

# Bishop's Stortford Civic Federation

Registered Charity Number R264557

www.stortfordcf.org.uk



Development Management  
East Herts Council  
Wallfields  
Pegs Lane  
Hertford  
SG13 8EQ



23 July 2023

Sent by email

Dear Sir or Madam

YOUR REF: 3/23/1149/FUL  
WATERFRONT HOUSE, BISHOP'S STORTFORD

I am writing on behalf of the Bishop's Stortford Civic Federation to object to this application. We note that the proposal has attempted to address the reasons leading to refusal of the application made in 2022 (3/22/1761/FUL). It is now for only 9 dwellings, thus avoiding the requirement for the provision of affordable housing. It provides two parking spaces instead of none. It is four storeys high rather than five. And it is clear that marketing of the existing property has failed to secure any tenants for employment use.

Nevertheless, we believe that the remaining reasons for refusal of this application remain valid. It represents overdevelopment of the site and it is out of scale compared with the immediately adjacent properties – Nicholls Lodge being only two storeys at that point and the commercial properties in Station Road being only one storey. Bishop's Stortford is overdelivering on its housing allocation in the adopted District Plan by a substantial amount and there is no demonstrable need for a change of use to housing on this site. The design of the building is also out of keeping with its surroundings in the conservation area. It therefore remains incompatible with the policies in the District and Neighbourhood Plans cited in reason 2 for refusal of the previous application.

Although Herts Highways have raised no objection, we also believe that the waste collection arrangements will cause a significant obstruction to one of the most congested streets in Bishop's Stortford.

The Council always claims to consider development proposals in the positive and proactive manner. Were it to do so on this occasion, we suggest that the owners should be encouraged to reach an agreement with the owners of the former Co-op store, which already has permission for redevelopment, to bring forward a combined scheme for the whole of the site. The Co-op site has been on the market for a long time with no takers, and it is a largely derelict building in a prominent position. A new combined development proposal would be an opportunity to create a real improvement to a neglected part of the town.

But since this has been submitted as a freestanding application, we would ask you to refuse permission.

Yours faithfully

JOHN RHODES  
PRESIDENT