

Shaping Stortford

Wednesday 23 August @ 15:30
Charringtons House Rooms A & B

MINUTES

Present:

Cllr Gary Jones	-	EHC Deputy Leader & Chair
Jan Hayes-Griffin	-	HCC
Nick Hyde	-	Bishop's Stortford Chamber of Commerce
Anjeza Saliaj	-	Project Manager
Helen Standen	-	EHC Director
Kevin Steptoe	-	EHC Head of Planning
Adam Wood	-	LEP

Also Present :

- Fiona McWhinnie – PA (Minutes)
- Tricia Patel – PTE
- Hamish Kilford-Brown – PTE
- Warwick Thomas – PTE
- Matthew Serginson – Solum
- Diana Thompson – Savills
- Thomas Howe-EHC Graduate Planner
- Ciaran MacCullagh -Assistant Conservation Officer

Apologies received:

- James Parker - BSTC Chief Executive
- John Rhodes - President - BS Civic Federation
- Cllr Colin Woodward - Town/District/County Councillor

GJ apologised for some issues with the distribution of agenda and papers and asked that there is a check that documentation has been received. Action HS

1. Minutes of 21 June 2017

Matters arising :

1.1 All actions to be discussed later in the meeting

2. Minutes of ORL Delivery Board 8 August 2017

- 2.1 AS explained that they had asked for more detail from Allies and Morrison regarding the plans for Old River Lane.
- 2.2 JHG suggested that parking will be discussed in further detail in Agenda item 4.
- 2.3 GJ apologised that ORL DB minutes of 11 July had not been circulated. The content of that meeting is summarised at the 8 August meeting.

3. Q&A on the Goods Yard

- 3.1 MS introduced the project and discussed who has been involved so far.
- 3.2 TP gave a brief overview of PTE who have been engaged by Solum to design the Masterplan.
- 3.3 Steve Walker from Allies and Morrison has been working with PTE due to his involvement in the development of the Town Centre Planning Framework.
- 3.4 TP discussed the buildings that they are trying to incorporate architecturally into their new Masterplan and how important it has been to involve the River Stortford.
- 3.6 They are trying to link the North and South and are keen to develop the area around the Station due to its well-connected links. The extent of through traffic on the link has not yet been decided
- 3.7 There is scope to have various 'character areas' surrounding the station and are considering having attractive homes along the railway line.
- 3.8 They are conscious not to have too much visible car parking in the area.
- 3.9 PTE have been working closely with Transport and Highways to develop the road planning.
- 3.10 There are various groups to consider in the plans such as cyclists and pedestrians.
- 3.11 GJ asked about the intention for the short term plan with the car park that already exists on the Goods Yard site. MS explained that they would like it to be operational as soon as possible whilst they are waiting for the planning application to be successful. MS suggested it is a station asset and it is up to them how they operate it.
- 3.12 JHG asked about the potential amount of spaces that they plan to create. MS responded that there would be 966 spaces available. This is based on route growth estimations and this equates to a 40% increase.
- 3.13 GJ asked about a direct pedestrian route to the Station Road bridge.. TP advised that they have considered other routes to the station that are more pedestrian friendly.
- 3.14 NH asked if there has been a trial on the flow of traffic and if their car parks should be placed in more convenient places to get in and out from rather than all traffic leading to one place. MS explained that they still have tests to run and that HCC will be heavily involved.
- 3.15 JHG expressed that she feels that as the homes are by the station – this should be a great opportunity to reduce the parking in that area and promote sustainable transport alternatives. This could be a good opportunity for ZipCar and Car Club.
- 3.16 GJ asked about office buildings in the plan. TP discussed plans to create to small buildings beside the station that could contain offices. HKB explained that they need to identify the non-residential needs of the area. TP agreed and suggested that this is still a flexible Masterplan with regards to what is needed in each building.

4. Updates

- **ORL matters arising from minutes**

- 4.1 HS discussed how the demolished building at 1 The Causeway had issues of asbestos which held things back and currently they are

trying to progress plans with the contractor. .

- **Transport Strategy** including:

a) Traffic Modelling –

- 4.2** AS discussed how an officer group has been created to discuss transport strategies on a wider scale rather than just focussed on Bishop's Stortford town centre.
- 4.3** AS explained how similar Hatfield plans have gone very well so far but JHG stated that this has not gone to Board yet for approval.
- 4.4** Any request for LEP funding beyond a certain threshold will need to go to a Strategic Infrastructure board and the LEP board.
- 4.5** JHG suggested that Stansted Airport will be examining its current plans for transport network which might help inform some of the work
- 4.6** AS believes that our transport strategy can be completed in 3-4 months, however, the timescale will have to be reviewed once the transport consultants are on board. **AS**
- 4.7** AS asked everyone to think of what they would like to be in the traffic strategy brief as AS would like some input from Members. Agreed that the draft brief will be circulated to get feedback.
- 4.8** JHG explained that the officer group will meet next Tuesday to discuss final plans and financials.
- 4.9** **EHC is** expecting a fee proposal from consultants working on the VISSIM traffic model after the most recent data collected in the traffic counts in the town centre.
- 4.10** The team, process and timeframe document was agreed as a basis for the Transport Strategy work **AS**

b) Parking

- 4.9** GJ explained that the first page of the Evidence pack distributed with the agenda gave a very good overview of the issues with sustainable transport.
- 4.10** GJ advised that a short document summarising future parking capacity was in draft and would be distributed to Shaping Stortford in due course. JHG asked if she could see the two reports of the recent parking studies

5. AOB

- 5.1** JHG cannot attend the next meeting but will send someone in her place.
- 5.2** GJ advised that Stansted Airport had agreed to meet business representatives from Shaping Stortford to discuss matters of mutual interest. GJ will seek views on what should be on the agenda. JHG advised that there is a Hertfordshire group coordinating requests for S106 monies from the imminent planning application to increase the capacity of Stansted Airport.

Next Meeting: 20 September @ 15:30 held at Charringtons House