

**AGENDA – MEETING OF THE NEIGHBOURHOOD PLANNING WORKING PARTY**  
**MONDAY 20<sup>TH</sup> FEBURARY 2017 AT 4.45 PM IN THE ROBING ROOM, THE CASTLE, HERTFORD**

**1. APOLOGIES FOR ABSENCE**

To receive apologies for absence.

**2. DECLARATIONS OF INTEREST**

To receive Members' declarations of Disclosable Pecuniary Interests (as defined by the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) where these Disclosable Pecuniary Interests:

- a) Have not already been entered into the register and
- b) Relate to a matter to be considered

To note that such interests so declared must be formally notified to Town Clerk and the Monitoring Officer at East Hertfordshire District Council of the interest within 28 days.

To receive Members' declarations of Declarable Interests in accordance with Hertford Town Council's Code of Conduct (adopted 8<sup>th</sup> April 2013).

**3. THE MINUTES**

To approve the minutes of the Working Party meeting held on 21 November 2016.

**4. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC**

Members of the public may speak about specific items on this agenda which contain a recommendation, provided they have advised the Town Clerk of their wish to speak no later than midday on the Friday before the meeting. A list giving details of the name(s) and relevant agenda item(s) will be circulated to Councillors before the meeting commences.

**5. DISCUSSION ON THE NEIGHBOURHOOD PLAN SURVEY RESULTS**

To consider the opinion of the public on the main areas of work, as presented in the attached PAPER A.

6. **DISCUSSION ON THE FRAMEWORK TO PRODUCE THE SELE  
NEIGHBOURHOOD PLAN AND THE INITIAL DRAFT OF THE ACTION  
PLAN**

To consider the proposed working framework and make amendments to it, if necessary, and note the initial draft of the Community Action Plan.

7. **DISCUSSION ON THE APPOINTMENT OF A PLANNING CONSULTANT**

To discuss Town Planning consultant input to the management and production of the SNAP and associated Action Plan.

## **PAPER A**

### **REPORT TO A MEETING OF THE SELE NEIGHBOURHOOD PLAN WORKING PARTY – 20 FEBRUARY 2017**

#### **AGENDA ITEM – RESULTS OF THE SURVEY, INITIAL DRAFT OF THE COMMUNITY ACTION PLAN AND APPOINTMENT OF A TOWN PLANNING CONSULTANT**

##### **1. PURPOSE OF THE REPORT**

To provide the Working Party an overview of the work undertaken in the last months for the progress of the Sele Neighbourhood Area Plan (SNAP). This includes results of the public consultation (the online survey), the proposed framework for the Neighbourhood Plan and the need to appoint an external Town Planning expert.

##### **2. INTRODUCTION**

Following the approval of the Working Party, the online survey was launched in October 2016. By 7<sup>th</sup> of February 2017 there were 143 responses, with 72 additional comments.

ANNEX A shows the breakdown of the results for each of the 16 quantitative questions in the survey. On most questions the responses form a normal distribution (i.e. the majority of the responses are 'middle of the road', with the public either slightly satisfied, slightly unsatisfied or neutral).

There are a few exceptions, notably the number of community activities for teenagers, traffic congestion, and condition and quality of affordable housing, matters on which the public was mostly dissatisfied. Instead, there was generally a high satisfaction regarding access to the countryside, and amount and condition of parks and open spaces.

The interest of the public to comment on the current state of their neighbourhood is encouraging. For the most part, the comments are consistent with the opinions expressed in the questionnaire. Below is a breakdown of the topics that the public has touched upon in their comments:

- lack of children's playgrounds (two comments)
- street litter (three comments)
- participation to consultations was not advertised enough (two comments)
- speedy traffic or lack of enforcement of speed limits (eight comments)
- traffic congestion (four comments)

- streets in Sele used as rat run (two comments)
- lack of parking spaces (eight comments)
- drug selling (three comments)
- insufficient police presence (three comments)
- noisy people (two comments)
- youngsters loitering (two comments)
- alleys are poorly lit (two comments)
- alleys are narrow and possibly dangerous (two comments)
- alleys are muddy and slippery (five comments)
- possible new development would require additional public services (three comments)
- possible new development would not be affordable – not desirable (two comments)
- possible new development should not include council housing – desirable (two comments)

### **3. PROPOSED FRAMEWORK**

We propose the following framework and timetable as next steps for the continuation of the Plan:

**February 2017:** Analysis of survey results to inform the Action Plan

**February 2017:** Action Plan

**February 2017:** First round of applications for grants to the Locality agency

**March 2017 to July 2017:** Research and gathering of data on the five areas of work (community, transport, countryside, public services and potential new housing)

**July 2017:** Develop the vision, policy options and body of evidence of the Neighbourhood Plan

**July 2017:** Second round of public consultation

**August 2017:** Analysis of feedback and proposed solutions

**September 2017:** Second round of applications to the Locality agency

**September 2017:** Final results of the expert analysis

**September 2017:** Producing the draft of the Neighbourhood Plan

#### **4. INITIAL DRAFT OF THE COMMUNITY ACTION PLAN**

Based on the information obtained from the online survey and the discussions of the Community Steering Group in their previous meetings, a draft of the Community Action Plan has been prepared. You can find a copy attached as Annex B to this Paper. This document is open to amendments from the Sele community. The draft Action Plan will be considered by the Community Steering Group at the next meeting.

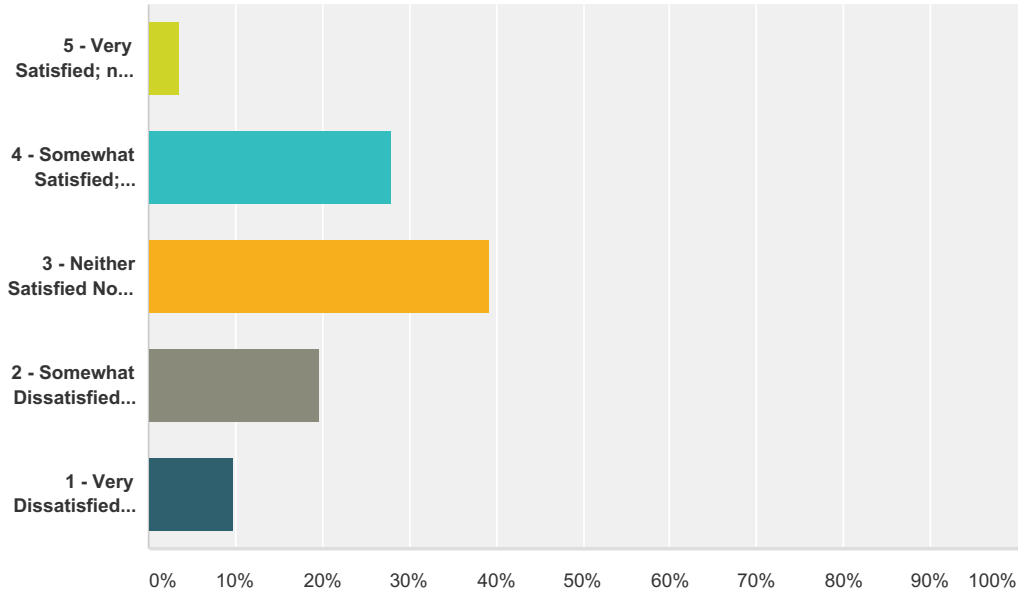
#### **5. APPOINTMENT OF A TOWN PLANNING CONSULTANT**

The development of the SNAP requires consultancy help to assist the Community Steering Group on plan development. Town Planning expertise is needed to assist with policy writing and also to identify and procure the appropriate technical studies needed to produce supporting evidence.

Quotes have been received from local consultants. A decision on the appointment of the consultant will be made on the 27<sup>th</sup> of February 2017, at the Town Council's Development and Leisure Committee.

### Q1 What is your overall satisfaction rating with the number of community activities (such as classes and clubs)?

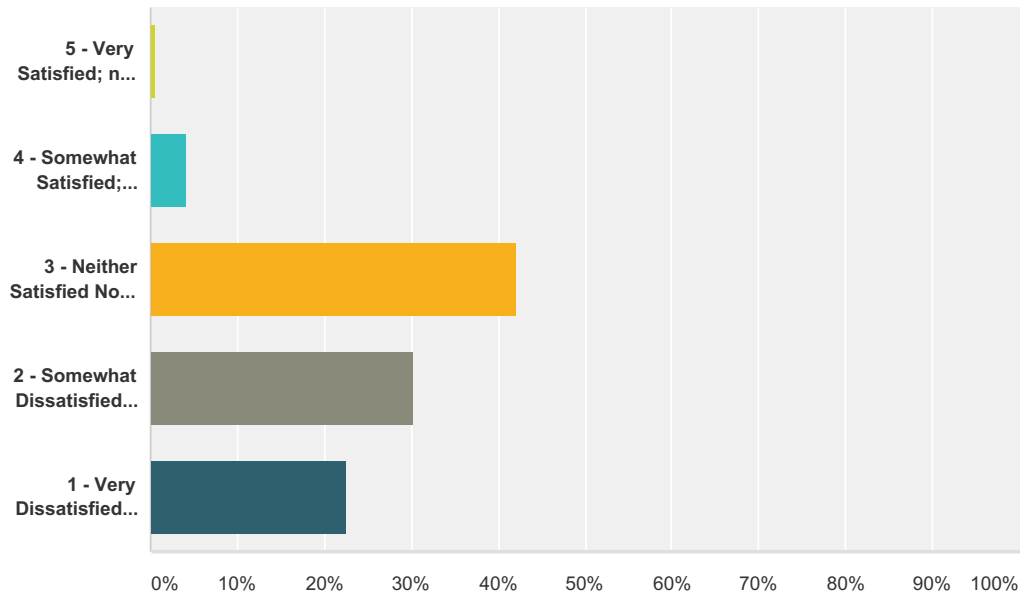
Answered: 143 Skipped: 0



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	3.50% 5
4 - Somewhat Satisfied; small improvement needed	27.97% 40
3 - Neither Satisfied Nor Dissatisfied; not applicable	39.16% 56
2 - Somewhat Dissatisfied; improvement needed	19.58% 28
1 - Very Dissatisfied; significant improvement needed	9.79% 14
<b>Total</b>	<b>143</b>

## Q2 What is your overall satisfaction with the number of community activities (such as classes and clubs) for teenagers?

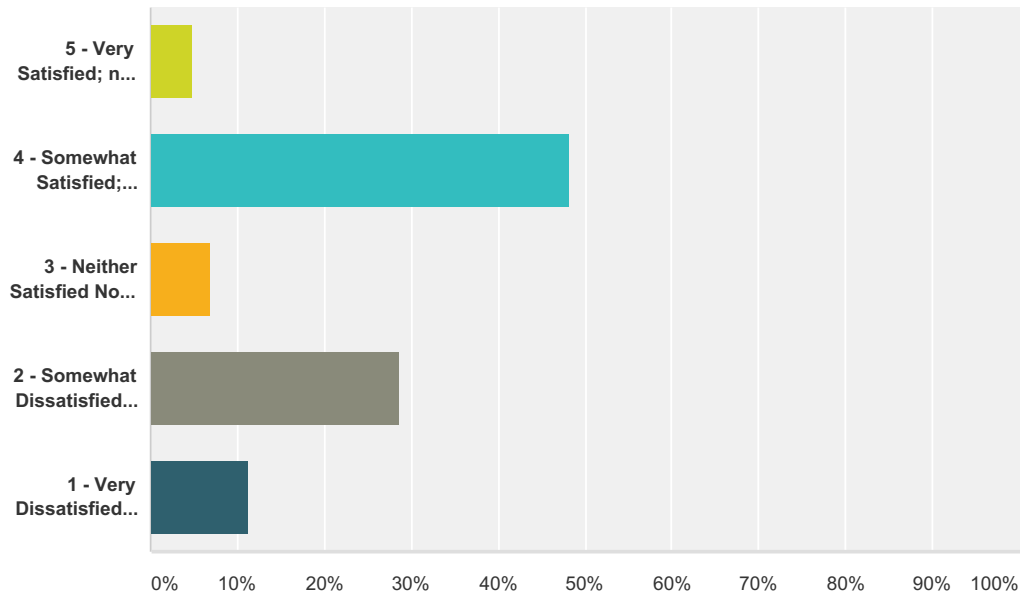
Answered: 142 Skipped: 1



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	0.70% 1
4 - Somewhat Satisfied; small improvement needed	4.23% 6
3 - Neither Satisfied Nor Dissatisfied; not applicable	42.25% 60
2 - Somewhat Dissatisfied; improvement needed	30.28% 43
1 - Very Dissatisfied; significant improvement needed	22.54% 32
<b>Total</b>	<b>142</b>

### Q3 What is your overall satisfaction rating with the cleanliness of the streets and open spaces ?

Answered: 143 Skipped: 0

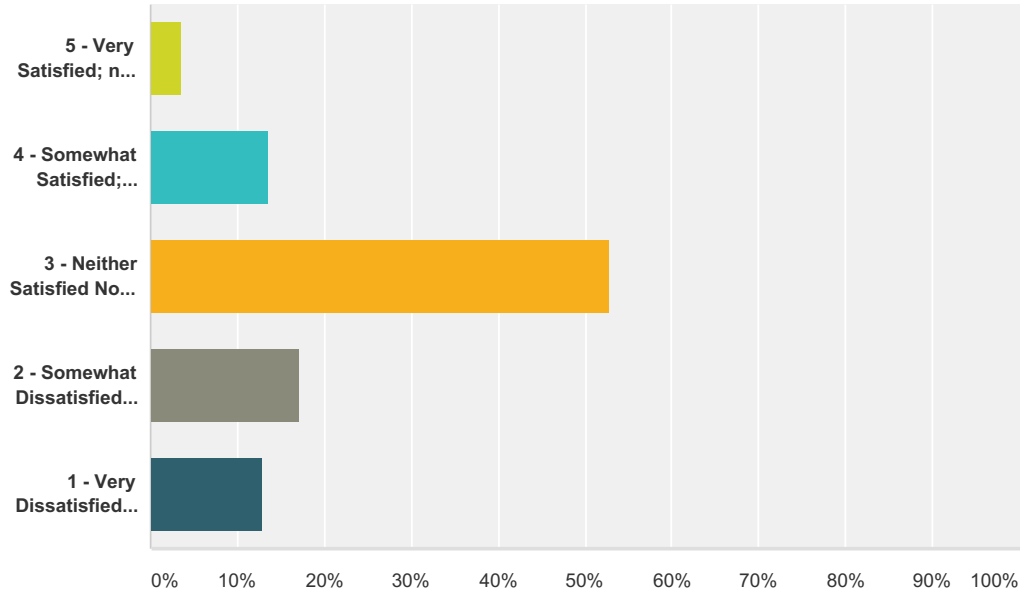


Answer Choices	Responses
5 - Very Satisfied; no improvement needed	4.90% 7
4 - Somewhat Satisfied; small improvement needed	48.25% 69
3 - Neither Satisfied Nor Dissatisfied; not applicable	6.99% 10
2 - Somewhat Dissatisfied; improvement needed	28.67% 41
1 - Very Dissatisfied; significant improvement needed	11.19% 16
<b>Total</b>	<b>143</b>



### Q4 What is your overall satisfaction rating with employment opportunities in Sele Ward and Hertford ?

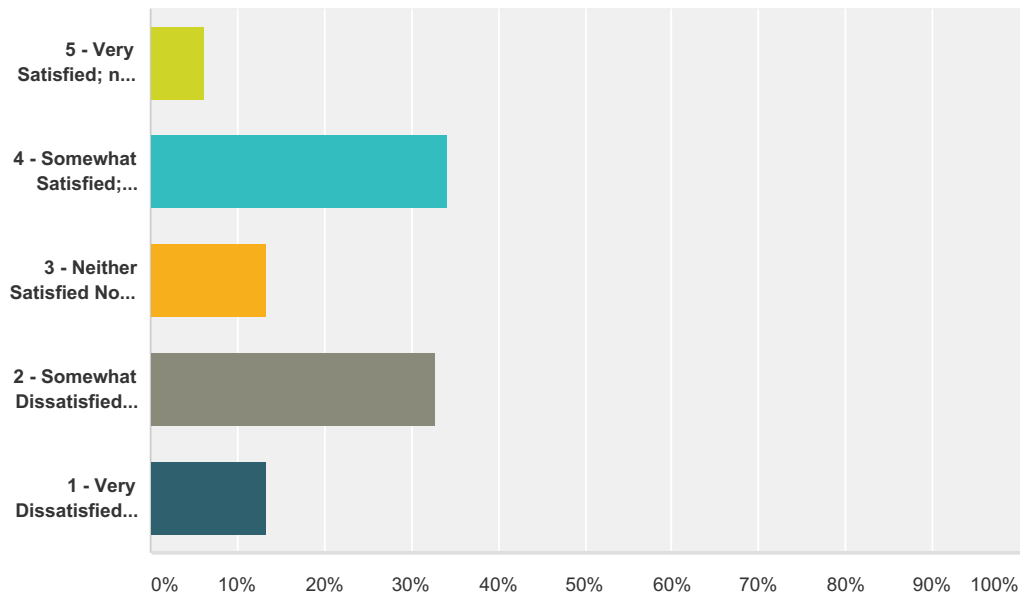
Answered: 140 Skipped: 3



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	3.57% 5
4 - Somewhat Satisfied; small improvement needed	13.57% 19
3 - Neither Satisfied Nor Dissatisfied; not applicable	52.86% 74
2 - Somewhat Dissatisfied; improvement needed	17.14% 24
1 - Very Dissatisfied; significant improvement needed	12.86% 18
<b>Total</b>	<b>140</b>

### Q5 What is your overall satisfaction rating with the level of crime ?

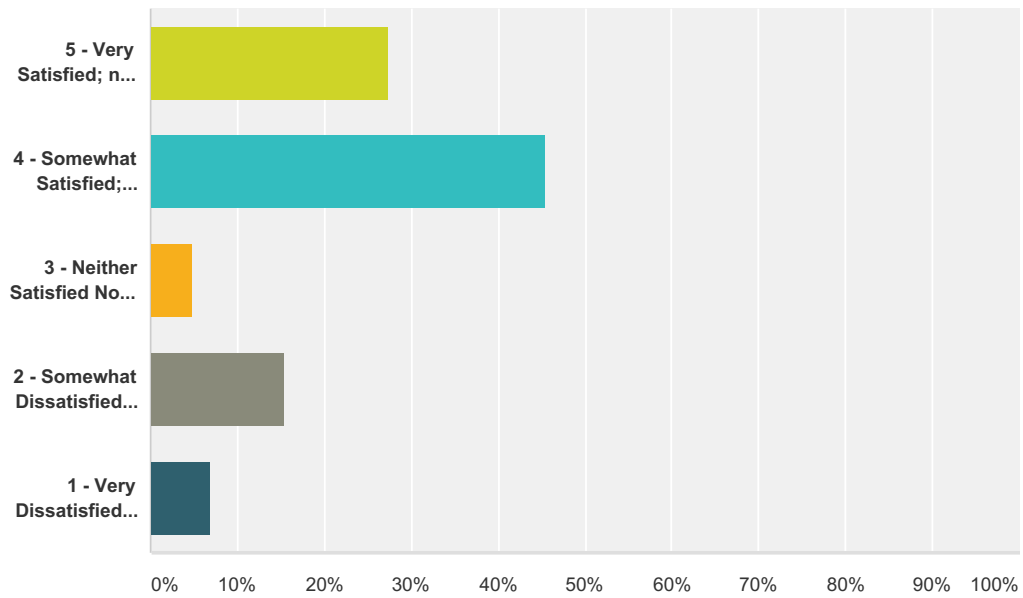
Answered: 143 Skipped: 0



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	6.29% 9
4 - Somewhat Satisfied; small improvement needed	34.27% 49
3 - Neither Satisfied Nor Dissatisfied; not applicable	13.29% 19
2 - Somewhat Dissatisfied; improvement needed	32.87% 47
1 - Very Dissatisfied; significant improvement needed	13.29% 19
<b>Total</b>	<b>143</b>

### Q6 What is your overall satisfaction rating with the number of and location of shops?

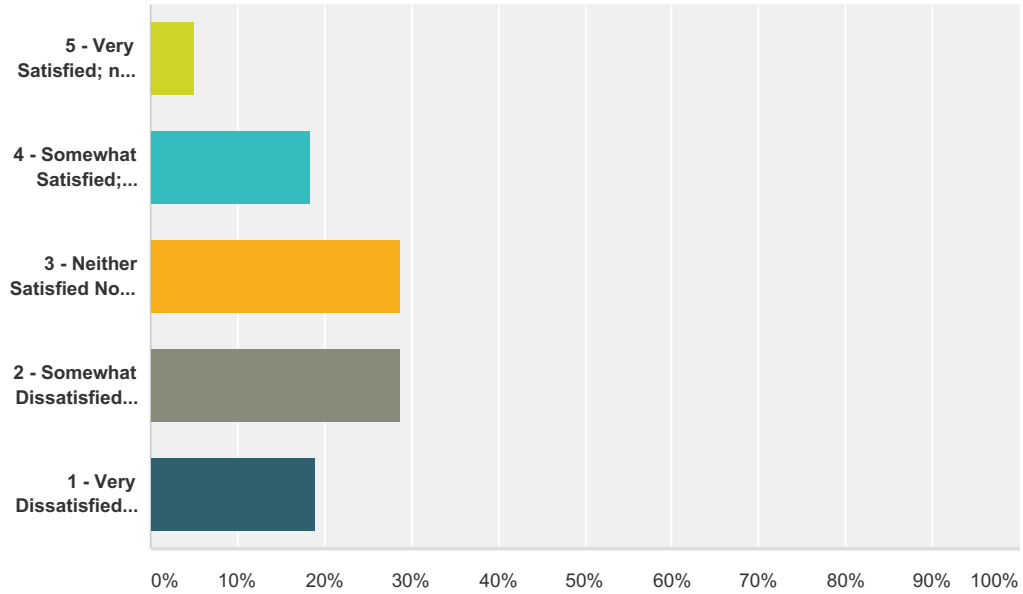
Answered: 143 Skipped: 0



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	27.27% 39
4 - Somewhat Satisfied; small improvement needed	45.45% 65
3 - Neither Satisfied Nor Dissatisfied; not applicable	4.90% 7
2 - Somewhat Dissatisfied; improvement needed	15.38% 22
1 - Very Dissatisfied; significant improvement needed	6.99% 10
<b>Total</b>	<b>143</b>

### Q7 What is your overall satisfaction rating with the availability of condition sports and leisure facilities?

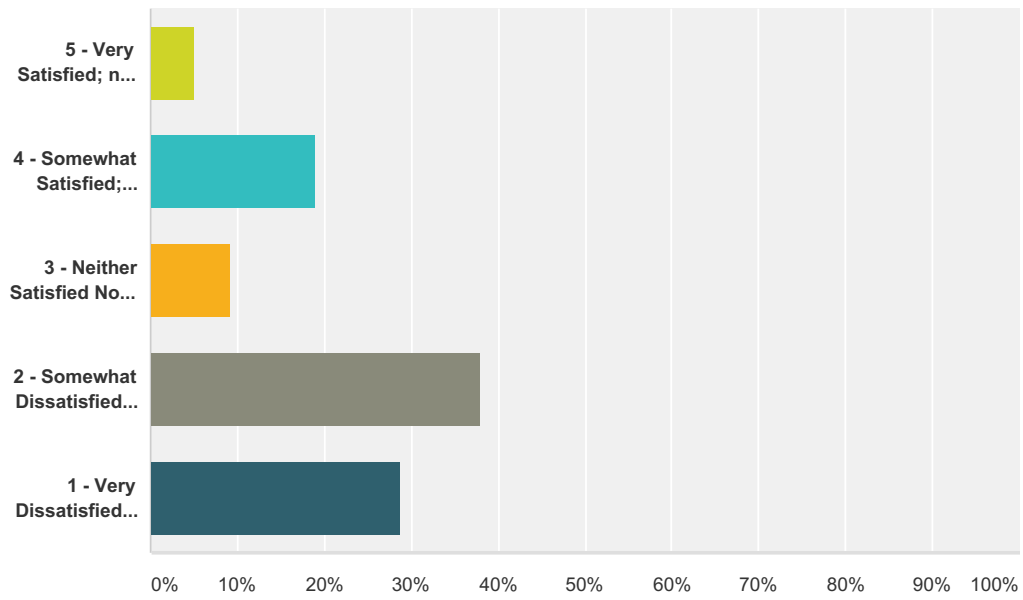
Answered: 142 Skipped: 1



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	4.93% 7
4 - Somewhat Satisfied; small improvement needed	18.31% 26
3 - Neither Satisfied Nor Dissatisfied; not applicable	28.87% 41
2 - Somewhat Dissatisfied; improvement needed	28.87% 41
1 - Very Dissatisfied; significant improvement needed	19.01% 27
<b>Total</b>	<b>142</b>

### Q8 What is your overall satisfaction rating with the level of traffic congestion ?

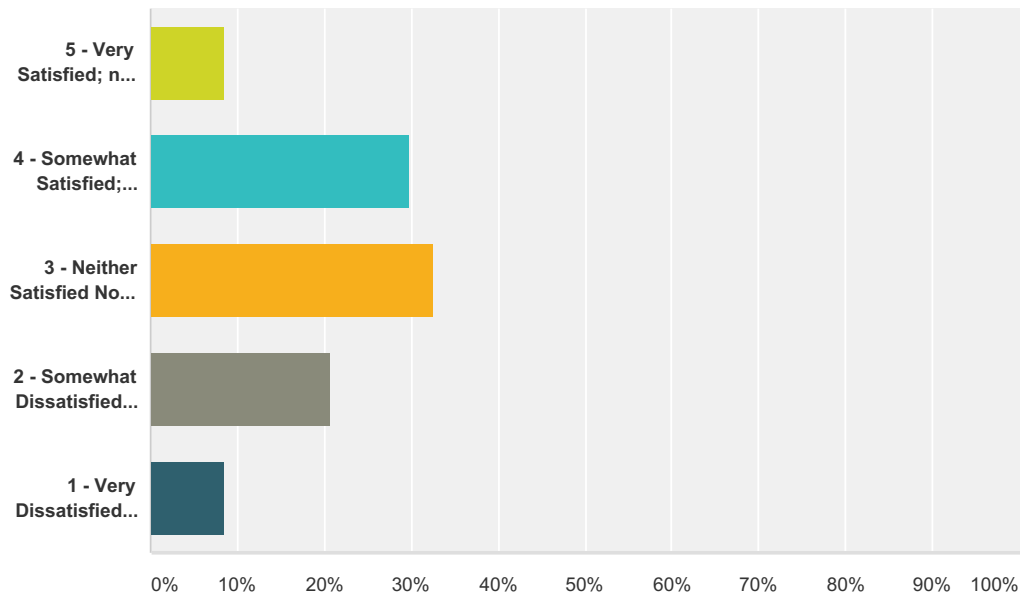
Answered: 142 Skipped: 1



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	4.93% 7
4 - Somewhat Satisfied; small improvement needed	19.01% 27
3 - Neither Satisfied Nor Dissatisfied; not applicable	9.15% 13
2 - Somewhat Dissatisfied; improvement needed	38.03% 54
1 - Very Dissatisfied; significant improvement needed	28.87% 41
<b>Total</b>	<b>142</b>

### Q9 What is your overall satisfaction rating with the level of air pollution ?

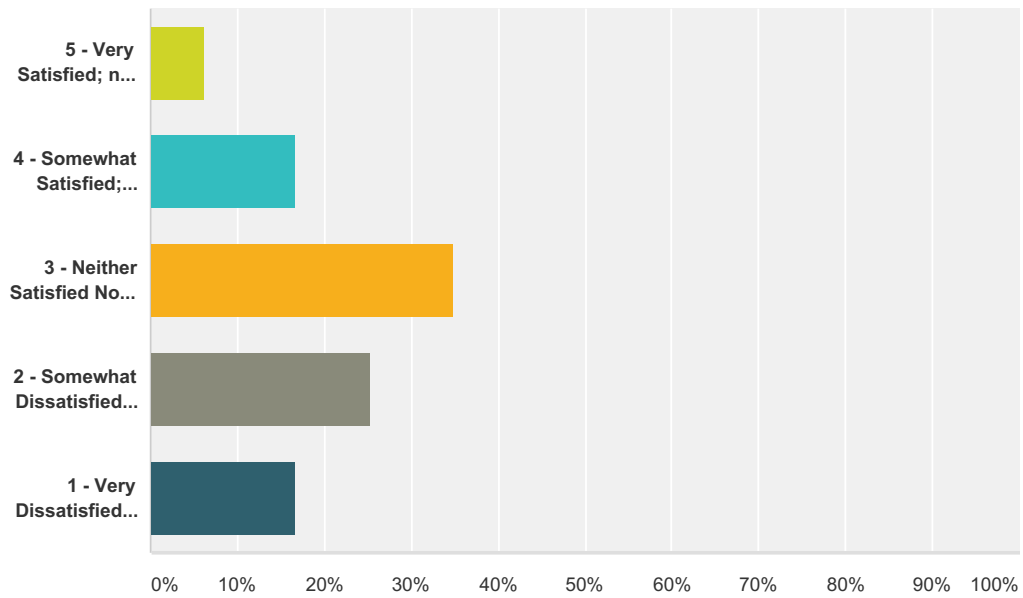
Answered: 141 Skipped: 2



Answer Choices	Responses	
5 - Very Satisfied; no improvement needed	8.51%	12
4 - Somewhat Satisfied; small improvement needed	29.79%	42
3 - Neither Satisfied Nor Dissatisfied; not applicable	32.62%	46
2 - Somewhat Dissatisfied; improvement needed	20.57%	29
1 - Very Dissatisfied; significant improvement needed	8.51%	12
<b>Total</b>		<b>141</b>

### Q10 What is your overall satisfaction rating with the level of bus services ?

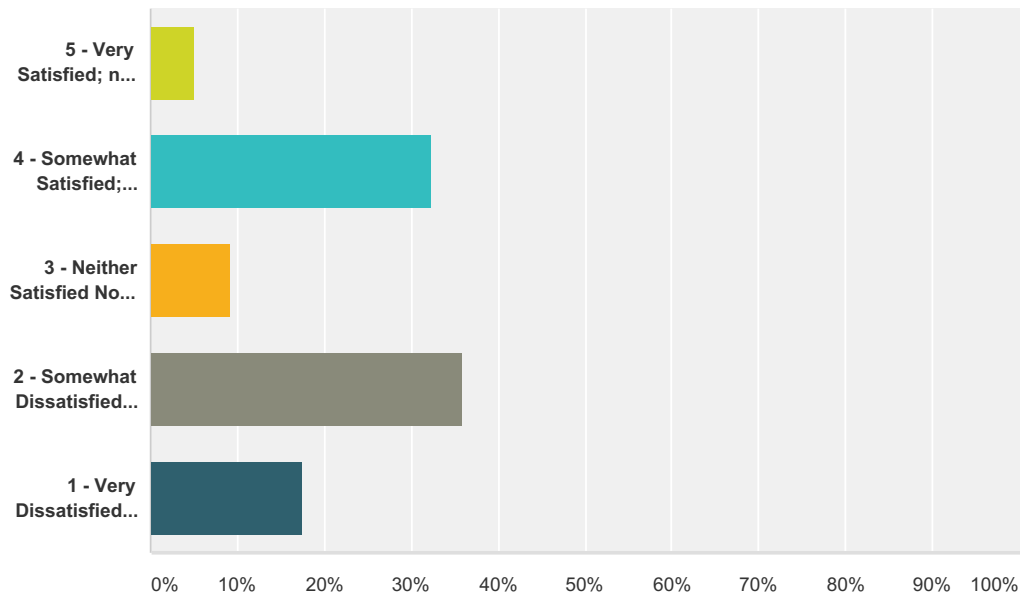
Answered: 143 Skipped: 0



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	6.29% 9
4 - Somewhat Satisfied; small improvement needed	16.78% 24
3 - Neither Satisfied Nor Dissatisfied; not applicable	34.97% 50
2 - Somewhat Dissatisfied; improvement needed	25.17% 36
1 - Very Dissatisfied; significant improvement needed	16.78% 24
<b>Total</b>	<b>143</b>

### Q11 What is your overall satisfaction rating with the condition of roads and footpaths ?

Answered: 142 Skipped: 1

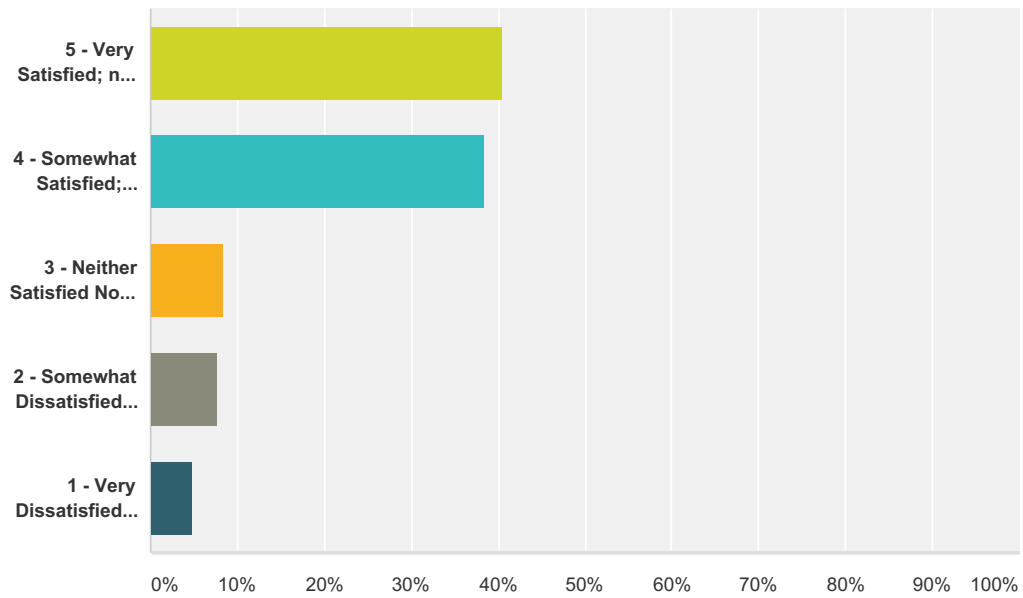


Answer Choices	Responses
5 - Very Satisfied; no improvement needed	4.93% 7
4 - Somewhat Satisfied; small improvement needed	32.39% 46
3 - Neither Satisfied Nor Dissatisfied; not applicable	9.15% 13
2 - Somewhat Dissatisfied; improvement needed	35.92% 51
1 - Very Dissatisfied; significant improvement needed	17.61% 25
<b>Total</b>	<b>142</b>



### Q12 What is your overall satisfaction rating with access to the countryside?

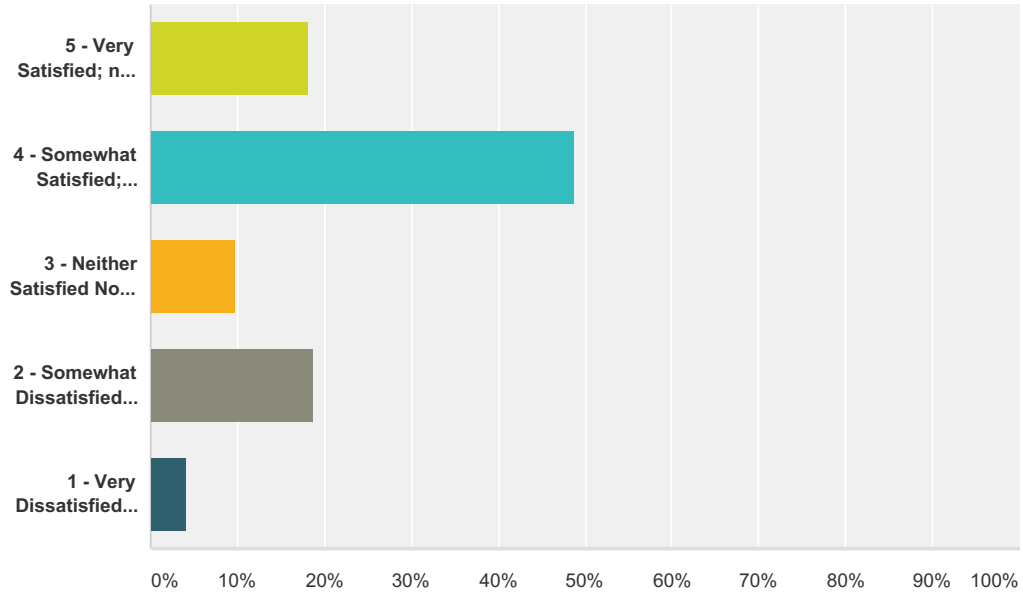
Answered: 143 Skipped: 0



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	40.56% 58
4 - Somewhat Satisfied; small improvement needed	38.46% 55
3 - Neither Satisfied Nor Dissatisfied; not applicable	8.39% 12
2 - Somewhat Dissatisfied; improvement needed	7.69% 11
1 - Very Dissatisfied; significant improvement needed	4.90% 7
<b>Total</b>	<b>143</b>

### Q13 What is your overall satisfaction rating with the amount and condition of parks and open spaces?

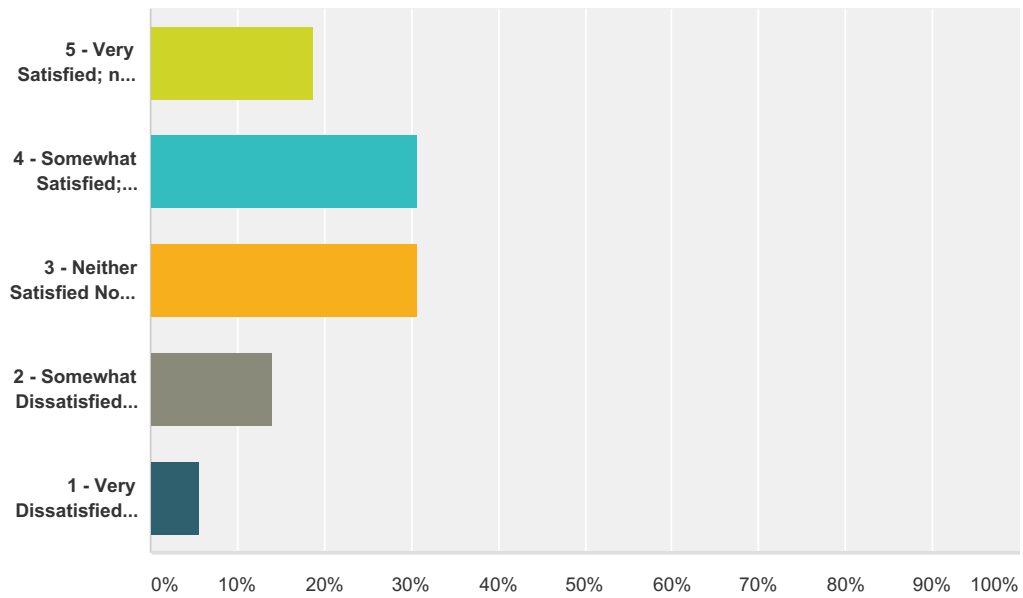
Answered: 143 Skipped: 0



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	18.18% 26
4 - Somewhat Satisfied; small improvement needed	48.95% 70
3 - Neither Satisfied Nor Dissatisfied; not applicable	9.79% 14
2 - Somewhat Dissatisfied; improvement needed	18.88% 27
1 - Very Dissatisfied; significant improvement needed	4.20% 6
<b>Total</b>	<b>143</b>

### Q14 What is your overall satisfaction rating with the level of education provision?

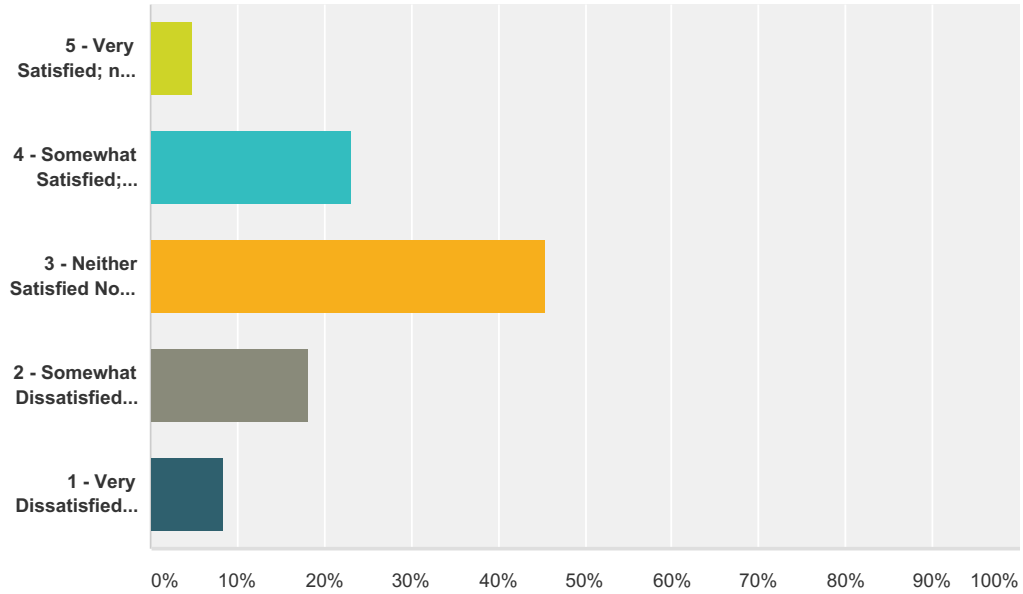
Answered: 143 Skipped: 0



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	18.88% 27
4 - Somewhat Satisfied; small improvement needed	30.77% 44
3 - Neither Satisfied Nor Dissatisfied; not applicable	30.77% 44
2 - Somewhat Dissatisfied; improvement needed	13.99% 20
1 - Very Dissatisfied; significant improvement needed	5.59% 8
<b>Total</b>	<b>143</b>

### Q15 What is your overall satisfaction rating with the services and facilities for young children?

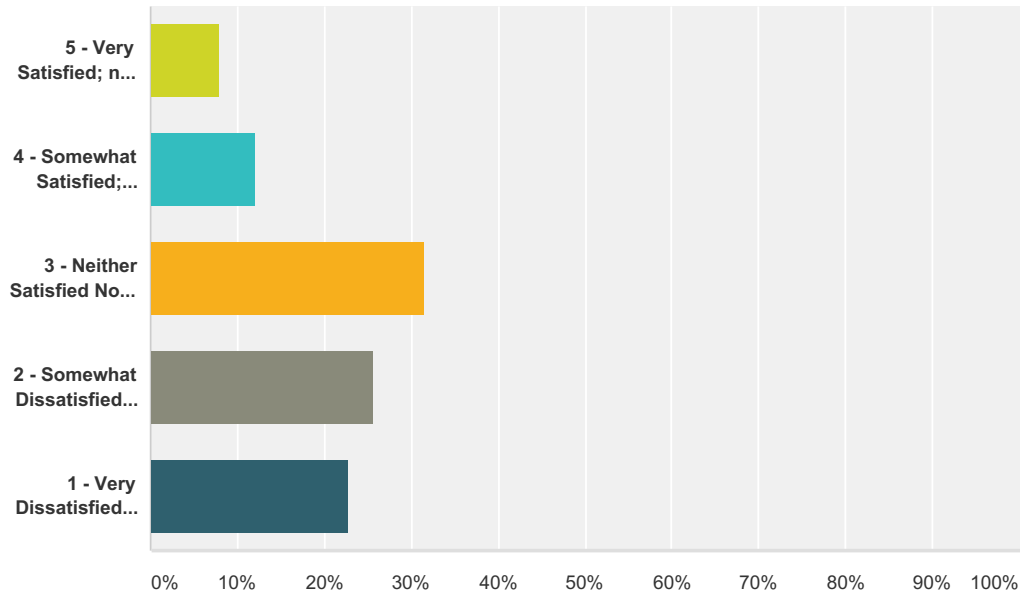
Answered: 143 Skipped: 0



Answer Choices	Responses
5 - Very Satisfied; no improvement needed	4.90% 7
4 - Somewhat Satisfied; small improvement needed	23.08% 33
3 - Neither Satisfied Nor Dissatisfied; not applicable	45.45% 65
2 - Somewhat Dissatisfied; improvement needed	18.18% 26
1 - Very Dissatisfied; significant improvement needed	8.39% 12
<b>Total</b>	<b>143</b>

### Q16 What is your overall satisfaction rating with the condition and quality of affordable housing and how should it change when new affordable housing is provided?

Answered: 140 Skipped: 3



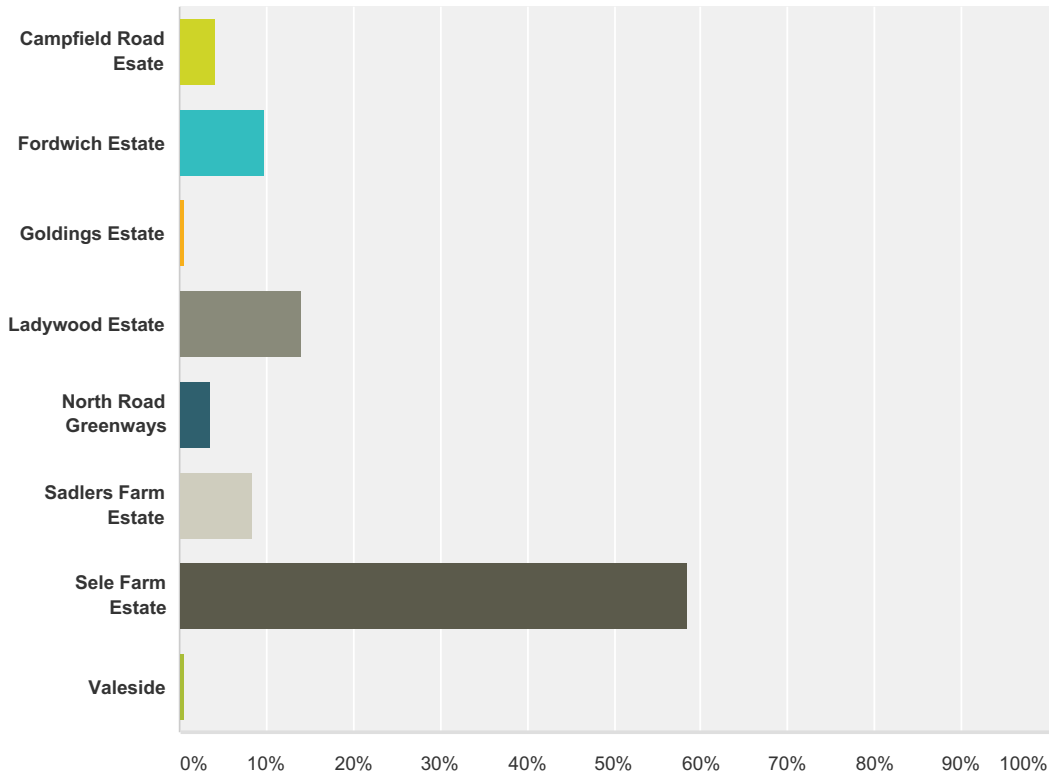
Answer Choices	Responses
5 - Very Satisfied; no improvement needed	7.86% 11
4 - Somewhat Satisfied; small improvement needed	12.14% 17
3 - Neither Satisfied Nor Dissatisfied; not applicable	31.43% 44
2 - Somewhat Dissatisfied; improvement needed	25.71% 36
1 - Very Dissatisfied; significant improvement needed	22.86% 32
<b>Total</b>	<b>140</b>

**Q17 Do you have any other comments on living in Sele Ward?**

Answered: 72 Skipped: 71

### Q18 Which area of Sele Ward do you live in

Answered: 142 Skipped: 1



Answer Choices	Responses
Campfield Road Esate	4.23% 6
Fordwich Estate	9.86% 14
Goldings Estate	0.70% 1
Ladywood Estate	14.08% 20
North Road Greenways	3.52% 5
Sadlers Farm Estate	8.45% 12
Sele Farm Estate	58.45% 83
Valeside	0.70% 1
<b>Total</b>	<b>142</b>



# SELE COMMUNITY ACTION PLAN

**02/17**

Sele Community Steering Group  
Hertford Town Council





01

# CONTENT OUTLINE

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02 What is an Action Plan?

03 Vision&Priorities

04 Community

06 Transport

08 Countryside

10 Public Services

12 Potential New Housing

14 Timetable for the Actions



# WHAT IS AN ACTION PLAN?



The Action Plan captures the activities that the Sele community would like to undertake that cannot be included in the Neighbourhood Plan. The Action Plan is complementary to the Neighbourhood Plan.

# VISION FOR SELE

Quality of life is high  
Community is cohesive  
Development is sustainable

## **Priorities:**

A stronger community  
Better transport  
Access to the countryside  
Quality public services  
Potential new housing is affordable

# TOGETHER

The strong community in Sele wants to have more influence in decision-making for their neighbourhood.

The sense of belonging is strong among people in Sele. People want to work with others to change and improve services in the area, as follows.

The problems identified are the lack of available space for meetings at the Sele Farm Community Centre, noise nuisance and the sale and use of drugs. In addition, poorly-lit alleyways are considered unsafe and a potential site for illegal activities.

## DISLIKE

“Shops are busy, we need more cafes and pubs”

“It is wrong that the ‘community’ centre is used by only a narrow section of people and not opened to young people, even to use the toilet in the evening I understand”.

“Horrendous illegal car modifications loud music all hours. Revving car engines”

## LIKE

“Sele is friendly and attractive area to live. Better than 5 years ago”

“There is great community spirit”

## SUGGEST

“More police visits needed (on foot!)”.

“Use space at Sadlers Farm to create an innovative, useable, pleasant community space”.

“My suggestions: Youth and community worker based in community centre”.

# DOWN THE ROAD

Transportation is one of the most problematic matters in Sele, making improvements a necessity.

The residents in Sele are concerned about speeding cars, state of the footpaths and footways, lack of parking spaces, heavy traffic at rush hour and infrequent bus services.

Moreover, it is desirable to have access locally to jobs, shops, public services or leisure, which can help reduce the need to travel by private car.

## DISLIKE

“I have concerns that the council never clear the foot paths on the B1000 between Sele and Hertford North. These build up with leaves and mud and become very slippery, yet are a main route”.

“Buses stopping at 7pm is punishing”.

“Parking and speed of traffic is a nightmare!”

“Windsor Drive and Bentley Road used as cut through too much during rush hour”.

## LIKE

“Public transport to Hertford is good”

## SUGGEST

“Speeding and traffic calming need to be looked at”.

“A safer crossing of the B1000 from opposite Bentley Road to the park.”

“The shops could do with more parking”

“Welwyn Road footpath down toward Hertford North must be improved. Very narrow and cannot fit two people side by side.”

# ROOT AND BRANCH

Green space is vital for the health and wellbeing of the people in Sele, to maintain the character of the area, fight pollution and not least, to bolster community cohesion.

Places like the Oakfield Plantation, Archer's Spring or Icehouse Wood have a particular local significance because of their beauty, tranquillity and recreational value. They are an asset for the community and their protection and maintenance is important.



## DISLIKE

“The green space is probable the best asset of the area but that is being gradually eroded.”

“I am concerned at the way green space on Sele Farm Estate has been taken for housing”.

## LIKE

“I enjoy going for a walk on the footpaths, it’s really quiet”

## SUGGEST

“The planned new housing on Green Belt Land(...)can be prevented from entirely ruining the area”

# THRIVE

Sele is among the 30% most deprived areas in the UK (Indices of Multiple Deprivation, 2015). Yet the quality of life is unevenly spread in the ward: the centre and west areas have more acute problems in terms of employment, income deprivation, including amongst children, and low skills and training.

Provision of good educational, health and wellbeing services, as well as support for the local economy and jobs can help ensure that everyone in Sele has the best chance to fulfil their potential.

## DISLIKE

“Not enough GPs for the amount of people living in the area”

“The lack of diverse employment opportunities means that the District Plan will merely develop West Hertford as a dormitory suburb, with attendant social problems”.

## LIKE

“Lots of spaces for children in Hertford  
St Andrew school”

“The current shops at Sele are quite good”

## SUGGEST

“A Sele only membership gym would be great for teenagers and adults”.

“More access to the doctors surgery - such as a drop in clinic on Sele”.

“My suggestions for the area are(...)-  
Employment training”

# **NEW NEIGHBOURS?**

Potential new housing in Sele is being widely discussed. Some people would like to see more affordable housing in the area, some don't want any development at all and a few would like to see non-affordable houses being brought in.

The Neighbourhood Plan should consider the concerns of the public that new housing developments could create additional pressures on traffic, GP surgeries, shops, parking spaces and reduce green areas.

## DISLIKE

“The draft Local Plan is so bad, thoughtless, speculator-led and unsustainable that it appears illegal, the bland supposition by the survey that development will go ahead is wrong”.

“I do object to building new houses between Thieves lane and Panshanger park”.

“No assurances about availability, quality and affordability of new housing(...)this failing is disposed towards speculative development instead of meeting any social need”.

## SUGGEST

“Most of the vacant property is going to outside Hertfordshire, we have many young people that require property in and around Hertford, this is where any vacant property should go first.”

“If you are planning on building additional housing in this area you need to consider additional services such as schools, shops, doctors, dentist surgeries as the area can't cope under current pressures.”

# WHAT WILL BE DONE

<b>Strategic aim</b>	<b>Tasks</b>	<b>Who will lead</b>
<p>A stronger Sele community: People feel empowered to improve their area.</p>	<p>Provide a broader range of volunteering activities.</p>	<p>Hertford Town Council, Hertfordshire County Council and the Sele community</p>
<p>A stronger Sele community: People feel empowered to improve their area.</p>	<p>Increase support and awareness for the voluntary and community groups, including for unsung heroes.</p>	<p>Hertford Town Council</p>
<p>A stronger Sele community: People feel empowered to improve their area.</p>	<p>Make community space available at any time and organise more public events. Provide meeting spaces for young people.</p>	<p>East Herts District Council</p>

# WHAT WILL BE DONE

<b>Strategic aim</b>	<b>Tasks</b>	<b>Who will lead</b>
<p>A stronger Sele community: The neighbourhood is a safe place to live.</p>	<p>Continue to detect and tackle crime.</p>	<p>The Hertfordshire Constabulary, the Community Steering Group and all Sele residents</p>
<p>A stronger Sele community: The neighbourhood is a safe place to live.</p>	<p>Deliver additional programmes of information and participatory activities to educate children and young people on crime prevention.</p>	<p>The Hertfordshire Constabulary, the Community Steering Group and Sele schools</p>
<p>Transportation in Sele is efficient and safe.</p>	<p>Maintenance and improvements are done to the footways, footpaths and cycleways to increase usability and reduce the risk of accidents.</p>	<p>Hertfordshire County Council</p>

# WHAT WILL BE DONE

<b>Strategic aim</b>	<b>Tasks</b>	<b>Who will lead</b>
<p>Transportation in Sele is efficient and safe.</p>	<p>Speed limits are enforced and additional safety measures are introduced where necessary.</p>	<p>Hertfordshire Constabulary and Hertfordshire County Council</p>
<p>Transportation in Sele is efficient and safe.</p>	<p>Make bus service in the area more reliable and convenient to use at any time.</p>	<p>Hertfordshire County Council and bus operators in the area</p>
<p>Transportation in Sele is efficient and safe.</p>	<p>More parking spaces are created around the Hertford North Station, shops at the Sele Farm and other public amenities.</p>	<p>Hertfordshire County Council and East Herts District Council</p>



# WHAT WILL BE DONE

<b>Strategic aim</b>	<b>Tasks</b>	<b>Who will lead</b>
<p>There is a high quality physical environment in Sele.</p>	<p>The wetland is preserved and improved around the river Beane.</p>	<p>Hertfordshire County Council</p>
<p>There is a high quality physical environment in Sele.</p>	<p>The green spaces in Sele are well-maintained and open for public access</p>	<p>East Herts District Council and community members</p>
<p>There is a high quality physical environment in Sele.</p>	<p>The cycle provision is extended.</p>	<p>East Herts District Council</p>

# WHAT WILL BE DONE

<b>Strategic aim</b> Public services: There are quality education, health and wellbeing services.	<b>Tasks</b> Low achievement among pupils in primary and secondary education is reduced	<b>Who will lead</b> Schools in Sele, community members, charitable organisations and the Herts Learning Partnership
Public services: There are quality education, health and wellbeing services.	Promote wellbeing by proving community spaces where residents of all ages can meet up	East Herts District Council
Public services: There are 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

# WHAT WILL BE DONE

<b>Strategic aim</b>	<b>Tasks</b>	<b>Who will lead</b>
Public services: There are quality education, health and wellbeing services.	Retain the existing shopping parade and expand it if necessary.	East Herts District Council
Public services: The community is enjoying a high living standard.	Provide better support for budding entrepreneurs.	Hertford Town Council and Hertfordshire Local Enterprise Partnership