

Ref: 3/19/2614/FUL: Bircherley Green Shopping Centre, Hertford SG14 1BN

1. As this proposed development is outside the Bengeo Neighbourhood Area Plan boundary, the Community Steering Group's response is limited to general comments and observations.
2. We welcome the proposal to regenerate this part of Hertford. If the redevelopment is carried out in a sustainable and sympathetic way, and viable businesses and community facilities are successfully integrated into the development, it should result in long term benefits for residents and visitors.
3. We note and welcome the provision of 1:1 secure, covered cycle parking and car club provision with EV charging points for residents. We recommend that sufficient, secure, covered, cycle parking facilities are factored into the landscaping for non-residents. Given the ready access to the town centre, the river tow path, Hartham Common and Hartham Leisure Centre, as much as possible should be done to encourage and facilitate active travel.
4. We welcome the proposed provision of GP/medical services. Given the central location and the proximity to Hertford Bus Station, it's likely that these facilities will also be used by residents in the Bengeo Neighbourhood Plan Area.
5. The redevelopment of Bircherley Green should increase footfall into the town centre with an associated positive impact on commercial outlets in the Neighbourhood Plan Area, including those in St. Andrew Street and Old Cross. If proposals are approved, residents and businesses will want the development to be constructed to a high standard and for it to proceed quickly and efficiently to completion.

Community Steering Group
Bengeo Neighbourhood Area Plan