. That significance can be beauty, historical significance, recreational value, tranquillity or richness in wildlife. A number of green spaces were identified and assessed to ascertain whether they met the criteria in the NPPF. That assessment is presented in a spreadsheet (Appendix E).
- 4.18 Once the assessment had been completed, residents were asked at a consultation event in April 2018 "Do you support the following Local Green Space designations?" At that time seven LGS were presented. All were supported by residents and received between 48 and 55 votes each (net of one vote against each LGS). As a result of that consultation, the CSG were asked to look more closely at the Goldings estate to see if land within the estate could be designated as LGS. One additional green space was added to the list.

The additional LGS is within the Historic Park but unlike other areas of the park, is not designated as a Local Wildlife Site.

- 4.19 Policies for managing development within a Local Green Space should be consistent with those for Green Belts. Eight LGS are identified in Policy HSHE6 below with accompanying photographs and descriptions

POLICY HSHE6 - LOCAL GREEN SPACE

I. Eight areas within the Sele ward have been identified on the Policies Map and are detailed below:

LGS 1: Panshanger Spring

LGS5: Hertford Cemetery

LGS 2: Archers Spring South

LGS6: North Road Allotments

LGS 3: Archers Wood

LGS7: Farm Close Orchard

LGS 4: Long Wood

LGS8: Goldings Meadow

II. New development will only be allowed within designated Local Green Spaces where very special circumstances can be demonstrated, in accordance with the National Planning Policy Framework.



Farm Close Orchard

LGS 1: Panshanger Spring

- 4.20 Panshanger Spring is a local green space which adjoins Panshanger Park and is covered by young plantation with mixed deciduous trees and hedgerows. Many people pass through the site to access the surrounding areas, Sele ward, and Panshanger Park. The area has a number of recreational uses such as dog walking and cycling. Although it is not designated as parkland, Panshanger Spring is a key part of the setting of the Registered Panshanger Park.



LGS 2: Archers Spring South

- 4.21 Archers Spring South is an open space area covered by young trees, scrub and old hedgerow. It is an important wildlife habitat for owls, deer, badgers and a number of other species. The site is used by walkers, runners and cyclists to access the local countryside and it is also occasionally used by mountain bikers. It is the main route between Tewin and Hertford. The site is currently owned by London & Regional (HC Sites) Limited.



LGS 3: Archers Wood

- 4.22 Archers Wood sits on a ridge and affords views across Archers Spring and Archers Spring south. It is regularly used by walkers, runners and cyclists, most coming from the Sele ward. The site is a route between Hertford and Tewin. It is currently owned by Lafarge Aggregates Limited.



LGS 4: Long Wood

- 4.23 Long Wood is a bluebell wood, which is characterised by ancient/semi-natural broadleaf woodland and contains English bluebell plants. It is an important site for walkers, dog walkers, runners and cyclists and it is easily accessed from Sele Farm. The site is currently owned by Lafarge Aggregates Limited.



LGS 5: Hertford Cemetery

- 4.24 Hertford Cemetery is an open cemetery with avenues, large Victorian-era trees, ornamental walls and gates and well-maintained grass areas. It is used as a memorial space. The site is owned by Hertford Town Council.



LGS 6: North Road Allotments

- 4.25 North Road Allotments is a large allotment space, bordering the railway line and tucked behind houses on the east side of North Road. The site is described on the North Road Allotments website as a triangular haven of peace and quiet. The semi-natural broadleaved woodland, which creates the boundary between the allotments and the railway line, is a haven for wildlife. The North Road Plottolders Group run a shop during the growing season, which sells horticultural items at cost price to members and non-members. The site is owned by Hertford Town Council.



LGS 7: Farm Close Orchard

- 4.26 Farm Close Orchard is a valuable local green space for local residents which is used by walkers and runners and as a children's play area. The site contains remnants of the old farm orchard for Sele Farm dating at least to the early 20th Century. A previous community initiative to plant new trees (heritage local variant fruit trees) has been successfully integrated into the existing historic orchard. It is currently owned by East Herts District Council.



LGS 8: Goldings Grassland

- 4.27 The area of grassland bordering the A119 to the north-east of the house contains two public footpaths (FP 105 and FP 106) and is the most publicly accessible part of the Goldings estate providing access through the estate to Waterford Marsh and Waterford Heath on the other side of the A119. The green space comprises areas of mixed parkland and grassland containing habitats qualifying under S41 of the NERC Act, which should be avoided by development proposal, and areas not currently qualifying but with a high potential to do so. The area is tranquil and uncultivated, gently undulating and forms part of a 18th Century designed landscape in the Lower Beane Valley.



Views and Vistas

- 4.28 The rural nature of Sele Ward is described in detail in the East Hertfordshire Landscape Character Assessment, adopted by the District Council in 2007 as a Supplementary Planning document (SPD). According to the SPD Sele is covered by three character areas: 44 Panshanger Parkland, an area of historic parkland with dense wooded boundaries; 67 Bramfield Plain, with one of the key features being the long views over the area; and 68 the Lower Beane Valley, in which Goldings mansion and parkland are noted as a distinctive feature.
- 4.29 East Herts District Plan policy for the HERT3 development land specifically mentions the importance of including measures in the development proposals to ensure that any impact on views affecting Panshanger Park and Goldings are successfully mitigated. A community assessment of the views on the western boundary of Hertford identified two significant views, all of which would be impacted by HERT3.

POLICY HSH7 - VIEWS AND VISTAS

I. Two important views and vistas have been identified on the Policies Map and are detailed below:

View 1: West/southwest from the junction of Thieves Land and Welwyn Road of Blakemore Wood (through HERT3 (south side of Welwyn Road)). The development of this site should retain a vista through the development to the woodland beyond.

View 2: North from land north of the Welwyn Road towards Goldings. Any development in the foreground should be designed to maintain a vista through the site so that the historic site of Goldings is still visible.

II. Any development proposal in the Neighbourhood Plan Area should include an assessment of the impact of the development on the key views and vistas. Proposals where a harmful impact is identified will only be permitted where effective mitigation measures can be delivered as required by District Plan Policy DES2.

View 1: Blakemore Wood



- 4.30 This currently uninterrupted view across fields towards Blakemore Wood and Panshanger Park is subject to a development proposal detailed in the East Herts District Plan. Any development on the site should retain a vista through the development to the woodland beyond.

View 2: Goldings



- 4.31 The stunning Goldings Grade II Listed 19th Century Historic Park and some of the listed buildings within it can be seen on the rise in the distance. Bramfield Road and Broadoak Manor are in the dip in the middle ground. Any development in the foreground should be designed to maintain a vista through the site so that the historic site of Goldings is still visible.

Heritage

- 4.32 A total of 29 heritage sites and items have been identified in Sele ward. Significant assets include Goldings Registered Park and Garden (Grade II*), and 17 listed buildings, of which one - Goldings – is listed Grade II*. The landscape around Hertford is dominated by highly significant medieval and post-medieval designed landscapes, and on the north side of the town Goldings is one of the most important. Archaeological remains found in the area include Neolithic tools, medieval road bridges and jettons, and cropmarks of a ring ditch in Broadoak End.
- 4.33 In addition, members of the community identified two other sites of local historical importance; Cemetery Lodge on North Road which was built between 1880 and 1897 and extended more recently, is a two storey home, half tile hung with scalloped and rectangular tiles and decorative bargeboards; Walls and railings to the Cemetery on North Road with cast iron railings and original gates (now disused) featuring decorative finials and panels, a pillared entrance from Bramfield Road added in the early 1900's and various other walls around the cemetery.



POLICY HSHE8 - LISTED AND NON-LISTED BUILDINGS

I. Proposals for development, which affect designated heritage assets including listed buildings and historic parks, will be permitted provided that they preserve or where possible enhance the significance of the asset and its setting. A statement setting out any adverse impacts on the asset and its setting, along with any proposed mitigation measures must be submitted with the development proposal.

II. Two non-listed buildings have been identified as non-designated heritage assets having local historic importance:

- Cemetery Lodge on North Road
- Walls and railings to the Cemetery on North Road

III. Development proposals which affect these non-designated heritage assets will be permitted provided that the scale of any harm or loss is balanced against the significance of the asset.

POLICY HSHE9 - LISTED AND NON-LISTED HISTORIC PARKS AND GARDENS

I. Development proposals which affect the Historic Parks and Gardens will be permitted provided that they conserve or enhance the significance of the asset or its setting. These heritage assets include the listed Goldings Park, the setting of the Grade II* listed Panshanger Park and the locally listed Historic Parks and Gardens identified by Hertfordshire Gardens Trust:

- Broadoak Manor Gardens
- Hertford Cemetery (including St Andrews Cemetery)
- Sele Farm Orchard, Farm Close

II. Proposals that restore, enhance and facilitate good conservation management (through a Conservation Landscape Management Plan) of any of these historic parks and gardens will be encouraged.

Goldings Park Estate

- 4.34 The wider Goldings Park Estate is a 100 Hectare site on the northern limits of Hertford town, comprising parkland, landscaped gardens in the style of Capability Brown, a large Grade II* listed historic mansion house and eight other listed buildings. The park is Grade II registered under the Historic Buildings and Ancient Monuments Act 1953 in the Register of Historic Parks and Gardens, and it is classified as “a C19 park and pleasure grounds contemporary with the 1870s Tudor-style country mansion with elements from the C18 surviving in the landscape”. The site is in the Green Belt and contains three Local Wildlife Sites (Goldings Meadows & Woods, Elevenacre Wood and Grassland E. of Icehouse Wood).
- 4.35 Modern enabling development at Goldings has had a neutral impact on the setting of the site. Whilst development has reduced the degree to which the extended historic landscape has survived, “it has facilitated the continued residential use of the site in a positive way that has maintained the listed buildings and has also enabled the preservation of aspects of the historic parkland and gardens” Panshanger Park and Environs – Heritage Impact Assessment (July 2016, para 3.5.5). The site was sympathetically converted in 2004 to a premium residential location comprising of 18 apartments in the mansion, 24 properties in the Old Walled Garden and 12 other adjacent properties. The residents of the estate wish to preserve the exceptional parkland and views, along with Sele and Hertford residents who also enjoy access to the park via multiple footpaths connected to Waterford Heath Nature Reserve and Waterford Marsh.
- 4.36 While the park is protected up to its boundaries, major development along or in close proximity to these boundaries would have a significant impact on the environment, and historic but unprotected views, most of which are bordered by deciduous trees. High rise flats under construction on the edge of the park are already impacting the rural landscape.

The Panshanger and Environs – Heritage Impact Assessment (July 2016, para 3.1.31) states “the Victorian mansion of Goldings and its Registered Park and Garden are just visible in views across from the northeast edge of Panshanger, past the modern development at Sele Farm on the outskirts of Hertford”. Future development must demonstrate how it will mitigate any further impact on the historic parkland. Consultation should be undertaken with both Goldings and the wider Sele community when considering any development that may impact the parkland views, boundaries or internal landscape.



Figure 3: View from mansion looking south



Figure 4: View from south park edge looking north



Figure 5: View looking south-west



Figure 6: Buildings and gardens on the estate

POLICY HSHE10 - GOLDINGS

Any development proposal, which has the potential to impact the significance of the historic park, the designated heritage assets it contains or the park's setting should provide a heritage impact assessment that includes all of the following considerations:

- (a) Impact of high buildings on views and vistas to and from Goldings;
- (b) Impact of major infrastructure proposals e.g. road widening or service utilities including pipelines, pylons and masts;
- (c) Impact on the waterways within the park of any water management scheme;
- (d) Impact on landscape character and setting of the heritage assets within the park and the historic park itself, in particular, agricultural structures, temporary caravans, field sports or other use of the park for agricultural purposes; and
- (e) Impact on important views within the park from the mansion south towards Sele Farm and the view east / west from the Goldings Estate entry drive (see map Figure 7).

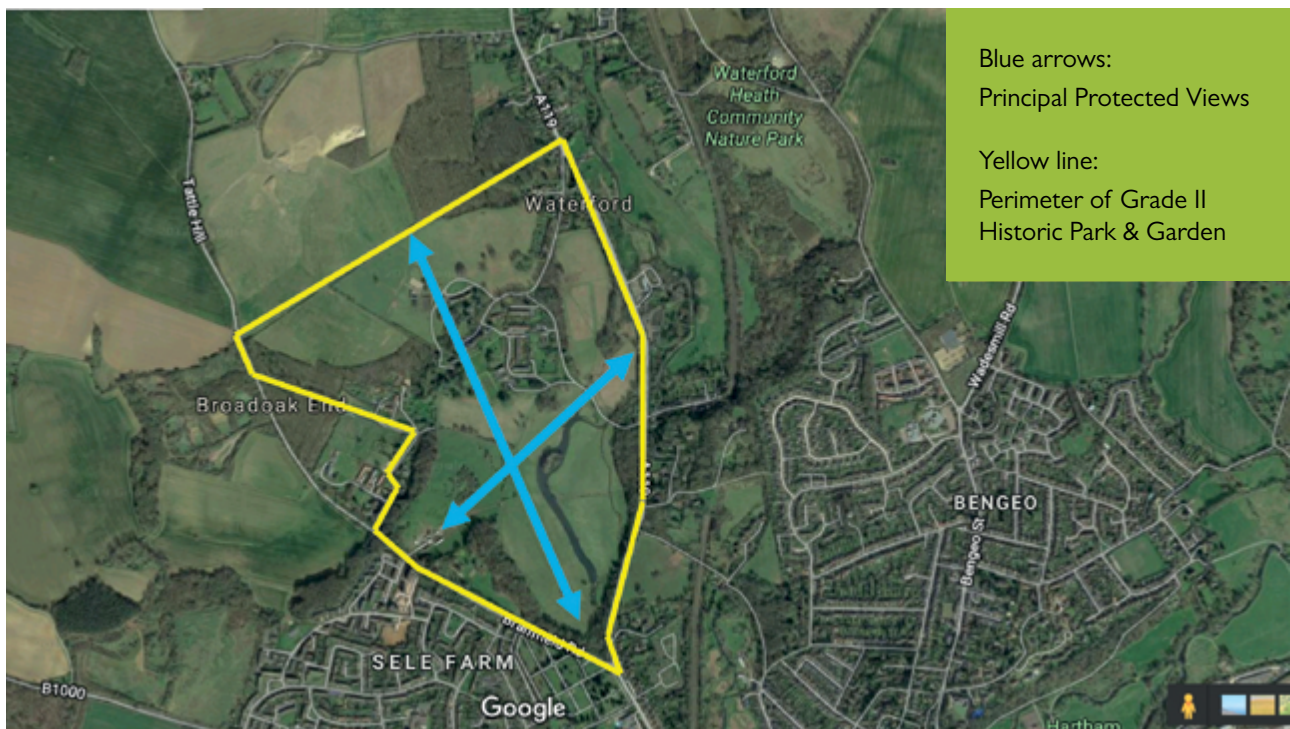


Figure 7: Views in Goldings Park

Community and Public Services

- 4.37 The overall aim of this section of the Plan is to help improve key health indicators and contribute to the physical and mental wellbeing of the residents, through the provision of facilities and public services tailored to meet the needs of the Sele community. Ensuring the long-term use and up-keep of these community facilities could be achieved by encouraging community use of and ownership of those facilities. The ward is relatively well served, with a range of public facilities for the education, health and wellbeing of the local people.

Schools and Education

- 4.38 There are four schools in Sele – three primaries (Hollybush, Hertford St Andrew CE and St Joseph’s Catholic School), and one secondary school with a sixth-form (Sele School). Currently Ofsted rates all these as “Good”.
- 4.39 In 2011, 22.4% of people aged 16 and over in Hertford Sele ward had no qualifications. This compares to 17.2% of people in East Hertfordshire District and 18.2% of people in Hertfordshire.

The breakdown of highest qualification achieved by Sele ward residents as follows:

- 15% of the population has a Level 1 Qualification;
 - 15% of the population has a Level 2 Qualification;
 - 11% of the population has a Level 3 Qualification;
 - 29.6% of the population has a Level 4 or above Qualification;
 - 7% of the population has an apprenticeship and other certificate.
- 4.40 Good accessible educational provision, for all ages, is a priority in Sele due to the low level of education attainment. Opportunities for adults to retrain or improve their skills are as important as the availability of pre-school places. This priority should be considered when negotiating S106 contributions from developers, in particular, the developers of the HERT3 sites.

POLICY HSCI - PROVISION OF EDUCATION FACILITIES

I. Proposals for accessible childcare/pre-school facilities will be supported.

II. These facilities which are a priority in the area could be provided through Section 106 contributions or other funding mechanisms sought under the provisions of District Plan Policies CFLR10 Education, DEL1 Infrastructure and Service Delivery and DEL2 Planning Obligations.

Crime and Safety

- 4.41 Sele is generally a safe area, with overall crime levels below the average in Hertfordshire. However, as a result of recent changes brought about by “County Lines”, which is the expansion of city based organised crime groups selling drugs to the suburbs, the community and surrounding area has been affected by an increase in drug related criminality and anti-social behaviour.
- 4.42 These offences typically tend to include thefts from motor vehicles and shops and are committed in order to fund substance misuse habits. In particular, the phenomenon of “cuckooing” the addresses of vulnerable residents has impacted the local area. This involves the address of a vulnerable resident being taken over by organised crime groups in order to sell drugs from that location. Furthermore, and in line with similar trends across Hertfordshire, the local community has experienced increases in violent crime and the possession of knives by young people linked to “County Line” activity.
- 4.43 Hertfordshire Constabulary together with the local community, and in particular with the Neighbourhood Plan and its aims relating to crime and safety, are working closely to create situations and facilities that would enable us to effectively and quickly bring about a satisfactory resolve to this situation. Protecting both the community and individuals living in Sele.
- 4.44 Good planning contributes to making a place safer. Ensuring that places feel safe is a key planning consideration. The sense of safety in Sele could be further improved through the implementation of the national police policy initiative ‘Secured by Design’ (SBD) which promotes focuses on the design and security of new and refurbished homes. This should be applied to both proposal for new development in HERT3 and Housing Association schemes to refurbish their existing housing stock.
- 4.45 In addition, any opportunity should be taken to improve the community facilities in Sele. Opportunity sites such as the St John’s Ambulance Centre (see below) should provide a youth/adult facility which could reduce the incidence of anti-social behaviour in the area.

Community Facilities

- 4.46 Retaining community facilities is key in promoting community health and well-being. These are places where members of the community, old and young, have an opportunity to engage in valuable social interactions, exchanging skills and knowledge that are beneficial to society as a whole. Well-maintained community facilities help foster a sense of belonging and ownership. As people feel they belong and appreciate the places they live in, they are less likely to engage in anti- social behaviour.
- 4.47 The following is the list of community facilities in Sele:
- A surgery facility on Calton Court
 - Four schools (three primary and one secondary and sixth-form)
 - An early-years centre providing for new parents on Welwyn Road
 - Three playgrounds on Bentley Road, on the Ridgeway and the Multi Use Games Area (MUGA) on The Ridgeway
 - The Golden Griffin pub

- The Scout Hut
- The Sele Farm Community Centre
- Three allotments sites located on North Road, Norwood Close and Windsor Drive
- The shops on Fleming Crescent

4.48 The Sele School main hall, library and classrooms provide accommodation for a wide range of activities seven days a week, including fitness, pottery, painting, football (Bengeo Tigers), dancing (Carter School of Dance), singing (Hertford Rock Choir & Hertford Choral Society), all of which are advertised on a very full timetable. In addition, Sele Farm Community Centre is booked most of the time for private events and community activities



4.49 The site of the St John Ambulance centre was well used by the community, prior to it being closed, as it centrally situated, close to the shops and within walking distance from anywhere in Sele ward. Should development result in the loss of the building, the site should remain as a community asset. Through consultation during the preparation of the Neighbourhood Plan, a need for a youth/adult education facility was identified. A replacement dedicated community building could provide training in basic skills, which would increase residents' access to employment opportunities and food/lifestyle awareness to combat aspects of poor health and income deprivation, present on the Sele Farm estate in particular. Such a facility could also contribute to reducing the relatively high incidence of anti-social behaviour recorded in Sele and improve social cohesion.

4.50 The Localism Act 2011 gave local people the opportunity to identify buildings and land that they felt was of particular value to their local community as Assets of Community Value (ACVs). Hertford Town Council will nominate the ACVs that were identified and supported through the neighbourhood plan engagement process. Nominations will be made to East Herts District Council. These will be listed as assets if they further social wellbeing (by facilitating social interaction) or social interests (cultural, recreational or sporting interests) of the local community.

4.51 Once listed as an ACV, the community have the opportunity to buy or acquire an interest in the asset if it were being sold. In order to qualify for listing support from the local community is vital.

- 4.52 A comprehensive audit was carried out of all community facilities identified by the CSG. At a community consultation event in April 2017, residents were asked “Do you support the listing of the following Assets of Community Value?” Four of the assets presented received a very similar number of votes (between 51 and 53), the Golden Griffin public house had 35 votes (the net number of votes for and against). The site of the St John Ambulance no longer qualifies as an ACV because the centre has now closed. All four of the proposed ACVs are highlighted in Policy HSC2 below and are detailed in Appendix B.

POLICY HSC2 - EXISTING COMMUNITY BUILDINGS AND LAND

I. Existing community buildings valued by the community are listed below:

1. Hertford Selections Children’s Centre
2. Sele Farm Community Centre
3. Girl Guides and Scout Hut (Glenfield Court)
4. The Golden Griffin Public House

II. These community buildings will be retained in community use unless they are:

- (a) No longer needed or
- (b) Replaced by better facilities as part of a development proposal (The existing buildings that house community facilities, particularly the Community Centre and the sports and play facilities already available on the Ridgeway, should be enhanced and improved rather than replaced, as these will be located centrally between the existing community and the new development proposed to the west of Sele. This may be achieved through S106 contributions collected pursuant to District Plan Policy CFLR7 or other funding mechanisms.).

III. The site of the building previously used by St John Ambulance (on Hawthorn Close off Tudor Way) was primarily a training facility. The need for a replacement facility for young people/adults has been identified through the Neighbourhood Plan. A joint project between Hertford Town Council and East Herts Council to re-use the site for community use or re-provide a similar facility in Sele could be funded through Section 106 collected pursuant to District Plan Policy CFLR7 or similar funding mechanisms.

POLICY HSC3 - NEW COMMUNITY FACILITIES

Proposals to improve or expand community and recreation facilities, or provide new developments of multi-use community facilities, particularly the provision of space to meet informally (e.g. a community café), will be supported provided that all the following apply:

- (a) They fulfil the needs of existing and future residents of Sele;
- (b) All Sele residents are able to access them by walking/cycling or public transport;
- (c) Suitable parking provision is made so as not to cause traffic congestion; and
- (d) Any adverse impacts would not outweigh the benefits.

Health

- 4.53 The ward is served by a doctor's surgery and a pharmacy. It is reported that the general practice is busy, however this is not a Sele-specific problem. Currently new patients cannot join the surgery at Calton Court unless someone else at their address is already registered with the service. A few key outliers in terms of health condition need to be mentioned here. For example, the centre and west of the Sele ward has one of the highest percentages of self-declared bad health in East Hertfordshire of about 5.2%, while in the other areas of the ward the percentages range between 2.3 and 2.7%.
- 4.54 Overall the Sele ward is among the top three wards in East Hertfordshire in terms of child obesity by Year Six, hospital admissions for self-harm and premature deaths for the under 65s. Improving health and wellbeing of the Sele population is a main priority for this Neighbourhood Plan and its policies reflect this goal.
- 4.55 During consultation exercises in 2017 residents told us that provision of a local doctors' surgery was very important to them. Objective F of the Neighbourhood Plan is to ensure provision of a local surgery. This objective received the largest number of supporting comments in the July 2017 consultation and comments were made in the survey responses earlier that year, requesting better access to doctors (see the Consultation Statement for more details).

POLICY HSC4 - CONTRIBUTION TO IMPROVE HEALTH CARE FACILITIES

Proposals for a new health centre or the expansion of the existing facilities could be funded from S106 contributions from new developments in Sele ward collected pursuant to District Plan Policy CFLR9 and DEL2, or other funding mechanisms. Such facilities could include a one stop shop which delivers a wide range of health and social care services. They should be located either at Calton Court or where all Sele residents are able to access them by walking/cycling or public transport.

Shopping

- 4.56 Fleming Crescent includes a good selection of shops, frequented by residents and by the wider Hertford community, such as a supermarket, an award-winning fish-and-chip-shop, a hairdresser, a traditional butchery, a bakery/coffee shop, a post office, a pharmacy and a drop-in centre for Council “surgeries”. This area is the nearest thing Sele has to a community/village centre. Any proposals for new shops which would reduce the viability of the shopping parade or the loss of the essential parking area would be detrimental to community life and would be strongly opposed.
- 4.57 The shopping parade, parking area and greenspace should be enhanced to ensure the longevity of the facilities it supports. These measures could include making existing parking facilities easier to access, landscaping the green to make it more attractive and encouraging multi-use of the community office. Planned consultation with the local community and existing shopkeepers should be carried out to ensure proposals fulfil community aspirations.



POLICY HSC5 - EXISTING SHOPS (FLEMING CRESCENT)

- I. Proposals that may reduce the viability of the Fleming Crescent shopping parade will not be permitted.
- II. Proposals for the improvement and enhancement of Fleming Crescent shopping parade will be supported especially those that provide for:
 - (a) Better signage to the existing parking provision and disabled parking bays are clearly marked;
 - (b) Measures to reduce traffic congestion at the shopping parade;
 - (c) A significant element of the amenity green space to be retained.

Housing and Development

- 4.58 In 2015 the total resident population in Sele ward was 5,632 people, among which 22.5% were under 16 and 14.6% were over 65 (ONS, 2015). About 37% of the people of pension age were living alone.

4.59 One of the demographic particularities is that the area commonly known as Sele Farm has one of the highest proportions of under 16s in East Hertfordshire, and also a high proportion of lone parents with dependent children, particularly in the western side of the ward.

According to the ONS Census, in 2011 there were 2449 households in Sele. House ownership and private renting are lower in Sele than the average in East Hertfordshire.

4.60 The breakdown by ownership was as follows:
<https://www.nomisweb.co.uk/reports/localarea?compare=1237323740>

- 845 (34.5%) were owned with a mortgage or loan
- 633 (25.8%) were rented from social landlords
- 626 (25.5%) were owned outright
- 164 (6.6%) were rented from private landlords or letting agency
- 113 (4.6%) were rented from housing association
- 68 (2.7%) had another form of ownership (rent-free, shared ownership or other private landlords)

4.61 Due to infill and regeneration, the number of homes in the ward has steadily increased over time. However, lack of affordability is a reason why ownership is relatively low. In March 2017 the median price of a house in Sele ward was £330,000 (ONS, 2017).

4.62 The occupancy rating of -1 or less (meaning households in which at least one more bedroom would be needed) is 9.6%, which is higher than the average in East Hertfordshire. This is important as an indicator of overcrowding and occupancy ratings of rooms are an indicator of deprivation in a household, according to ONS.

POLICY HSHT1 - HOUSING MIX AND AFFORDABLE HOUSING

The tenure, type, and size of developments of 5 or more new homes should reflect identified local housing need in Hertford and local housing market assessments. To ease identified overoccupancy and lack of affordability for existing residents the following types of housing with an indistinguishable quality external finish will be distributed throughout the development:

- Starter homes and smaller dwellings
- Accessible homes for those with limited mobility; homes for later life including bungalows; and homes for vulnerable residents
- Affordable housing for rent or shared ownership (only to be required on schemes of 10 units or more)

POLICY HSHT2 - LAYOUT OF REDEVELOPMENT AND NEW DEVELOPMENT

I. Any new residential development in the existing built area should:

- (a) not worsen on-street parking issues;
- (b) maintain the quantity of green open space;
- (c) where possible improve the quality of green open space.

II. Innovative layouts will be encouraged which futureproof streets and spaces and draw on best practice, for example, The Essex Design Guide. In particular, the outer edge of new developments should respect the attractive rural edge of the town location and entrance to Hertford from the west.

Design

- 4.63 The proposed new development represents more than a 20% increase in the number of homes in the Neighbourhood Plan area over the plan period. In order to protect the amenities of existing and future residents, sustainable design principles must be adhered to. This includes mitigation for the loss of greenspace and Green Belt, and the impact of the encroachment of residential development into the countryside. Features such as balconies for flats with no private amenity space can improve quality of life of residents
- 4.64 Climate change is projected to increase the risk of flooding and number of flooding incidents over the Plan period. The Neighbourhood Plan Area includes areas in Flood Zone 2, 3a and 3b, associated with the River Beane and its tributaries. The Environment Agency's surface water flood map shows many parts of Sele are at risk from surface water flooding. It is critical to manage flood risk in order to minimise harm to people and property. The location and design of buildings and their curtilages are key factors in reducing the risk of such damage. New developments should aim to be "rain ready". This can be achieved through urban design that captures more water and slows runoff into drains and sewers as well as including flood resilient buildings and infrastructure.
- 4.65 The use of high energy efficiency standards is particularly important for affordable homes to reduce household bills for those least able to pay.
- 4.66 Small amenity greens are scattered throughout the existing residential areas and contribute to their distinctive characters. They provide micro-scale breathing spaces and informal places for informal play. Through the early consultation stages of the Neighbourhood Plan, the community expressed their dissatisfaction with the loss of amenity greens and the intensification of residential development. No further amenity greens should be lost without consultation and agreement with the local community.

POLICY HSHT3 - DESIGN OF NEW HOMES

The design of new homes should follow sustainable design principles and reduce any negative impacts of development to protect the amenities of existing and future residents. The following criteria should be accommodated in all development proposals:

- (a) In small scale developments in the existing built up area, building heights should reflect the prevailing height of properties in the immediate vicinity of the development. In the development proposals north of Welwyn Road and south of Welwyn Road/west of Thieves Lane (Policy HERT3 of the East Herts District Plan) building heights should reduce towards the outer edges to minimise the impact on the countryside beyond;
- (b) The use of micro-renewables for domestic scale heating and electricity is encouraged where appropriate, particularly in the development proposals north of Welwyn Road and south of Welwyn Road/west of Thieves Lane (Policy HERT3 of the East Herts District Plan);
- (c) Surface water attenuation schemes should be designed to enhance the choice of green spaces for the community. Within existing residential areas, increased surface water run-off through the loss of front gardens to provide vehicle hardstandings should be mitigated through the use of permeable surfaces. Domestic rainwater harvesting is encouraged.

POLICY HSHT4 - LANDSCAPING IN NEW DEVELOPMENT

- I. Landscaping schemes in development proposals should utilise native species, add to the character of new development, be designed to incorporate wildlife friendly property boundaries, contribute to a net gain in biodiversity and provide opportunities to grow food.
- II. A green buffer between development proposals and the countryside should provide new habitat for native plants and animals. Buffer zones should be at least 15m wide to provide protection to existing habitats (in accordance with Natural England's Green Infrastructure Guidance (2009)).

POLICY HSHT5 - AMENITY GREENS IN EXISTING DEVELOPMENTS

Amenity greens and informal green spaces provide a breathing space and a much-valued asset. These green areas should be retained and improved to maintain the open character of the estates in which they were provided. Proposals for development that results in the loss of amenity greens will not be supported.



Transport and Parking

- 4.67 Sele is close to Hertford North station, which is the second busiest station in East Herts and is served by regular trains from London (Moorgate) via Finsbury Park, Enfield, and Hertford to Stevenage. These provide very good connectivity into and beyond London.
- 4.68 The area has regular bus services to Hertford town centre during daytime hours Monday to Saturday plus some buses to Ware, Hatfield and Welwyn Garden City. However, there is a very limited bus service run in the evenings and on Sundays. Bus operation suffers from traffic congestion and high levels of on-street parking, making services slower and more expensive to operate and causing unreliability which makes them unattractive. A much better bus service, with regular evening and Sunday operation, would benefit residents without use of a car, who are the main users at present, and would encourage those with cars to use buses and hence reduce congestion and pollution. This could be achieved through reduction in delays to buses caused by traffic congestion and on-street parking, through the creation of bus priority measures, supported by effective traffic management.
- 4.69 Local community managed buses offer some travel services to specific groups of people. A number of taxi companies also serve the area. These both also play a role in improving mobility without a car. Priorities for scheduled bus services should also be usable to community buses and taxis.
- 4.70 Car ownership is low in Sele, and parts of the ward have the lowest rates in the whole East Herts District. This may be a positive aspect in terms for air quality, increased physical movement and limited congestion. However, it is also seen as an indicator of deprivation.
- 4.71 There is a 20mph zone covering Sele Farm. This was established following a community led campaign for the lowering of the speed limit. Streets on the new developments on Archers

Spring and Thieves Lane should also adopt the 20mph speed limit as this will encourage walking, cycling and community interaction.

- 4.72 Despite the overall low car ownership, limited availability of parking spaces can be a problem for residents and visitors. The consultation exercise conducted in March 2019, revealed that there is a lack of appropriate car parking provision particularly at Burnett Square. In general, the areas that are most likely to be affected are the areas around the shops and schools. When events take place in Panshanger Park, Thieves Lane, Turpins Close and the Ladywood estate are affected by an overspill of cars. Every opportunity to provide appropriate car parking on the edge of the park will be sought and associated safety issues affecting cyclist and pedestrians should be addressed. In addition, congestion occurs on North Road outside St Joseph's School and on Bramfield Lane at busy times, especially the morning peak. Measures to alleviate the conflict between the school drop-off and commuters travelling to the station or Hertford Town Centre, though parking restrictions and/or provision for safe off-road drop-off facilities for children, will be sought through the Action Plan (Appendix F).

POLICY HSHT6 - VEHICLE PARKING IN RESIDENTIAL AREAS AND NEW RESIDENTIAL DEVELOPMENTS

I. Proposals to improve the current provision of residents' parking within existing residential areas will be supported especially if developed in consultation with local residents. Garage blocks that no longer provide car parking could be redesigned as residents parking areas. Redevelopment of garage blocks should ensure no net loss of parking shown to be used, through surveys, by existing residents and adequate parking for occupants of the new homes.

II. In all proposals for residential development, adequate off-street car parking should be provided, where possible underground. Vehicle parking provision should be assessed on a site by site basis to ensure parking for existing residents is not worsened.

- (a) For developments of one, two, or three bedrooms, two parking spaces per dwelling (in addition to any garages) will be required within the curtilage of the dwelling or specifically allocated to the dwelling;
- (b) For developments of four or more bedrooms, three parking spaces per dwelling (in addition to any garages) will be required within the curtilage of the dwelling or specifically allocated to the dwelling;
- (c) For visitor and overspill car parking, one off-road space will be required for every three dwellings in a communal parking area;
- (d) For sheltered housing units, including housing for older people, a minimum of one off-street car parking space per dwelling will be required, together with one space per warden, and a ratio of one visitor parking space per four units; and

III. Any development proposals that result in the loss of parking provision should submit evidence demonstrating why the facility is no longer needed. Where appropriate, permitted development rights for the conversion of garages will be removed through conditions applied at the planning permission stage.

POLICY HSHT7 - SAFE AND ACCESSIBLE WALKING AND CYCLING ROUTES

I. New developments that require the preparation of a masterplan under the terms of District Plan Policy DES1, and estate refurbishment schemes should feature an appropriate package of safe and attractive walking and cycling routes that link schools and services. This includes providing safe crossing points and minimising unnecessary gradients. Existing routes should be able to accommodate increased footfall and cycle use or be widened to accommodate additional users, particularly along narrow stretches of pavement on heavily used routes such as the B1000 towards Hertford North Station.

II. Streets should be designed with speed limits conducive to safe walking and cycling. For this reason it is particularly important that the streets in the development proposals north of Welwyn Road and south of Welwyn Road/west of Thieves Lane (Policy HERT3 of the East Herts District Plan) be designed for speeds of no more than 20mph.

POLICY HSHT8 - SUSTAINABLE AND INTEGRATED LOCAL TRANSPORT SOLUTIONS

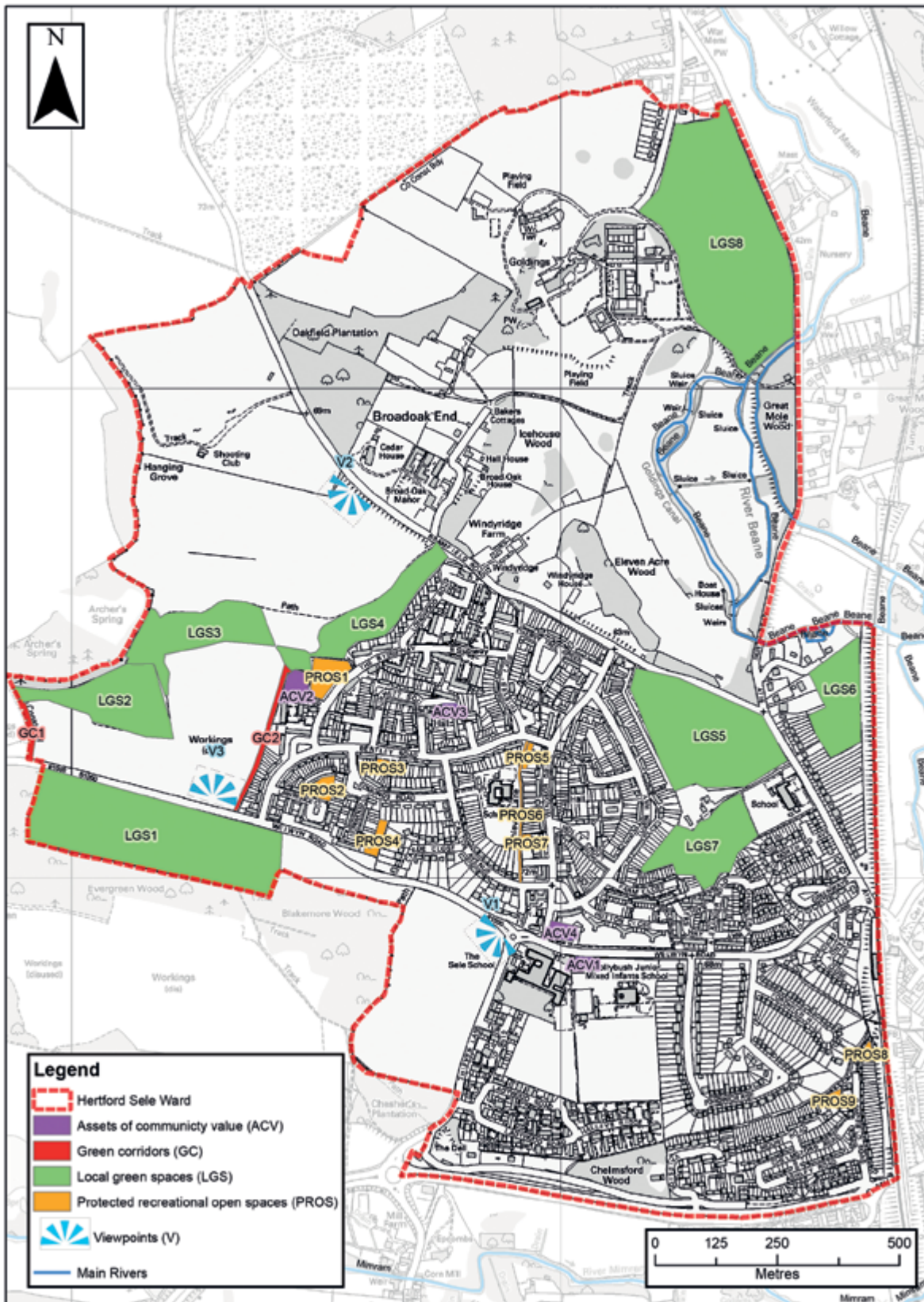
Development proposals should seek to positively contribute to behavioural changes supported by the delivery of a variety of new local transport solutions, including the provision of safe walking and cycling routes, and community transport services which demonstrate that the solutions adopted will reduce pollution, overreliance on the private car and support the mobility of all members of the community. Local transport solutions including well-designed and located bus stops, and complementary traffic calming measures could be funded through S106 contributions collected under the provisions of District Plan Policy TRA1 or other funding mechanisms.

5 Implementation

- 5.1 The Neighbourhood Plan will primarily be implemented through the determination of planning applications, by East Herts Council within Sele ward. The Neighbourhood Plan policies will provide a local focus to ensure decisions benefit the local community and will protect those assets most appreciated by residents. Major developments and associated infrastructure, including the implementation of East Herts policy HERT3, will be achieved principally through agreements between the local planning authority, developers and infrastructure providers.
- 5.2 In order to ensure that development proposals comply with Policy WAT6 of the East Herts District Plan developers are advised to contact Thames Water at an early stage to discuss the drainage requirements for their development. Details regarding Thames Water's pre-application service can be found at: www.thameswater.co.uk/preplanning
- 5.3 The Neighbourhood Plan policies may be amended at intervals in order to remain in line with the District Plan and any such review or update will be carried out in accordance with the process and procedures in place at that time.
- 5.4 A number of non-land use proposals have been put forward during the various community consultation events and the through the initial residents survey. These have been worked up into potential projects and have been included in an Action Plan at Appendix F. These projects or actions, which have been endorsed by Hertford Town Council help to complete the picture of community aspirations for residents of Sele.
- 5.5 Projects in the Action Plan will be achieved through various funding mechanism, both public and private. The Action Plan should be taken into account by developers when submitting planning applications for development in the ward and by the local planning authority when negotiating Section 106 Agreement

6 Appendices

APPENDIX A - Policies Map



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APPENDIX B - Assets of Community Value



I. Hertford Selections Children's Centre

Hertford Selections Children's Centre, located on Welwyn Road next to Sele School, is a valuable community resource which provides support services to new parents, babies and young children. These range from courses on baby massage, tips on breastfeeding, coping with post-natal blues, to play sessions for children and their parents. The centre is also hired outside its working hours by local community groups for meetings, classes and delivering activities such as playschemes for children with special needs and their siblings.

Following a consultation, the centre will change in the future to become a Family Centre which will bring together all the services it currently delivers along with Health Visiting and School Nursing services. This is intended to support services being delivered more efficiently, flexibly and in a more family-friendly way to local people.

The centre aims to provide lifelong learning opportunities and pathways that meet the needs of Hertford people in order to promote:

- Personal growth and expanded horizons
- A broader range of interests
- A wider social life
- A healthier life
- Community engagement.



2: Sele Farm Community Centre

The Sele Farm Community Centre was completed in 2007. It is a purpose-built facility designed for use by the local community and beyond, as a function centre for hire. It has a large main hall, a fully-equipped kitchen, two committee rooms, adequate storage and parking for 40 cars.

The Sele Farm Community Centre is situated in Perrett Gardens, just off The Ridgeway, well served by roads and footpaths from the rest of the Sele Farm estate and easily accessed for those travelling in.

It is mainly used for hire on a period basis (morning, afternoon or evening) or for the whole weekend. It currently has 19 different local groups with regular bookings and has an expanding reputation as a venue for celebration events.

Now celebrating its 10th year, it has become a vital hub for the Community, being extremely well run by a Management Committee and overseen by a Board of Trustees.



3: Girl Guides and Scout Hut (Glenfield Court)

The Girl Guides and Scout Hut is a good-sized, purpose brick-built, single storey meeting place comprising a main hall, kitchen and other facilities. It is located in Glenfield Court towards the centre of the estate, easily accessible by road or on foot from Burnet Square.

It is used primarily by the Scouting and Guiding movements and is also available for private and organisation hire. It is a very useful and well used facility offering a meeting place for local organisations.



4: The Golden Griffin Public House

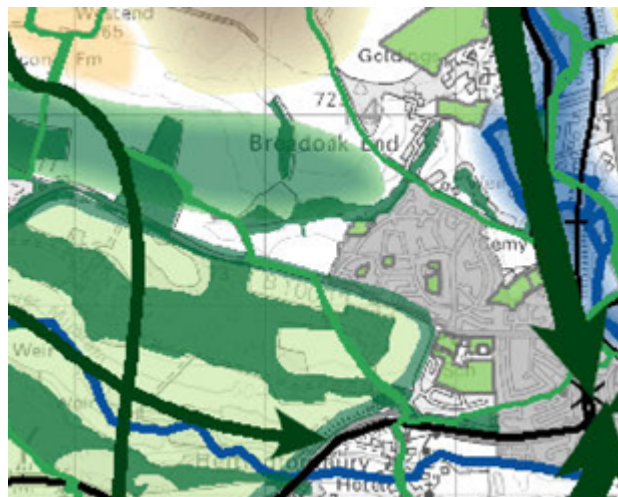
The Golden Griffin Public House is probably the first building of note to be seen as one turns into Windsor Drive, situated on the corner of the Welwyn Road (B1000). Access to the public house is very easy and there is a good number of dedicated off-road parking spaces.

It is currently owned by local brewers McMullens while the pub is run by a friendly landlady. They run an orderly and characterful establishment which is well patronised by local people and those from further afield. It is also a regular “watering hole” for cycling clubs and other organisations whose routes run through the Hertford area.

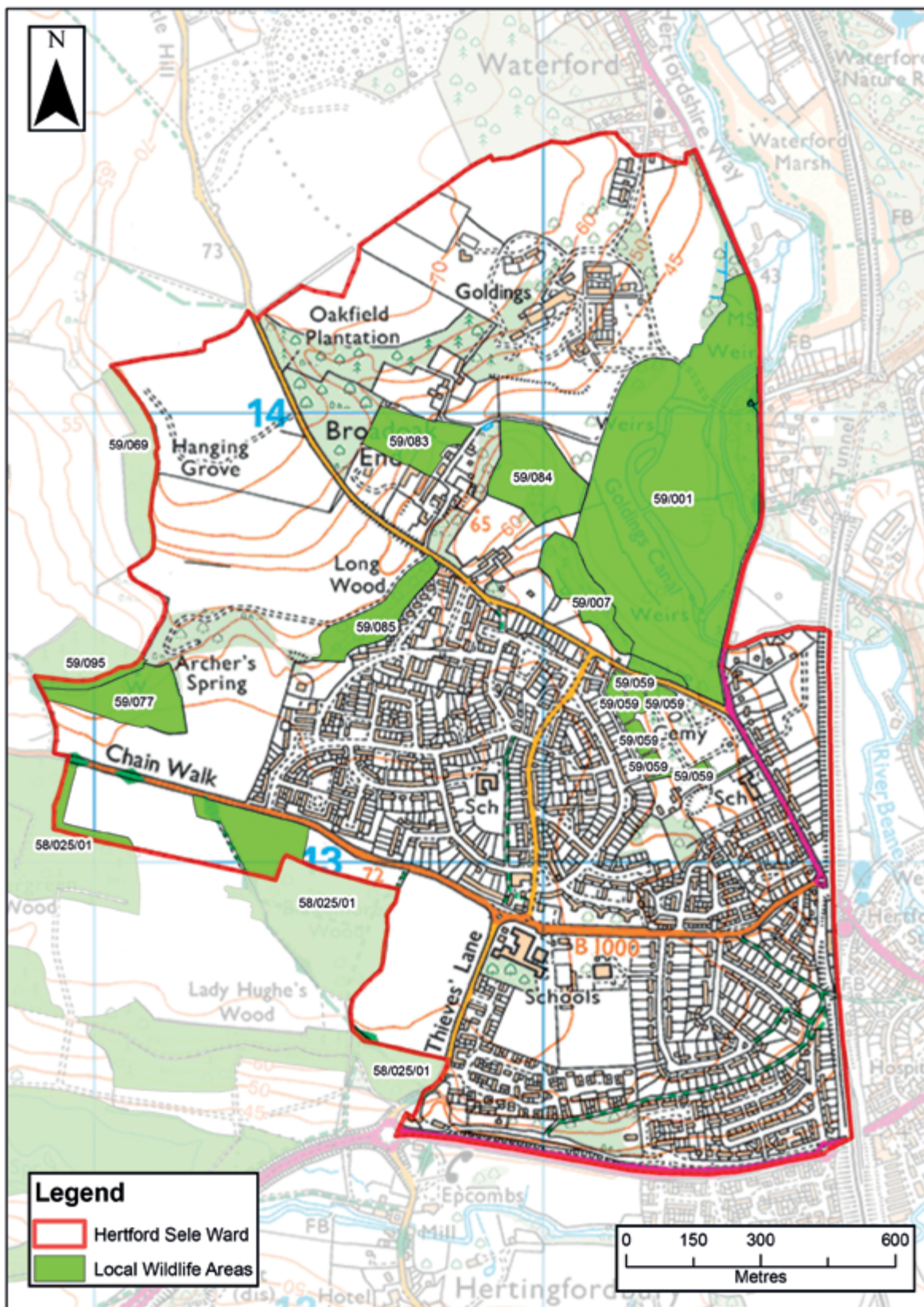
In addition to the usual pub facilities, the landlords put on various events, including children’s days, quiz nights, open days and live music events. These always attract good numbers of people, again mainly locals, but the pub’s reputation means that it draws in custom from the whole of Hertford and beyond. They also offer private function facilities, backed up by the excellent service.

As the only licensed premises in Sele ward, this pub offers an excellent focal point for the locality, is always well patronised and is considered a vital element in the life of the local area. It currently enjoys a well-deserved 4.5/5 star rating on Facebook and very positive Trip Advisor feedback.

APPENDIX C(i) - Extract from East Hertfordshire Green Infrastructure Plan 2011, Fig 3.1



APPENDIX C(ii) - Map of Local Wildlife Sites



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APPENDIX D - Sites, Finds and Heritage Assets

(Historic England – advanced search for Sele Ward)

167	CROPMARK OF A RECTANGULAR ENCLOSURE, GOLDINGS, HERTFORD
613	FLINT HANDAXE, 4 FORDWICH RISE, HERTFORD
1160	SCRAPER, 41 FORDWICH RISE, HERTFORD
1756	ICEHOUSE, ICEHOUSE WOOD, BROADOAK END, HERTFORD
2088	NEOLITHIC POLISHED AXEHEAD AND OTHER FLINTS, 25 FORDWICH RISE, HERTFORD
4247	MEDIEVAL DEER PARK & POST-MEDIEVAL LANDSCAPE PARK, HERTINGFORDBURY PARK, HERTFORD
4734	MEDIEVAL JETTON, CHELMSFORD WOOD, HERTFORD
5061	MILESTONE, OPPOSITE GOLDINGS, WATERFORD
5183	ROAD BRIDGE, GOLDINGS, NEAR HERTFORD
5184	ROAD BRIDGES, GOLDINGS, HERTFORD
5185	ROAD BRIDGE, GOLDINGS, NEAR HERTFORD
6637	SPIGOT MORTAR BASE, NORTH ROAD, HERTFORD NORTH STATION, HERTFORD
6864	SITE OF POST-MEDIEVAL GRAVEL PIT, THIEVES LANE, HERTFORD
7239	SITE OF A BRICKGROUND, ST ANDREW'S CEMETERY, HERTFORD
7334	PANSHANGER, REMAINS OF 18TH AND 19TH CENTURY PARK, HERTINGFORDBURY
7612	CROPMARKS OF A RING DITCH, BROADOAK END, HERTFORD
7613	CROPMARKS OF A RING DITCH, BROADOAK END, HERTFORD
9464	GOLDINGS, 19TH CENTURY PARK AND PLEASURE GROUNDS, HERTFORD
9996	ROMAN COIN HOARD, NEAR GOLDINGS, HERTFORD
12605	SITE OF 18TH CENTURY CLASSICAL TEMPLE, GOLDINGS PARK, WATERFORD
13046	GOLDINGS, HERTFORD
13047	SITE OF GOLDINGS HALL, GOLDINGS PARK, HERTFORD
18105	CROPMARKS OF SUBRECTANGULAR DITCHED ENCLOSURE, HANGING GROVE, BROADOAK END, HERTFORD
18577	ST ANDREW'S CEMETERY, NORTH ROAD, HERTFORD
18707	THE DELL, THIEVES LANE/HERTINGFORDBURY ROAD, HERTFORD
30289	SITE OF POST-MEDIEVAL BRICKFIELD, VALESIDE, HERTFORD
30943	COURSE OF THE WATTON TURNPIKE, GOLDINGS, BENGEO
31286	BROAD OAK MANOR, BRAMFIELD ROAD, BROADOAK END, HERTFORD
31287	WINDYRIDGE, BRAMFIELD ROAD, BROADOAK END, HERTFORD

APPENDIX E - Local Green Spaces Assessment

Site description	Site Information								Criteria				Evidence				
	Potential development site	National designation or right of way	Common land or village green	Private garden	Owner known	Insufficient evidence or data	Extant planning permission	Local in character	Extensive tract	Demonstratively special	Reasonably close	Beauty	Tranquil	Intrinsic local character	Historical significance	Recreational	Natural wildlife
1 Panshanger Spring (plantation)	N	N	N	N	Y	N	N	Y	N	Y	Y	Y	Y	Young plantation with mixed deciduous trees and hedgerows. Used for access routes into and around Panshanger park.	Part of the setting of the historic landscape of Panshanger Park, it was part of the wider estate but not designed parkland	Used by walkers, runners and cyclists.	Part LWS
2 Archers Spring south	N	N	N	N	Y	N	N	Y	N	Y	Y	Y	Open space with scrub, hedgerow and young trees. Used by walkers/runners to access the local countryside. Also occasionally used by mountain bikers and moto-cross bikers.	Historically farmland with old hedgerows intersecting	Used by walkers, runners and cyclists.	LWS	
3 Archers Wood	N	N	N	N	Y	N	N	Y	N	Y	Y	Y	Wooded area used to access local countryside and as a route between Hertford and Tewin.		Used by walkers, runners and cyclists (permissive path)	Yes	
4 Longwood	N	N	N	N	Y	N	N	Y	N	Y	Y	Y	Blue bell wood used by walkers and runners.	Ancient/semi-natural broadleaf woodland	Used by walkers, runners and cyclists (permissive path)	LWS including English Bluebell	
5 Cemetery	N	N	N	N	Y	N	N	Y	N	Y	Y	Y	Open cemetery with avenues, large Victorian-era trees, ornamental walls and gates and maintained grass areas.	Yes	Open for visitors	Part LWS	
6 North Road allotments	N	N	N	N	Y	N	N	Y	N	Y	Y	Y	Large allotment space. Wildlife etc.	Long standing allotment site	Health benefits of growing own food	Yes	
7 Farm Close orchard	N	N	N	N	Y	N	N	Y	N	Y	Y	Y	Valuable local green space for local residents. Green space often used by children.	Yes	Used by walkers and runners. Used as a childrens play area. Used as a green space	Yes	
8 Goldings Meadow	N	N	N	N	Y	N	N	Y	N	Y	Y	Y	Attractive less formal part of the historic parkland, gently undulating meadow	Part of the Goldings Estate Parkland	Well used by walkers as bordered by two public footpaths	Yes	

APPENDIX F - Action Plan

No.	Strategic Aim	Tasks	Who will lead	Notes	Funding
	Overarching	Ensure that everything that is done relates to the whole of the Neighbourhood Area.	Hertford Town Council, East Herts Council and community members	Change the language we are using. Investigate linking possible community hub on Fleming Crescent to activities in other community facilities (community centre etc.) in discussion with East Herts Council.	East Herts Council
1	A stronger Sele community	Increase support and awareness for the voluntary and community groups, including for unsung heroes.	Hertford Town Council	Rewarding and recruiting, posters and social media	Hertford Town Council community projects
2	A stronger Sele community	Retain and enhance existing community facilities. Make community space available at any time and organise more public events.	East Herts District Council	Circulate planning applications on St John Ambulance site to allow the public to respond. Audit all facilities and events. Expand community spaces. Encourage volunteers. Promote through newsletters, notice boards etc. Set up Sele ward website, run by young people.	
3	A stronger Sele community	Provide meeting spaces for young people. Provide a youth officer in Sele.	YC Hertfordshire, East Herts District Council		East Herts Community Grants; Hertford Town Council New Homes Bonus
4	A stronger Sele community	Cater for the needs of lonely or old people and people with learning disabilities through services and facilities.	East Herts District Council		East Herts Community Grants; Hertford Town Council New Homes Bonus
5	A safe Sele community	Deliver additional programmes of information and participatory activities to educate children and young people on crime prevention.	Hertfordshire Constabulary, the community members in Sele ward and Sele schools		Community Safety Grants - Police and Crime Commissioner Hertfordshire
6	An efficient and safe transport system	Overarching objective: Traffic congestion remains the same or is improved.	Hertfordshire County Council	Organise a meeting with Hertfordshire County Council to discuss the traffic and transport concerns in the area.	
7	An efficient and safe transport system	Provide maintenance and improvements to footways, footpaths and cycleways to increase usability and reduce the risk of accidents. Provide better bike racks at the shops, North Station, and other public amenities.	Hertfordshire County Council		Hertford Town Council New Homes Bonus for bike racks
8	An efficient and safe transport system	Consider the possibility of creating separated lanes for bicycles and pedestrians and areas where priority is given to pedestrian and non-motorised traffic.	Hertfordshire County Council		
9	An efficient and safe transport system	Ensure that speed limits are enforced and additional safety measures are introduced where necessary. Consider limiting the traffic speed to 20m/h in the entire ward area. For limiting speed, preference is given to chicanes, rather than speed bumps.	Hertfordshire Constabulary and Hertfordshire County Council		Community Safety Grants - Police and Crime Commissioner Hertfordshire
10	An efficient and safe transport system	Address the safety and congestion issues at peak times (particularly the morning peak and around St Joseph's School and traffic using North Road to access the train station and town centre).	Hertford Town Council and Hertfordshire County Council	Restrict parking on Bramfield Road at school dropping-off time. Hertford Town Council to brief Hertfordshire County Council on issue and discuss possible options.	
11	An efficient and safe transport system	Seek to create more parking spaces, such as around the North Road, cemetery, schools and Panshanger Park. Provide better signposting of parking spaces. Improve residents' parking in Norwood Close and other residential areas.	Hertfordshire County Council, Hertfordshire Constabulary and Hertford Town Council	Parking monitored by PCSO's. 'Controlled Parking Zone' near cemetery. Disabled Bay signing. Signpost car park in Calton Avenue. Norwood Close options: turn part of allotments into residents' parking; waiver fee for dropped curbs; new access onto Welwyn Road; improve layout in existing car park.	Hertford Town Council New Homes Bonus for parking signs

No.	Strategic Aim	Tasks	Who will lead	Notes	Funding
12	An efficient and safe transport system	Make bus service in the area more reliable and convenient to use at any time. Improve coverage, frequency, operating times and capacity to bus and rail services to Ware, Welwyn Garden City and St Albans.	Hertfordshire County Council and bus and train operators in the area		
13	An efficient and safe transport system	Do whatever possible to avoid the temporary closure of the rail link between Hertford and Stevenage.	Hertfordshire County Council	Lobby Network Rail and the Government. Discuss with Hertfordshire County Council the proposed bus replacement service.	
14	An efficient and safe transport system	Some privately owned communal drives and garages are poorly looked after.	Hertford Town Council	Consider options for encouraging improvements and make representations at planning committees.	
15	High quality natural environment	Overarching objective: Green spaces in Sele are well-maintained and open for public access.	East Herts District Council, Countryside Management/ Rights of Way at Hertfordshire County Council and community members in Sele ward	Various issues on public footpaths. Eg.: insufficient number of dog and litter bins, maintenance and lighting on Thieves Lane.	
16	High quality natural environment	The wetland is preserved and improved around the River Beane.	Community members in Sele ward	Not a major concern. Consult with the River Beane Restoration Association and the River Beane Catchment Partnership to decide if the matter can be progressed as a project plan.	
17	High quality natural environment	Goldings estate - public footpath signage and routes to be maintained to ensure routes and designated footpaths are clearly marked for enjoyment of wider Sele community while balancing privacy of residents (consider segregated footpaths in private area). Additional signage and appropriate fencing to be installed to guide visitors. Also promote footpaths, possibly through leaflets. Consider installation of litter bins at key points where public footpaths meet Goldings Park and at litter hotspots along A119.	Goldings Estate Management	Consult with Goldings residents and wider Sele Community.	
18	Quality education, health and wellbeing services	Develop and promote programmes of health walks and exercises that are free for the Sele residents.	East Herts District Council		Hertford Town Council New Homes Bonus for outdoor gym equipment
19	Quality education, health and wellbeing services	GP surgeries should provide more doctors to cover the actual and future demand.	NHS England	Make representations to Wallace House to provide a better service.	
20	Quality education, health and wellbeing services	Improve key health indicators for residents of the Sele area by providing new facilities and opportunities for outdoor leisure e.g. an outdoor gym and access to recreational areas e.g. Panshanger Park.	East Herts District Council and Hertford Town Council	Tie these two things together through Archers Spring.	
21	Quality education, health and wellbeing services	Retain the existing shopping parade.	Community members in Sele ward	If Network Homes takes over the empty unit, make representations to include a community café or other community facilities. Alternatively, cafés can be approached directly to see if there is interest for the space.	
22	Quality education, health and wellbeing services	Provide adult courses at a community centre or the Children's Centre near Sele School or in schools.	Community members in Sele ward	Expand the opportunities for adult learning if there was proven demand. This would need a community consultation with venues and organisations involved when an audit of all facilities has taken place. Contact Sele Youth and Community Forum.	

Appendix G - Policy Process Map

This table shows how the key objectives of the plan have been translated into planning policies.

	Key Objective	Policies that achieve the Key Objectives
A	Help improve key health indicators for residents of Sele ward through improving access to the countryside and enhancing recreational open space.	POLICY HSHE1 ACCESS TO GREEN SPACE POLICY HSHE2 PROTECTED RECREATIONAL OPEN SPACE POLICY HSHE6 LOCAL GREEN SPACE
B	Preserve and improve the biodiversity of natural habitats including gardens, wildlife corridors and the River Beane wetlands. Identify and protect local wildlife sites and the links between them. Create new habitat in green corridor buffer zones and in SUDS schemes.	POLICY HSHE3 CONSERVE AND ENHANCE BIODIVERSITY POLICY HSHE4 GREEN CORRIDORS AND NETWORKS POLICY HSHE5 CREATING NEW GREEN INFRASTRUCTURE POLICY HSHE6 LOCAL GREEN SPACE
C	Designate Local Green Spaces (LGS) according to legislation and identify important views.	POLICY HSHE6 LOCAL GREEN SPACE POLICY HSHE6 VIEWS AND VISTAS
D	Highlight the importance of designated heritage assets and their settings, including Goldings and its historic parkland, identify buildings, features and landscapes of historic interest and ensure their conservation and enhancement.	POLICY HSHE8 LISTED AND NON-LISTED BUILDINGS POLICY HSHE9 LISTED AND NON-LISTED HISTORIC PARKS AND GARDENS POLICY HSHE10 GOLDINGS
E	Retain and expand existing community facilities, including new sports facilities and training facilities to meet children and adults' educational need and improve key health indicators.	POLICY HSC1 PROVISION OF EDUCATION FACILITIES POLICY HSC2 EXISTING COMMUNITY BUILDINGS AND LAND POLICY HSC3 NEW COMMUNITY FACILITIES
F	Ensure access to and provision of a local doctors' surgery that is Sele residents' focused, staffed by qualified medical practitioners, and open seven days a week to meet residents medical requirements and to improve key health indicators.	POLICY HSC4 CONTRIBUTION TO IMPROVE HEALTH CARE FACILITIES
G	Retain Fleming Crescent shopping parade and actively support both the existing shops and changes of use which provide community facilities.	POLICY HSC5 EXISTING SHOPS (FLEMING CRESCENT)
H	Ensure all new housing developments include a mix of house sizes and types to match local needs in Hertford and include an accessible environment, accessible homes for the elderly active and affordable starter homes.	POLICY HSHT1 HOUSING MIX AND AFFORDABLE HOUSING
I	Ensure that the design and layout of new housing and the redevelopment of existing housing areas creates a safe, attractive and sustainable living environment to enhance the lives of residents in Sele.	POLICY HSHT2 LAYOUT OF NEW HOMES POLICY HSHT3 DESIGN OF NEW DEVELOPMENT POLICY HSHT4 LANDSCAPING IN NEW DEVELOPMENT POLICY HSHT5 AMENITY GREENS IN EXISTING DEVELOPMENTS
J	Ensure that sufficient resident and visitor parking is provided in any new development and retained according to need, to prevent overspill into the existing estates and avoid congestion on residential and surrounding roads.	POLICY HSHT6 VEHICLE PARKING IN RESIDENTIAL AREAS AND NEW RESIDENTIAL DEVELOPMENT
K	Provide effective infrastructure and support to enable and enhance good walking and cycling routes throughout the area and high-quality public and community transport.	POLICY HSHT7 SAFE AND ACCESSIBLE WALKING AND CYCLING ROUTES POLICY HSHT8 SUSTAINABLE AND INTEGRATED LOCAL TRANSPORT SOLUTIONS

APPENDIX H - Glossary of Terms

Affordable Housing

Housing for sale or rent made available, based on the evidence of need, to people whose needs are not met by the market, including Social Housing.

Ancient Woodland

Woodland known to have existed continuously since at least 1600 AD.

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Broadleaf Woodland

Woodland composed of trees that are more than 5m high when mature, with leaves which are not needle-like, tending to be flat, broad shapes.

C18 and C19

This refers to 18th Century and 19th Century

Conservation (for heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Green buffer or Buffer zone

An area of land separating certain types of development from adjoining sensitive land uses, in this case a green buffer between existing and new housing or a buffer zone between new housing and the countryside.

Green walls

Walls that partially or completely covered by greenery for aesthetic or functional purposes such as improving air quality.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Jetton

A coin-like object most commonly made of copper or brass, produced across Europe from the 13th through the 16th centuries, used in the calculation of accounts.

LGS/Local Green Space

A National designation of land made through local and neighbourhood plans which allows communities to identify and protect green areas of particular importance to them.

LGA/Local Government Association

The National voice of local government, working with councils to support, promote and improve local government.

Major development

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of one hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

MUGA /Multi-Use Games Area

An enclosed purpose-built area with synthetic grass or hard surface that enables children of all ages to play sports such as football and basketball in a safe environment.

NERC/Natural Environment and Rural Communities Act 2006

An Act of Parliament given royal assent in 2006 designed to promote a rich and diverse natural environment and sustainable rural communities by means of modernising and simplifying arrangements for delivering Government policy.

ONS/Office for National Statistics

The UK's largest independent producer of official statistics which is recognised as the national statistical institute of the UK and is responsible for collecting and publishing statistics related to the economy, population and society at national, regional and local levels.

Porous Boundaries

Designed to allow wildlife to move between neighbouring gardens freely

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

SSSI/Site of Special Scientific Interest

An area designated by Natural England under the Wildlife and Countryside Act 1981 which has a high conservation area value and is of special interest because of its fauna, flora or geological or physiological features; in other words (plants, animals and natural features relating to the Earth's structure).

SUDS/Sustainable Urban Drainage System

An alternative system to conventional piped designed to manage surface water which mimics natural systems by for example managing rainfall close to where it falls.

Sustainable development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

SI06 Contributions (and other funding mechanisms)

Section 106 (SI06) of the Town and Country Planning Act 1990 are legal-binding agreements or planning obligation made between local planning authorities and developers. These are linked to the granting of planning permissions with the aim of ensuring that matters that are necessary to make a development acceptable in planning terms are addressed and/or delivered. Other funding mechanisms may include a Community Infrastructure Levy (CIL) which East Herts Council may introduce in the future.

Qualification Level 1-5

A range of qualifications taken through school, college, university or work, fitting into 9 qualification levels, level 1 being the lowest qualification.

APPENDIX I - References

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