

EAST HERTS COUNCIL

EXECUTIVE – 16 MAY 2017

REPORT BY EXECUTIVE MEMBER FOR ECONOMIC
DEVELOPMENT AND CHAIR OF THE BISHOP'S STORTFORD
TOWN CENTRE STEERING GROUP

BISHOP'S STORTFORD TOWN CENTRE PLANNING FRAMEWORK

WARD(S) AFFECTED: All Bishop's Stortford and surrounding

Purpose/Summary of Report

- To enable the Executive to consider the finalised Bishop's Stortford Town Centre Planning Framework

RECOMMENDATION FOR COUNCIL: That

(A)	the Bishop's Stortford Town Centre Framework (March 2017) be approved for Development Management purposes.
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1.0 Background

1.1 The Council engaged consultants to formulate a Planning Framework for the town centre in the early part of 2016. This work was commissioned on the basis of a number of issues which were apparent in the town:

- the acquisition by the Council of the Old River Lane site and the desire to ensure that any development which comes forward on it is complementary to the needs of the town;

- the formulation of significant development proposals by private land owners at the Bishop's Stortford goods yard site;

- the need to ensure that a consistent and more detailed planning framework position was established for the town centre to complement planning policies coming forward in the District Plan and to provide a framework against which investment and other intervention decisions could be taken.

- 1.2 The work of the consultants has now been concluded and a finalised Planning Framework has been produced.
- 1.3 This report seeks endorsement of the Framework and to establish that weight can now be assigned to the document in the various decisions that the Councils (and others) make, including planning decisions, in relation to the town centre.

2.0 Report

- 2.1 In the work, the consultants analysed the historic development of the town, its current economic and commercial position and the strengths of its geographical position. Following an initial round of consultation they identified a number of themes around which future decisions for the town should be based.
- 2.2 These themes, along with a more detailed approach to potential opportunities provided by three key development locations were then subject to a further round of consultation toward the end of 2016.
- 2.3 The final Framework document was based on the output from this.
- 2.4 The pre-submission District Plan sets out (para 5.3.5) that the Council is in the process of preparing the Town Centre Planning Framework which will guide future development in the town centre. It is also sets out that it is intended that the Framework will be adopted by the Council as a Supplementary Planning Document in due course.
- 2.5 At this stage, in advance of the adoption of the District Plan, in order to assign weight to the finalised Framework, the Executive is invited to support the Framework for Development Management purposes.
- 2.6 A full copy of the finalised Framework document is available by using the link below in the Background papers section.

3.0 Implications/Consultations

- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

The Bishop's Stortford Town Centre Planning Framework, March 2017

[http://democracy.eastherts.gov.uk/mgIssueHistoryHome.aspx?IId=20440
&PlanId=262](http://democracy.eastherts.gov.uk/mgIssueHistoryHome.aspx?IId=20440&PlanId=262)

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