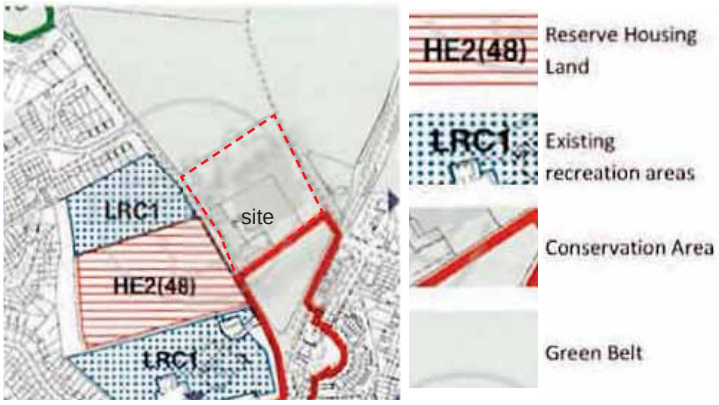
Bengeo Nursery Development

A summary of the proposals submitted by Bovis Homes

Planning Application Reference:3/12/2138/FP

Description of the Proposal:
Erection of 58 dwellings including associated access, open space and landscaping



The site is within protected green belt land

The MRA will be objecting formally to this application and sending round a petition to back it up. However we would ask as many of you as possible to send in your own comments to the planning department as every letter or email counts!

To view the application

online at http://www.eastherts.gov.uk

or at East Herts County Hall
Wallfields, Pegs Lane, Hertford, SG13 8EQ

To object or comment

Write to;
Tim Hagyard
East Herts Council
Development Control
Wallfields
Pegs Lane
Hertford SG13 8EQ

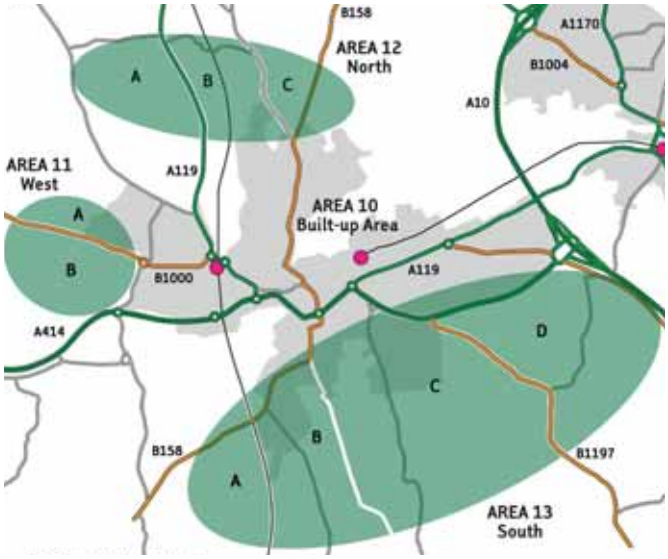
or e-mail Planning@eastherts.gov.uk

Housing Policy - A Summary

Government calls for the building of new homes continue to mount, with current targets of 240,000 new homes per year in the UK. National policy suggests the majority of land for these new homes can come from "brownfield" sites also referred to as "previously developed land". National policy promotes protecting green belt land. Never the less, the responsibility to define and review greenbelt boundaries is placed with each local authority which in our case is East Herts.

In East Herts the housing target for new homes is between 500 and 850 new homes per year (i.e. 10,000 to 17,000 for the period 2011 to 2031). East Herts are currently rewriting their District Plan which will replace the East Herts Local Plan 2007. Drafts of the document are available on the East Herts website.

In the draft District Plan areas within and around Hertford are assessed for their suitability for new housing. Again a preference is stated for development within the built up town centre with 875 new homes being mentioned. However traffic congestion and access to educational places are noted as possible restrictions.



Development of the Bengeo Nursery site would fall within Area 12 North sub area C. For this area the plan states;

"it is considered that this area could possibly have the potential to accommodate future development and aid strategic housing delivery, should land availability (minerals Preferred Area) and access and congestion issues be surmountable.....the area lies within the Green Belt, which is in principle less preferable to development within the existing built-up area.

How would it effect your views?



The montage above illustrates the approximate impact development would have on the existing allotments



All houses are 2 storeys and designed as a pastiche of local Victorian and other period houses



Site layout showing the 58 homes. Red dots represent affordable housing of which there is 40%