Beaumont Manor
Development Update

COUNTRYSIDE Homes

July 2026 Issue





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 wider development (first and second phase) 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.
- Trust Green (who are the appointed Managing Agent) are now managing the first sections of the Estate land.
- Three play areas are open for use across the development, and the final play area will be delivered for Summer 2026.
- Section 38 works (roads within the development) have received 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.
- Section 38 Remedial works from the junction of Sylvia Cresent to Morello Drive are ongoing and expected to complete in June 2026. Further remedial works to Morello Drive will be communicated in due course.

Specific item – Planning Update

- We have achieved 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.
- Over 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.
- 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 Summer 2026
- The proposed employment land (East to the Development) will be acquired and delivered by another Developer. The Planning Permission for light industrial units are awaiting a decision with the Local Authorities (Planning App reference: 25/01674/RES) and will deliver much needed employment for the wider area.

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 included the Southern section of the Western phase has been successfully handed over to Trust Green.
- 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 and many of these are located in close proximity to the exiting 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. The adoption of the roads will take place once the whole development has completed.
- All mains services and drainage have now been installed and completed across the site.

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 Layout 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 hors emergencies, please call **01279 972641** and select the relevant option.

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