

Dated: 04/11/2016

Dear Residents

Re: Online Consultation for the Development of 19 new homes at North Drive, High Cross.

I am writing to inform you of an online consultation being arranged by Beechwood Homes relating to proposals to provide new homes at the above site. We have posted this letter to those residents who immediately border the site i.e. those most directly affected. We appreciate other nearby residents may want to make their views known and we will encourage others to share these details if they so wish.

Who are we?

Beechwood Homes has, over the past 32 years, built a reputation for developing homes of exceptional quality throughout Hertfordshire and the Home Counties. We are a small sized, local company specialising in delivering a wide range of housing from apartments, bungalows and luxury family houses. Being a developer and builder affords us greater control and continuity in our approach to designing and building houses. We focus on producing smaller scale developments to exacting standards, and of exceptional quality. We have met already with some of the parish council, church groups and local residents. We take pride in listening to people's views and factoring these into our proposals wherever viable. Please note this is not a statutory consultation; the local planning authority will conduct this whenever an application is submitted.

The draft Proposals

The development is for the construction of 19 residential dwellings. This will comprise a mix of 12 semi-detached and detached properties ranging across 3, 4 and 5 Bedroom Houses. There will also be a provision of 7 Affordable Houses ranging across 1, 2 and 3 bedroom units. These will be high-end properties with a design and appearance to capture the rural setting and character of this location. As part of our proposals we are including the upgrade of North Drive as we see this as an improvement for the local community and neighbouring residents. We are seeking your views on the best option to put forward for pedestrians and vehicle users.

We have also made allowances on this site to assist with improving the drainage features to the south east of this site. This has been agreed in conjunction with the land owner (The Diocese), East Herts Council and David Wilson Homes.

There is a local area of play in the centre of the site which will be open to general public to use.

These properties have been sensitively positioned and designed to minimise the impact on the surrounding properties and to protect their amenities. The site has been designed in a way to protect and retain existing trees.

Accessing and using the Online Consultation Website

Please visit <https://www.surveymonkey.co.uk/r/northdrive> where you can view the Site Plan and Section across the site and submit comments

The website will only be available from **midday Monday 7th November to midnight on Wednesday 16th November** allowing 10 days in which to download the plans and make comments. Please note only one form can be submitted per household / address. The form must have all fields completed for the response to be considered legitimate i.e. name and full address. We encourage people to submit an email address so that we can feedback our response to the key points raised.

Next Steps

Beechwood Homes are committed to engaging and listening to local residents views providing the opportunity to consider and take in account wherever possible to ensure the development is fully considered before the planning application is submitted.

We look forward to receiving your comments which will be made public as part of the planning application unless you specifically request that your comments remain private. Beechwood Homes will provide a collective response to everyone submitting written comments, covering the key issues raised. If you do not have access to a computer, or you encounter any technical difficulties making it difficult to respond, please call 01438 758 388 for assistance.

Kind regards
Beechwood Homes