

Old River Lane

East Hertfordshire District Council (EHDC), in partnership with Cityheart, has a vision to transform Old River Lane into a place that will serve both existing residents and future generations of Bishop's Stortford.

With new homes, public spaces and community facilities, we want to create a place that better reflects the unique historic character of the town centre and further bolster its offer to the community. Following careful consideration of previous feedback from residents, we have made some changes to our masterplan and now want to share our thoughts with local people and hear your feedback help shape our developing proposals.



Illustrative sketch of proposals for Old River Lane

East Hertfordshire District Council (EHDC) is the landowner of the Old River Lane site and is working alongside Cityheart to deliver a high quality, mixed-use scheme for Bishop's Stortford.

The team

Cityheart

Cityheart has been appointed by EHDC to develop the Old River Lane site. Cityheart transform places by working with the public sector to deliver projects that empower communities and create lasting value.

Howells

Architects

GJP

Planning consultants

CA

Transport Consultants

LCA

Community consultation

Masterplan proposal

New homes

Between 145 and 180 new homes, including affordable homes. These will be high-quality by design and energy-efficient, ranging from 1-3 bedrooms in size.



01



02

Public square

A new south-facing public square that could host markets and seasonal events, as well as provide a place for people to relax and spend time in. This part of the proposals is being brought forward by EHDC and we want to hear how we can make this a place for everyone to enjoy.

Ground-floor retail & community uses

There will be new ground-floor spaces that face on to the public square that could be used for new shops, cafes or other commercial uses. We want to hear what local people would like to see here.



03



04

Reflecting the history of Bishop's Stortford

We want Old River Lane to be an extension of the market town, with a design that reflects the areas historic character. This includes a mix of building types with heights between 4-5 storeys, with varied roof profiles, materials and corners. We would love to hear what aspects of local buildings (materials, colour etc.) you like and don't like, to help inform our thinking.

Improved cycle and walking routes

Investment in cycle and walking routes through and around the site to encourage active travel and improve connectivity to the town centre.



05



06

A new Waitrose access road

A new road through the site that will direct traffic away from Old River Lane and Bridge Street to help improve the connection between the town centre and Castle Gardens.



Cityheart

What types of activities would you like to see in the public square and spaces?

Use the stickers to indicate what you would like to see



Other, please use the post-it notes to share your ideas

What types of uses would you like to see in the ground floor commercial spaces?

Use the stickers to indicate what you would like to see



Other, please use the post-it notes to share your ideas

What elements of the following local buildings (e.g. materiality, colour, feature) do you think best capture the character of Bishop's Stortford and would like to see incorporated into the design of the masterplan?

Use the stickers to indicate what you would like to see



Other, please use the post-it notes to share your ideas

Next steps

Thank you for taking the time to learn more about our masterplan for Old River Lane and for sharing your thoughts on the early masterplan. It is really important that we hear your feedback so that we can better understand local priorities for the area and incorporate this into our masterplan as it develops.

All of the material shared today are also on our consultation website. You can scan the QR code to visit our website, submit feedback, and sign-up to our mailing list.



Scan to
view website

Timeline

WE ARE HERE

June 2025

Masterplan public consultation

Early Autumn 2025

Public consultation on detailed designs

Autumn 2025

Target submission of planning application to EHDC

Contact us

If you have any questions or would prefer to share your feedback with us by email or phone, please get in touch.

🖱 olddriverlanedevlopment.co.uk

✉ olddriverlane@thisislca.com

☎ 0800 096 7217

Illustrative sketch of the masterplan

