



Old River Lane

East Hertfordshire District Council, 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 character of the town centre and further bolster its offer to the community.

Since our last consultation in June, we have been carefully considering your feedback and developing our proposals for Old River Lane. We now want to share our updated masterplan with local people ahead of submitting a detailed planning application to East Hertfordshire District Council later this year.

The Team

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.

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 & Development Consultancy

Planning consultants

CA

Transport consultants

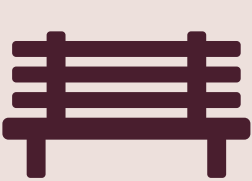
LCA

Community consultation

Our Ambition



Celebrate the history and character of the market town



Transform a former surface car park into a place that serves both existing residents and future generations of Bishop’s Stortford



Support the growth of the town centre and enhance sustainable movement routes



Deliver high quality new homes, public open spaces and active ground floors with an opportunity for a mix of community and retail-led spaces



Safeguard land that could allow an Arts Centre to be delivered in the future, subject to funding.



Cityheart

How we've responded to feedback

Since the last consultation, we've made a series of important design changes in response to community feedback as well as discussions with the council and the Design Review Panel.

Where we were in June 2025



Feedback

- Preference for buildings that reflect, and are sensitive to, the existing character of the town centre.
- More green space across the scheme.
- Support for the concept of a flexible market pavilion.
- Desire to see landscape improvements along Old River Lane and Bridge Street.

Where we are now

Changes

- To optimise the delivery of new homes in a sustainable location, we are proposing buildings ranging from four to six storeys. Since the last consultation we have lowered building heights along Old River Lane, with the top floors set back to reduce the sense of scale. Where six storeys are proposed, it would be towards the centre of the site with a set back on the top floor.
- Introduction of more pitched roofs and clearer identifiable corner buildings.
- Using a combination of inset and projecting balconies to create visual interest.
- Increasing the amount of set backs on the top floors to reduce impact at street level.



What we are proposing

Ground floor retail spaces designed to be adaptable in size so that they can respond to future demand

Ground-floor homes and retail spaces face on to the street to create more activity throughout the day

Introduction of more trees and planting to deliver 950sqm of new green space across the site

A larger greener residential courtyard that allows for the retention of additional trees, with residential parking limited for blue badge holders only

A new pavilion building that can host local markets, community activities and events

Revised access strategy that allows Bridge Street and Old River Lane to become one-way, creating more space for people and planting

Our proposals

We want to create a new part of Bishop’s Stortford that feels rooted in the town’s story — with spaces for people to live, meet, and enjoy local life. The latest masterplan builds on community feedback with improved walking routes, and flexible community spaces that can adapt to a wide range of uses.

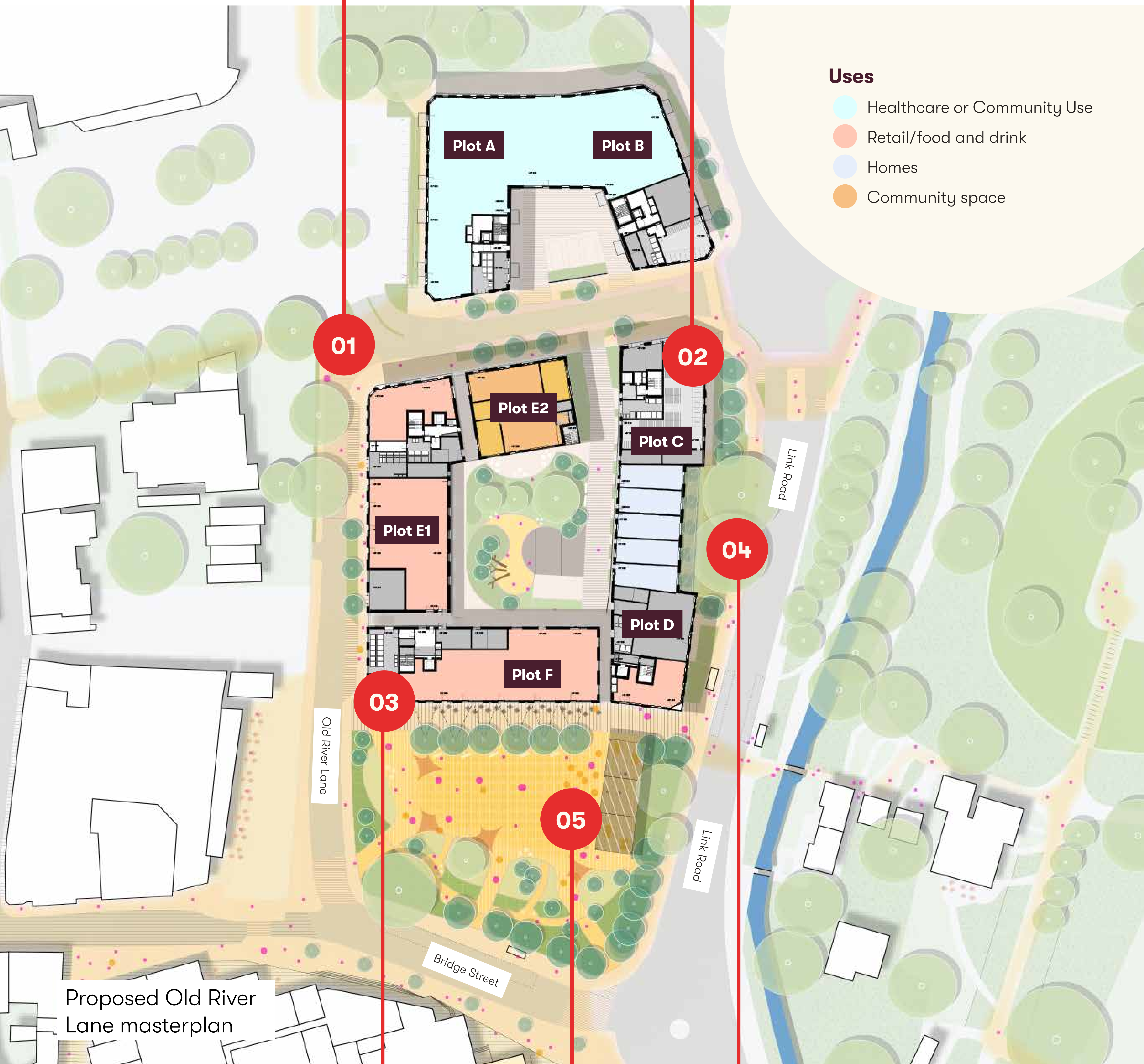
Improved streets and public

Creating a low traffic Old River Lane through a new access road for Waitrose, improved cycle and walking routes between Castle Gardens and the town centre and facilitating improvements to Bridge Street by removing west bound traffic.



New homes

Around 173 new homes, including affordable homes and build to rent. We have been reviewing the designs to ensure they are high-quality spaces that are naturally lit and ventilated, with a range of types and tenures including larger family apartments.



- Uses**
- Healthcare or Community Use
 - Retail/food and drink
 - Homes
 - Community space

Retail & community space

New ground floor spaces that face onto the public square that are flexible and could be used for shops, cafes, or other commercial uses as well as space for a new NHS facility, community, or commercial space.



Buildings that reflect the character of Bishop’s Stortford

A mix of buildings types and typologies to reflect the existing character of Bishop’s Stortford, with varied height patterns and roof forms.



A new public square

A new south-facing green public square with a pavilion building that could host markets and seasonal events, and provide a place for people to relax and spend time in.



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Indicative sketch of residential gardens

Next steps

Thank you for taking the time to learn more about our proposal for Old River Lane.

All of the material shared today is also on our consultation website which you can visit by scanning the QR code or visiting www.olderiverlanedevelopment.co.uk. You can also sign up to our mailing list to get the latest updates about our proposals directly to your inbox – just visit our website to register or email olderiverlane@thisislca.com



Scan here to visit the website

Timeline



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

-  olderiverlanedevelopment.co.uk
-  olderiverlane@thisislca.com
-  0800 096 7217



Cityheart