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Chairman and Members of the
Development Management
Committee

Your contact: Peter Mannings
Tel: 01279 502174
Date: 21 May 2025

cc. All other recipients of the
Development Management
Committee agenda

Dear Councillor,

DEVELOPMENT MANAGEMENT COMMITTEE - 21 MAY 2025

Please find attached the Additional Representations Summary in respect of the following application:

- 6a. 3/22/1613/OUT - Full application for residential dwellings (Use class C3), together with associated car parking, plant, sub-station, landscaping, public realm and infrastructure works, Outline application (with all matters reserved) for residential dwellings (Use class C2 / C3), commercial floorspace (Use class E) and car parking facility, together with associated car parking, plant, landscaping, new public realm and infrastructure works at Goods Yard, Station Road, Bishop's Stortford, Hertfordshire, CM23 3BL (Pages 3 - 10)

Please review this document prior to and during the meeting this evening.

Yours faithfully,

Peter Mannings
Committee Support Officer
East Herts Council
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MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 21 MAY 2025
TIME : 7.00 PM

East Herts Council: Development Management Committee**Date: 21st May 2025**

Summary of additional representations received after completion of reports submitted to the committee, but received by 5pm on the date of the meeting.

Agenda No	Summary of representations	Officer comments
6a	<p>1 email containing the following comments that have not been addressed on the report:</p> <p>a) Whether Greater Anglia have provided clarity on their parking requirements, to enable confidence in the outline app principles for the large second car park site.</p> <p>b) Whether the HCC part of the s106 heads includes walking and cycling improvement works through Millars Maltings and design of new pedestrian</p>	<p>Officers have the following responses to the neighbour comments:</p> <p>a) Engagement with rail stakeholders and the applicant progress to understand the demand and capacity and will be managed by conditions listed at the end of the committee report.</p> <p>b) The S106 includes an Accessibility Contribution for HCC to deploy. Since initial consultation with HCC the package of schemes adopted at the time that were contained in the HCC East Growth and Transport Plan. Now an LCWIP is being produced, HCC would be happy to include local schemes that benefit the local area.</p>

	<p>crossing at Southmill Rd / South Road junction.</p> <p>c) Whether the report notes that the White bridge was an early obligation to enable Goodsyrd development.</p> <p>d) Whether the HCC part of the s106 includes improvements to Dane Street - key bus, walk and cycle route for Goodsyrd.</p> <p>e) Whether the s106 includes upgrade of the towpath off-site from White bridge to Station Road.</p> <p>f) Whether there is a crystal-clear undertaking for the opening of Sextons Road with this recommendation.</p>	<p>c) The extant S106 does not include any direct reference or obligation to enable this development. The majority of the bridge falls outside of the BISH8 allocation.</p> <p>d) The extant and draft s106 agreements include an Accessibility Contribution for HCC to deploy, at its discretion, in the immediate vicinity of the application site in order to make improvements.</p> <p>e) A contribution has been negotiated under the extant permission in order for the third party landowner of the White Bridge (EHDC) to make improvements at its discretion.</p> <p>f) Sexton Road sits outside the boundary of this current application. It is subject to a s278 agreement with HCC Highways, delivered under the extant permission. The road has been built and is ready for use, pending only to final HCC approval processes (including changing the bus services) to complete and allow opening. The applicant has subsequently confirmed that registration period for changing a bus service is</p>
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	<p>g) And for the long-delayed implementation of the footway to white bridge which should now be in place.</p> <p>h) Has the case planner seen options for the design of the junction of Sextons Road and Dane Street - currently very difficult for pedestrians, and the reason why Solum envisages removing steps on the E-W walking route.</p> <p>i) Whether the case officer negotiated changes to the block of housing directly adjacent the railway sidings where noisy operations take place at night. This was originally part of the site I understand, then retained. As a consequence the sidings seriously constrain design.</p>	<p>around 6 weeks and that needs to coincide with the agreed service change dates. Allowing for that coordination, the applicant envisages HCC should notify that the road can be opened to buses around early July.</p> <p>g) Preparations of the area surrounding the White Bridge are underway. Works on site will be starting shortly and are due to conclude by early Autumn.</p> <p>h) Extant conditions cover this area and appropriate strategies for pedestrians.</p> <p>i) The block F (outline) underwent design work in conjunction with the Environmental Health Officer, including on site technical assessments. A condition requires acoustic insulation. Full details will be submitted at reserved matters stage.</p> <p>j) The design of block C is in keeping with the surrounding built form and consistent with the Refined Masterplan (2022). The Council's Urban</p>
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	<p>j) Whether the case planner achieved any elevations improvements in the detailed full part of the application.</p> <p>k) Whether the recommendation includes provision for PTE Architects to retain oversight during building design, to avoid watering-down of quality we have seen with Bellway.</p> <p>l) Whether the report addresses the implementation of the replacement bus stand - which arguably should have happened first in a scheme of this magnitude, and which will happen last.</p> <p>m) What is the position on amendment to the hotel application and likely programme.</p>	<p>Design Officer fully supports the proposed development subject to conditions.</p> <p>k) The design quality will be managed via condition. The applicant has verbally confirmed that PTE could be retained throughout the detailed design stages for parts of the site.</p> <p>l) There are existing agreements between NR and HCC relating to the provision of bus infrastructure, including delivery timing commitments.</p> <p>m) Updated information has been received and is subject to a further statutory consultation period. It is likely the application will be progressed to committee early Autumn 2025.</p> <p>n) The applicant suggests that delivery has been frustrated by the selection and procurement of an appropriate contractor and preparation is now underway.</p> <p>o) This has been resolved (covered in this report) and conditioned.</p>
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	<p>n) Why the Network Rail land surrounding the bridge is so badly neglected in the meantime.</p> <p>o) Whether flood risk and runoff issues have been resolved and what concessions were necessary to achieve this.</p> <p>p) I know the link from Station Road and office building have reverted to the outline app, but please make clear that left-over detailed drawings are not being approved.</p> <p>A comment has been received regarding the step free ramp by Station Road/ Dane Street</p>	<p>p) Confirmed. The link now forms part of the outline submission. No drawings are listed for approval.</p> <p>As noted in p) above; the step free access/link/ramp not forms part of the outline application. Further design details will be submitted at the relevant reserved matters stage.</p>
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Table of errata and updates to reports submitted to Committee.

Agenda No	Paragraph No	Updates						
5a	8.114	Table amended to include HCC and EHDC monitoring costs; amended as follows: <i>"Monitoring costs EHDC ; £1500 Monitoring costs HCC ; £340 per distinct trigger</i>						
	8.114	Accessibility/Sustainable Transport <i>" To include the local schemes included in the new LCWIP'</i>						
	8.154	Para should be amended reference to Design Review Panel <i>" the proposal has been subject to Design Review Panel'</i>						
	8.114 and 9.1							
		<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Updated S106 Heads of Terms</td> <td style="text-align: right;">Sum</td> </tr> <tr> <td>No. Of Units</td> <td style="text-align: right;">423</td> </tr> <tr> <td>Accessibility/Sustainable Transport</td> <td style="text-align: right;">£673,157</td> </tr> </table>	Updated S106 Heads of Terms	Sum	No. Of Units	423	Accessibility/Sustainable Transport	£673,157
Updated S106 Heads of Terms	Sum							
No. Of Units	423							
Accessibility/Sustainable Transport	£673,157							

		Travel Plan Evaluation	£6,000
		Primary Education and Secondary Education	£494,415
		Special Educational Needs and Disabilities (SEND)	£19,044
		Childcare (5-11)	£177
		Library Service	£27,567
		Youth Service	£3,827
		Waste Service(recycling)	£2,113
		Waste Service (transfer)	£13,055
		Fire & Rescue Service	£47,130
		Hatfield Forest	£63,450
		Primary Care	£546,516
		Community Facilities	£124,080
		Sports Facilities	£248,160
		Monitoring Costs EHDC	£1500
		Monitoring Costs HCC	£340 per distinct trigger
		TOTAL COST	£2,268,690
		Car Club	Non-financial
		Commercial Floorspace Strategy	Non-financial
		Green Infrastructure Management Strategy	Non-financial
		Household Recycling Bins	Non-financial
		Viability Reassessment	Non-financial

		SuDS Management & Maintenance Scheme Travel Plan Fire Hydrants Bus Season Tickets Monitoring of Traffic levels (including the impact from Blocks A & B by updating the requirement from the previous permission) Sextons Road/Moreton Peto Road adoption road details (consolidated from previous permission).	Non-financial Non-financial Non-financial Non-financial Non-financial
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