

(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;

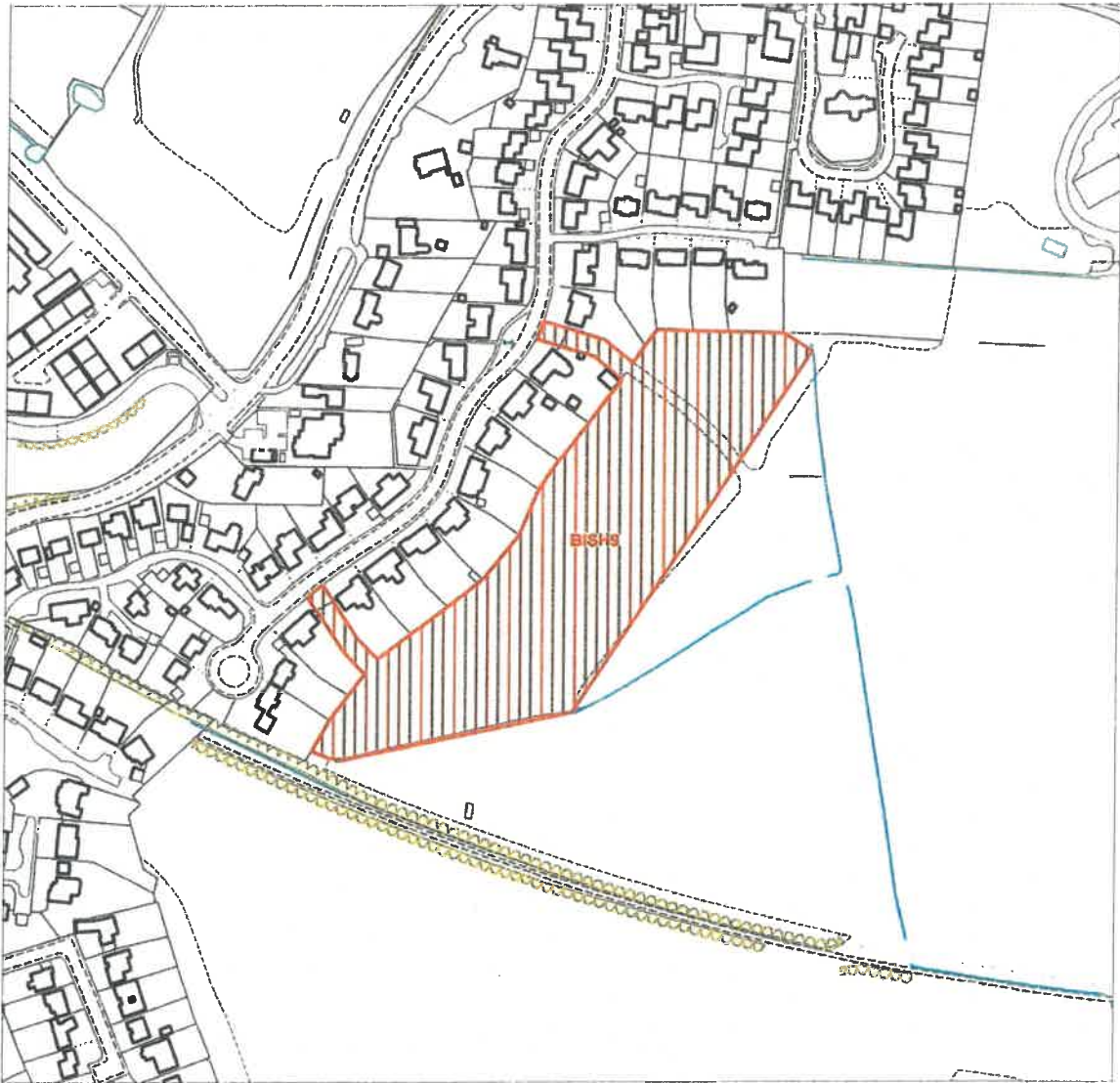
(d) planning obligations including on and off-site developer contributions where necessary and reasonably related to the development; and

(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



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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.