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Bishop's Stortford North

Welcome to this website which we have set up to provide information on, and to encourage local participation in, the planning and design of the development of the land within the A120 bypass to the north of Bishop's Stortford, which generally comprises Areas of Special Restriction (ASRs) 1-4.



Following the two Open Days held in June and the September Feedback Event the Consortium is continuing to develop and refine its proposals in the light of the local feedback and the technical studies and consultations that have been running in tandem.

It remains on track to submit a planning application around the end of the year.

By working together, we aim to make sure that the development will provide real benefits to the town whilst avoiding unacceptable impacts.

News

Report on Feedback Event

06 November 2012
The Consortium has published a report on the Feedback Event held in September that was attended by a total of 374 people.
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Community Consultation Feedback Event

11 September 2012
Following the two Community Consultation Open Days that it held in June, the Bishop's Stortford North Consortium is holding a further event at the Charis Centre.
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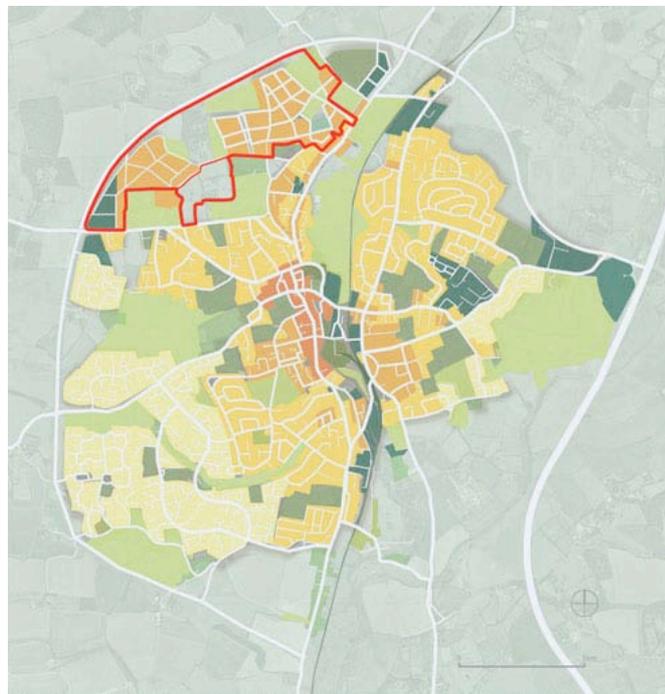
Location

The Bishop's Stortford North Consortium has an interest in about 320 acres of land within the town's northern bypass stretching from Farnham Road to the Tesco roundabout.

The land (which is edged red on the plan) includes the Areas of Special Restraint (ASRs) 1-4 and the Special Countryside Area (SCA) that have been identified as having potential to meet future requirements for housing since the mid-1980s.



Map showing land interests held by the Bishop's Stortford North Consortium (click to enlarge)



Site edged red overlaying map from Bishop's Stortford Masterplanning Study (2005) prepared for EHDC by Roger Evans Associates

The land is not, and has never been, Green Belt. There is, however, a "wedge" of land designated as Green Belt running through the centre of the site that includes Hoggate's Wood and the open land south of Dane O'Coys Road. Although we will be considering the future use and management of these areas as part of the proposal, the Consortium does not envisage building housing on this land.



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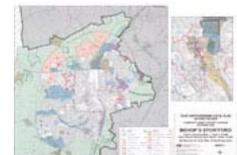
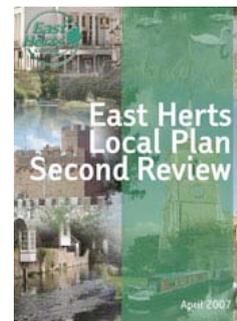
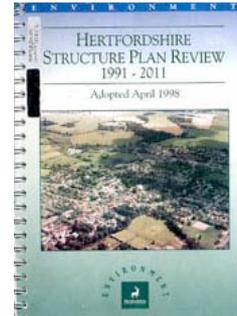
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Background

The land within the northern bypass has been identified for long term housing needs since the mid-1980s in successive reviews of the East Hertfordshire Local Plan and the Hertfordshire Structure Plan.

In 2008, after recognising that there was insufficient development land to satisfy its housing requirement, the District Council resolved to "bring forward" the Bishop's Stortford North ASRs and SCA for development.

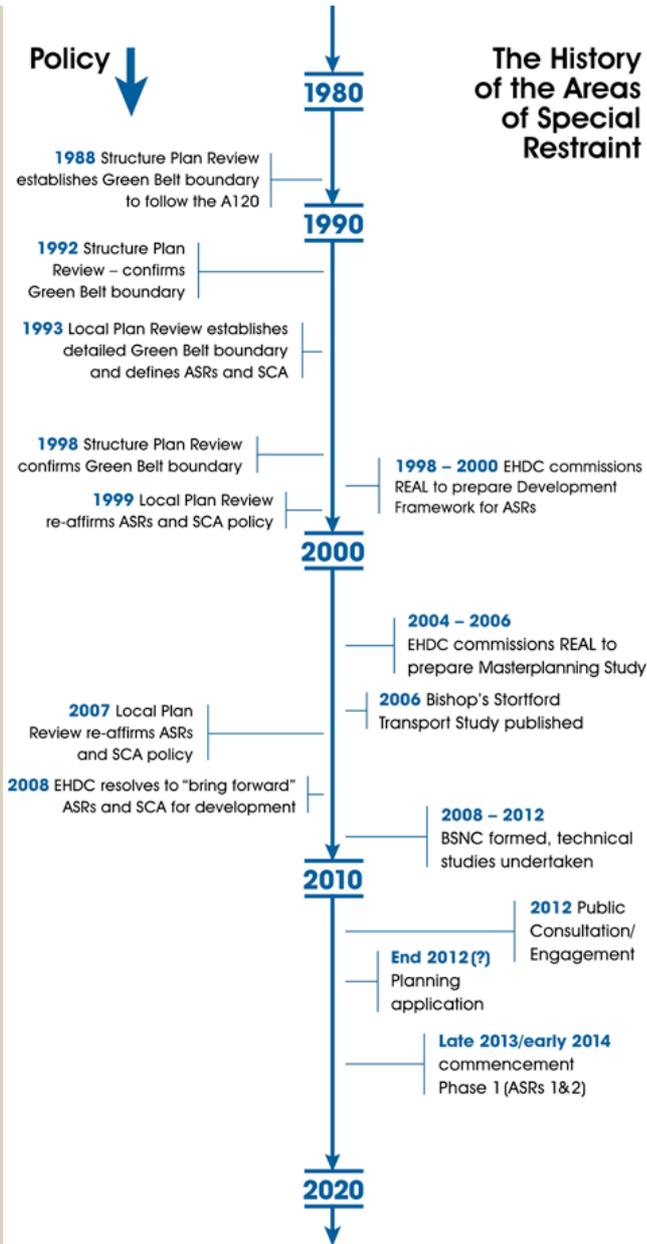
Over the past few years, the developers have been carrying out background technical studies and combining their land interests into a single company so that this important site can be comprehensively planned and to ensure that all necessary supporting infrastructure such as schools, parks and community facilities, as well as highways and public transport improvements, can be delivered alongside the new homes.



Bishop's Stortford Proposals Map

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The History of the Areas of Special Restraint



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Learning from the Past

As well as the consultations and independent scrutiny of the various reviews of the Local Plan and the Structure Plan that have taken place over the past 20 years or so, there have also been two studies commissioned by the District Council looking specifically at how best to bring forward the development of the land contained by the A120.

In 1998, Roger Evans Associates Ltd (REAL) was commissioned to look at how they might best be planned and delivered. A copy of their "Development Framework" is included to the right. In the event, the District Council was able to identify sufficient housing sites elsewhere and the project was discontinued in 2000.



In 2004, REAL was commissioned to update its earlier work, including through holding two "Masterplanning Study Community Voice Events". REAL's "Framework Recommendations", which proposed the plan to the right, suggested an organic extension of

the town in the form of two distinct, walkable neighbourhoods each with its own local centre and comprising a total of between 2,811 and 3,107 dwellings.

Although the earlier report is not available in digital format (but can be viewed in Bishop's Stortford Library) the [report on the 2004-2006 study](#) can be viewed online.

The REAL work recommended a town-wide transport study should be prepared and the District Council commissioned Steer Davies Gleave to undertake this work. The [Bishop's Stortford Transport Study](#) included a number of schemes around the town and proposed that there should be an access to the Bishop's Stortford North development from the A120 bypass.



Masterplanning Study Community Voice Event 2004



1999 Masterplan



2005 Masterplan



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Listening to the Present

In June 2012 we held two "Community Consultation Open Days" at the Charis Centre, comprising a central exhibition and four themed workshops looking at particular aspects of the development known to be of interest/concern to local residents, including the type and density of housing, the means of dealing with traffic and what we should do with the land south of Dane O'Coys Road.

A copy of the exhibition and workshop materials can be found in the [Document Library](#).

A total of 518 people attended over the two days, giving us their thoughts, concerns and suggestions on a wide range of matters. Comments were also made by post, telephone and e-mail. The feedback included:

- Concerns about the traffic impact of the scheme, the need for a direct connection to the A120 and general support for a Park & Ride.
- Opposition to a vehicular link of any kind passing through Hoggate's Wood.
- A preference for lower density family homes.
- Concern that the Consortium's land South of Dane O'Coys Road should be kept open with further consideration given to enhanced sports provision.



Initial Ideas Masterplan (2012) for consultation. Click to enlarge.

 [Download Report on Consultation Event June 2012](#) (476KB)

 [Appendix A \(Promotional Material\)](#) (7.05MB)

 [Appendix B \(Exhibition Boards\)](#) (2.58MB)

 [Appendix C \(Event Handout and Photos\)](#) (3.85MB)

 [Appendix D \(Record of Comments and Suggestions\)](#) (1.32MB)

In parallel with the public consultation, discussions have been continuing over the months with other bodies, including statutory and technical consultees, in relation to environmental impact, service provision and traffic and transportation issues.





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Planning for the Future

Following the public, technical and other consultations that have taken place over the past several months, the Consortium is currently drawing up a scheme taking on board, where possible, the feedback received.

The emerging proposals will include:

- Housing numbers reduced in response to more detailed analysis of the site's environmental capacity and the issues raised by the local community
- A direct connection to A120 bypass
- Re-routing of the public transport link to avoid Hoggate's Wood
- Protecting land south of Dane O'Coys Road with suggestions for improvements to local sports provision
- A range of measures to reduce traffic impact, improve non-car modes of transport and maximise economic benefits to the town

In addition, the Consortium has pledged to make appropriate arrangements for secondary education and health facilities in the light of decisions on the schools' amalgamation appeal and the Silver Leys health centre proposals.

The Consortium presented details of its emerging proposals at a Feedback Event held at the Charis Centre on 21st and 22nd September, which was attended by a total of 374 people.

-  [Download Report on Consultation Event September 2012](#) (541KB)
-  [Appendix A \(Promotional Material\)](#) (3.61MB)
-  [Appendix B \(Exhibition Boards\)](#) (6.12MB)
-  [Appendix C \(Event Leaflet, Focus Boards and updated Masterplan\)](#) (18.06MB)
-  [Appendix D \(Photos of Event\)](#) (1.92MB)
-  [Appendix E \(Record of feedback received at event and through website\)](#) (437KB)

In parallel with the public consultation, discussions have been continuing with other bodies, including statutory and technical consultees, in relation to environmental impact, service provision and traffic and transportation issues.



Summary of main changes, September 2012 (click to enlarge)



Emerging Masterplan, September 2012 (click to enlarge)





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Latest News

We will place all news items in this section, with the most recent also appearing on the home page. If you would like to be notified of news updates please register on the [Contacts & Feedback](#) page.

Report on Feedback Event

06 November 2012

The Consortium has published a report on the Feedback Event held in September that was attended by a total of 374 people.

[Read more »](#)

Community Consultation Feedback Event

11 September 2012

Following the two Community Consultation Open Days that it held in June, the Bishop's Stortford North Consortium is holding a further event at the Charis Centre.

[Read more »](#)

Over 500 People Attend Consultation Events

28 June 2012

Bishop's Stortford North Public Consultation June 2012

[Read more »](#)

Consortium Distributes 21,000 Invitations

05 June 2012

The Bishop's Stortford North Consortium has distributed 21,000 leaflets inviting people living and working in Bishop's Stortford...

[Read more »](#)

Bishop's Stortford North Community Consultation Open Days

04 June 2012

The Bishop's Stortford North Consortium is holding two public Community Consultation Open Days to provide information on, and to encourage local participation in, the planning and design of the development of the land within the A120 bypass to the north of the town.

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Report on Feedback Event

06 November 2012

The Consortium has published a report on the Feedback Event held in September that was attended by a total of 374 people.



 [Download the Report](#) (541KB)

The Consortium remains on track to submit a planning application around the end of the year.

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Community Consultation Feedback Event

11 September 2012

Following the two Community Consultation Open Days that it held in June, the Bishop's Stortford North Consortium is holding a further event at the Charis Centre on Friday 21st and Saturday 22nd September to explain how it is talking on board the local feedback, including –

- Housing numbers reduced in response to more detailed analysis of the site's environmental capacity and the issues raised by the local community
- Direct connection to A120 bypass
- Re-routing of the public transport link to avoid Hoggate's Wood
- Protecting land south of Dane O'Coys Road with suggestions for improvements to local sports provision
- A range of measures to reduce traffic impact, improve non-car modes of transport and maximise economic benefits to the town

The events will be open at the following times –

Friday 21st September 2pm – 7.30pm

Saturday 22nd September 10am – 4.30pm

Speaking on behalf of the Consortium, Bob Rivers from Bovis Homes said: "In response to the comments and suggestions that were made at the Consultation Open Days we have made a number of changes to our plans, including concentrating more on family homes, re-routing the vehicular link that was previously shown running through the southern part of Hoggate's Wood and including some bungalows."

"We look forward to explaining our revised plans at the feedback event".

< END >

Further Information:

Iain Vellacott

Community Relations Consultant to the Bishop's Stortford North Consortium

info@stortfordnorth.com

Notes to Editors:

The Bishop's Stortford North Consortium comprises four of the country's leading housebuilders (Bovis Homes, Taylor Wimpey, Persimmon Homes and Kier Homes) along with a strategic land promotion company (The Fairfield Partnership).

The Areas of Special Restraint (ASRs) 1-4 and the Special Countryside Area (SCA) have been identified for longer term housing needs since the mid-1980s in successive reviews of the East Hertfordshire Local Plan and the Hertfordshire Structure Plan.

In 2005 Roger Evans Associates Ltd ("REAL") carried out a study of the site for East Herts District Council which suggested that ASRs 1-5 could accommodate between 2,811 and 3,107 dwellings (including ASR5, the fifth and final ASR, which lies outside the control of the Consortium).

The land is not, and never has been, Green Belt. There is, however, a "wedge" of land designated as Green Belt running through the centre of the site that includes Hoggate's Wood and the open land south of Dane O'Coys Road. The Consortium is not proposing to build housing on this land.

The need to develop the site has been established and the District Council has agreed to the principle of developing the ASR land from 2008 onwards.

Over the past few years, the developers have been carrying out background technical studies and combining their land interests in a single company so that this important site can be comprehensively planned and to ensure that all necessary supporting infrastructure such as schools, parks and community facilities, as well as highways and public transport improvements, can be delivered alongside the new homes.

In June 2012, a total of 518 people attended two Community Consultation Open Days held at the Charis Centre to encourage local participation in the planning and design of the development. As well as an exhibition, the Open Days include four "Design Workshops" focusing on: traffic and transportation; masterplanning, landscape and ecology; local issues and opportunities (covering matters such as affordable housing, education and health provision and employment); and design and issues (mainly focusing on architectural style and "place-making").

In tandem with the local consultation the Consortium has been carrying out extensive consultation with the technical and statutory consultees, including the planning authority, highways authority, education authority, Natural England and the Environment Agency.

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Over 500 People Attend Consultation Events

28 June 2012

A total of 518 people attended the consultation held by the Bishop's Stortford North Consortium at the Charis Centre on 15 and 16 June 2012.



The event featured an exhibition and four workshops run by consultants acting for the Consortium looking at specific aspects of the development: traffic and transport; masterplanning, landscape and ecology; local issues and opportunities and architectural design.

Representatives of Bovis Homes, Taylor Wimpey, Persimmon Homes, the Fairfield Partnership and Kier Homes that make up the Consortium were also present to listen, talk with visitors and answer questions. Visitors were encouraged to submit their comments by writing them on Post-It notes and sticking them on 2m wide versions of the Initial Ideas Masterplan that formed the centrepiece of each of workshop.

The result is a long list of thoughts, suggestions and concerns headed by traffic (including the need for a link to the bypass and more general concerns about traffic passing through the town), a general preference for family housing and the need for the Consortium to put forward definitive proposals for dealing with healthcare needs and secondary education (the latter only obviously being possible once the schools' decision has been announced).

In addition to the Post-It notes, comments were submitted on post-cards and visitors have also since left additional comments on the feedback section of this website.

The Consortium will now study all the comments and suggestions before drawing up more detailed proposals, taking on board the feedback that has been received where possible. The intention is to hold a further event to explain and discuss the emerging proposals, probably again at the Charis Centre on Friday 21 September and Saturday 22 September.

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Consortium Distributes 21,000 Invitations

05 June 2012

The Bishop's Stortford North Consortium has distributed 21,000 leaflets inviting people living and working in Bishop's Stortford to their Community Consultation Open days to be held 15th and 16th June. The leaflet includes the "Initial Ideas" masterplan.

A PDF of the leaflet can be found [here](#).

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Bishop's Stortford North Community Consultation Open Days

04 June 2012

The Bishop's Stortford North Consortium is holding two public Community Consultation Open Days to provide information on, and to encourage local participation in, the planning and design of the development of the land within the A120 bypass to the north of the town. This broadly comprises the Areas of Special Restraint (ASRs) 1-4 and the Special Countryside Area (SCA).

The events are being held at the **Charis Centre** in Water Lane, Bishop's Stortford on **Friday 15th** and **Saturday 16th June** 2012 from 10am to 7.30pm.

As well as an exhibition, the event will also feature a number of "Design Workshops" looking at different aspects of the development: masterplanning, landscape, ecology and design; traffic and transportation; and local issues and opportunities.

The type of issues on which the Consortium is seeking local views include:

- How can the Consortium make sure that the town benefits from the development?
- What type and density of housing – should it be small flats or larger family housing?
- Should there be a direct connection to the bypass?
- Would the town benefit from a Park & Ride based on the site?
- What should the Consortium do with its land south of Dane O'Coys Road?

"Visitors can ask anything they want about any aspect of the design," said Consortium spokesman Bob Rivers. "The key thing is that the event is about local people giving their thoughts and ideas so that, where possible, these can be taken on board as they develop up their proposals."

"We are hoping that as many people as possible will come along to the event and share their views on how they feel that the development would best be designed.

"By understanding people's thoughts, suggestions and concerns at this early stage we aim to make sure that the development brings real benefits to the town whilst avoiding unacceptable impacts."

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Frequently Asked Questions

We will update this section in response to the feedback we receive through the consultation, but here are a few FAQs to get things going.

[What are the ASRs and SCA?](#)

The "Areas of Special Restraint" (ASRs) and "Special Countryside Area" (SCA) are areas of land within the Bishop's Stortford Northern Bypass that have been identified in successive versions of the East Hertfordshire District Local Plan and the Hertfordshire Structure Plan as opportunities for long term development, to be brought forward as and when the need arises.

[Is the land Green Belt?](#)

No. The land has always been excluded from the Green Belt in recognition of its development potential. There is, however, a "wedge" of land designated as Green Belt running through the centre of the site that includes Hoggate's Wood and the open land south of Dane O'Coys Road. Although we will be considering the future use and management of these areas as part of the proposal, the Consortium does not envisage building housing on this land.

[How many houses will be built?](#)

Previous studies have suggested that, in total, the five ASRs could accommodate 3,000 to 3,500 homes. In response to more detailed analysis of the site's environmental capacity and the issues raised by the local community the Consortium is now looking at a maximum of 2,200 homes on ASRs 1-4.

[Why do we need more housing?](#)

Contrary to some claims, the majority of the need for more housing within East Hertfordshire comes from the changing demands of the *existing population*, most notably in the form of people living longer and a reduction in household size. The latest data from the Office of National Statistics suggest that the population of East Hertfordshire is expected to rise from 138,900 in 2011 to 165,900 in 2031. Approximately half of this growth is anticipated to be in the 65 years and over age group.

[Will the scheme include Affordable Housing?](#)

Yes. A proportion of the new homes will be made available to those who are unable to afford to rent or buy houses generally available on the open market. This will be in the form of either shared-equity arrangements or subsidised rents. The affordable housing is likely to be delivered through a partnership with a local Registered Social Landlord (Housing Association). As part of the consultation we want to hear local views on the most appropriate form for the affordable housing.

[Will you be providing new schools?](#)

Arrangements for secondary education will be considered in the light of the recent appeal decision rejecting proposals for a new school on Green Belt land to the south of the town.

[What about health services?](#)

As with schools, we will need to ensure that there is sufficient capacity to accommodate new residents and this is likely to involve a need to enhance existing provision within the area. Again, we would welcome input on both the existing provision and the future need.

[How will the traffic be dealt with?](#)

The transport aim is for a sustainable extension to Bishop's Stortford, promoting internal journeys within the development wherever possible. This will be achieved by providing a range of day to day facilities on the site, including new primary schools, employment opportunities and local retail facilities to reduce the need to travel off-site.

Opportunities for maximising the use of sustainable modes of travel will be provided by integrating walking and cycling routes on the site with the surrounding area and to key destinations such as the town centre. The scheme will also provide funding to support the provision of enhanced bus services utilising the Hadham Road and Rye Street corridors to link new residents and employees with the town centre, station and surrounding areas.

Detailed transport modelling is being undertaken to establish the impact of additional traffic in conjunction with expected growth from other committed developments in the area. A "micro-simulation model" of the north of Bishop's Stortford is being developed and will be scrutinised by Hertfordshire County Council and the Highways Agency. The modelling will be used to identify improvements that are needed to the local transport network. As part of the transport strategy a direct connection to the A120 is being investigated.

[What about ASR5?](#)

ASR5 lies outside the control ownership of our Consortium. Our understanding is that Countryside Properties intends to submit a planning application for this land at some stage. Any questions regarding those proposals should be addressed to Countryside Properties.



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Document Library

Planning Policy Documents

 [East Hertfordshire Local Plan Second Review 2007](#)

 [Hertfordshire Structure Plan 1991-2011](#)

Previous Studies

EHDC/REAL Bishop's Stortford North Development Brief 1998 (not available electronically but can be viewed at Bishop's Stortford library)

 [EHDC/REAL Bishop's Stortford North Masterplanning Study 2005](#)

 [Bishop's Stortford Transport Study](#)

Consultation Documents

 [Initial Ideas Masterplan \(June 2012\)](#)

 [Consultation Leaflet \(June 2012\)](#)

June 2012 Consultation Event

 [June 2012 Public Consultation Exhibition](#) (6.89MB)

 [June 2012 Public Consultation Questions](#) (547KB)

June 2012 Consultation Report

 [June 2012 Public Consultation Report](#) (476KB)

 [Appendix A \(Promotional Material\)](#) (7.05MB)

 [Appendix B \(Exhibition Boards\)](#) (2.58MB)

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September 2012 Community Consultation Feedback Event

 [September 2012 Community Consultation Feedback Exhibition](#) (2.29MB)

 [September 2012 Community Consultation Feedback Exhibition Leaflet](#) (556KB)

September 2012 Community Consultation Feedback Event - Report

 [September 2012 Feedback Event Report](#) (541KB)

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Development Team

- The Consortium**
- Consultants

The Consortium comprises four of the UK's leading housebuilders together with a strategic land promotion company.

The members of the Consortium have extensive experience of bringing forward a wide range of new homes (from one and two bedroom apartments through to large family houses) together with associated infrastructure on large-scale developments across the country, often working in partnership with local Registered Social Landlords (Housing Associations) to deliver the affordable housing.

All of the housebuilders are committed to high quality design and sustainability and are members of the [NHBC \(National House-Building Council\)](#). They are also all signed up to the Consumer Code for Home Builders and the Government-backed [NewBuy scheme](#), which is designed to give both first-time buyers and existing home owners a low-deposit mortgage solution for their house purchase. Details of the members of the Consortium are set out below.

Bovis Homes
Bovis Homes started life in 1885. In 2011 the group completed 2,045 homes, including 421 affordable homes.
www.bovishomes.co.uk



Taylor Wimpey
The company was created from the 2007 merger of Taylor Woodrow (established 1921) and George Wimpey (established 1880). In 2011, the group completed 9,962 homes, including 1,824 new affordable homes.
www.taylorwimpey.co.uk



Persimmon
Founded in 1972, Persimmon (which includes Charles Church) completed 9,360 new homes in 2011, including 1,789 affordable homes.
www.persimmonhomes.com



The Fairfield Partnership
The Fairfield Partnership is a well-respected strategic land promotion company based in Stevenage.
www.fairfieldpartnership.com



Kier Homes
Founded in 1928, Kier Homes completed 476 new homes in 2011, including 196 affordable dwellings.

www.kier.co.uk



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The Consortium Consultants

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fpcr Environment and Design
www.fpcr.co.uk/

 **Traffic and Transport**
WSP
www.wspgroup.com/

 **Socio Economic**
Peter Brett Associates
www.peterbrett.com/

 **Project Manager**
Star Planning
www.starplanning.co.uk/

 **Planning Consultants**
DLP Consultants
www.dlpconsultants.co.uk

 **Ecology**
fpcr Environment and Design
www.fpcr.co.uk/

 **Agriculture**
Kernon Countryside Consultants
www.kernon.co.uk

 **Architects**
Stride Treglown
www.stridetreglown.co.uk

 **Noise, Air Quality, Services, Drainage/Flooding and Sustainability**
WSP
www.wspgroup.com

 **Environmental Assessment**
WSP
www.wspgroup.com

 **Heritage**
CgMs

www.cgms.co.uk

Communications

Iain Vellacott and Althea Taylor-Salmon



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Feedback

Please use the form below to let us have any comments or register for updates and news.

Your Name*

Your Email*

Your Address

I would like to be kept updated

Your comments and suggestions

You will only receive emails directly relating to the Bishop's Stortford North project, your email address will never be shared with any third parties and you may unsubscribe at any time.

[Send Feedback »](#)

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Contact

For general information about the project, please email our Community Relations Consultant, Iain Vellacott, on info@stortfordnorth.com

Alternatively you can leave a message on our Consultation Line on 01279 826 534 and Iain or another member of the team will get back to you.

Or, if you prefer, you can write to us:

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Freeport RSYG-YATU-ELEY
140 Brandwood Road
Kings Heath
Birmingham B14 6BX
(no stamp required)

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