

East Hertfordshire District Council
Development Management

Our ref: 900011.88
Your ref: PP-12785934

16th May 2024

Dear Sir/Madam

Land North of A507, West of A10, Buntingford

Outline planning application for development of up to 600 dwellings (C3), elderly accommodation (C3), Mixed Use Local Centre (including flexible use E, F and Sui Generis), First School, informal and formal open space, associated works and infrastructure including a new access from the A507 and pedestrian bridge over the A10, with all matters reserved save for access.

On behalf of our client, Hallam Land Management Limited, we are submitting to you an application through the Planning Portal for the above development. The Planning Portal submission (reference PP-12785934) comprises the following documents:

Plans list

- Site Location Plan
- Land Use Components Plan
- Illustrative Masterplan
- Landscape Mitigation Strategy Plan

Document list

- Agricultural Land Classification by Wardell Armstrong
- Air Quality Assessment (including Air Quality Neutral Assessment) by Air Pollution Services
- Application Form, including Certificates
- Arboricultural Impact Assessment by Barton Hyett Associates
- Archaeological Desk-Based Assessment by Orion Heritage
- Biodiversity Net Gain Assessment and by CSA (note the Statutory Biodiversity Metric Calculation has been submitted separately via email).
- Design and Access Statement by David Lock Associates
- East Hertfordshire Five Year Housing Land Supply Review Statement by Emery Planning
- East Hertfordshire Housing Need Evidence Base Review by Marrons
- Ecological Impact Assessment by CSA
- Economic Benefit Statement by Marrons
- Flood Risk Assessment and Drainage Strategy by Jubb
- Framework Travel Plan by Jubb
- Heritage Statement by Orion Heritage
- Landscape and Visual Impact Assessment, Figures and Appendices by Stantec
- Lighting Impact Assessment by Williams Lighting Consultants
- Noise Impact Assessment by inacoustic
- Phase 1 Desk Study Report by Jubb
- Planning Statement including Affordable Housing Statement by Marrons

- Statement of Community Involvement by Meeting Place
- Sustainable Construction, Energy and Water Management Strategy including Sustainability Checklist by Turley
- Transport Assessment by Jubb
- Utilities Assessment by Jubb

The following document is to follow:

- Health Impact Assessment by Marrons.

Application fee

The application fee is calculated as follows:

Outline planning application fee = £104,155

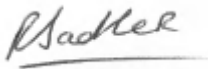
Planning Portal service charge = £70

Total = £104,225

The application fee is being paid directly by the Applicant.

I look forward to receiving confirmation from you of your registration of the application.

Yours sincerely,



Reiss Sadler
Principal Planner

Direct Line: 07977 395 402
E: reiss.sadler@marrons.co.uk