

Chapter 5 Bishop's Stortford

5.1 Introduction

- 5.1.1 Bishop's Stortford is the largest town in the District, with an important sub-regional role related to its retail, leisure and employment offer, which is underpinned by good transport links including the M11 and the railway. It is designated as a Principal Town Centre which reflects the wide range of uses and services present, and its role as a destination for visitors from beyond the town. The town retains a very attractive historic core and has a thriving town centre with a regular market. It has a reputation for good schools and also benefits from numerous areas of green space in the Stort corridor and 'Green Wedges' which penetrate the town. The town is unusual in East Herts in having several remaining brownfield redevelopment opportunities, although the scale of housing need in the local area also necessitates the provision of well-designed urban extensions on land adjoining the town.
- 5.1.2 The main components of the development strategy for Bishop's Stortford are as follows:
- 5.1.3 **Housing:** additional homes will be provided which will consist of a mix of dwelling types and sizes to ensure that the need of residents to access a balanced housing market across all life stages is catered for. The provision of affordable housing will allow emerging households to remain living in Bishop's Stortford in accommodation suited to their needs, while essential opportunities are provided for those seeking retirement accommodation or who are in need of specialist care.
- 5.1.4 **Education:** the educational needs of the town will be achieved at primary level via the expansion of existing facilities at Thorley Hill Primary School, together with the provision of up to three new primary schools at Bishop's Stortford North and one new primary school in Bishop's Stortford South. One new secondary school will be provided at Bishop's Stortford North and one at Bishop's Stortford South.
- 5.1.5 **Transport:** measures introduced within new development will encourage the use of sustainable travel, particularly through the enhancement of walking and cycling links and through the

provision of new bus routes linking new sites to the town centre and beyond. The impact of development on the local road network will be mitigated through upgrades to existing junctions, while improvements to Junction 8 on the M11, and the provision of a new Junction 7a on the M11 which will reduce pressure on the A120 and A1184. The Bishop's Stortford Town Centre Planning Framework will set out initiatives to tackle traffic congestion in and around the town.

5.1.6 **Economic Development:** the proximity of Bishop's Stortford to the M11 and Stansted Airport makes it an attractive place for businesses and new employment opportunities in the town will be provided by a new business park at Bishop's Stortford South. As the District's Principal Town Centre, there is a stronger retail offer than other centres in the District, and has good prospects for expansion. Development at the Causeway/Old River Lane will potentially increase the retail and leisure offer of the town and strengthen links across the river to the railway station to encompass the Goods Yard and, in the long-term, possibly also the Mill Site. An attractive pedestrian circuit from the station through the town centre will enhance the vitality and viability of the town centre as a retail and leisure destination.

5.1.7 **Character:** Bishop's Stortford will preserve its market town character and the quality of the town's historic core will be respected in development proposals. The provision of a new Country Park at Hoggate's Wood and Ash Grove will extend the pattern of Green Wedges which frame the urban area. The A120 and A1184 will continue to provide a boundary to development and retain the town's compact character. Long views to historic features, such as church spires, will be preserved through the layout of new streets. Development of the Goods Yard (and possibly in the long-term, the Mill Site) and other development sites which may come forward, will enhance the River Stort corridor, creating public spaces along the river. The urban extension at Bishop's Stortford South will provide an attractive new gateway to the town. Masterplans produced in collaboration with the local community will promote high quality design.

5.2 Neighbourhood Plans

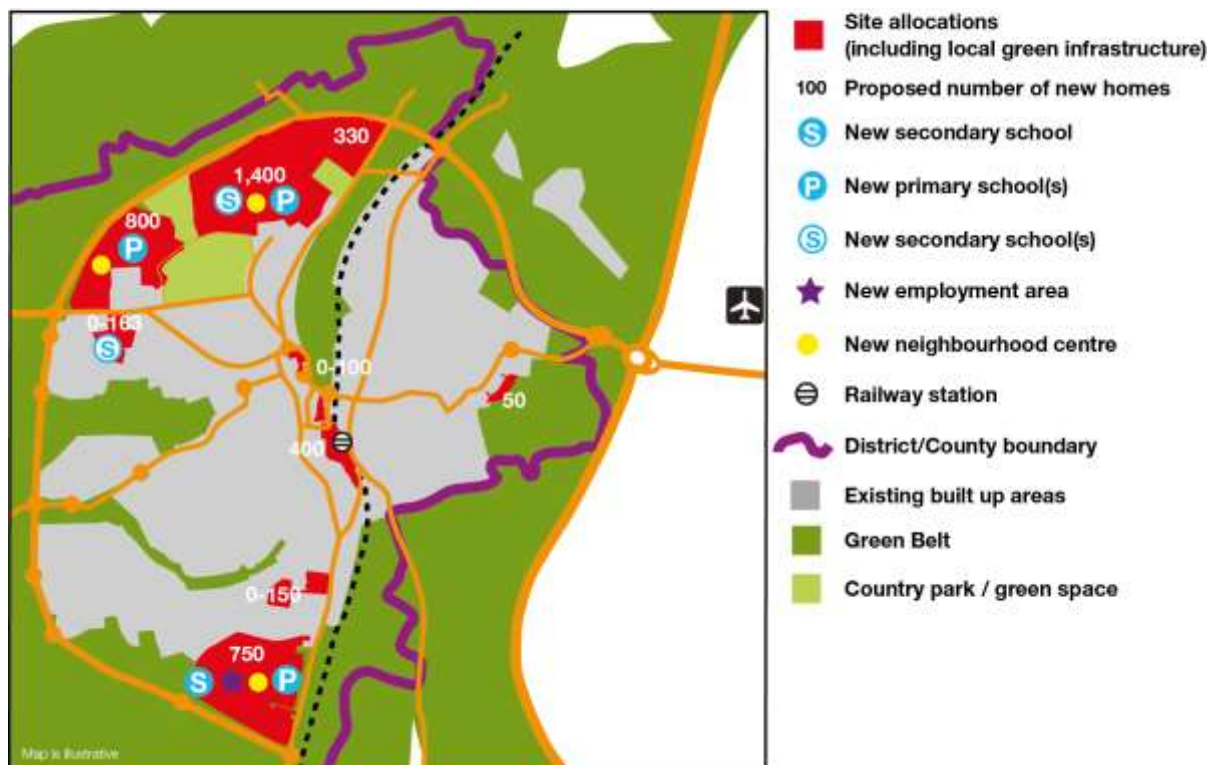
5.2.1 There are two neighbourhood plans covering this area. The Bishop's Stortford Silverleys and Meads Neighbourhood Plan was adopted in 2015, the first in East Herts. This Plan forms part of the development plan and, therefore, proposals within the Neighbourhood Plan Area must also accord with the provisions of the Bishop's Stortford Silverleys and Meads Neighbourhood Plan.

5.2.2 The Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley has been submitted to East Herts Council. Consultation on the Plan is expected to commence in late September/early October 2016. The Plan is expected to reach examination in late 2016 and a referendum in early 2017. Once adopted, this Plan will also form part of the development plan and therefore proposals within the Neighbourhood Plan Area must also accord with the Bishop's Stortford Neighbourhood Plan for All Saints, Central, South and part of Thorley.

5.3 Development in Bishop's Stortford

5.3.1 The main features of the policy approach to development in Bishop's Stortford are shown on Figure 5.1 below:

Figure 5.1 Key Diagram for Bishop's Stortford



5.3.2 Reflecting the District Plan Strategy, the following policies will apply to applications for new development in Bishop's Stortford in addition to general policies in the Plan:

Policy BISH1 Development in Bishop's Stortford

I. In accordance with Policy DPS3 (Housing Supply 2011-2033), Bishop's Stortford will accommodate between 3,729 and 4,142 homes at the following sites:

- (a) 2,529 homes at Bishop's Stortford North, including 2,200 on ASRs 1 to 4 and 329 at ASR 5 as set out in Policy BISH3;
- (b) 0-163 homes at the Reserve Secondary School site at Hadham Road contingent on the provision of a secondary school site at Bishop's Stortford North, as set out in Policy BISH4;
- (c) 750 homes at Bishop's Stortford South as set out in Policy BISH5;
- (d) 0-150 homes at the Bishop's Stortford High School site at London Road contingent on the relocation of the school to Bishop's Stortford South as set out in Policy BISH6;
- (e) 400 homes at the Goods Yard set out in Policy BISH7;
- (f) 0-100 homes at The Causeway/Old River Lane as set out in Policy BISH8;
- (g) 50 homes at land East of Manor Links as set out in Policy BISH9; and
- (h) A proportion of the overall windfall allowance for the District.

II. In the longer term, land at the Mill Site may come forward for mixed-use development as set out in Policy BISH10.

5.3.3 Within Bishop's Stortford's urban area it is expected that a proportion of the overall windfall allowance for the District will be accommodated. These sites will be determined on an individual basis, taking into account the policies of the Plan. In addition, there are several sites with planning permission that are already counted as part of the District's committed delivery of new homes.

Bishop's Stortford Town Centre Planning Framework

- 5.3.4 Bishop's Stortford has the largest shopping centre in the District and provides a wide range of convenience and comparison shopping opportunities in addition to other service needs. This offer serves both its own residents and those of surrounding settlements. Bishop's Stortford's markets, food and drink facilities and successful night-time economy also draw patronage from wider locations.
- 5.3.5 The Council is in the process of preparing a Bishop's Stortford Town Centre Planning Framework which will guide future development in the town centre and provide a comprehensive approach to managing the impact and potential of growth on the town centre. It is anticipated that the Framework will set out a number of strategies to increase the floorspace of the retail core of the town, and to address issues associated with parking, pedestrian accessibility, traffic calming, and traffic flows.
- 5.3.6 To ensure that the aims of the Bishop's Stortford Town Centre Planning Framework can be met, where development is proposed in town centre locations in Bishop's Stortford, Policy BISH11 will apply.
- 5.3.7 It is intended that the Framework will be adopted by East Herts Council as a Supplementary Planning Document in due course.

Policy BISH2 Bishop's Stortford Town Centre Planning Framework

Development proposals in Bishop's Stortford Town Centre will be expected to conform with, and positively contribute to, proposals contained within the Bishop's Stortford Town Centre Planning Framework, as appropriate.

Bishop's Stortford North (Policy BISH3)

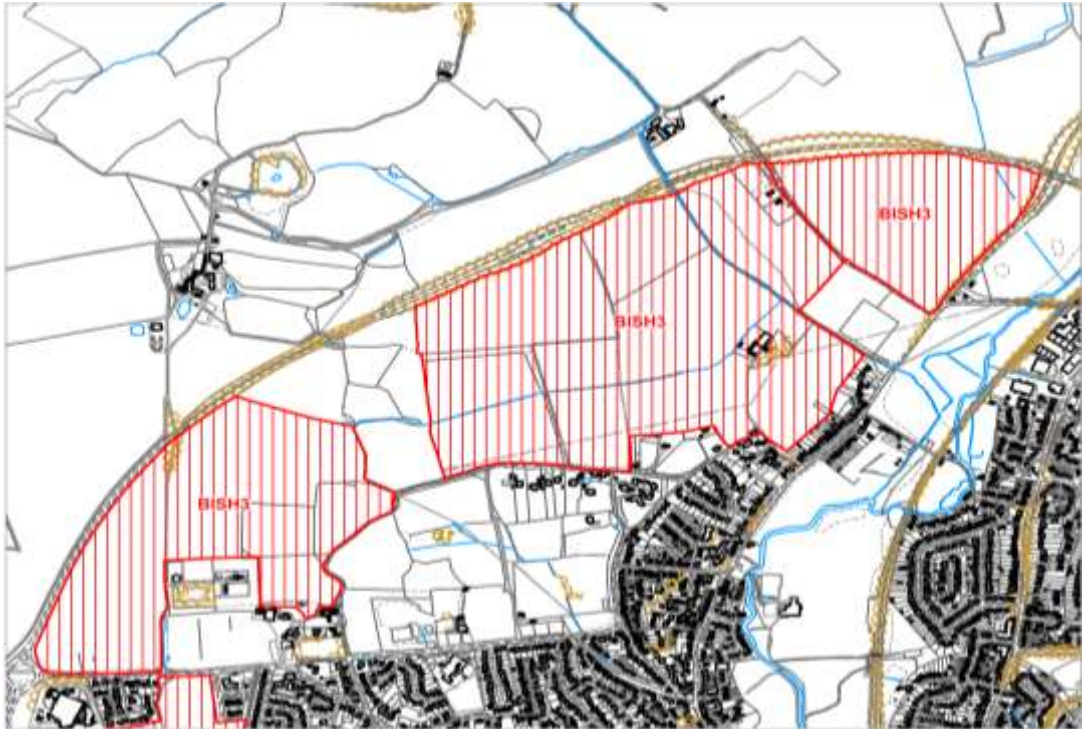
- 5.3.8 To the north of the town, land inset from the Green Belt and safeguarded for future development in previous Local Plans is allocated for mixed-use development. Outline planning permission has been granted on ASRs 1 to 4 for 2,200 homes, with detailed permission granted on ASRs 1 and 2 for 850 homes (the western neighbourhood). ASRs 3 and 4 are earmarked for 1,350 homes,

but there are currently no detailed plans for this eastern neighbourhood. Outline planning permission has been granted for 329 homes on ASR 5.

5.3.9 As a large proportion of this site remains without detailed permission it is considered prudent to set out the requirements of this site in the context of the settlement of Bishop's Stortford and the District as a whole, reflecting the approved applications where appropriate and emerging policy.

5.3.10 The site as a whole will comprise a mix of house types, including provision for specialist and accessible homes, starter homes and self-build properties. The site will provide two neighbourhood centres to accommodate day-to-day retail, service and community facility needs, employment areas, up to two primary schools and a secondary school of at least six forms of entry. If the secondary school is constructed on this site, the resulting housing number will be reduced. In addition, the site will provide enhanced walking and cycling links, green infrastructure and open spaces along with new and enhanced bus routes. Development in this location will offer benefits for the wider community by providing new sports pitches and funding off-site infrastructure where necessary, such as additional burial space, upgrades to sewage networks, support of the Rhodes Centre and museum for example.

Figure 5.2 Site Location: Bishop's Stortford North



Policy BISH3: Bishop's Stortford North

Land at Bishop's Stortford North will accommodate approximately 2,529 homes between 2017 and 2033 (650 homes to be delivered between 2017 and 2022; 1,250 homes between 2022 and 2027; and, 300 homes between 2027 and 2033).

I. West of Hoggate's Wood, will accommodate around 850 homes in accordance with planning application 3/13/0804/OP. The site shall include the provision of:

- (a) a primary school of two forms of entry;
- (b) a neighbourhood centre providing a range of local shops and services;
- (c) a new roundabout on Hadham Road to provide vehicular access to the area;
- (d) outdoor playing pitches at Hoggate's Wood;
- (e) equipped areas for play as part of a wider green infrastructure strategy;
- (f) a sustainable transport spine road (bus route, cycleway and pedestrian use only) connecting Hadham Road through to the land east of Hoggate's Wood, a hierarchy of local roads, including walking and cycling networks.

II. Land between Hoggate's Wood and Farnham Road will accommodate 1,350 new homes between 2017 and 2033. Prior to the submission of a detailed planning application, a Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Bishop's Stortford Town Council and other key stakeholders. This document will further be informed by public participation in the process. Development in this location shall include the provision of:

- (a) a primary school of two forms of entry with an Early Years facility;
- (b) a secondary school of at least six forms of entry, with potential to expand to eight forms of entry to accommodate future needs. The layout of the schools should be designed to accommodate community use of indoor and outdoor sports facilities;
- (c) vehicular access by a new roundabout on the A120 and also by a new junction on Rye Street;
- (d) continuation of the sustainable transport spine road connecting to the western neighbourhood to access points created for the eastern neighbourhood;
- (e) a neighbourhood centre comprising a mix of local shops and facilities, business incubator units, health facilities, and a play area/open space;
- (f) a new employment allocation to provide modern business premises attractive to B1 employment uses;
- (g) preservation and enhancement of Foxdells Farm as a focus for a public space and appropriate community or leisure facilities; and

III. In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the masterplan, and will not prejudice the implementation of the site as a whole.

IV. East of Farnham Road, 329 homes shall be provided in accordance with planning permission 3/13/0886/OP. The site shall include the provision of:

- (a) a site for a one form entry primary school, unless appropriate provision is made elsewhere;
- (b) public open and amenity space and appropriate landscaping, including land to the east of Hazelend Road;

- (c) access and highway improvements, including a new roundabout junction to provide suitable access to the site and surrounding land;
- (d) a sustainable transport route through the site;
- (e) essential on-site infrastructure including utilities.

IV. The development across the whole site is expected to address the following provisions and issues:

- (a) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) a care home/ flexi-care or sheltered properties in accordance with the provisions of Policy HOU6 (Specialist Housing for Older and Vulnerable People);
- (d) Self Build Housing in accordance with Policy HOU8 (Self Build Housing);
- (e) responding to the existing landform, incorporating existing landscaping within new streets, paths and spaces, creating quality local green infrastructure which maximises opportunities presented by existing landscape features including watercourses, to create net gains to biodiversity through additional planting and other measures. Proposals in the vicinity of Farnham Bourne and Bourne Brook will need to reflect the River Stort Catchment Management Plan;
- (f) a new Country Park shall be provided to include the Green Belt land north and south of Dane O' Coy's Road, including Hoggate's Wood and Ash Grove, including long-term arrangements for management and maintenance. Other open spaces and play areas should also be provided throughout the site;
- (g) the rural character of Dane O' Coys Road shall be preserved, and access along the road shall be reserved for pedestrians and cyclists only;
- (h) a network of well-signposted pedestrian and cycle routes between the development and the town centre;
- (i) a circular bus route connecting with the bus/rail interchange in the town centre;

- (j) the preservation of strategic long views of St. Michael's Church and All Saints, Hockerill, and views of mature trees;
- (k) easy access to the village of Farnham must be maintained along Farnham Road, including during the construction period;
- (l) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;
- (m) the delivery of all other necessary on-site and appropriate off-site infrastructure;
- (n) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards and any other relevant matters, as appropriate.

Reserve Secondary School Site, Hadham Road (Policy BISH4)

- 5.3.11 One of the main challenges facing development in Bishop's Stortford is the funding and provision of additional secondary school capacity. In order to enable flexibility and avoid jeopardising opportunities for successful resolution of the school sites issues, land has been reserved for an additional secondary school at land adjacent to Patmore Close off Hadham Road.
- 5.3.12 Designated for this purpose in the 2007 Local Plan, part of this site was granted permission for 163 homes in 2014, on the condition that the County Council confirms it is the legal owner of the proposed secondary school site provided as part of the second phase of the Bishop's Stortford North development within ASRs 3 and 4. As detailed planning permission has yet to be secured for this second phase of development, the delivery of the secondary school is currently uncertain. Therefore, this site will be retained for a secondary school until detailed planning permission is granted for the delivery of the Bishop's Stortford North secondary school and the County Council is able to fulfil the above condition.

Figure 5.3 Site Location: Reserve Secondary School Site, Hadham Road



Policy BISH4 Reserve Secondary School Site, Hadham Road

I. The Reserve Secondary School Site, Hadham Road will only be released for residential development if sufficient additional secondary school capacity is provided within the Bishop’s Stortford North development.

II. In the event that the site comes forward for non-educational development, 163 new homes will be provided between 2022 and 2027 in line with the approved planning application 3/14/2144/OP.

III. The development is expected to address the following provisions and issues:

- (a) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) retention and enhancement of the outdoor playing pitches in the western parcel of the site for community purposes, providing connections to neighbouring residential areas where possible. Skelleys Wood in the south of the site will be retained and connections made between it and

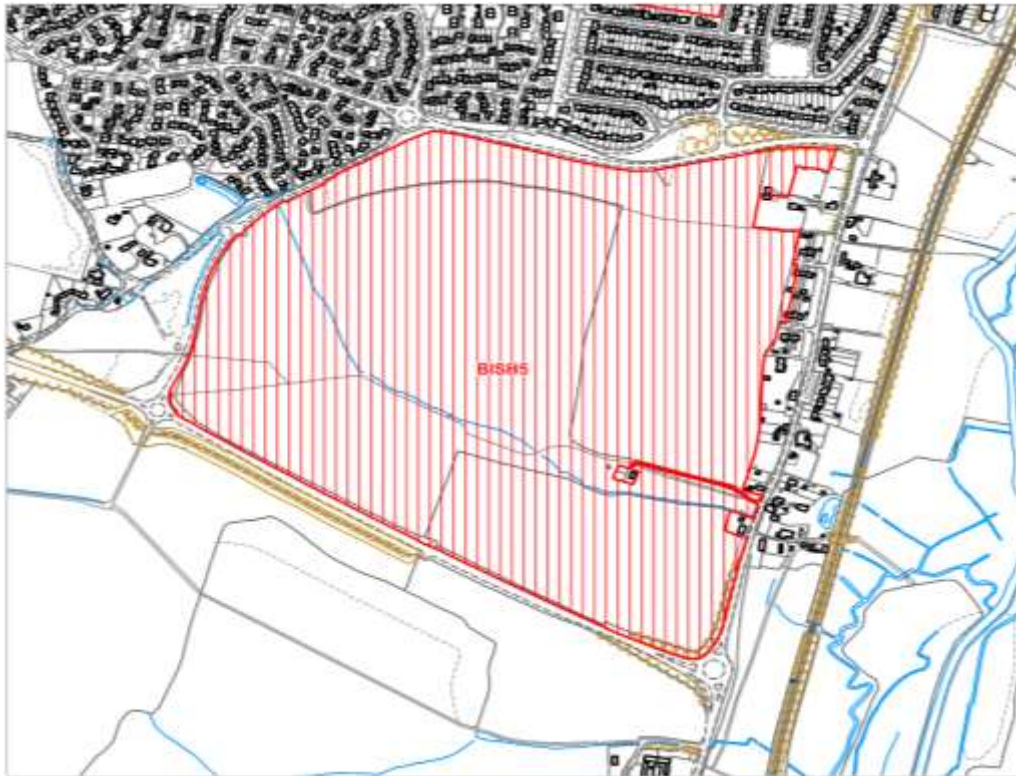
the site through buffer planting, tree-lined streets and it will be subject to appropriate management.

- (d) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;
- (e) sustainable drainage and provision for flood mitigation;
- (f) access arrangements and wider strategic and local highways mitigation measures;
- (g) sustainable transport measures which encourage walking and cycling, and enhanced passenger transport services;
- (h) public amenity green space and play areas;
- (i) the delivery of all other necessary on-site and appropriate off-site infrastructure;
- (j) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards and any other relevant matters, as appropriate.

Bishop's Stortford South (Policy BISH5)

- 5.3.13 Development of a mixed-use urban extension is required in this area in order to meet housing needs and to facilitate the provision of a new primary and secondary school. To encourage self-containment and improve sustainability, the provision of a neighbourhood centre including local shops will be required. To provide for local and wider job opportunities, a modern business park will provide a gateway to the south of the town.
- 5.3.14 A collaborative approach to masterplanning which forms the basis of a Supplementary Planning Document is considered to be essential to the preparation of this site to guide development in the short and longer term. Close working will be required with the County Council and other parties to ensure essential infrastructure such as schools are provided in a timely manner.

Figure 5.4 Site Location: Bishop's Stortford South



Policy BISH5 Bishop's Stortford South

I. Land to the south of Whittington Way is allocated as a residential-led mixed-use development, to accommodate approximately 750 new homes by 2027.

II. Prior to the submission of any planning application, a Masterplan will be collaboratively prepared, involving site promoters, landowners, East Herts Council, Hertfordshire County Council, Bishop's Stortford Town Council, Thorley Parish Council and other key stakeholders. This document will further be informed by public participation in the process.

III. The development is expected to address the following provisions and issues:

- (a) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) a care home/ flexi-care or sheltered properties in accordance with the provisions of Policy HOU6 (Specialist Housing for Older and Vulnerable People);

- (d) Self Build Housing in accordance with Policy HOU8 (Self Build Housing);
- (e) education facilities, including land for a two-form entry primary school with an Early Years facility with room to expand to three-forms of entry; land for a six-form entry secondary school (co-educational or single sex), with room to expand to eight-forms of entry to meet longer term needs;
- (f) indoor and outdoor sports facilities will be provided as part of the secondary school (where available for community use) and/or by other means;
- (g) a neighbourhood centre in an accessible location, providing local retail and community uses including a healthcare facility;
- (h) a 4-5 hectare business park of landmark design, in an accessible location;
- (i) appropriate access arrangements, which will not include direct vehicular access on to London Road, and wider strategic and local highways mitigation measures, including improvements along London Road;
- (j) sustainable transport measures which encourage walking and cycling through the site and beyond, including:
 - the provision of cycleways and footways that provide links into the existing residential areas;
 - appropriate treatment of the Hertfordshire Way, including the retention of an open southerly aspect;
 - enhancement of other Public Rights of Way, making new east-west connections across London Road;
 - enhanced passenger transport services to the town centre and station, including the creation of a sustainable route through the site;
- (k) responding to the existing landform, incorporating existing landscaping within new streets, paths and spaces, creating quality local green infrastructure which maximises opportunities presented by existing landscape features including watercourses, to create net gains to biodiversity through additional planting and other measures;
- (l) sustainable drainage and provision for flood mitigation;
- (m) a variety of public open spaces across the site, including the provision of play areas and opportunities for indoor and outdoor health and fitness activities, as well as space for wildlife;

- (n) connections to existing green infrastructure assets such as Southern Country Park and the Thorley Flood Pound SSSI and nature reserve;
- (o) layout and orientation of spaces to facilitate views and vistas beyond the site, in particular towards Thorley Church, protecting and enhancing the setting of listed buildings along London Road where necessary;
- (p) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;
- (q) the delivery of all other necessary on-site and appropriate off-site infrastructure;
- (r) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for All Saints, Central, South and parts of Thorley Wards and any other relevant matters, as appropriate.

IV. In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the masterplan, and will ensure that such development would not prejudice the implementation of the site allocation as a whole.

The Bishop's Stortford High School Site, London Road (Policy BISH6)

- 5.3.15 Should the Bishop's Stortford High School relocate to the land at Bishop's Stortford South, the existing school site will be released for residential development. However, land will be set aside on the site to accommodate the expansion of Thorley Hill Primary School and to retain some of the land for public open space.

Figure 5.5 Site Location: The Bishop's Stortford High School Site, London Road



Policy BISH6: Bishop's Stortford High School Site, London Road

I. The Bishop's Stortford High School Site will only be released for residential development if sufficient secondary school capacity is provided within the Bishop's Stortford South development or elsewhere in the town.

II. In the event that the site comes forward for non-educational development, approximately 150 new homes will be provided between 2017 and 2022.

III. The development is expected to address the following provisions and issues:

- (a) a range of dwelling type and mix, in accordance with the full provisions of Policy HOU1 (Type and Mix of Housing);
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) retention and enhancement of part of the outdoor playing pitches in the western parcel of the site for community purposes, providing connections to neighbouring residential areas where possible;

- (d) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;
- (e) sustainable drainage and provision for flood mitigation;
- (f) access arrangements and wider strategic and local highways mitigation measures. Where a new access is required to serve the western part of the site, consideration will need to be given to the relationship of this new access and neighbouring uses, including residential and school uses;
- (g) sustainable transport measures which encourage walking and cycling, and enhanced passenger transport services;
- (h) public amenity green space and play areas;
- (i) the delivery of all other necessary on-site and appropriate off-site infrastructure;
- (j) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for All Saints, Central, South and parts of Thorley Wards and relevant matters, as appropriate.

The Goods Yard (Policy BISH7)

5.3.16 The Goods Yard occupies a strategic location between the railway station and the town centre. Occupying a riverside location, the Goods Yard offers a unique opportunity to create a new area of attractive public realm which connects the river to the station through to the town centre. The northern part of the site lies within the town centre boundary and is appropriate for a mix of retail and commercial development, exploiting its highly accessible location through the creation of a commuter and business hub. This part of the site marks the entry to the town from the station and as such should provide a landmark building or public realm that respects the town's heritage and the site's riverside and railway environment.

Figure 5.6 Site Location: Land at the Goods Yard



Policy BISH7: The Goods Yard

I. The Bishop's Stortford Town Centre Planning Framework will form the basis of a Supplementary Planning Document, which will be used to inform the masterplanning of this site.

II. In the context of this, the Goods Yard will provide for at least 400 homes between 2017 and 2027, as part of a mixed use development including a significant amount of B1a office floorspace and small-scale retail provision. Development of the site shall include:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including residential apartments on the upper floors of commercial uses and 3-4 bed family homes;
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) Self Build Housing in accordance with Policy HOU8 (Self Build Housing);
- (d) sustainable transport measures which encourage walking and cycling through the site and beyond, including:

- the provision of cycleways and footpaths that provide links through the site, connecting the river to the station, the station and the town centre via the Anchor Street Leisure Park and improved Station Road bridge, and to provide opportunities to cross the railway line;
 - the creation of a new station forecourt that provides a safe and attractive public realm which facilitates the movement of people between various modes of transport;
 - enhanced passenger transport services to the town centre and station, including the creation of a sustainable route through the site;
- (e) high quality, vehicle-free public realm along the river frontage, enabling improved access to the town centre along the waterway. The orientation of buildings will retain an open riverside environment, facilitate views of local landmarks and provide a direct route between the Goods Yard footbridge and the station;
- (f) landscaping and tree planting to reduce urban heat island effects, including retention and enhancement of the area of woodland to the south of the site;
- (g) improvements to the riverside environment in line with the River Stort Catchment Management Programme;
- (h) high quality design which incorporates local material pallets and provides varying character and style across the site, incorporating sustainable design features;
- (i) residential blocks which have access to private amenity green space, separate from parking areas;
- (j) multistorey parking which is appropriately screened and separated from residential buildings, ensuring homes have pleasant outlooks;
- (k) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;
- (l) the delivery of all other necessary on-site and appropriate off-site infrastructure;
- (m) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for All Saints, Central, South and parts of Thorley Wards and relevant matters, as appropriate.

III. On-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters.

IV. Site promoters must work with Hertfordshire County Council as the Highways and Transport Authority to undertake transport modelling to assess and provide suitable mitigation measures against vehicular congestion in the town centre.

The Causeway/Old River Lane (Policy BISH8)

- 5.3.17 This is an important site located within the town centre of Bishop's Stortford. As such it provides a valuable opportunity to create a range of new uses in the town as well as the potential for residential development. The masterplan for this site will need to ensure there is an appropriate balance between land uses, including parking, whilst creating an extension to the existing historic town centre. Subsequent to the delivery of this site, the Primary Shopping Frontage will be extended to encompass this site if appropriate.
- 5.3.18 The Bishop's Stortford Town Centre Planning Framework will be adopted as a Supplementary Planning Document and will be used to inform the masterplan for this site. The District Council, as landowner, will work proactively with key stakeholders in bringing this site forward.

Figure 5.7 Site Location: Land at Old River Lane



Policy BISH8: The Causeway/Old River Lane

- I. The Bishop's Stortford Town Centre Planning Framework will form the basis of a Supplementary Planning Document, which will be used to inform the masterplanning of this site.
- II. The site will provide for a mixed use development and up to 100 new homes between 2022 and 2027.
- III. The site will represent an extension of a historic market town. Therefore the masterplan will address the following:
 - (a) the creation of a high quality mixed-use development of retail, leisure uses, along with a 'civic hub' of other commercial and community uses such as GP surgery and B1 office floorspace;
 - (b) the creation of new streets and public spaces;
 - (c) connections between the site and the existing town centre, towards Castle Gardens and to parking areas off Link Road;
 - (d) a reduction in traffic speed along Link Road, with new or enhanced crossing points;

- (e) a design and layout which respects the significance and relationship of the site with designated and un-designated heritage assets, within the Bishop's Stortford Town Centre Conservation Area;
- (f) key frontages such as Coopers will be enhanced by new public realm and buildings that reflect locally distinctive materials and design;
- (g) On-site car parking will need to be sufficient to meet the needs of the uses proposed, without encouraging travel to the town centre in order to avoid worsening traffic congestion and further impact on the Hockerill Air Quality Management Area. Parking will need to be provided to serve the town centre as well as commuters.

IV. In addition, the development is expected to address the following provisions and issues:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including residential apartments on the upper floors of commercial uses;
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) new utilities infrastructure where necessary;
- (d) planning obligations including on and off-site developer contributions where necessary and reasonably related to the development; and
- (e) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards and relevant matters, as appropriate.

East of Manor Links (Policy BISH9)

- 5.3.19 This site is located between the Golf Course and the existing urban area. A predominantly residential development in this location will contribute towards meeting short-term housing needs.

Figure 5.8 Site Location: East of Manor Links



Policy BISH9: East of Manor Links

I. Land to the east of Manor Links will provide 50 new homes between 2017 and 2022.

II. The development is expected to address the following provisions and issues:

- (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including the provision of bungalows to the rear of Manor Links itself;
- (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
- (c) access arrangements onto Manor Links, wider strategic and local highways mitigation measures, including improvements to Dunmow Road at the entrance to Manor Links;
- (d) sustainable transport measures which encourage walking and cycling through the site, including the provision of a new pedestrian crossing point on Dunmow Road;
- (e) responding to the existing landform, incorporating existing landscaping within new streets, paths and spaces, creating quality local green infrastructure which maximises opportunities presented by existing

- landscape features including watercourses, to create net gains to biodiversity through additional planting and other measures;
- (f) public amenity green space and play areas;
 - (g) sustainable drainage and provision for flood mitigation;
 - (h) necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network;
 - (i) the delivery of all other necessary on-site and appropriate off-site infrastructure;
 - (j) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for All Saints, Central, South and parts of Thorley Wards and relevant matters, as appropriate.

The Mill Site (Policy BISH10)

- 5.3.20 The Mill Site occupies a strategic location between the railway station and the town centre and fronting the River Stort. While acknowledging that not all properties on the site are associated with or in mill usage, for ease of location, the site is collectively known as the Mill Site. In the long term, the opportunities for sensitive mixed-used development are significant, as set out in the Mill Site Development Brief (2011). However, at present there is no indication that the Mill owners are seeking to relocate to an alternative site. Therefore, Policy BISH10 (The Mill Site) covers two eventualities; if the current occupants of the Mill wish to relocate at some point during the plan period; and if the remaining non-mill land within the site comes forward for development. Proposals for development on this and the adjoining landholding should reflect a comprehensive approach to the whole site.
- 5.3.21 Depending upon the masterplan and the consideration of uses on the site, it is anticipated that some residential uses could be provided on upper floors. At this stage therefore, it is not considered appropriate to allocate a particular number of homes for the site. However, Policy BISH10 provides a framework for the consideration of the site should the site come forward for development within the Plan period.

Figure 5.9 Site Location: Land at the Mill Site



Policy BISH10: The Mill Site

I. Reflecting the site's town centre location and proximity to the station, should the site come forward within or beyond the Plan period, the Bishop's Stortford Town Centre Planning Framework will form the basis of a Supplementary Planning Document, which will be used to inform the masterplanning of this site. This should be undertaken in a collaborative manner involving the District Council, Bishop's Stortford Town Council and other key stakeholders.

II. Should the whole site, or any part of the site, come forward for development, the Mill Site shall include:

- (a) access along the river frontage connecting to the town centre via a new footbridge over the River Stort;
- (b) a new riverside hub of leisure and commercial uses with active frontages on the ground floor with residential and/or B1 office space on upper floors;
- (c) retention and enhancement of the most significant historic buildings, including improving the setting of the Registration Office and adjacent listed building, reflecting the site's location within the Conservation Area;

- (d) high quality, vehicle-free public realm along the river frontage, enabling improved access to the town centre along the waterway. The orientation of buildings will retain an open riverside environment and building heights will avoid a 'canyon' effect;
 - (e) a direct pedestrian and cycle-friendly route between the station to the south of the site, along Dane Street towards a new bridge over the river, connecting to the town centre;
 - (f) high quality design which incorporates local material pallets and references the historic mill and industrial riverside heritage, incorporating sustainable design features;
 - (g) opportunities for mooring;
 - (h) landscaping and tree planting to reduce urban heat island effects;
 - (i) the retention of a suitable buffer strip adjacent to Station Road Bridge to enable bridge widening to provide safe and attractive access between the station and the town centre for pedestrians and cyclists;
- III. If residential uses are proposed on upper floors, they should provide:
- (a) a range of dwelling size, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing), including some three-bed apartments;
 - (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
 - (c) necessary utilities, including integrated communications infrastructure to facilitate home-working; and upgrades to the localised sewerage network;
 - (d) the delivery of all other necessary on-site and appropriate off-site infrastructure;
 - (e) other policy provisions of the District Plan, Bishop's Stortford Town Council's Neighbourhood Plan for Silverleys and Meads Wards and relevant matters, as appropriate.

5.4 Employment in Bishop's Stortford

- 5.4.1 Bishop's Stortford is recognised as being well placed to provide new employment land, drawing upon opportunities presented by its proximity to Stansted Airport and its location within the M11 corridor. The employment strategy for Bishop's Stortford is to protect and enhance the existing employment areas, and

supplement these with new Employment Areas at Bishop's Stortford North and Bishop's Stortford South, and new employment generating uses at Old River Lane, the Mill Site and at the Goods Yard.

- 5.4.2 In addition, Millside Industrial Estate and Southmill Trading Estate have been formally designated as Employment Areas.
- 5.4.3 The Council understands that there is interest in expanding the Employment Area at Goodliffe Park off Stansted Road, which is within Uttlesford District Council.

Policy BISH11: Employment in Bishop's Stortford

I. In accordance with Policy ED1 (Employment), the following locations are designated as Employment Areas:

- (a) Raynham Road/Dunmow Road Industrial Estate (incorporating Stortford Hall Industrial Estate, The Links Business Centre, Raynham Road/Myson Way, Raynham Road West, and Raynham Road East between The Links Business Centre and Raynham Close);
- (b) Haslemere Estate;
- (c) Twyford Road;
- (d) Stansted Road (incorporating Goodliffe Park, Stort Valley Industrial Estate, and Birchanger Industrial Estate);
- (e) Woodside;
- (f) Millside Industrial Estate;
- (g) Southmill Trading Estate.

II. New Employment Areas will be identified in the following locations:

- (a) Bishop's Stortford North, as set out in Policy BISH3;
- (b) Bishop's Stortford South, as set out in Policy BISH5.

III. New employment opportunities will come forward through mixed-use development at the following locations:

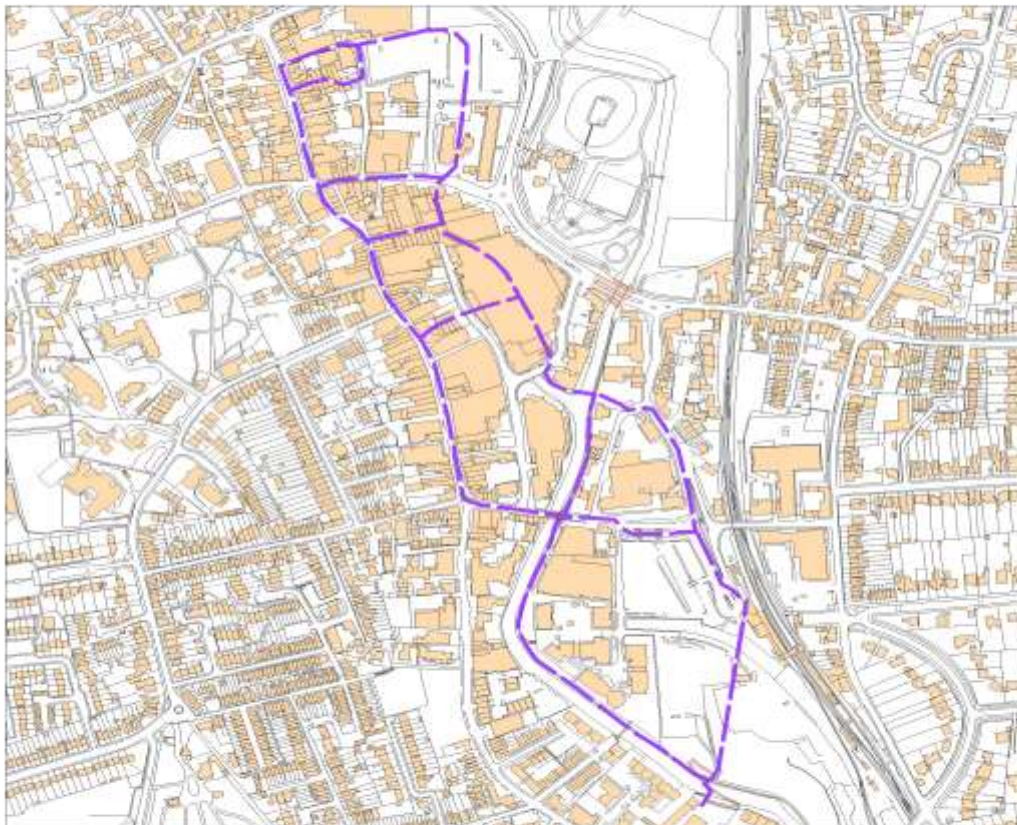
- (a) The Goods Yard, as set out in Policy BISH7; and
- (b) Old River Lane, as set out in Policy BISH8.

IV. The Mill Site in Bishop's Stortford will remain as a designated Employment Area until such time that the land is presented as being available for redevelopment. The site will then be subject to the provisions of Policy BISH10 and should be brought forward for redevelopment as part of a comprehensive masterplan.

5.5 Retail, Leisure and Recreation in Bishop's Stortford

5.5.1 A key part of the Framework is the creation and extension of pedestrian and cycle links between the town's various retail, leisure and cultural facilities, in particular, connecting the river, station and town centre. Figure 5.10 illustrates a pedestrian circuit connecting the town centre, through the Mill Site and towards the station and beyond towards the Rhodes Centre.

Figure 5.10 Pedestrian Circuit



5.5.2 Environmental enhancements will be sought to improve the attractiveness of the town centre as a retail and leisure destination. These could include a range of public realm enhancements including paving, signage and street furniture and an active river frontage. Supporting the town centre, local shopping needs will be

addressed through the designation of new Neighbourhood Centres.

- 5.5.3 Development in Bishop's Stortford and the surrounding area will result in an increased demand for local services and community facilities including, for instance, healthcare and education. Development proposals should contribute to the enhancement of existing provision to ensure that both new and existing residents in the town are able to access community facilities and vital services within Bishop's Stortford, thereby reducing the need to travel to other settlements. Reflecting this, development proposals will be considered in accordance with Policies CFLR7 (Community Facilities), CFLR8 (Loss of Community Facilities) CFLR9 (Health and Wellbeing) and CFLR10 (Education).
- 5.5.4 Improvements to local and strategic highway infrastructure and the creation of new public transport routes, cycleways and walking routes will increase connectivity through the town to the countryside beyond. While developments will protect and create new green infrastructure assets such as open spaces planting and sustainable drainage features.
- 5.5.5 For formal sport provision, new opportunities for indoor and outdoor sports will be created through the Council's Leisure Strategy and through Community Use Agreements with secondary schools. Development proposals will be considered in accordance with Policies CFLR1 (Open Space, Sport and Recreation) and in relation to the Council's most up-to-date evidence. The Council will also continue to work with Uttlesford District Council, together with other partners to identify opportunities to deliver new sports facilities for the town.
- 5.5.6 Bishop's Stortford's Green Wedges ('green fingers'), which penetrate the town, are a recognised local amenity, wildlife and leisure asset and have been designated as Local Green Spaces under Policy CFLR2 (Local Green Space). This designation provides protection for these valuable resources and ensures that development will not be allowed in such locations, other than in very special circumstances.

Policy BISH12: Retail, Leisure and Recreation in Bishop's Stortford

I. New retail and leisure facilities will be focused within the town centre and within the following locations:

- (a) the Goods Yard, in accordance with Policy BISH7;
- (b) the Old River Lane site, in accordance with Policy BISH8; and
- (c) the Mill Site, in accordance with BISH10;

II. Development proposals in Bishop's Stortford should seek to enhance the public realm and create connections between existing and new retail and leisure facilities, including the Rhodes Centre.

III. Opportunities to link into and extend the pedestrian circuit will be supported in principle and proposals that jeopardise such connections will be resisted.

IV. To provide for day-to-day convenience retail and service needs, new Neighbourhood Centres will be designated in the following locations:

- (a) Bishop's Stortford North, west of Hoggate's Wood, in accordance with Policy BISH3 (I);
- (b) Bishop's Stortford North, between Hoggate's Wood and Farnham Road, in accordance with Policy BISH3 (II).
- (c) Bishop's Stortford South, in accordance with Policy BISH5;

V. Opportunities to provide new indoor and outdoor sports facilities will be supported in principle in accordance with Policy CFLR1

VI. The Green Wedges in Bishop's Stortford are designated as Local Green Spaces, within which Policy CFLR2 (Local Green Space) applies.