



13th May 2025

**FOR THE ATTENTION OF
SALLY MILLER
HALLAM LAND**

10 Duncan Close
Red House Square
Moulton Park
Northampton
NN3 6WL

Dear Sally

Buntingford Local Centre

By way of background, Henry Davidson Developments (HDD) are a company specialising in the delivery of Local and District Centres. HDD were established in 1992 and have completed over 110 Local/District Centres and are arguably the largest developer in the UK delivering Local and District Centres.

We have been asked by Hallam Land to review the information provided as part of their Outline Planning Submission referenced 3/24/0966/OUT, to advise if we believe that the Local Centre is deliverable.

The Outline application is for 600 residential units, dedicated elderly accommodation, and will also include a new First School. It is envisaged that the residents in the 600 homes plus and parents dropping off and collecting children from the First School will form the majority of the users for the proposed Local Centre.

The Local Centre is embedded within the residential development adjacent to the plot allocated for the First School and fronting the North/South Structural Street which runs through the development connecting Baldock Road (A507) to Throcking Lane. The local centre will also sit adjacent to a mobility hub, including bus stops, making this an excellent location accessible to all residents and users of the nearby school by foot, bike, bus and car.

The proposal is for retail units at ground floor with residential over subsequent floors, this is typical of many local centres.

The existing conurbation of Buntingford sits to the east of the proposed development with a population of around 6,000.

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Buntingford has four food stores these being: -

1. Sainsburys Local on the High Street
2. Budgens 24 Hour Convenience Store situated on Baldock Road.
3. Coop Food Store situated on Station Road
4. Londis located at the Esso Garage on the A10/Baldock Road roundabout.

It is clear that Buntingford is reasonably well served with food stores.

It is HDD's view that a small local centre within the proposed Hallam Land development is viable, given the 600 new dwellings, and the fact that it is adjoining the First School and situated adjacent to Structural Street running through the site.

We would anticipate demand as follows: -

1. Small Convenience Store 180m² - 360m²;
2. And two small ribbon shops each of circa. 90m² (we would anticipate that these would be occupied by businesses offering Health and Beauty, Takeaway, Café within Use Class E(a) (b) (c) or sui generis takeaway).

I hope this is of assistance, please let me know if you require any further information.

Kind Regards

Scott

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