Welcome

Welcome to our public exhibition about our initial proposals for the land at the garden nursery site on Sacombe Road, Bengeo. We are pleased you were able to attend. Members of our project team are on hand to answer any questions you may have.

We are excited to be showcasing our initial proposals for the site. However, we are still at the pre-application stage and we are seeking your feedback, views and ideas to help shape our final plans. We are extremely keen to hear your views and truly believe that working in partnership with the local community results in more suitable proposals coming forward.

Feedback forms are available at the end of the exhibition and we would appreciate it if you could take a few moments to let us know your thoughts on our proposals.







Previous Bovis Homes developments

Who are we?

Bovis Homes are one of the UK's most successful housebuilders and we are proud of the reputation we have established for the quality of our build and design, our high specification and our dedicated customer service. Our portfolio ranges from one and two bedroom apartments to five and six bedroom detached family homes. The designs of our homes and construction techniques blend tradition with innovation, creating well-built homes with modern living standards.

Curtin&Co are specialists in community consultation and are recognised within the industry as a leader of innovative and inclusive consultation programmes. We have been appointed by Bovis Homes to undertake a comprehensive and fully inclusive consultation programme with the local community in Bengeo. Our approach will fully meet, and indeed exceed, the requirements of the Localism Act and the National Planning Policy Framework.

Stride Treglown has built a reputation for designing outstanding and sustainable residential schemes. Founded in Bristol in 1953, we now have offices in London, Reading, Bath, Plymouth, Cardiff, Truro, Manchester and Abu Dhabi. Our dedicated Residential Team has many years of experience and an in-depth understanding of the quality accommodation that occupiers are looking for.

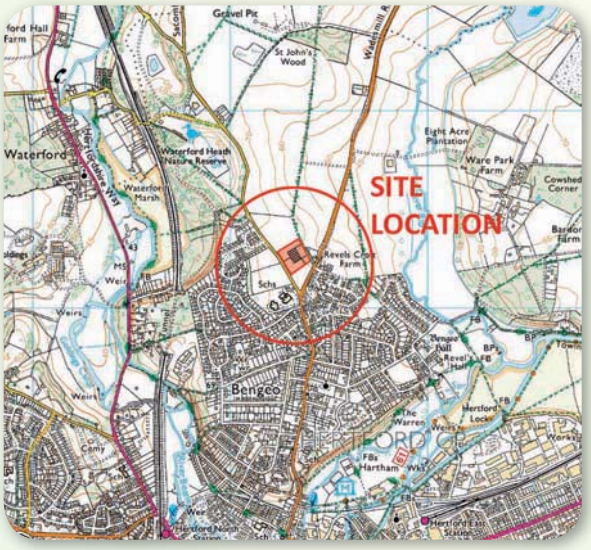
The Site

The proposed site covers 4.16 acres directly to the north of the intersection between Sacombe Road and Bengeo Street. There is currently a garden nursery on the site, and approximately 50% of it is hard-standing.

Our vision is to create a high-quality and sustainable development and we will be working hard to ensure that our plans preserve and integrate the character of the local area. Our residential properties will be of a high standard of architectural design and complimentary to existing development in the local area. We will also be seeking to make the site as open and green as possible.

We also believe that it is vital to act as 'good neighbours' in bringing forward our development proposals. We understand the importance of the rural edge location and are seeking to develop the site in a manner which is sympathetic to it, with a strong focus on creating a green and open feel. Furthermore, the allotments to the south and the bridleway to the east will be preserved with enhanced security by virtue of passive surveillance.

We have already begun consultation with local stakeholders to identify some of the issues that matter to local residents and are now progressing to public consultation. Please let us know your views on the proposed development by completing a feedback form.











The site at present

Masterplan



The key features of the proposals are;

- **A broad mix of 58 homes** ranging from 1 bedroom homes, ideal for first-time buyers seeking to get a foot on the property ladder, through to 5 bedroom houses, perfect for growing families.
- **Affordable homes for local people.** In line with the Council's policy, Bovis Homes are proposing to include 23 affordable homes, which will be a mix of socially rented homes and shared ownership properties.
- **Thoughtful and complementary architectural design** creating small neighbourhoods within the scheme to enhance the sense of community and employing traditional architectural elements such as dormers, bays and chimneys which will help to create an interesting roofscape.
- **Creating a green feel throughout the site.** Every effort has been made to retain existing trees and hedgerows within the scheme. A green environment will continue through the development with new tree planting providing green corridors to the site boundaries and providing pleasant views.
- **Focus on sustainability.** The sustainability of our developments is a key issue for us, and our houses will use high quality building materials and innovative design features to minimise the impact on our environment.





Parking and Traffic

Parking

We are aware of the current concerns over parking on the Sacombe Road and have sought to ensure that our development does not add to this problem. We are also seeking to go further than this and help address current problems where possible.

Our proposed design includes a generous provision of on-site parking spaces for residents and visitors, going above and beyond the parking requirements set down by the Council. All parking spaces will be provided on the site itself and we have ensured that there is adequate parking provision for the size of the houses proposed.

The majority of these spaces will be provided on or next-to the housing plots, with a minimal use of parking courtyards.





Examples of on-plot parking space

Traffic

The streets throughout the site have been designed to provide clear, direct, safe and attractive routes for cars, cyclists and pedestrians.

We want to minimise the impact of our development on the local community and ensure the Sacombe Road remains safe for cars and pedestrian users alike. We have carried out traffic assessment studies and proposed changes to the design of the site's entrance in order to facilitate this. Access to the site will be from the existing entrance on Sacombe Road, but we will be widening the current access point to improve visibility for turning cars.

We are also exploring a number of initiatives to further improve the safety on Sacombe Road. We are interested to know your views and preferences on these proposals.

•Safe Crossing Points

Road safety is of paramount importance to us. A safe crossing point will be provided across Sacombe Road so that children living in our development will be able to safely access the green space and play facilities opposite the site, and likewise, so that the existing community can safely access the new play area and community garden.

Some local stakeholders have asked Bovis Homes to consider the possibility of also upgrading the crossing point that is south of the site to a Puffin Crossing. A puffin crossing would benefit children attending Bengeo Primary School and could also help reduce traffic speeds along the road. We are currently exploring this option and would like to know what you think.

What do you think? Let us know your views by completing a feedback form.



Sacombe Road, Bengeo



Crossing Point

•Traffic Regulation Order

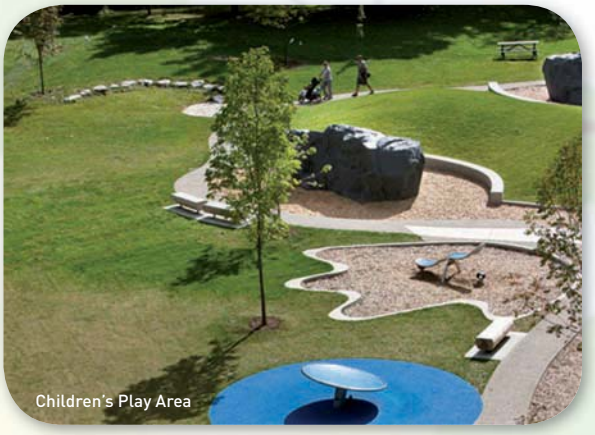
Traffic Regulation Orders are used to limit parking at certain times of day. During our initial engagement with local stakeholders, Bovis Homes have been asked to further explore the possibility of Traffic Regulation Orders on Sacombe Road.

Our initial suggestion would be to restrict parking along the Sacombe Road to 20 minutes between 8.30am – 9.30am and 3.15pm – 4.15pm each day. This would ensure parents are able to access parking spaces while they drop off and collect their children from Bengeo Primary School. We will be exploring this further with East Hertfordshire District Council but we are keen to know if you would support this measure. Let us know your views by completing a feedback form.

Play areas and green spaces

At Bovis Homes we believe in creating attractive and sustainable developments. Maximising the green space and open feel of the site has been a key consideration for us in drawing up our initial proposal, and we have sought to reflect this in our designs for the site.


Children's Play Area


Children's Play Area

Community Garden

The community garden will be a central, landscaped area which can be enjoyed by new and existing residents. We believe that this will help to create a strong, community feel within the new development. We envisage that this will include a feature tree, with seating to allow residents to enjoy the open space provision. It is our intention for this to be a focal point for the new community.

Children's Play Area

Alongside the community garden, we will also be providing a play area for toddlers and young children with play equipment specially designed for that age group.

We will also ensure there is a safe crossing point so that older children and teenagers can use the play area and open green space directly across the road from the site, with younger children from the local community able to safely access our play area.

Landscaped Buffer

A planted buffer area at the site periphery will create a visual, attractive border to the site, while also providing privacy for residents. Where possible, the existing hedgerows and trees will be maintained, to be supplemented with additional tree planting throughout the site. Most back gardens are orientated towards the site boundaries, providing an additional green buffer zone.

Green Corridors

There are a number of mature and attractive trees at the site periphery. It is our intention to retain these as part of the site development, and we will be seeking Tree Protection Orders to ensure that they are safeguarded in the future. A green environment will continue through the development with new tree planting providing green corridors to the site boundaries and providing pleasant views.



New green corridors will be created within the development


Agricultural land to the east of the proposed site


Allotments to the south of the proposed site

Sustainability

We've all become aware in recent years about the need to reduce our carbon footprint – and a home has a carbon footprint all of its own. At Bovis Homes, we consider the sustainability of our developments a worthwhile investment, and we strive to use high quality building materials and innovative design features to minimise the impact on our environment.

To reduce the effect housebuilding has on the environment, we have strengthened our commitment to recycling and cut down on the waste produced during the building process, but we know that our homes will have an impact on the environment over time, mainly from the energy and water people living in it will use.



The homes we have designed for Sacombe Road include features to help minimise energy and water use. For example:

- We've improved the thermal efficiency of the walls, windows and roofs by refining our designs and using proven and effective materials.
- We've proposed modern ventilation systems to maintain the indoor air quality.
- We've sourced the latest energy efficient heating and hot water systems to reduce CO2 emissions.
- We've introduced some of the latest features designed to encourage lower water consumption.

We are also exploring ways of using renewable energy sources, such as solar panels or ground-source heat exchange to meet some of the development's energy needs.



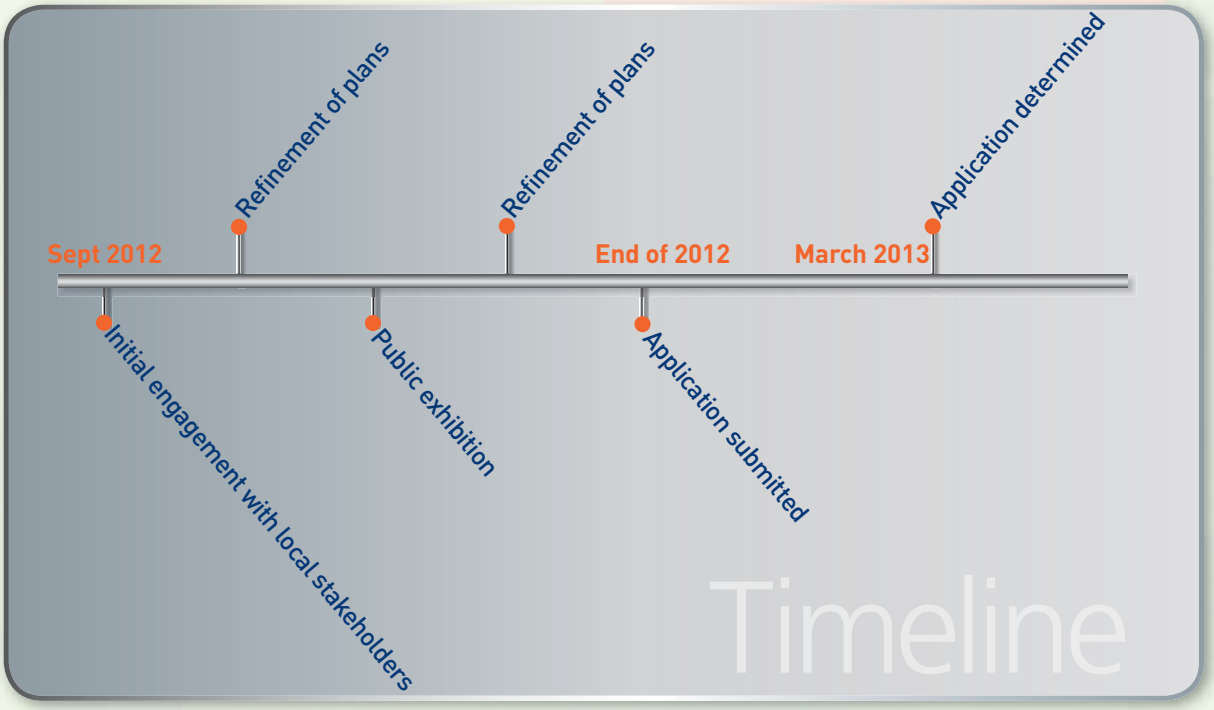
Thank you and Feedback

Thank you for attending our exhibition today. Bovis Homes have always valued the input and knowledge of local residents in helping to shape our development proposals. We genuinely believe that working in partnership with the local community results in better, more suitable schemes.

We are keen to hear your views on what you have seen today. We have provided Exhibition Feedback Forms and would appreciate you taking the time to let us know what you think. We truly value your input and urge you to have your say on the proposals. Our current plans can also be seen on our website, www.bovishomes.co.uk/bengeo.

Feedback Form

We want to hear your views!



Have your say

Bovis Homes would like to know your views about the proposals you have seen here today. You can do this in a number of ways:

1. Fill in a feedback form
2. Email your comments to pavitarm@curtinandco.com
3. Write to: Pavitar Mann, Curtin & Co, 299 Oxford Street, London WC1 2DZ
4. Telephone: 0207 399 2288