

Appeal 6008238

Submitted on 16 April 2026.

Before you start

Local planning authority	East Hertfordshire District Council
Appeal type	Full planning
Decision date	24 October 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	-- Hallam Land Management Limited
Contact details	Reiss Sadler Marrons
What is your phone number?	07977395402
What is the address of the appeal site?	Land North of A507, West of A10, Buntingford Buntingford SG9 9ER
What is the area of the appeal site?	49.43 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	No
Do you know who owns the land involved in the appeal?	Yes, I know who owns all the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	Yes
Are you a tenant of the agricultural holding?	No

Have the tenants been told about the appeal?	I confirm that I've told all the tenants about my appeal within the last 21 days using a copy of the form in annexe 2A
Access for inspection	Yes The Site can be seen from the publicly accessible Public Rights of Way on the site. The Appellant would allow access onto the Appeal Site if requested.
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	3/24/0966/OUT
What date did you submit your application?	20 May 2024
Was your application for a major or minor development?	Major development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	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 except access.
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	The Appellant considers that a public inquiry is necessary to determine the Appeal in accordance with the 'Criteria for determining the procedure for planning, enforcement, advertisement and discontinuance notice appeals' (Planning Inspectorate Guidance; 21st April 2022). The Appellant considers that an inquiry is required because of the extent and level of detail that needs to be interrogated and scrutinised in relation to the appropriateness of active travel connections, landscape and visual impact, and the 'planning balance'. The extent and complexity of the matters raised need to be tested through formal cross-examination by an advocate.

It is expected that expert evidence will be provided in the following areas to address the reasons for refusal and third party concerns:

1. Sustainable Transport;
2. Landscape;
3. Housing Land Supply;
4. Affordable Housing;
5. Education;
6. Highways; and
7. Planning

How many days would you expect the inquiry to last?	7
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How many witnesses would you expect to give evidence at the inquiry?	7
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Are there other appeals linked to your development?	No
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Upload documents

Application form	0. Application form.pdf (/document/1f18a942-dbad-4a71-823f-32597d6cfa17)
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Decision letter	3 24 0966 OUT-OUTLINE_REFUSAL_DECISION-2312571.pdf (/document/7c4b6bd2-15da-4f76-90f4-d5880fe80001)
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Do you plan to submit a planning obligation to support your appeal?	Yes
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What is the status of your planning obligation?	Not started yet
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Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
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Appeal statement	Statement of Case.pdf (/document/44a98ddd-68f4-4adf-825c-bd6117ea6a91)
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Draft statement of common ground	Draft Statement of Common Ground.pdf (/document/39fede05-b3d4-4a60-8c50-4eb0415f77b4)
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Do you want to apply for an award of appeal costs?	No
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Did you submit a design and access statement with your application?	Yes
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Design and access statement

[28.a Design and Access Statement Addendum.pdf \(/document/5d6bc425-7168-49a9-961d-643294f0296e\)](#)
[28.ii Design and Access Statement \(2\).pdf \(/document/dbb1e865-11ea-4a79-9136-d36efff9a86f\)](#)
[28.i Design and Access Statement \(1\).pdf \(/document/54dd4472-8658-43d7-8534-e074877dfead\)](#)

Plans, drawings and supporting documents

[14.viii LVIA Figure L4a - Preliminary ZTV Plan.pdf \(/document/78a819c6-3234-4c47-86c9-030c9db1b7ee\)](#)
[31. Indicative Sports Pitches Layout Plan.jpg \(/document/54f906ce-0c52-4982-a02d-120e9ce6bb77\)](#)
[11.c.iv 23161_SK_T_022 \(P2\) Southern Bridge Crossing Elevations.pdf \(/document/ab8751e1-8985-4219-8340-141721c68438\)](#)
[32. Building Heights Parameter Plan.pdf \(/document/47b235fc-20a1-4d4d-9049-17e823b654b0\)](#)
[1.a Covering Letter.pdf \(/document/ac57539c-de5b-4694-ada7-17f717a6cc9d\)](#)
[30.a Sustainability Strategy.pdf \(/document/391576d1-5deb-4302-9631-186029fd89ea\)](#)
[14.a.iii Landscape and Visual Impact Assessment Addendum - Appendix A Figure L4a.pdf \(/document/4707399b-0499-4ee0-b130-1c432aea62b5\)](#)
[19.iii Utilities Assessment \(3\).pdf \(/document/c1e42fce-319b-4fc8-8a7d-1de7aedd93e2\)](#)
[12. Framework Travel Plan.pdf \(/document/c61084ae-6e48-4bf4-aa97-1e98ba6245c4\)](#)
[10.i Flood Risk Assessment and Drainage Strategy \(1\).pdf \(/document/ef597ae7-6eef-4e83-9236-23b5941ef960\)](#)
[14.iii LVIA Appendix F - Site Photographs \(2\).pdf \(/document/de2aa270-4957-4dcd-82bf-28625d82f72f\)](#)
[11.c.vi 23161_SK_T_025 \(P4\) Northern Parcel Throcking Lane Access Plan.pdf \(/document/053896b4-0e68-45ea-bf7c-28d17f9fa965\)](#)
[24. Arboricultural Impact Assessment.pdf \(/document/5ddcb57a-2b9a-45d6-8178-28ff60a26206\)](#)
[14.ii LVIA Appendix F - Site Photographs \(1\).pdf \(/document/759f3140-b194-4a55-b353-2a2d5346ca4f\)](#)
[25. Archaeological Desk-Based Assessment.pdf \(/document/52fe4117-2380-4c1a-a371-30287b825ac9\)](#)

[1. Covering Letter.pdf \(/document/8baa2ca2-959a-4cb3-9862-3a4e5ca4fe4e\)](#)
[19.v Utilities Assessment \(5\).pdf \(/document/3998e8e2-adbb-434f-900a-3f632bacac5c\)](#)
[0. Application form.pdf \(/document/77db9c41-72ae-4693-8177-4a8d4fc4021d\)](#)
[14.vi LVIA Figure L3 - Landscape Character Plan.pdf \(/document/f8389e7e-22d7-4e41-9db1-525661c9dece\)](#)
[24.a Arboricultural Impact Assessment.pdf \(/document/9c02c69c-5e99-4143-9e77-558737e9373b\)](#)
[19.i Utilities Assessment \(1\).pdf \(/document/97671657-32ed-48ff-a3c3-575fca620017\)](#)
[25.a.i Archaeology Geophysical Overlay Plan.pdf \(/document/4942891c-81c6-469b-a1f0-580136fbbfd9\)](#)
[11.a.iii Transport Technical Note \(3\).pdf \(/document/cb8d0eca-01ab-4ffd-8776-59a162a07434\)](#)
[11.b.v 23161 SK T 036 \(P2\) Potential for Widening of PROW 36 Plan.pdf \(/document/85f52276-082d-4d61-b669-5bd19992e71f\)](#)
[5. Landscape Mitigation Strategy Plan.pdf \(/document/ed2be3b2-34c1-4951-8f28-5c4b96754be3\)](#)
[17. Statement of Community Involvement.pdf \(/document/e890f4bf-6656-4f2b-9a6b-5ce3b89a01ca\)](#)
[11.b.iv 23161 SK T 029 \(P3\) Baldock Road Roundabout â Northern Access Plan.pdf \(/document/989c2554-0e65-44ca-805e-6074c64cd884\)](#)
[10.a Flood Risk and Drainage Technical Note.pdf \(/document/6f9cfb46-5228-4601-8f00-61b547f76d64\)](#)
[6.a Ecological Impact Assessment.pdf \(/document/ae2176dd-5f30-4d8c-a108-625170bacd84\)](#)
[28.i Design and Access Statement \(1\).pdf \(/document/a9ca31a2-21cf-4ea8-85f2-654d25909d8a\)](#)
[34. Design Principles Document.pdf \(/document/3e118659-8945-47bb-b892-67b034f4c9d3\)](#)
[11.i Transport Assessment \(1\).pdf \(/document/d29e6c7a-1355-422e-ba0c-69cfbb52e0d1\)](#)
[8.a Planning Statement Addendum.pdf \(/document/23d11cbd-cf23-4f5a-9b5c-7550f5b22c1f\)](#)
[26.i Phase 1 Desk Study Report \(1\).pdf \(/document/fcafcf6d-f611-425a-90e8-7676e355b0a1\)](#)
[11.c.v 23161 SK T 023 \(P13\) Forward](#)

[Visibility Plan.pdf \(/document/abfb249b-70e7-4f3f-a72e-80394af65ade\)](#)

[16. Noise Impact Assessment.pdf \(/document/e72c2b1e-76e6-4a79-b8b3-80ae3f44b847\)](#)

[14.i Landscape and Visual Impact Assessment.pdf \(/document/9a71dbbf-6973-42d5-a183-845d419c4c6a\)](#)

[26.ii Phase 1 Desk Study Report \(2\).pdf \(/document/b096a6fe-1084-462b-a56f-8632ca79b8df\)](#)

[11.b.i Response to LHA Comments.xlsx \(/document/d9a467b2-78a3-4862-99e8-897ddc53ca56\)](#)

[14.vii LVIA Figure L4 - Viewpoint Location Plan.pdf \(/document/feb9c256-ba4c-4da5-b8e9-8b14a4a5434f\)](#)

[23.ii Air Quality Assessment \(2\).pdf \(/document/72d6e83d-12fb-4308-83ee-8cb201e4f906\)](#)

[18. Sustainable Construction Energy and Water Statement.pdf \(/document/6b4d2399-b428-4f50-8687-8d7e30b46cc2\)](#)

[20. Statutory Biodiversity Metric Calculation.xlsx \(/document/1d501ade-de87-4208-8eb1-8e7f81083662\)](#)

[14.a.vi Landscape and Visual Impact Assessment Addendum - Appendix C.pdf \(/document/41efcea4-2a9e-4062-8608-8eebaa27b64c\)](#)

[10.ii Flood Risk Assessment and Drainage Strategy \(2\).pdf \(/document/b9c92036-5483-4689-bd5f-8fcdf3612544\)](#)

[28.ii Design and Access Statement \(2\).pdf \(/document/888b2762-91f0-47bc-9a1f-91a610b1b87a\)](#)

[13. Heritage Statement.pdf \(/document/a701c0e9-3078-4d52-9e5a-9352b6dfabcf\)](#)

[11.c.i 23161 SK T 003 \(P5\) Proposed Active Travel Enhancement on Baldock Road East of A10 Plan.pdf \(/document/0af462dd-9ad1-41be-9821-9594d6241eb4\)](#)

[14.a.iv Landscape and Visual Impact Assessment Addendum - Appendix A Figure L6.pdf \(/document/3db98774-7ec2-4b91-b006-98db3d4d84e5\)](#)

[11.c.x 23161 SK T 034 \(P3\) Potential for Widening of PROW 36 Plan.pdf \(/document/1923a4c6-96ff-41de-904a-9ac1a7ed2b25\)](#)

[15. Lighting Impact Assessment.pdf \(/document/8a456d1f-3ad9-45b0-a612-9b0eb8e027ca\)](#)

[4. Illustrative Masterplan.pdf \(/document/162013e0-57a7-4804-a342-9b96d5e5951f\)](#)

[26.iii Phase 1 Desk Study Report \(3\).pdf \(/document/af2e8766-541c-435b-8fac-](#)

[9d54c304d31f\)](#)

[19.ii Utilities Assessment \(2\).pdf](#)

[\(/document/6bc35aae-4cf3-4610-b52c-9db752d2ace8\)](#)

[29. Health Impact Assessment.pdf](#)

[\(/document/2c3fb628-e952-432b-9c31-a6902bb80fee\)](#)

[33 Density Parameter Plan.pdf](#)

[\(/document/e1458af0-1194-48bd-b9cb-a69176816a10\)](#)

[11.b.iii 23161 SK T 023 \(P8\) Forward Visibility](#)

[Plan.pdf \(/document/b55d6672-2d88-4ff2-8a88-a96b7764bbbb\)](#)

[6.i Ecological Impact Assessment \(1\).pdf](#)

[\(/document/767daf90-6002-4107-bef7-a975e70236a0\)](#)

[6.ii Ecological Impact Assessment \(2\).pdf](#)

[\(/document/4f65cf54-5efd-45d1-9316-a9ad5c7e28de\)](#)

[9. East Hertfordshire Housing Need Evidence](#)

[Base Review.pdf \(/document/0a347c8f-5c8d-44bd-9b02-acaf94d3e064\)](#)

[21. Biodiversity Net Gain Assessment Design](#)

[Stage.pdf \(/document/fe82722c-f9ed-473a-99da-acbdb21e861c\)](#)

[8. Planning Statement \(including Affordable](#)

[Housing Statement\).pdf \(/document/6f2af155-85f6-4d2b-9cd2-ae66cad4cc5a\)](#)

[28.a Design and Access Statement](#)

[Addendum.pdf \(/document/9bae5cfd-039a-4b14-a2a4-b1755ac06c9b\)](#)

[10.iii Flood Risk Assessment and Drainage](#)

[Strategy \(3\).pdf \(/document/424d7124-a50f-4878-82df-b19461f060e3\)](#)

[21.a Biodiversity Net Gain Assessment Design](#)

[Stage.pdf \(/document/5c68fa5f-bdb3-40da-97ed-b49f7339a439\)](#)

[11.a.i Transport Technical Note \(1\).pdf](#)

[\(/document/063ece49-619a-42ea-901a-bac58bd9b4c1\)](#)

[14.a.v Landscape and Visual Impact](#)

[Assessment Addendum - Appendix B.pdf](#)

[\(/document/c74e51c2-626b-4e91-9afe-bfbe56b3c8cb\)](#)

[4.a Illustrative Masterplan.pdf](#)

[\(/document/9e9cc145-3314-42c4-99c9-bfcdb00a9b3d\)](#)

[14.a.i Landscape and Visual Impact](#)

[Assessment Addendum.pdf](#)

[\(/document/9812a83c-d2fe-429c-a919-c20cdf89174c\)](#)

[10.b Flood Risk and Drainage Technical](#)

[Note.pdf \(/document/663cec45-e910-43fa-8c07-c339a94b7252\)](#)

[14.iv LVIA Figure L1 - Landscape Designations](#)

[Plan.pdf \(/document/f3169690-7727-4694-90e8-c65d075395ea\)](#)

[22. Agricultural Land Classification.pdf](#)

[\(/document/1f400b71-644c-4cd0-a663-c9734ee34598\)](/document/1f400b71-644c-4cd0-a663-c9734ee34598)

[11.b.ii 23161 SK T 003 \(P4\) Active Travell Connection Plan.pdf \(/document/564056ad-cf44-4bb4-abd8-cafafa2bc98f\)](/document/564056ad-cf44-4bb4-abd8-cafafa2bc98f)

[25.a.ii Archaeology Geophysical Survey Report.pdf \(/document/d6f6ab71-f820-432b-8835-cb9472dc1610\)](/document/d6f6ab71-f820-432b-8835-cb9472dc1610)

[14.ix LVIA Figure L5 - Opps and Cons Plan.pdf \(/document/300ecfb3-2896-4933-a709-cc2f93d8ed1c\)](/document/300ecfb3-2896-4933-a709-cc2f93d8ed1c)

[11.c.ix 23161 SK T 033 \(P1\) Northern Bridge Crossing Elevations.pdf \(/document/0ef51e77-1533-4b02-b508-cebec04e9f2d\)](/document/0ef51e77-1533-4b02-b508-cebec04e9f2d)

[11.a.ii Transport Technical Note \(2\).pdf \(/document/59110add-cf7a-4820-b6e4-d1f65a480cc1\)](/document/59110add-cf7a-4820-b6e4-d1f65a480cc1)

[7. Economic Benefit Statement.pdf \(/document/74ee4b64-0582-4511-86f4-d9e094ae1cde\)](/document/74ee4b64-0582-4511-86f4-d9e094ae1cde)

[20.a Biodiversity Metric Calculation Tool.xlsx \(/document/fe62d5c2-57d9-4969-b2fc-da452ca4377d\)](/document/fe62d5c2-57d9-4969-b2fc-da452ca4377d)

[11.ii Transport Assessment \(2\).pdf \(/document/ea9f827-51d1-4595-af06-dd87a8a1ad0f\)](/document/ea9f827-51d1-4595-af06-dd87a8a1ad0f)

[11.c.ii 23161 SK T 018 \(P2\) Proposed Cross Sections \(PROW Enhancements\).pdf \(/document/6207edc2-80de-40ac-b765-de66e639aa25\)](/document/6207edc2-80de-40ac-b765-de66e639aa25)

[11.c.xii 23161 SK T 040 \(P2\) Proposed Active Travel and Wayfinding Strategy.pdf \(/document/cf6ecbf0-b23d-4ab9-9c33-e37e0ef8048c\)](/document/cf6ecbf0-b23d-4ab9-9c33-e37e0ef8048c)

[23.i Air Quality Assessment \(1\).pdf \(/document/f27a2de0-9d04-4df0-a186-e427ca6752ef\)](/document/f27a2de0-9d04-4df0-a186-e427ca6752ef)

[3.a Land Use Components Plan.pdf \(/document/5632e1b4-a3fe-4eab-8c2c-e77e2826b6af\)](/document/5632e1b4-a3fe-4eab-8c2c-e77e2826b6af)

[19.iv Utilities Assessment \(4\).pdf \(/document/8d75adec-fe76-43e8-9fc2-e790fdc6e557\)](/document/8d75adec-fe76-43e8-9fc2-e790fdc6e557)

[27. East Hertfordshire Five Year Housing Land Supply Review Statement.pdf \(/document/4f0b03b3-f0fc-48d6-9898-eaa55f5a2527\)](/document/4f0b03b3-f0fc-48d6-9898-eaa55f5a2527)

[11.c.vii 23161 SK T 029 \(P5\) Baldock Road Roundabout Northern Access Plan.pdf \(/document/b339c227-2f59-47d8-bcc0-eb8d549cfbd3\)](/document/b339c227-2f59-47d8-bcc0-eb8d549cfbd3)

[3. Land Use Components Plan.pdf \(/document/d732521a-6a46-4ebb-bdba-ebc98bad8b7a\)](/document/d732521a-6a46-4ebb-bdba-ebc98bad8b7a)

[2. Site Location Plan.pdf \(/document/37d72755-986a-4cbb-8e35-ed49df20697e\)](/document/37d72755-986a-4cbb-8e35-ed49df20697e)

[14.a.ii Landscape and Visual Impact](#)

[Assessment Addendum - Appendix A Figure L4.pdf \(/document/2b5bab1a-99d3-4bc8-ad51-f099a6833b01\)](#)
[11.c.iii 23161 SK T 021 \(P1\) Southern Bridge Crossing Plan.pdf \(/document/65658ca8-7d7f-4f03-ae95-f0b86e65677b\)](#)
[11.c.xi 23161 SK T 035 \(P3\) Proposed 40mph Speed Limit and Crossing Signage.pdf \(/document/9db147bc-f0dc-449d-bc8f-fa75e684c9cc\)](#)
[11.c.viii 23161 SK T 032 \(P1\) Northern Bridge Crossing Plan.pdf \(/document/78a9e201-bf7a-4018-a76c-fdd5dfcc5c9a\)](#)
[14.v LVIA Figure L2 - Topography Plan.pdf \(/document/dabe39df-421e-4d83-b8a8-fff475783b83\)](#)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[Manual for Streets.pdf \(/document/8fe05635-5e80-4d37-a693-2e341496a10d\)](#)
[National Planning Policy Framework.pdf \(/document/3548d9dd-c004-49b1-8b33-30fd56451951\)](#)
[East Herts Authority Monitoring Report 2024-2025.pdf \(/document/2bfc0a65-a665-4f98-8960-3a3ac9b61f06\)](#)
[East Herts Planning Obligations Supplementary Planning Document.pdf \(/document/1ca1fed7-af85-46d3-8088-3ad67af43d43\)](#)
[Manual for Streets 2.pdf \(/document/188764d0-70c4-419a-a3e2-3f22f7b5e1c4\)](#)
[East Herts Five Year Hosuing Land Supply Position Statement Addendum April 2024.pdf \(/document/3a25449c-789a-4da8-9854-4276dcfa736f\)](#)
[East Herts Five Year Hosuing Land Supply Position Statement March 2024.pdf \(/document/a45b6d30-3d30-4dc2-a8d9-4d99d38f163b\)](#)
[East Herts Updated Vehicle Parking Standards Supplementary Planning Document Appendix.pdf \(/document/c5f9a23d-fc6d-4283-90db-51c977fdbddb\)](#)
[East Herts Affordable Housing Needs Assessment.pdf \(/document/5adc30d6-e51e-4736-b5d2-6fb0621a66e4\)](#)
[Buntingford Community Neighbourhood Plan.pdf \(/document/ae5b6c17-37fb-481d-8e00-786ac93759db\)](#)
[Cycle Infrastructure Design Local Transport Note.pdf \(/document/918d0a4c-7667-4cf0-bba2-78dc6e6e4246\)](#)
[East Herts District Plan.pdf \(/document/b1b7270c-](#)

[eb13-4f1a-90c8-7f3ce66a02cc\)](#)

[East Herts District Plan Inspectors Report.pdf](#)

[\(/document/9ffedf0a-e51a-4d7b-908f-7f76a2dcf460\)](#)

[Appeal Decision 3340497.pdf](#)

[\(/document/ddf140fd-a0f8-4d62-86d8-](#)

[9b483dbf389a\)](#)

[East Herts Vehicle Parking Supplementary](#)

[Planning Document.pdf \(/document/c8710c8f-](#)

[1cfb-4d1d-bdea-9de363390459\)](#)

[West Essex and East Herts Strategic Housing](#)

[Market Assessment.pdf \(/document/9c728dc2-](#)

[abe8-4781-b257-a38314b3627c\)](#)

[East Herts Strategic Vision.pdf](#)

[\(/document/9bf5af92-3b63-4ef6-a268-](#)

[b664f3cac676\)](#)

[East Herts Affordable Housing Supplementary](#)

[Planning Document.pdf \(/document/1787620d-](#)

[686a-4e27-8d3b-ca1002e5c231\)](#)

[East Herts District Landscape Character](#)

[Assessment Supplementary Planning](#)

[Document.pdf \(/document/e6447be4-652e-4165-](#)

[92ae-e211d861a6ab\)](#)

[Hertfordshire's Local Transport Plan.pdf](#)

[\(/document/130fbc0f-89c8-4d94-af3d-](#)

[eedc18970bf6\)](#)

[East Herts Local Development Scheme.pdf](#)

[\(/document/115cc18a-fd93-479e-af46-f77ef84e1ac2\)](#)

[East Herts Open Space, Sport and Recreation](#)

[Supplementary Planning Document.pdf](#)

[\(/document/673b31b7-3772-4493-9155-](#)

[f82f2cfa745c\)](#)
