



Mr Rob Francis  
56 Windhill  
Bishops Stortford  
Hertfordshire  
CM23 2NH

Date: 12th April 2017  
Our Ref: 3/16/0530/OUT  
Please ask for: Stephen Tapper  
Telephone: 01992 531585  
Email: [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk)

Dear Sir/Madam,

### **Town and Country Planning Act 1990**

**APPLICATION:** 3/16/0530/OUT

**PROPOSAL:** Hybrid planning application for the comprehensive redevelopment of the site for mixed use purposes comprising up to 680 residential units (Use Class C3), 938 sqm of retail floorspace (Use Class A1/A3), 3,045 sqm of hotel floorspace (Use Class C1), two multi-storey car parks, associated highways and landscaping works, comprising the following:

- a) Full planning application for Phase 1 for the redevelopment of the site to provide 122 residential units (Use Class C3), 938 sqm of retail floorspace (Use Class A1/A3) and 3,045 sqm of hotel floorspace (Use Class C1), together with a new multi-storey car park all in buildings of between four and six storeys in height, re-configured transport interchange (including bus stops, taxi rank and drop-off), provision of open space and a new public square, cycle parking facilities, surface car parking, service yard, new vehicular and pedestrian access arrangements from Anchor Street, Station Road and London Road, and associated landscaping, plant and servicing.
- b) Outline planning application for Phases 2, 3 and 4 for the redevelopment of the site to provide up to 558 residential units (Use Class C3), together with a new multi-storey car park all in buildings of between three and up to seven storeys in height, provision of open space, new vehicular and pedestrian access arrangements, cycle parking facilities, surface car parking, and associated landscaping, plant and servicing (outline application with layout, scale, appearance, and landscaping reserved)

**AT:** Land At Bishops Stortford Railway Station Station Road Bishops Stortford Hertfordshire CM23 3BL

This letter is to advise you that an amendment to the above planning application has been received.

**Reason for amendment letter:** We have received amended plans and the description has also been amended to reflect any changes.

**Date to comment by 3rd May 2017**

If your comments are received any later, you should be aware that the application may have already been determined. Your comments will be available for public inspection and may be copied. If you have e-mailed your comments please do not send a hard copy by post.

The application is available to view on the Council's website

<https://publicaccess.eastherts.gov.uk>

Alternatively you can see a copy of the application, at the address above, between the hours of 8.30am – 5.00pm Monday to Friday excluding public holidays.

Please bring this letter with you or quote the reference **3/16/0530/OUT** in any written correspondence to help us identify the application.

Due to the volume of mail received we are no longer able to acknowledge receipt however your comments will be passed to the planning officer dealing with the application, if you have commented we will inform you of the decision.

You may also contact your local District Councillor to make them aware of your views.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Kevin Steptoe', written in a cursive style.

Kevin Steptoe  
Head of Planning and Building Control