

# East Herts Council Non-Key Decision Report

**Date:** 1<sup>st</sup> October 2025

**Report by:** Councillor Carl Brittain, Executive Member for Financial Sustainability

**Report title:** Dedication of Land for Sustainable Travel Routes, Perrett Gardens, Hertford

**Ward(s) affected:** Hertford Sele

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## Summary

- To seek approval to the dedication of approximately 14 square metres of East Herts Council's land to Hertfordshire County Council for provision of new sustainable travel routes to join existing routes through Sele Farm. The provision of this facility supports the proposed new development to be carried out at Archers Springs (Policy Hert 3) Welwyn Road, Hertford and is included in the Section 106 Agreement which forms part of the planning consent LPA ref. no. 3/19/0790/OUT.

## RECOMMENDATIONS FOR DECISION:

- A)** That the council dedicates the land to create sustainable travel routes to facilitate bus, pedestrian and cycle access at Perrett Gardens, Hertford required to connect the new development to be carried out at Archers Springs, Hertford to the existing Sele Farm estate.

### 1.0 Proposal(s)

- 1.1 That the council dedicates the area of land to Hertfordshire County Council for use as a sustainable travel route as shown edged red at **Appendix A** on the terms agreed. The dedication will transfer all future management and maintenance of this land to the County Council. East Herts Council will reserve vehicular and pedestrian rights of way for Sele Farm Community Centre and other retained land.

### 2.0 Background

- 2.1 The council owns an area of land of approximately 14 square

metres in Perrett Gardens adjacent to Sele Farm Community Centre, part of Land Registry title number HD495557 on the Sele Farm estate in Hertford.

- 2.2 The land is currently laid out as 4 parking spaces and circulation space. There are 2 other spaces on the site which are in the ownership of Sovereign Network Group (SNG) which it is understood will also be dedicated as part of the new bus route.
- 2.3 The parking spaces were provided as casual parking with no specific allocation and were envisaged as being overspill parking for the community centre if required. The community centre has its own dedicated car park within the site and historically there has been little demand for these spaces.
- 2.4 The new development at Archers Springs was proposed in a masterplan that was developed in line with the Council's Planning Policy HERT3 to bring forward the development of around 300 homes (both private and social) on the land north of Welwyn Road, Hertford.
- 2.5 The Policy required the developer to provide sustainable transport options and enable connections with the Sele Farm estate and surrounding areas to provide an inclusive and connected neighbourhood.
- 2.6 The development has been granted planning consent and includes the provision of a new bus route in the Section 106 Agreement which forms part of the planning consent LPA 3/19/0790/OUT. The route will enable the existing bus service on the Sele Farm estate to connect to this new development.
- 2.7 Since the car parking spaces are not allocated to any user and the community centre has its own private car park the loss of them is not considered to be detrimental.
- 2.8 Officers have agreed terms for the developer to provide the bus lane and pay to East Herts Council a consideration of £30,000 in return for the dedication of the land to Hertfordshire County Council.
- 2.9 The consideration of £30,000 is considered a good reflection of the value of this land as parking spaces on a residential estate. Given its small size and limited scope for an alternative use it can only be considered to have a modest value.

### **3.0 Reason(s)**

- 3.1 The dedication of this land will enable the provision of this bus route and pedestrian and cycle access providing a sustainable and connective method of transport for residents and secure its future management and maintenance by Hertfordshire County Council. The effect of the dedication is to permanently establish a bus lane which will come under the control and maintenance of the Highway Authority. If the route becomes unnecessary in the future the land will revert to the District Council's ownership and control.
- 3.2 The Executive Member for Financial Sustainability is making this decision under his delegated authority given in paragraph 4.26.5 (b) of the council's Constitution to *'authorise the sale of any single asset held by the Council up to the value of £500k as advised and recommended by officers as being in the interest of the Council and where expediency is required and the matter cannot wait until the next ordinary meeting of the Executive'*. It is proposed to transfer the land for £30,000 and the matter needs to be progressed ahead of the next available Executive meeting to enable the planning permission to be enacted. Thus, it is appropriate for the Executive Member to act under this delegation.

### **4.0 Options**

- 4.1 Retain the land as parking spaces with East Herts Council retaining liability for the maintenance of the land. NOT RECOMMENDED as this could hamper progress of the Archers Spring development and deprive the council of a capital receipt.
- 4.2 Dedicate the land to Hertfordshire County Council for the provision of a bus route and allow pedestrian and cycle access as outlined in the report. RECOMMENDED for the reasons given in this report.

### **5.0 Risks**

- 5.1 As with all development, there remains a risk that the the development does not proceed and the bus lane is not provided. Should this be the case the council will retain the land as parking spaces.

## **6.0 Implications/Consultations**

6.1 As listed below.

### **Community Safety**

No

### **Data Protection**

No

### **Equalities**

No

### **Environmental Sustainability**

The land is currently hard surfaced and has no significant trees or vegetation that will need to be removed as part of the development. The provision of the bus lane and pedestrian and cycle routes will provide sustainable transport options for residents.

### **Financial**

Yes – The Council will receive a consideration of £30,000. The council will no longer have responsibility for maintenance of the land, which while to date there has been little requirement for maintenance this will change as the hard surfacing deteriorates and requires repair and replacement. Each party will its own costs for the transaction. The work required to complete the dedication will be carried out by officers.

### **Health and Safety**

No

### **Human Resources**

No

### **Human Rights**

No

### **Legal**

### **Specific Wards**

Yes – Hertford Sele

## **7.0 Background papers, appendices and other relevant material**

7.1 Plan of site at **Appendix A**

**Contact Member**

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