

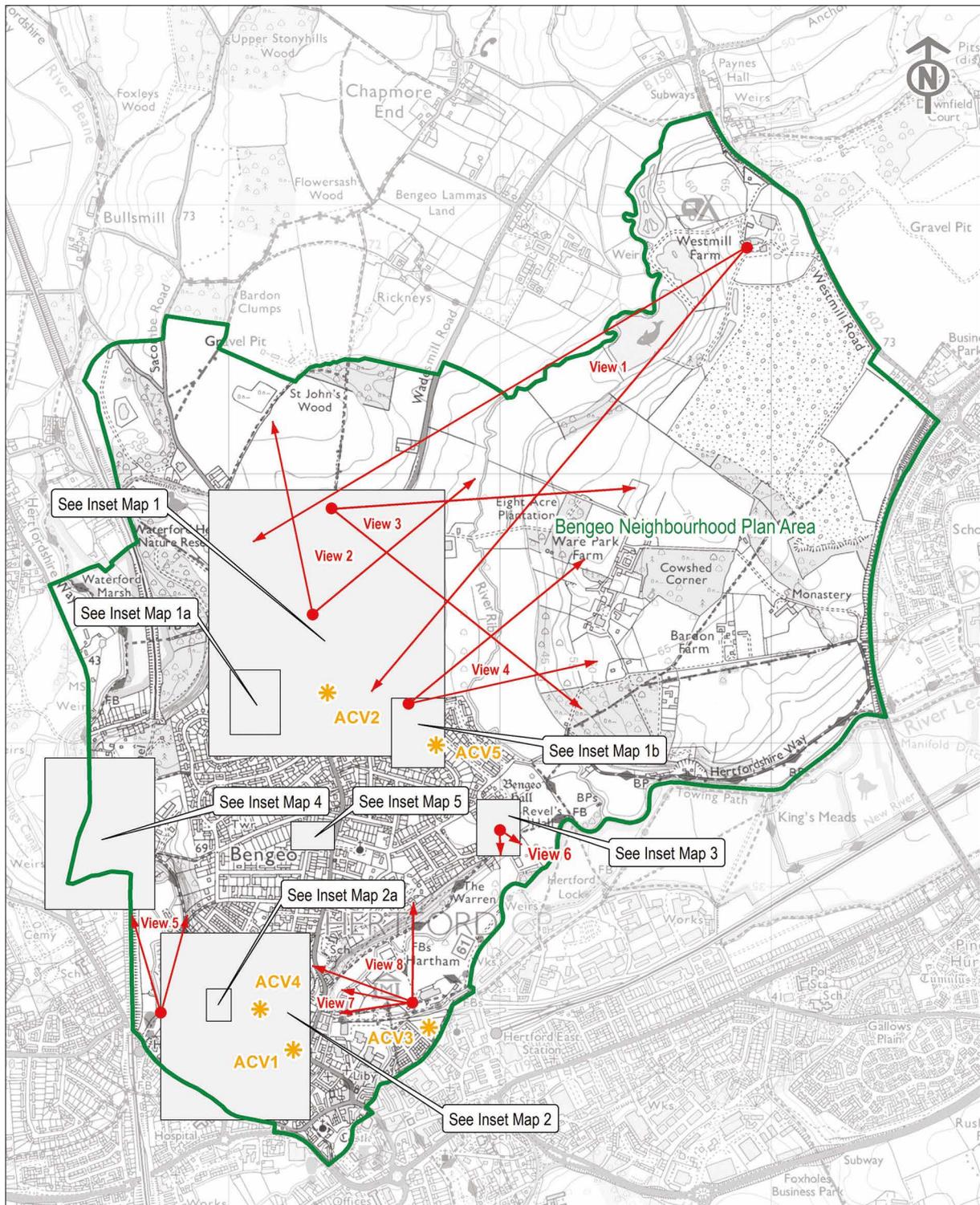


BENGO

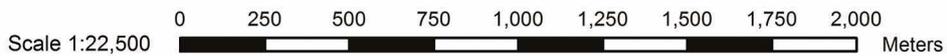
NEIGHBOURHOOD AREA PLAN
2019-2033

PRE-SUBMISSION DRAFT (REGULATION 14)
SUMMARY DOCUMENT

Bengeo Neighbourhood Plan Area and Policies Map



- Bengeo Neighbourhood Plan Area
- Extent of Inset Map
- * Proposed Asset of Community Value
- ➔ Views - showing viewpoint and direction of view



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Background to the Bengeo Neighbourhood Area Plan

In June 2017, at a public meeting in Bengeo School, residents agreed to work together to produce a Neighbourhood Plan for Hertford Bengeo Ward. The Bengeo Neighbourhood Plan Area (see map opposite) includes Folly Island, Westmill Farm, and parts of Hertford town centre.

Neighbourhood Plans give direct powers to communities to influence planning decisions on matters including residential and commercial development, the impact on roads from development, and the protection of natural areas, community facilities and important buildings.

The policies in this Neighbourhood Plan have emerged from an ongoing process of consultation with the community, including a household survey, a business forum, a children's survey and two public exhibitions. Information has been promoted on the Hertford Town Council and Neighbourhood Plan websites, and the Facebook and Twitter pages for both, as well as through press releases.

Working Groups, comprised of residents, met regularly to identify what mattered most to the community and, together with a Steering Group and support from a planning consultant, they developed the Vision Statement below, the Plan's objectives, and the planning policies. They also produced an Action Plan which addresses some issues not covered by planning regulations.

This is a summary of the Neighbourhood Plan. The full document, with a complete set of photographs and maps, the Action Plan, and much more information, is on the Hertford Town Council website at <http://www.hertford.gov.uk/page-neighbourhood-plans-89>.

We are now seeking your views on the policies in the Pre-Submission Draft Neighbourhood Plan.

The consultation is open from the 15th July to midnight on the 15th September 2019. Information on how to respond is on page 15.

When the Plan has been assessed by an independent examiner, there will be a public referendum. If the Plan is adopted, it will have the same legal status as the East Herts District Plan and will influence planning decisions impacting on the Bengeo Neighbourhood Plan Area between 2019-2033.

Thank you.



Vision Statement

Hertford Bengeo Ward is a vibrant community with easy access to beautiful countryside and historic buildings. Our vision is to create a place for people to walk and cycle safely, with well-connected routes. Development will be to high environmental standards and natural areas and biodiversity will be enhanced and protected. The aim is for facilities to be accessible and designed to offer a diverse range of activities. With a strong business economy, a thriving cultural centre, and valued local heritage, it will be a place people will want to live, work and visit.

Neighbourhood Plan Policies

The policies in the Bengo Neighbourhood Area Plan are divided into 5 broad categories and each category is accompanied by objectives which determine what the policies aim to achieve.

Green Spaces, Landscape Views, Nature Conservation and Air Quality

The policies in this category balance the need for sustainable development with the protection of natural areas, wildlife habitats, and air quality. The sites listed in Policies HBN1, HBN2 and HBN3 are identified on the Policies Map on page 2. Comprehensive information on the areas proposed for designation and protection is in the full Neighbourhood Plan.

Objective A: Protect precious green spaces through 'Local Green Space' designation and preserve important views.

Objective B: Maintain, protect and increase natural habitats, wildlife and local biodiversity.

Objective C: Reduce traffic emissions and preserve and increase green lungs and corridors.

Policy HBN1: Local Green Space (LGS) Designation

I. Eight Local Green Spaces have been identified on the Policies Map and are listed below.

LGS1: Land at Bengo Field.

LGS2: Former Railway Line, Lower Bengo.

LGS3: Millmead Park.

LGS4: St. Leonard's Garden.

LGS5: Woodland Adjacent to the Sacombe Road Play Area

LGS6: North Road Meadow.

LGS7: Watermill Lane Play and Recreation Area.

LGS8: Port Vale Wildlife Garden.

II. Development within these designated areas will only be permitted where exceptional circumstances can be demonstrated, in accordance with the National Planning Policy Framework.



LGS2: Former Railway Line, Lower Bengo.



LGS7: Watermill Lane Play and Recreation Area.

Policy HBN2: Community Garden

Proposals to develop the plot on the corner of Duncombe Road and Tower Street into a community garden will be supported. Landscaping should enhance the appearance of the site, increase habitat creation and biodiversity, and improve amenity for residents by the provision of seating areas. Funding will be sought through Hertford Town Council and other funding streams.

Policy HBN3: Landscape Views

I. Development should respect the character, integrity and visual amenity of the local landscape.

II. Development should not be permitted if proposals fail to conserve and protect (and, where appropriate, improve) the local landscape. Particular attention will be paid to any development proposals that negatively impact on the landscape and visual amenity of the views below:

View 1: Three Lakes towards west Bengoe.

View 2: North from Bengoe Field towards 'The Lonely Oak'.

View 3: Bengoe Field towards Ware Park Manor.

View 4: Watermill Lane North towards Ware Park Manor.

View 5: Beane Marshes towards Molewood from Beane Road bridge.

View 6: St. Leonard's Church from St. Leonard's Garden.

View 7: Hartham Common towards Port Hill.

View 8: Hartham Common towards The Warren.



View 3: Bengoe Field towards Ware Park Manor.



View 5: Beane Marshes towards Molewood.



View 7: Hartham Common towards Port Hill.

Policy HBN4: Nature Conservation

- I. All development should conserve and enhance biodiversity and seek to deliver net biodiversity gains.
- II. Developments located in areas coloured purple on the Hertfordshire Environmental Record Centre (HERC) Ecological Network Mapping for the Neighbourhood Plan Area (see Figure 22 in the full Plan) must deliver net biodiversity gains (in accordance with the latest version of Defra's Biodiversity Impact Calculator) and contribute towards enhancing ecological connectivity (in accordance with the HERC mapping).
- III. Proposals to create new natural areas and wildlife habitats, or to expand or enhance existing provision, will be strongly supported.
- IV. Removal of unprotected trees during development should be accompanied by a tree survey and report. Replacement of trees with native species, in suitable locations, will be encouraged.

Policy HBN5: Improving Air Quality

- I. Development within the Gascoyne Way 'Air Quality Management Area' should mitigate any increase in air pollution.
- II. Proposals should support the creation, improvement and extension of foot and cycle path connectivity, particularly to key services such as train stations, local employment, health care, and retail and leisure services throughout the Neighbourhood Plan Area.
- III. Proposals to relocate the Hertford Castle Garden's children's play area further from the A414, to reduce the negative impact of poor air quality on park users, will be supported.
- IV. S106 contributions towards funding for 'Turn-off engine' signs outside schools, shops and other waiting areas throughout the Plan area will be encouraged.

Community, Heritage and Culture

We use more than forty local venues for recreational and community activities. There are more than 150 listed buildings and structures in the Neighbourhood Plan Area, and many that are not designated, but still valued. We also have a burgeoning cultural quarter, with proposals to make Hertford a cultural destination. Good access to local facilities by foot, cycle or public transport reduces the likelihood of residents having to travel further afield by car. It's important that development does not result in the loss of community buildings or facilities. The policies in this section are designed to support sustainable development when it protects and enhances community facilities and local heritage.

The buildings and sites proposed for registration as 'Assets of Community Value' in Policy HBC1 are identified on the Policies Map on page.2. Additional information is in the full Neighbourhood Plan.

Objective D: Retain, protect and enhance community facilities.

Objective E: Encourage the development of cultural facilities and protect valuable heritage assets.

Policy HBC1: Assets of Community Value

I. The following buildings and land have been identified as of value to the community:

- a. ACV1: Courtyard Arts and surrounding land.
- b. ACV2: Bengo Allotments.
- c. ACV3: Folly Island Allotments.
- d. ACV4: The Company of Players Theatre and surrounding land.
- e. ACV5: Watermill Lane Scout Hut and surrounding land.

II. Applications will be made by Hertford Town Council to list appropriate facilities as Assets of Community Value (ACV) through the Community Right to Bid, in accordance with the Assets of Community Value (England) regulations 2012 (as amended).

III. All Assets of Community Value listed by East Herts Council will be retained in community use unless they are:

- a) no longer needed
- b) acquired by the community to ensure the retention of the facilities in perpetuity, or
- c) replaced by equivalent or better facilities as part of a development proposal.



ACV 1: Courtyard Arts and surrounding land



ACV3: Folly Island Allotments

Policy HBC2: Enhanced Community Facilities

I. Existing community facilities should be retained and protected. Loss of facilities will only be acceptable where alternative provision is of a scale and standard equivalent to, or superior to, the existing facilities. Alternative provision should be provided within walking or cycling distance.

II. Proposals to improve or enhance community facilities will be supported when they improve the range, quality, suitability and accessibility of facilities for residents, and when the benefits of development outweigh any disadvantages. Accessible GP services in existing community facilities should be funded from S106 contributions and priority should also be given to improved facilities for young people.

Policy HBC3: Listed Buildings and Structures

- I. Development proposals which affect designated heritage assets in the Neighbourhood Plan Area, including listed buildings, will be permitted provided that they preserve or enhance the significance of the asset and its setting.
- II. A statement setting out any adverse impacts on the asset and its setting, along with any proposed mitigation measures, will be required.
- III. Proposals to bring empty listed buildings back into use will be supported when the benefits of development outweigh the disadvantages, particularly when it also results in residential accommodation being provided in all or part of the building.



St. Andrew's Church.



The Old Verger's House.

Policy HBC4: Non-designated Buildings and Structures

- I. Ten non-listed buildings and structures have been identified as having local historic or architectural importance.
 1. Bengoe Parish Church Hall.
 2. Bengoe Water Tower.
 3. Castle Joinery.
 4. The Old British School (also known as Cowbridge School).
 5. Duncombe School.
 6. Lodge Close Wall.
 7. The Greyhound Public House.
 8. The Old Barge Public House.
 9. Gates to Hartham Common, Port Hill.
 10. Nos. 38-40 Port Hill.
- II. Development proposals which affect these, and other non-designated heritage assets, will be permitted provided they preserve or enhance the significance of the asset and its setting.

Policy HBC5: Supporting the Hertford Arts Hub

I. Development associated with the expansion of the Hertford Arts Hub should preserve, protect and respect the heritage of existing buildings, be in keeping with the architecture, style and scale of nearby buildings, and use high quality traditional materials.

II. Proposals should include strategies to encourage sustainable travel from outside the Plan area and the use of non-motorised travel between venues. These could include the provision of secure, covered, cycle parking for residents and visitors but should not result in a loss of amenity (including parking) or privacy to residents in the affected areas.

III. Development will be supported when it:

- a) enhances and improves existing cultural facilities
- b) ensures good access for disabled people
- c) is consistent with Neighbourhood Plan policies HBT2, HBT3 and HBN5.

Sustainable Travel

Traffic congestion and road safety have generated more feedback during consultation than other topics in the Neighbourhood Plan. The travel policies in this section aim to mitigate the impact on our roads from development and facilitate active travel. A proposal is also being submitted to the [Hertfordshire County Council Sustainable Travel Town Programme](#). This aims to address the volume and speed of traffic through residential roads, improve and extend foot and cycle paths, and improve local car parking conditions.

Objective F: Improve travel conditions and road safety and mitigate the impact of development on local roads.

Objective G: Improve and extend footpath routes to increase levels of walking.

Objective H: Improve and extend the cycle network to increase levels of cycling.

Objective I: Increase the use of local public transport as a preferred option over cars.

Objective J: Increase the availability of cycle parking and improve local car parking conditions.

Policy HBT1: Traffic Congestion and Road Safety

I. All residential and commercial development proposals, including those related to school travel plans, should be accompanied by a transport assessment, proportional to the scale of the proposed development. Transport assessments for significant developments should demonstrate predicted levels of generated vehicular traffic and the impact of this on traffic congestion. Solutions should not only mitigate impact but improve congestion and road and pavement safety, particularly for pedestrians and cyclists. S106 agreements could contribute towards the cost of road safety improvement measures. Subject to what is already in place, these could include, but are not restricted to:

- system upgrades to extend a 20 MPH speed limit to include Bengoe Street
- increased compliance with and enforcement of access restrictions

II. Development proposals that include sustainable measures such as car club provision and the installation of electric car charging points will be supported if they are consistent with other Policies in this Neighbourhood Plan.

III. Development proposals for new schools or school extensions should include school travel plans that promote sustainable transport choices and reduce school-gate congestion. Community involvement in the management of travel plans will be encouraged.

Policy HBT2: Encouraging More Walking

I. All significant school, residential and commercial developments should deliver improvements that result in good connectivity between new and existing pedestrian routes to encourage walking as a first option. The emphasis should be on safe and unobstructed pedestrian routes to key services including health care, railway stations, bus stops, local employment, shops and leisure. These can include:

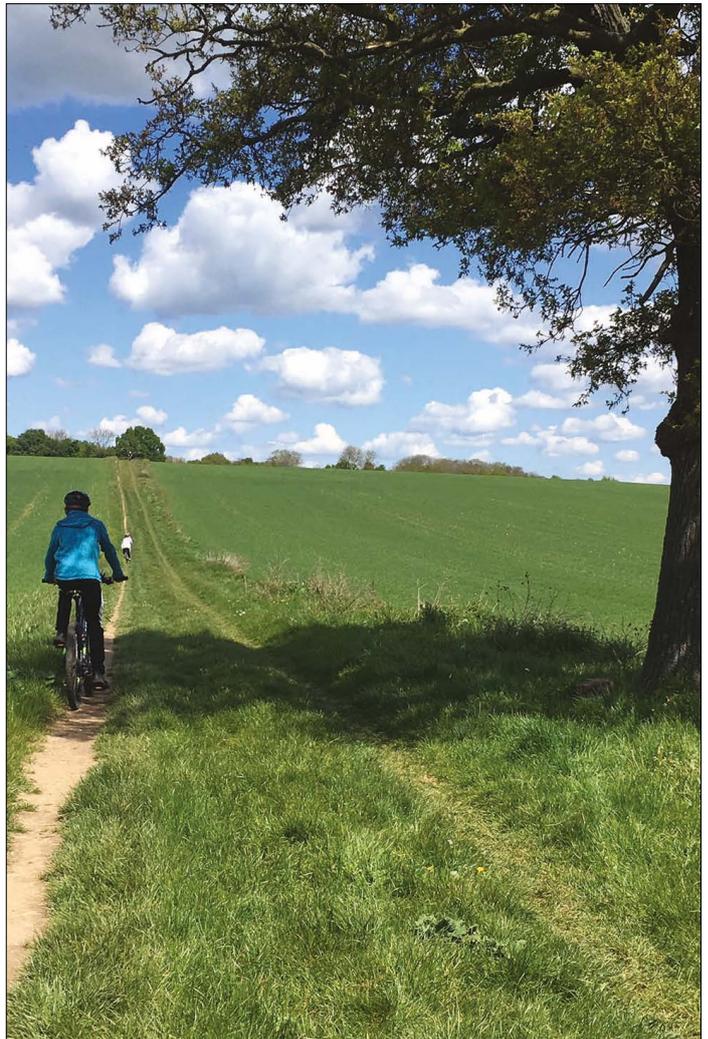
- new pedestrian routes separated from other traffic, including cycles, either physically or with road markings. Routes should be suitable for those with pushchairs, wheelchairs or other mobility aids

II. Development proposals should include clear strategies for:

- making it easier and safer for children to walk to local schools
- ongoing maintenance of new routes to ensure they are fully accessible and not obstructed

III. Residents with reduced mobility and visual impairment should be invited to contribute to the design of new pedestrian routes.

IV. Development proposals that include safe crossing points for pedestrians; traffic calming measures to reduce vehicle speeds; minimising of unnecessary road and pavement gradients; level/even pavements, and widening of pavements, will be supported when consistent with other policies in this Neighbourhood Plan.



Cycling in Millmead Park and on Bengoe Field

Policy HBT3: Encouraging More Cycling

I. Development proposals should contribute to the establishment, enhancement, and improved connectivity of cycle routes into, out of, and through the Neighbourhood Plan Area.

II. Development proposals that include segregated cycle paths and the on-site provision of electric bikes, cycle hire, and bike club schemes, will be supported if they are consistent with other policies in this Plan. S106 contributions should contribute towards:

- the ongoing upkeep and maintenance of the Restricted Byway/Footpath (Hertford 001) across Bengoe Field to Chapmore End and improvements to the Public Footpaths from Ware Park Road to Hertford Lock (Hertford 17, 18, 19, 20, 23) connecting with Sustrans off-road route 61. The preference is for the footpaths to be upgraded in status to Public Bridleway to permit cycling. Permissive rights could be considered as a compromise
- secure covered cycle racks within Hertford North station car park
- cycle training courses for children and adults.

Policy HBT4: Public Transport

I. Maintaining and developing high quality bus, taxi and community transport services should be integral to all developments and should complement the provision of safe walking and cycling routes. These include:

- priorities for such services on the highway network
- well designed and located stopping places

II. The overall aim should be to facilitate behavioural change and reduce pollution.

Projects for such developments e.g. extending the provision of bus services up to new housing, could be funded through S106 contributions or other funding mechanisms.

Policy HBT5: Parking

I. Proposals to increase parking provision at Hertford North Station car park (for example by over-or under-ground multi-decking) will be supported provided they are designed to be in keeping with the surrounding area, or as a piece of quality architecture, contributing positively to the aesthetics of the building stock in the Plan area.

II. Development that includes a reliance on on-street parking should not be supported and proposals to increase off-street car parking provision in areas with insufficient resident parking, particularly near to Hertford North Station, will be supported if they are consistent with other policies in the Neighbourhood Plan. S106 contributions should contribute to solutions to improve residents' parking in areas with limited parking. Provision of electric car charging points in car parks and other developments will be supported.

Homes and Development

[The East Herts District Plan](#) has allocated an area near Sacombe and Wadesmill Roads for residential development (HERT4). Residents have highlighted the importance of affordable housing (to rent and buy) but, with relatively small-scale development proposals likely to come forward, achieving that through development will be challenging. Residents would like new homes to be energy-efficient and have raised concerns about the impact of development on local infrastructure.

Objective K: Achieve high-quality sustainable development with good access to natural areas and foot and cycle routes.

Objective L: Achieve brownfield development that meets residential, community or commercial need.

Policy HBH1: Housing Supply

1. The type, size and mix of housing on the HERT4 development should reflect local housing needs and meet at least the minimum criteria for affordable housing. It should include an appropriate tenure mix of shared equity and 'help to buy' (or equivalent replacement schemes) and Housing Association rental. It should also meet current and future anticipated need for:

- families with children wishing to remain in or move to the area
- single person housing
- accessible homes for residents wishing to downsize
- assisted living.

Policy HBH2: Design and Layout

I. New home design should employ sustainable principles to the best national standards and ensure that the amenity of existing and future residents is protected. Design should reflect the best local examples and avoid uniformity. The aim should be to achieve a layout that protects residents' privacy. It should also respect the amenity of residents living nearby and those working nearby, whilst giving a sense of 'openness' and connection to surrounding green and amenity spaces. Homes should be set back from main roads to reduce the impact of traffic noise. Developments should also aim to include all of the following provisions:

- a) incorporate rain and grey water harvesting measures as standard
- b) incorporate high efficiency standards and renewable energy, to achieve carbon neutrality
- c) reflect the best examples of local housing density, proportion and scale
- d) enhance the character, heritage and architecture of the area
- e) ensure green amenity areas are overlooked by windows to increase connection with outdoor spaces
- f) meet '[Building for Life 12](#)' (or equivalent replacement scheme) criteria
- g) incorporate designs that can adapt to the changing needs of those with restricted mobility and additional health care requirements
- h) reflect the character and architecture of the local area
- i) provide at least 2 off-road car parking spaces per dwelling, plus visitor parking, to avoid adding pressure to local roads
- j) respect heritage sites and structures.

II. In addition, 'Gated Communities' do not support the principles of community cohesion and inclusion and should be avoided.

Brewhouse Lane, just off St. Andrew Street, is a good example of a development that gives residents easy access to amenities but is set back from traffic noise. It's accessible, with sufficient, unobtrusive parking, and the design of homes has avoided uniformity.



Brewhouse Lane

Policy HBH3: Landscape Design

I. Landscaping schemes should enhance the character of the development and reflect and complement the surrounding landscape, particularly when close or adjacent to the Green Belt. All of the following criteria should be incorporated into landscaping schemes:

- a) landscaping should incorporate welcoming, accessible open spaces and natural play areas
- b) planting should be of native tree and hedgerow species with green buffers between large developments and adjacent countryside, and between new development and existing residential areas
- c) landscaping should protect and preserve biodiversity and achieve net biodiversity gains
- d) a minimum of two off-road parking spaces per home, plus visitor parking, should be provided
- e) provision of sufficient, secure, covered cycle parking is essential to encourage active travel
- f) hard landscaping for vehicle parking should be constructed from permeable materials to reduce water run-off.

II. In addition, landscaping within the HERT4 development area should:

- a) incorporate highways improvements and a network of paths that provide good connectivity to existing routes and key services and improve safe and accessible walking and cycling routes to Bengo School
- b) ensure protection of local aquifers and Hertford's water supply
- c) reduce local parking issues and provide parking for Bengo School to relieve parking pressures on local roads
- d) achieve a [Building with Nature](#) 'Excellent' rating
- e) incorporate headland wildflower planting, bee bricks and nesting boxes for swifts
- f) incorporate discreet bin storage
- g) provide opportunities to grow food
- h) mitigate against flood risk.

There is relatively little unused land in Hertford Bengoe Ward. Small areas of disused industrial land or buildings may become available for development and should be utilised if the benefits to the community outweigh the disadvantages. Most development proposals that will be judged against the policies in this Plan will be on brownfield land. More information on these development policies is in the full Neighbourhood Plan.

Policy HBH4: Brownfield Development

- I. Brownfield developments should significantly improve the character and aesthetic appearance of the land or buildings and prioritise the development of affordable homes, community facilities or commercial space to meet identified need.
- II. The following site is likely to come forward for development in the Neighbourhood Plan period:
 - arts/mixed use development on the Old British School site
- III. Development of this site will be welcomed provided it complies with other policies in the Neighbourhood Plan.

Sustainable Commercial Growth

There are more than 125 businesses in the Plan area. One of the core objectives of the [Hertford Town Centre Urban Design Strategy](#) is to promote Hertford as a destination for small and medium sized businesses, and to work with the St. Andrew Street Traders' Association to improve and promote the area. Initiatives to encourage a diverse range of businesses into the Plan area, and to support existing businesses, will be endorsed by the Neighbourhood Plan.

Objective M: Ensure commercial development supports local businesses in continuing to thrive.

Policy HBB1: Local Business Development

- I. Commercial development should contribute to the vitality and economy of the area whilst not competing for trade with existing businesses. Design of business premises should respect local heritage and architecture. Re-development should enhance the quality and accessibility of existing commercial premises and support the regeneration of empty commercial premises, helping to bring them back into use in accordance with Policy HBH4 of this Neighbourhood Plan.
- II. Development in the St. Andrew Quarter should support the Vision in the Hertford Town Centre Urban Design Strategy of a mix of national and independent retailers who will provide services to the local and wider population.
- III. All commercial development proposals should:
 - a) ensure they evaluate and mitigate against the impact of increased traffic on local roads
 - b) facilitate walking and cycling for employees, customers and business visitors
 - c) provide secure cycle parking, covered where feasible
 - d) respect the privacy and amenity of nearby residents.



Bengeo Neighbourhood Area Plan Pre-Submission Public Consultation

This consultation is open from the 15th July until midnight on the 15th September 2019. You can respond by either:

1. Completing the online response form at <http://bnapform.co.uk>
2. Completing this double-sided, removable, response form and returning it to:
 - Hertford Town Council, The Castle, Hertford, SG14 1HR; or
 - Hertford Town and Tourist Information Centre, 10-12 The Wash, Hertford, SG14 1PX.

All responses received by midnight on the 15 September 2019 will be considered and may be used to amend the Pre-Submission Bengeo Neighbourhood Area Plan. If you require assistance with the response form, please contact Hertford Town Council on 01992 552 885 or email maria@hertford.gov.uk

The full Neighbourhood Plan is available at: <http://www.hertford.gov.uk/page-neighbourhood-plans-89>

Hard copies of the full Neighbourhood Plan are available for viewing at: Hertford Library, Dolphin Yard; Hertford Town Council, The Castle; Hertford Town and Tourist Information Centre, The Wash, and The Secret Garden, The Avenue.

If you have any questions about the Neighbourhood Plan, please come along to a drop-in event at:

- Bengeo Parish Church Hall, Duncombe Road, on the **14 August 2019 between 6.30pm-8.30pm**
or
- Mill Mead School on the **7th September 2019 between 10.30am and 12.30pm.**

This section must be completed in full for your response to be counted and considered. Responses will be available for public inspection.	
Name:	
Address:	
Postcode:	
Are you a resident of Hertford Bengeo Ward?	
If you are not a resident, please state the name of your company, organisation or client.	



Summary Document

If you are commenting on a policy, please quote the policy number and title e.g. HBN1: Local Green Space Designation. If you are commenting on other aspects of the full Neighbourhood Plan, please quote the paragraph, page number or appendix. Please use continuation sheets if needed.

Policy/Para/Page/Appendix	Comments

Hertford Town Council would like to thank Molewood Residents' Association and Watermill Estate Residents' Association for sponsoring the design of the Neighbourhood Plan and the Summary Document.



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Molewood Residents' Association



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