



MEETING : DEVELOPMENT MANAGEMENT FORUM
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : TUESDAY 14 JULY 2026
TIME : 3.00 PM

PLEASE NOTE TIME AND VENUE

CONTACT OFFICER:
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AGENDA

1. 3/24/1528/REM - Reserved Matters application in respect of appearance, layout, landscaping, and scale for the creation of a Local Centre comprising buildings in use classes E(a), E(b), E(d), E(f), F2 and Sui Generis (for restaurant/hot food takeaway) with internal access roads and paths, car parking and cycle parking and associated landscaping relating to Parcel E, granted outline consent under reference 3/21/1749/VAR at Land at Bishop's Stortford South (BISH5) off Whittington Way, Bishop's Stortford, Hertfordshire (Pages 3 - 9)
 - (A) Outline of Process
 - (B) Introductions
 - 1.2.1 Petitioners against
 - 1.2.2 Councillors in attendance
 - 1.2.3 Petitioners for

1.2.4 Applicants

2. Presentations

(A) The applicants

(B) Petitioners against

(C) Petitioners for

3. Questions to the applicants

4. Summing up by the petitioners

5. Building consensus

6. Closing of the meeting

DEVELOPMENT MANAGEMENT FORUM (DMF) BRIEFING NOTE FOR MEMBERS

Time / Date of meeting: 15:00 14th July 2026

Venue: Council Chamber, EHDC offices, Wallfields, Hertford

Reference: 3/24/1528/REM

Address: Land At Bishops Stortford South (BISH5), Off Whittington Way, Bishops Stortford, Hertfordshire

Proposal: Reserved Matters application in respect of appearance, layout, landscaping, and scale for the creation of a Local Centre comprising buildings in use classes E(a), E(b), E(d), E(f), F2 and Sui Generis (for restaurant/hot food takeaway) with internal access roads and paths, car parking and cycle parking and associated landscaping relating to Parcel E, granted outline consent under reference 3/21/1749/VAR

Case Officer: Scott Hackner

Background:

The above application was submitted on 16 September 2024. Neighbour consultation letters and letters to statutory consultees have been sent out and a range of consultation comments have been received, including the petition which is the subject of this Development Management Forum (DMF). The petition is summarised below and can be viewed on the Council's website: [ePetition](#)

DMF Procedure:

The purpose of the DMF is a meeting where residents can present their views to councillors, planning officers and the applicant early in the planning application process prior to a decision on the planning application. The aim of the forum (as set out in the website link below) is to allow early, constructive discussion of the planning issues raised by residents and to explore the scope for building consensus and resolving concerns.

<https://www.eastherts.gov.uk/planning-and-building/development-management-forum>

The Forum is an informal meeting, and the forum does not determine the application. The decision on planning applications is determined by the Council's Development Management Committee or through delegation to officers.

Development Management Committee (DMC) and Local/County Council Members can use the meeting to listen and observe the discussions between residents, stakeholders and the developer team in order to:

- improve their understanding of the development, its background and the planning policy position and the relevance of the key planning policies and guidance. *[For DMC Members – this will enable them to gain a greater understanding of the planning context in advance of any subsequent planning committee].*
- understand the planning issues ‘most’ important to local people.
- hear from the applicants and observe a presentation of the scheme.
- direct questions towards the developer as to how they have sought/are seeking to address the issues raised by the public, stakeholders or the planning authority as part of the planning process.

Members can seek advice from planning officers with regards to the processes and the planning policy background, and the content of any consultation responses submitted as part of the planning application. They are advised not to ask planning officers for a formal or binding view on the proposals.

Members should not use the Forum to undertake negotiations or appear to put undue pressure on the officers in relation to any future decision on the scheme. Members are however entitled to question developers, residents or planning officers to fully understand issues presented at the Forum.

Members of the Development Management Committee should be aware that if they wish to participate in any future Development Management Committee Meeting to determine the application, they should approach the debate within this DMF meeting with an open mind and avoid having a predetermined view on the application.

Site Description, Surroundings and Designations:

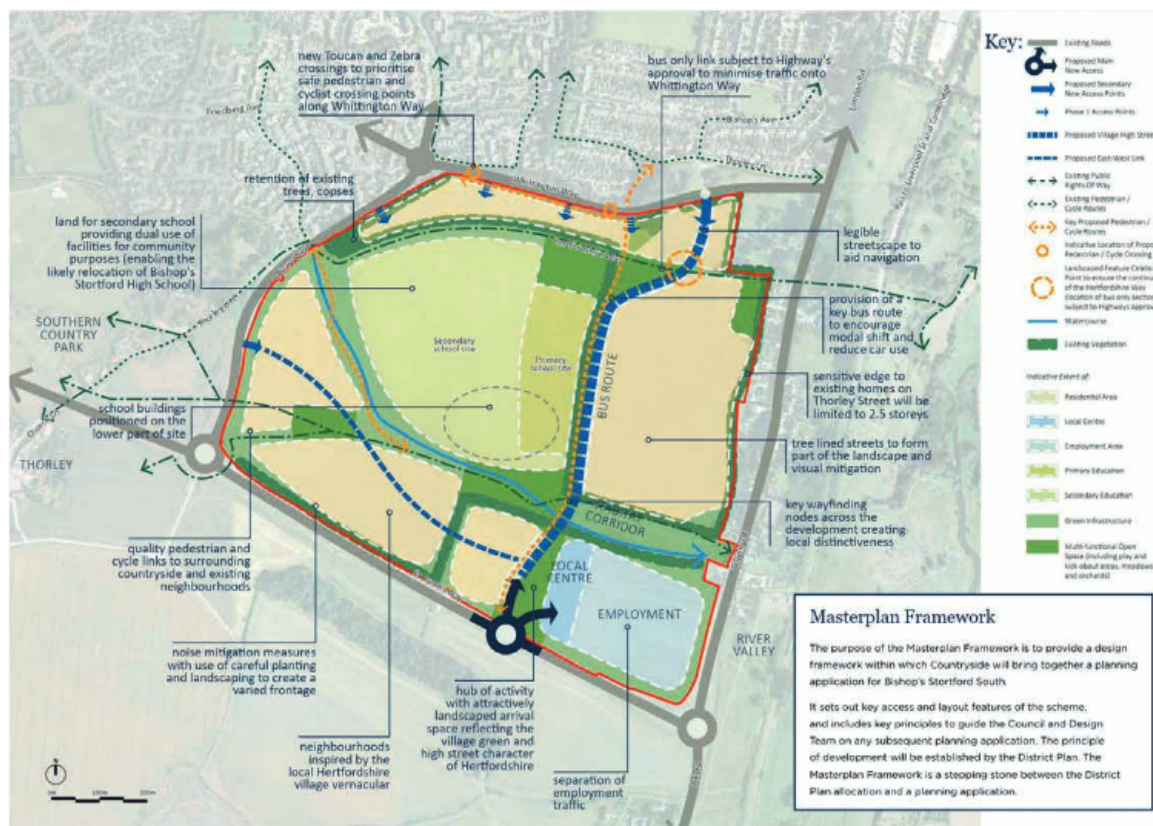
An allocation of land for development at Bishop’s Stortford South (BISH 5) was included within the East Herts District Plan Pre-Submission Consultation Document (2016) and subsequently carried forward through to the adopted East Herts District Plan (2018) (‘the Local Plan’). The BISH5 allocation required the release of land from the Green Belt to facilitate the delivery of 750 new homes, a care home, a local centre, education facilities, employment space, public open space, strategic landscaping and associated and ancillary infrastructure.

The site to which the subject reserved matters submission relates is positioned in the southeastern corner of BISH5 of the wider site. The site is not in a Conservation Area and there are no Listed Buildings or other registered heritage assets within or in the immediate vicinity of the Site. The closest Listed Building is Thorley Wash Cottage (Grade II) approximately 300 m to the east. There are also further Listed Buildings adjacent to Thorley Street to the northeast of the Site and in Thorley to the west.

Thorley Flood Pound Site of Special Scientific Interest ('SSSI') is located approximately 400m east of the Site; adjacent to the River Stort. The Site falls within a SSSI risk area. Thorley Wood Nature Conversation site is also located approximately 250 m to the southwest beyond St James Way. The site is in Flood Zone 1 and therefore is not in an area of flood risk.

Surrounding Area

The site to which the subject reserved matters submission relates is positioned in the southeastern corner of BISH5. The site is surrounded by the wider St James' Park development which is part constructed and occupied. The site is bounded by a landscaped parcel to the north, employment development to the south and east, and a spine road providing access to the wider allocation to the west (highlighted in the image below). Immediately west, abutting the site's boundary lies a parcel of land identified as Vistry local centre open space.



Relevant Planning History

Reference No.	Proposal	Decision	Decision Date
3/18/2253/OUT	Hybrid Planning application comprising: (i) A full application for 142 dwellings (class C3) including affordable homes, plus associated accesses, landscaping, open space and infrastructure works (development zone A) , and a north/south primary route; and (ii) An outline application, with all matters reserved except access, for approximately 608 (Class C3) including affordable homes, a care home (Class C2) , up to 4 hectares of employment land (classes B1, B2, B8 sui Generis (car showroom)), a local centre including up to 1000 sq m for retail (Class A1), and up to 2200 sq m for other uses (Classes A2, A3, A4, A5 and D1), a primary school (Class D1) up to 3 forms of entry and including early years facilities, a secondary school (Class D1) up to 8 forms of entry, open space including equipped areas for play, sustainable drainage systems, landscaping and all associated infrastructure and development.	Grant Plan Permission with Conditions	Friday 12 October 2018
3/24/2089/VAR	Variation of condition 2 (Approved Plans) pursuant to planning application 3/21/1749/VAR dated 27/10/21 as varied by ref: 3/22/0658/NMA, 3/22/1512/NMA, 3/23/1791/NMA. (For: Hybrid Planning application comprising: (i) A full application for 142 dwellings (class C3) including affordable homes, plus associated accesses, landscaping, open space and infrastructure works (development zone A) , and a north/south primary route; and (ii) An outline application, with all matters reserved except access, for approximately 608 (Class C3) including affordable homes, a care home (Class C2) , up to 4 hectares of employment land (classes B1, B2, B8 sui Generis (car showroom)), a local centre including up to 1,000 sq m for retail (Class Ea) (Shops) and up to 2,200 sq m for other uses within Classes Eb), Ec), Ee) and Ef) (Commercial and Business Uses), Class F1 (Learning and non-residential institutions), Class F2 a) and b) (Local Community Uses) and Hot Food	Grant Planning Permission with Conditions	Tuesday 30 June 2026

	<p>Takeaway (Sui Generis)), a primary school (Class D1) up to 3 forms of entry and including early years facilities, a secondary school (Class D1) up to 8 forms of entry, open space including equipped areas for play, sustainable drainage systems, landscaping and all associated infrastructure and development.) - The amendments include removing reference to Density Parameter Plan 24456-RG-M-55R within the approved plans and replacing with revised Density Parameter Plan ref: 24456-RG-M-55T</p>		
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Material Considerations

Outline Planning Permission 3/21/1749/VAR already established the "access" and land use details for the current reserved matters application (3/24/1528/REM):

- 3/21/1749/VAR - Variation of condition 2 (Approved Plans) pursuant to planning application 3/21/1749/VAR dated 27/10/21 as varied by ref: 3/22/0658/NMA, 3/22/1512/NMA, 3/23/1791/NMA. (For: Hybrid Planning application comprising: (i) A full application for 142 dwellings (class C3) including affordable homes, plus associated accesses, landscaping, open space and infrastructure works (development zone A) , and a north/south primary route; and (ii) An outline application, with all matters reserved except access, for approximately 608 (Class C3) including affordable homes, a care home (Class C2) , up to 4 hectares of employment land (classes B1, B2, B8 sui Generis (car showroom)), a local centre including up to 1,000 sq m for retail (Class Ea) (Shops) and up to 2,200 sq m for other uses within Classes Eb), Ec), Ee) and Ef) (Commercial and Business Uses), Class F1 (Learning and non-residential institutions), Class F2 a) and b) (Local Community Uses) and Hot Food Takeaway (Sui Generis)), a primary school (Class D1) up to 3 forms of entry and including early years facilities, a secondary school (Class D1) up to 8 forms of entry, open space including equipped areas for play, sustainable drainage systems, landscaping and all associated infrastructure and development.) - The amendments include removing reference to Density Parameter Plan 24456-RG-M-55R within the approved plans and replacing with revised Density Parameter Plan ref: 24456-RG-M-55T

- 3/18/2253/OUT - Hybrid Planning application comprising: (i) A full application for 142 dwellings (class C3) including affordable homes, plus associated accesses, landscaping, open space and

infrastructure works (development zone A) , and a north/south primary route; and (ii) An outline application, with all matters reserved except access, for approximately 608 (Class C3) including affordable homes, a care home (Class C2) , up to 4 hectares of employment land (classes B1, B2, B8 sui Generis (car showroom)), a local centre including up to 1000 sq m for retail (Class A1), and up to 2200 sq m for other uses (Classes A2, A3, A4, A5 and D1), a primary school (Class D1) up to 3 forms of entry and including early years facilities, a secondary school (Class D1) up to 8 forms of entry, open space including equipped areas for play, sustainable drainage systems, landscaping and all associated infrastructure and development.

The principle of land uses within the Local Centre and the main site access points were legally approved at the outline stage and are therefore not up for reconsideration. The scrutiny of this Reserved Matters application (3/24/1528/REM) focuses strictly on the acceptability of the detailed layout, design configuration, and site operations (ie: scale, layout, appearance and landscaping). The revised proposals omit the drive-thru element from the scheme in direct response to community and council feedback. The design, landscaping scheme and layout has been revised to address officer comments and those of statutory consultees. The four remaining matters are:

Background and Planning Policies

Following extensive collaboration with the local planning authority, key stakeholders, and highways authority, the amended scheme has been shaped by a collaborative, iterative design process drawing upon the expertise of a design and landscape officers from the LPA and highways officers from the LHA. The resulting modifications seek to improve the layout, visual design, and operational functionality of the Local Centre. Most notably, the drive-through element has been removed from application 3/24/1528/REM. To mitigate previous highways concerns and eliminate vehicle conflicts, a newly engineered one-way circulation system and dedicated servicing and delivery access point only has been introduced to safely manage service deliveries, courier collections, and visitor parking.

Of note, the reserved matters application for the adjacent Local Centre Open Space (3/23/0694/REM) is fundamentally intertwined with the main Local Centre layout application (3/24/1528/REM). As the proposed walk-in restaurant/takeaway and community centre directly face this public realm, the developers have aligned both applications under a single landscape architect. This integration ensures that the commercial frontage, a paved community breakout space, and the adjacent green corridor connect.

The allocated masterplanned area is referred to in the 2018 District Plan as BISH5 'Land South of Bishop's Stortford' (also colloquially known as 'Bishop's Stortford South') is allocated for 750 homes, a secondary and primary school. Supporting infrastructure, access, a neighbourhood centre, care home and a business park are also proposed. As these applications sit within the BISH5 (Bishop's Stortford South) site allocation, they are explicitly bound by the policies of the East Herts District Plan 2018 and local neighbourhood policies. The primary policies dictating the determination of these applications include Policy BISH5 (Bishop's Stortford South allocated masterplanned site) This policy mandates the delivery of a sustainable, mixed-use neighbourhood. It strictly regulates how infrastructure must be phased. It explicitly outlines requirements for the Local Centre, specifying that commercial facilities must sustainably serve the new community without harmfully pulling trade away from Bishop's Stortford town centre

Key Issues:

The issues/comments which have been identified as part of the petition to be discussed at the DMF are summarised as follows:

- The potential impact on traffic levels and congestion on Beaumont Avenue, St James Way and the wider Thorley area;
- The adequacy of the proposed parking provision and the implications for overspill parking and highway safety;
- The safety of pedestrians, cyclists and other road users, particularly given the mix of nursery, retail, community, gym and restaurant uses proposed on the site;
- The implications of increased vehicle movements for public safety and the efficient operation of the local highway network;
- The impact of the development on residential amenity and the local environment, including noise, air quality and litter;
- The potential effects on public health and community wellbeing, including the creation of a safe, accessible and attractive environment for residents, families and children;
- The management of anti-social behaviour and site operations, particularly during evenings and weekends;
- Whether the transport, parking and sustainability assumptions contained within the application are realistic, evidence-based and capable of being delivered in practice.