

Beaumont Manor Development update

Issue 1 | August 2025



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

Overview of what's being built. The development will provide:

- Overall, Beaumont Manor includes delivery of 600 new homes being delivered in two phases. This new community offers a range of contemporary 1 to 4 bedroom homes.
- 276 homes on first phase and 324 on second phase.
- In line with planning policy, the development will deliver 210 affordable homes.
- The development also includes delivery of play equipment and a Multi-Use Games Area (MUGA) on the future phase.
- Landscaping includes an attenuation basin and retained woodland.
- Many homes are fitted with PV panels and benefit from an EV charging point as standard.

Site Activity

- Delivery of homes continues across the current phase at Beaumont Manor including private and affordable housing.
- The main drainage connections for the entire Beaumont Manor development have been completed with connections onto the existing drainage networks to the north of the site.
- Ongoing meetings are underway with Trust Green (who will Manage the Estate) with a view to handing over the first sections of the Estate in Autumn 2025.
- One Play area has already been delivered, with two additional areas opening in September 2025 and the final play area scheduled for Summer 2026.
- Final sections of works to finish the access roundabout, employment access, and associated footpaths are expected to be completed in Autumn 2025.
- Section 38 works (roads within the development) are currently on hold pending Technical Approval from Hertfordshire Highways, while Section 278 works (offsite roads near the sales centre) continue to progress, ensuring all infrastructure aligns with adoption standards.

Specific item – Planning Update

- We have achieved a resolution to grant planning permission for the next phase of development at Beaumont Manor. This includes delivery of 324 new homes and two commercial units, which we anticipate being a small supermarket and café.

Timeline



- Our Marketing Suite and two Show Homes on Phase West are open on Morello Drive, off Three Cherry Tree Lane.
- Nearly 200 homes across the development are now occupied with further handovers expected in the coming months.
- All main infrastructure (including roads, drainage, and utilities) has been installed for the first phase of the development and the main drainage, including attenuation pond and connections onto the existing drainage networks have been completed for the entire development.
- The delivery of homes across the Western phase of development is forecast to continue into Autumn 2026.
- A resolution to grant planning permission was achieved for the Eastern phase of development in December 2024.
- The Eastern phase of development includes delivery of 324 new homes and two commercial units. The start on site for this next phase of development is currently forecast for Spring 2026

Managing Agent

- Trust Green have been appointed as Managing Agent for the estate areas, and a meeting has been held with them to coordinate handover of the first section of the estate.
- The first section of estate handover will include the southern section of the Western phase.
- It is hoped to achieve this handover by Autumn 2025.
- The Management Company is 'Spencers Park Residents Management Company' and it is expected that residents are appointed as Directors following completion of Development.

Ecology

- The development includes retention of the existing green infrastructure across the site including the woodland areas running along the boundaries of the Western phase.
- When finished there will be walking routes throughout the development allowing and many of these are located in close proximity to the existing green infrastructure.
- There is also an area of retained woodland to the north of the site which will be protected for ecology and biodiversity.
- Two storm water attenuation ponds are proposed to be installed at the northern end of the site these ponds are located in an area of Public Open space.

Roads and Drainage

- Roads are being installed to schedule across the site.
- All main services and drainage are in.

Services

The installation of services continues across the site. Accounts have been set up with British Gas for the supply of gas and electric to the new homes.

LEAP utilities are the supplier of potable water and the adopted storm and foul drainage across the development.

Development Plan



How will the development benefit the local community?

Countryside Homes will also support the local community by contributing over £11,000,000 towards:

- 2FE Primary School - £ 4,655,327
- Childcare, Library Services, Youth Services, Healthcare and Secondary Education - £2,544,300
- Off-site Highway works and works to Nickey Lane - £718,692
- Travel Plan Elevation and Support - £12,426
- Junction Works - £526,610
- Sustainable Transport - £1,241,544

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing CustomerService.CentralHomeCounties@vistry.co.uk For all out of hours emergencies, please call 01279 972641 and select the relevant option.