

**Planning Appeal in respect of Land North of A507, West of A10
Buntingford**

Appellant: Hallam Land Management Limited

Local Planning Authority: East Hertfordshire District Council

Application Reference: 3/24/0966/OUT

STATEMENT OF COMMON GROUND

Revised September 1st 2026

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1 Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared jointly by Marrons on behalf of Hallam Land Management Limited (“the Appellant”) and East Hertfordshire District Council (EHDC) as the Local Planning Authority (LPA). It has been prepared in respect of an appeal against the decision of EHDC to refuse outline planning permission for up to 600 dwellings (C3), up to 60 units of 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 bridges over the A10, with all matters reserved except for access.
- 1.2 The SoCG identifies matters agreed and not agreed between the Appellant and EHDC.
- 1.3 The SoCG has been prepared in accordance with the PINS guidance on preparing SoCG dated November 2024.
- 1.4 This SoCG is structured as follows.
- Section 2 provides details of the Appeal Site, local area and planning history.
 - Section 3 sets out the Appeal Proposal
 - Section 4 details the Development Plan (Adopted and Emerging) and Supplementary Planning Guidance.
 - Section 5 sets out Areas of Agreement.
 - Section 6 sets out Areas of Disagreement.
 - Section 7 sets out the schedule of Draft Conditions and Heads of Terms of the Section 106 agreement.
 - Section 8 sets out commentary on other matters.
 - Section 9 sets out the planning benefits and adverse impacts
 - Section 10 provides commentary on the local centre

- Section 11 relates to plans requested
- Section 12 provides commentary on education land

2 The Appeal Site, Local Area and Planning History

- 2.1 The Appeal Site comprises circa 50 hectares (ha) of active agricultural land with the majority within the Parish of Cottered. The Appeal Site lies beyond the western edge of Buntingford. The Appeal Site borders Throcking Lane to the north (from where access is proposed); the A10 to the east (including overbridges of the A10 where pedestrian and cycle access is proposed); the A507 (from where access is proposed) and Buntingford Business Park to the south; and open countryside to the west. Between the Buntingford Business Park and the Appeal Site is an Employment Allocation of 2.8ha from the East Hertfordshire District Plan which has yet to be constructed.
- 2.2 Buntingford (as defined by its settlement boundary in the BCANP) lies to the east of the A10, which excludes the Buntingford Business Park referred to above. Buntingford is a market town with a population of just under 8,000 in the 2021 Census. It acts as an important rural service centre for villages in the wider rural area, and has an extensive range of services and facilities that serve the day-to-day needs of residents, and a vibrant local community¹.
- 2.3 The Appeal Site presently comprises three arable fields, trees, a ditch, and boundary hedgerows. The land falls eastwards towards the urban area, and sits within the Rib Valley within which the majority of the urban area of Buntingford falls.
- 2.4 The only designation on the Policies Map within the Development Plan is that the Appeal Site is within the ‘Rural Area Beyond the Green Belt’ as defined by the East Herts District Plan 2018, which is an area of the District noted within policy GBR2 to comprise “a valued countryside resource”. The Appeal Site does not lie within a National Landscape designation or local landscape designation, nor within any environmental designations. The Appeal Site is within Flood Zone 1, and does not contain any heritage assets. Two public rights of way run through the Appeal Site and one connects the Site to Buntingford via an existing footbridge over the A10 and the other crosses the A10 at surface level with no infrastructure.

¹ Text taken from Paragraph 6.1.2 of the East Hertfordshire District Plan

2.5 There is no relevant planning history on the Appeal Site.

3 The Appeal Proposal

3.1 The description of development is

“Outline planning application for development of up to 600 dwellings (C3), up to 60 units of 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 bridges over the A10, with all matters reserved except for access”.

N.B. This description has been amended to fully reflect the proposed development, as agreed at the Case Management Conference.

3.2 The plans submitted for approval comprise the following.

- Site Location Plan
- 23161_SK_T_021 (P1) Southern Bridge Crossing Plan
- 23161_SK_T_022 (P2) Southern Bridge Crossing – Elevations
- 23161_SK_T_025 (P4) Northern Parcel Throcking Lane Access Plan (NB this has been subject to amendment since determination of the planning application to include a label setting out which part of the access the Appellant is proposing for detailed consideration)
- 23161_SK_T_029 (P5) Baldock Road Roundabout – Northern Access Plan (NB this has been subject to amendment since determination of the planning application to include change of carriageway surfacing on approach to the access roundabout to increase prominence; art features west of the access as a gateway feature; amendment to access central island to increase overrun to enhance deflection; and provision of annotation relating to direction signage north of the A10 roundabout to confirm it will be raised to improve active travel visibility)
- 23161_SK_T_032 (P1) Northern Bridge Crossing Plan
- 23161_SK_T_033 (P1) Northern Bridge Crossing – Elevations

3.3 Plan submitted as parameters plans that can be the subject of conditions requiring Reserved Matters applications to come forward in conformity with them include:

- HLM082/036 Rev C Building Heights Parameter Plan
- HLM082/018 Rev R Land Use Components Plan
- HLM082/037 Rev D Residential Density Plan

3.4 Illustrative plans, not submitted for approval, are as follows.

- HLM082/029-H Illustrative Masterplan
- HLM082/035-C Indicative Sport Pitch Location
- 23161_SK_T_023 (P13) Forward Visibility Plan (NB this Plan demonstrates how access to the Appeal Site and the Appellant's employment appeal (see Paragraph 3.10 below) can deliver a comprehensive access strategy, and has also been updated in line with amendments to 23161_SK_T_029 (P5))

Off-Site Transport Improvements

3.5 The proposed development proposes a number of off-site transport measures on adopted highway land/rights of way maintained by the LHA which can be secured by a suitably worded planning condition with suitable trigger points. Draft Condition 17 requires any proposed off site works to be in general accordance with Manual for Streets and a series of plans provided by the Appellant, with the detailed design to be subject to approval by the Council. The Appellant submitted a number of plans which were considered by the LPA and LHA over the course of determining the application. These plans were updated, and new plans were added as set out below. The plans were submitted to the LPA and LHA with the Appeal:

- 23161_SK_T_003 (P5) Proposed Active Travel Enhancement on Baldock Road East of A10 *Plan (NB this has been subject to amendment since determination of the planning application to include further traffic calming in the form of a raised table feature on entry to Buntingford centre)*
- 23161_SK_T_018 (P2) Proposed Cross Sections (PROW Enhancements)
- 23161_SK_T_034 (P3) Potential for Widening of PROW 36 Plan *(NB this has been subject to amendment since determination of the planning application to amend a drawing number labelling error)*

- 23161_SK_T_035 (P3) Proposed 40mph Speed Limit and Crossing Signage Plan **(NB this is a new plan not previously submitted prior to determination)**
- 23161_SK_T_040 (P2) Proposed Active Travel and Wayfinding Strategy **(NB this is a new Plan not previously submitted)**

3.6 The Inspector's pre-CMC note (page 1) asked for the SoCG discussions between the main parties to reach agreement on *"the detailed phasing/delivery/control for elements of the proposal, particularly in terms of the provision of the local centre, school, sports facilities and any sustainable transport related infrastructure. That may be integral to the discussions/assessment regarding the sustainability main issue."* With that in mind, the main parties met in July (including HCC) and have had continued dialogue to seek to narrow the issues through discussions on the S106 Agreement and conditions.

3.7 Subsequent to the submission of the appeal, the Appellant has revised the off-site highways works plans in order to distinguish the proposed works for each individual route/element of the off-site highways works improvements. The new replacement plans allow the conditions and triggers to be worded accordingly in Draft Condition 17 for each individual route. Further consultation has also taken place with the Local Highway Authority on an alternative toucan crossing plan of the A10 provided within the Appellants Vehicle Access and Highway Safety Proof of Evidence (and included together with the off-site highways works plans in Appendix A of the Transport Rebuttal Proof of Evidence for ease of reference) and both plans (for both crossing Options) are submitted for consideration. The following drawings set out the extent of the off-site Highways Works

- Drawing showing Proposed offsite works on Baldock Road **(Southern Active Travel Route)** – Drawing 23161 0044 P2
- Drawing showing Proposed Active Travel Improvements to Monks Walk Road – Drawing 23161 042 P2 **(School Active Travel Route)** *(NB this plan is not within Appendix A of the rebuttal proof but is within Appendix M of the Vehicle Access and Highway Safety Proof of Evidence)*
- Drawing showing 'Original proposed location for at grade crossing' – Drawing 25158 0046 P1 [Option 1] and 'Proposed Exit Crossing Setback' - Drawing 23161 0043 P2 [Option 2] **(The A10 at Grade Crossing)**

- Drawing showing offsite improvement works PRow 36 and Skipps Meadow **(Central Active Travel Route)** - Drawing 23161 0045 P3
- Drawing showing offsite improvement works to Northern PRow routes **(Northern Active Travel Route)** – Drawing 23161 0047 P2

Environmental Impact Assessment

- 3.8 A formal request for an Environmental Impact Assessment (EIA) Screening Opinion was submitted to the Council in December 2023 (reference 3/23/2350/SCREEN). The Council issued its formal Screening Opinion on 5th January 2024, confirming that EIA was not required for the proposed development.

Key Elements of the Appeal Scheme

- 3.9 The key elements of the Appeal Scheme are:
- Up to 660 dwellings (Use Class C3);
 - Of which at least 40% would be affordable meeting an identified need;
 - Of which 1% to be made available for custom and self-build housing;
 - Provision of Elderly accommodation (Use Class C3) meeting an identified need subject to condition;
 - A Mixed Use Local Centre and Community Hub (0.53ha), comprising flexible commercial units, provision for a health facility if required, mobility hub, and public realm;
 - Land for a 2 Form Entry First School if required to provide capacity for needs arising from the proposed and existing community;
 - Green infrastructure totalling 24.67ha (circa 50% of the site), including playing fields (3.46ha and a sports pavilion) to meet an identified shortfall within Buntingford area, children's play (0.42ha), and natural and semi-natural green space (21.73ha) to meet the needs of residents of the development;
 - Access (for which detailed permission is sought) off the A507 Baldock Road

to the south and off Throcking Lane to the north;

- Active travel measures to the A507, including provision of a shared use footway / cycleway from the Site access and towards the town centre with associated raised crossings;
- Provision of a new active travel bridge which will be constructed immediately adjacent to the existing pedestrian bridge over the A10 linking Public Rights of Way (PROW) 36 and 40, including works to the PROW in terms of lighting, surfacing and width;
- Provision of a new pedestrian bridge with stepped access over the A10 which will connect Public Rights of Way 41 and 35, providing an access to Buntingford;
- Contributions towards improving public transport services from and within the town and into the Site, comprising a contribution of £1.5m towards increasing the frequency of bus services from the Site to nearby towns from hourly to every 30 minutes for up to 5 years;
- Contributions towards schools to accommodate the proposed child yield from residents of the appeal site as well as contributions to health, and community facilities within Buntingford area to accommodate the proposed demand from residents of the appeal site; and,
- An anticipated biodiversity net gain of 11.22%.

Employment Application

- 3.10 The Appellant also submitted an application for employment, which is not part of the application the subject of this appeal, on land to the south of the A507 (planning reference 3/24/1255/OUT). That application has been refused planning permission and an appeal has been submitted to PINS with a Public Inquiry Scheduled in November 2026.

4 Development Plan (Adopted and Emerging), Supplementary Planning Guidance, National Policy and Other Guidance

- 4.1 The Development Plan relevant to determination of this Appeal comprises the East Hertfordshire District Plan 2011-2033 adopted 2018 and the Buntingford Community Area Neighbourhood Plan 2014-2031, made May 2017.
- 4.2 The Council have commenced a Review of the District Plan. The Council adopted a Local Plan timetable in June 2026 with adoption anticipated in April 2029.

East Hertfordshire District Plan (EHDP)

The relevant policies of the EHDP are:

- INT1 Presumption in Favour of Sustainable Development
- DPS1 Housing, Employment and Retail Growth
- DPS2 The Development Strategy
- DPS3 Housing Supply
- DPS4 Infrastructure Requirements
- DPS5 Neighbourhood Planning
- GBR2 Rural Area Beyond the Green Belt
- BUNT1 Development in Buntingford
- HOU1 Type and Mix of Housing
- HOU2 Housing Density
- HOU3 Affordable Housing
- HOU6 Specialist Housing for Older and Vulnerable People
- HOU7 Accessible and Adaptable Homes
- HOU8 Self-build and Custom Build Housing
- DES1 Masterplanning
- DES2 Landscape Character
- DES3 Landscaping
- DES4 Design of Development
- DES5 Crime and Security

- TRA1 Sustainable Transport
- TRA2 Safe and Suitable Highway Access Arrangements and Mitigation
- TRA3 Vehicle Parking Provision
- CFLR1 Open Space, Sport and Recreation
- CFLR2 Local Green Space
- CFLR3 Public Rights of Way
- CLFR7 Community Facilities
- CFLR9 Health and Wellbeing
- CFLR10 Education
- NE1 International, National and Locally Designated Nature Conservation Sites
- NE2 Sites or Features of Nature Conservation Interest (Non-Designated)
- NE3 Species and Habitats
- NE4 Green Infrastructure
- HA1 Designated Heritage Assets
- HA2 Non-designated Heritage Assets
- HA3 Archaeology
- HA4 Conservation Areas
- HA7 Listed Buildings
- CC1 Climate Change Adaptation
- CC2 Climate Change Mitigation
- WAT1 Flood Risk Management
- WAT2 Source Protection Zones
- WAT3 Water Quality and the Water Environment
- WAT4 Efficient Use of Water Resources
- WAT5 Sustainable Drainage
- WAT6 Wastewater Infrastructure
- EQ1 Contaminated Land and Land Instability
- EQ2 Noise Pollution
- EQ3 Light Pollution
- EQ4 Air Quality
- DEL1 Infrastructure and Service Delivery
- DEL2 Planning Obligations
- DEL3 Monitoring Framework

Buntingford Community Area Neighbourhood Plan (BCANP)

The relevant policies of the BCANP are (note Policies are not named):

- ES1
- ES3
- ES5
- ES7
- ES8
- HD1
- HD2
- HD4
- HD6
- HD7
- INFRA1
- INFRA4
- INFRA5
- LR3
- T1
- T2
- T3
- T4
- T6
- Appendix 1

Supplementary Planning Documents (SPDs)

The relevant SPDs are:

- Affordable Housing SPD (2020)
- Landscape Character Assessment SPD (2007)
- Open Space, Sport and Recreation SPD (2020)
- Planning Obligations SPD (2008)
- Vehicle Parking Standards SPD (2008) and Updated Vehicle Parking Standards Appendix (2015)

National Policy, Guidance and Legislation

The following national policy and guidance are relevant to the Appeal.

- National Planning Policy Framework (NPPF, August 2026)
- Planning Practice Guidance (PPG)
- Community Infrastructure Levy (CIL) Regulations 2010 and 2011 (as amended)
- National Design Guide

Other Guidance

The Council consider the following guidance is relevant to the Appeal and the Appellant reserves its position.

- East Hertfordshire Council Landscape Character Assessment September 2007
- Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3)
- Landscape Institute Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations
- Hertfordshire's Local Transport Plan (LTP4, 2018-2031)
- Hertfordshire County Council: Place and Movement Planning and Design Guidance for LTP4
- DfT 2020: Gear Change (policy expression supporting quality conditions for active travel).
- DfT 2020: Local Transport Note 1/20 which includes quality assessment.
- Department for Transport Inclusive Mobility (December 2021)
- Manual for Streets (2007)
- Manual for Streets 2 (2010)
- Cycle Infrastructure Design Local Transport Note 1/20 (LTN 1/20, July 2020)
- Design Manual for Roads and Bridges (various) including Local Transport Note 2/95 – The Design of Pedestrian Crossings
- Planning for Walking - CIHT 2015
- Designing for Walking - CIHT 2015

5 Areas of Agreement

- 5.1 The proposals would conflict with the development plan.

Five Year Housing Land Supply

- 5.2 The Housing supply for the relevant supply period sits within a range of 2.21-2.88 years. The full details are set out in the Housing Supply Statement of Common Ground.
- 5.3 The Council considers that substantial weight applies to supply of housing (to arise out of the appeal scheme) having regard to the significant shortfall on the five-year supply period under consideration as part of this appeal. As such, the Council considers that it is not necessary for the Inspector to come to any conclusion on the exact housing land supply position. The Appellant and Council have set out their respective positions with regards to supply in the Statement of Common Ground covering Housing Supply.
- 5.4 It is agreed that the benefit of providing housing should attract substantial weight in the planning balance.

Development Plan

- 5.5 The Council cannot demonstrate a five-year supply of deliverable housing sites. Both parts of the development plan were adopted more than five years ago and have yet to be updated.
- 5.6 The Council is continuing to work on the evidence base for the emerging District Plan which has not yet progressed to submission or consultation and therefore should not be afforded any weight at this time.

Decision taking under the NPPF – Presumption in favour of sustainable development

- 5.7 Decisions should apply a presumption in favour of sustainable development in accordance with Policy S3 of the Framework. This means that for development outside settlement boundaries, policy S5 should be applied.
- 5.8 The policy is restrictive as to the kinds of development which may be permitted in locations outside of settlement boundaries (S5.1).
- 5.9 In the event a development does fall within one of the permitted forms of development, the Framework states that permission should be approved unless the benefits would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework (S5.1).
- 5.10 Where a development does not fall within the given forms of development within S5.1(a)-(j), the proposed development should only be approved in 'exceptional circumstances' where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of development (S5.4).
- 5.11 The 'form of development' which may be considered to justify development in this case is at S5.1(j) in that there is an evidenced unmet need for housing.
- 5.12 Within S5.1(j), the development must be physically well related to an existing settlement.
- 5.13 The Framework states (S5.2) that in applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances. The parties agree that the following national decision-making policies in the Framework state that the development proposals

should be refused in specific circumstances do not apply to the proposed Appeal Scheme in accordance with NPPF Policy S5: 2.

- DM4 (Prematurity)
- TC3 (Fails town centre sequential test)
- M5 (Extraction of peat)
- L3 (Make efficient use of land)
- DP3 (Be well designed)
- HC5 (Hot food takeaways)
- F6 and F7 (Flood risk),
- N2 and N6 (Biodiversity), and
- HE6 (Heritage).

5.14 The parties agree that national decision-making policy TR6.4 (Assessing Transport Impacts – (Impact on Highway Safety)) in the Framework is due consideration as part of the proposed Appeal Scheme. This policy states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.

5.15 The parties consider that the development is of a scale which (in principle) can be accommodated taking into account the existing or proposed availability of infrastructure in accordance with Policy S5 j. i. subject to conditions and Section 106 Agreement.

Reason for Refusal 1

5.16 Transport and Highways related matters are detailed in the Highways Statement of Common Ground. In addition, the following points are common ground between the parties:

- the Planning Inspector who determined appeal reference 3340497 where planning permission was granted for 350 dwellings in August 2024 to the east of the A10 in Buntingford, found that residents would not be heavily

reliant upon the private car to access, employment, main food and comparison shopping elsewhere such that the development was concluded to be sustainably located for the use proposed;

- Policy DPS2 of the Local Plan and Policy HD1 of the Neighbourhood Plan cited in the reason for refusal are not transport policies;
- there is no conflict with Transport Policy TRA3 of the Local Plan. Subject to suitably worded conditions there is no conflict with criteria I. (e), (f), (g), II. and III. of Transport Policy TRA1;
- the reason for refusal does not cite any conflict with paragraph 117 of the (previous) NPPF;
- whether the proposed toucan crossing across the A10 would provide a safe means of crossing for pedestrians, cyclists as well as users of the road network was not referenced in the reason for refusal.

Reason for Refusal 2

- 5.17 The following points are agreed in relation to Reason for Refusal 2.
- 5.18 As agreed by the Council's Landscape Officer, the built extent of the Appeal Scheme will be viewed in the context of the existing settlement and provides nearby connections.
- 5.19 As agreed by the Council's Landscape Officer, the positioning of proposed built development on lower ground, avoiding development on the ridgeline, reduces visual impact of the development from the surrounding landscape, from the west of the Appeal Site.
- 5.20 The Appeal Site does not exhibit high scenic quality, has low rarity and is representative of the wider agricultural landscape. The Appeal Site does not contain characteristics, features or elements that are important examples and there are no notable features of wildlife, earth science, archaeological, historical or cultural interest and therefore the Appeal Site is not of any particular conservation interest.

- 5.21 The appeal site is part of the countryside which forms part of its context and character. NPPF N2 1. A. requires proposals to consider the environmental qualities of land proposed for development, including habitats, landscape character and natural beauty of the countryside, and identify opportunities for those qualities to be considered or enhanced (including through requirements for biodiversity net gain where these apply). Proposals should also conserve and enhance existing natural features of visual, historic or nature conservation value where possible, and use appropriate landscaping should be used to help create a well-designed place and integrate the development into its surroundings (N2.1(d)).
- 5.22 The Appeal Site contributes to recreation through the Public Rights of Way that are within it and along its boundary.
- 5.23 The Appeal Site does not have any known associations with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.
- 5.24 Landscape Character Area (LCA) 141 Cherry Green Arable Plateau (Landscape Character Assessment Supplementary Planning Document (SPD), East Herts Council, 2007) describes rarity and distinctiveness of LCA 141 as “The landscape is a fairly frequent landscape type within the county with no major distinctive characteristics”.
- 5.25 Buntingford and the Appeal Site are located within the Rib Valley.
- 5.26 Appendix 1 of the BCANP requires future development on higher ground to be limited in height and for housing development to be within the Rib valley setting.
- 5.27 As agreed by the Council’s Landscape Officer, the visual assessment of receptor groups, provided in the LVIA, has considered the worst-case scenario and judges the worst effect upon a visual receptor in the receptor group. There is no methodological dispute as to the approach of the LVIA, the dispute relates to differences of professional judgment.
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- 5.28 The LVIA was submitted in support of the application and mitigation measures have been taken into account when considering the effect of development on landscape character.

Reason for Refusal 3

- 5.29 The following points are agreed in relation to Reason for Refusal 3.
- 5.30 The following weighting is agreed in relation to the benefits and adverse impacts arising from the Appeal Proposal. However, these do not comprise a complete list of benefits and adverse impacts as the parties disagree on whether some considerations amount to benefit/harm and the weight to be attributed to them.

Provision of around 600 new dwellings including 40% affordable houses, 1% custom self-build housing and housing (x 60 dwellings) for elderly persons	Substantial positive weight to provision of housing (overall)
Provision of new green / open space including Country Park to meet wider need in Buntingford	Substantial positive weight.
Biodiversity Net Gain of 11.22% and hedgerow benefits of 49.78%	Limited to Moderate positive weight.
Provision of sports pitches (cricket pitch, 2x football pitches, MUGA) and associated pavilion to meet wider need in Buntingford	Substantial positive weight.
Financial contributions towards bus services and sustainable transport initiatives in the town, of benefit to the wider community	Moderate positive weight.
Economic benefits of new employment during construction / operational phases and increased local expenditure from local residents.	Moderate positive weight.
Loss of agricultural land (grade II BMV)	Limited negative weight.
Less than substantial harm (low level) to the setting of Holy Trinity Church (Grade II*)	Limited negative weight.

- 5.31 Policy BE2 of the Neighbourhood Plan cited in the reason for refusal applies to existing main industrial estates and was included erroneously and should be disregarded.

Reason for Refusal 4

- 5.32 If a signed and executed Section 106 Agreement (or Unilateral Undertaking) is submitted it will overcome this reason for refusal, subject to the satisfaction of the Inspector.

6 Areas of Disagreement

Reason for Refusal 1

- 6.1 Whether there would be appropriate quality active travel connections to services within the town.
- 6.2 Whether the proposal represents an unsustainable form of development and whether residents and visitors would be heavily reliant on the private car to access employment, main food and comparison shopping elsewhere.
- 6.3 Whether the proposals fail to provide a genuine choice of active and sustainable travel modes.
- 6.4 Whether the proposed toucan crossing across the A10 would provide a safe means of crossing for pedestrians, cyclists as well as users of the road network and whether this would amount to a conflict with NPPF Policy TR6 (4) which states that development proposals should be refused if they would have an... unacceptable impact on highway safety taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.
- 6.5 Whether the proposed off site active travel works represent improvements to safety and will encourage active travel.

Reason for Refusal 2

- 6.6 Whether the appeal site falls within the environs of the town of Buntingford.
 - 6.7 Whether the proposals would intrude unacceptably upon and have a significantly harmful urbanising impact on the “LCA 141 Cherry Green Arable Plateau” landscape character area.
 - 6.8 Whether the development would fail to preserve and value the Rib Valley setting of the Buntingford Community Area by virtue of the substantial presence of built form at the elevated parts of the landscape.
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- 6.9 Whether the development results in significant harm to the rural landscape character and would fail to recognise the intrinsic character and beauty of the countryside.
- 6.10 The Appellant considers the perceptual aspects of the Appeal Site do not lend it any particular value, as it does not exhibit any wildness, being an intensively managed agricultural landscape. The Council disagree.
- 6.11 The Appellant considers the limited sense of tranquillity within the Appeal Site, particularly towards its north-western extents away from the audible intrusion of traffic on the A10 and A507, is not a notable feature of the Appeal Site considered as a whole. The Council disagree.
- 6.12 The Appellant considers parts of LCA 141 that are locally closer to the urban area, A507 and A10 corridor to have less of a quiet and remote feel than the rest of LCA 141. The Council disagree.
- 6.13 Whether Policy GBR2 of the Local Plan and Policy HD1 of the Neighbourhood Plan cited in the reason for refusal are relevant policies, and their weight in the determination of this appeal.

Reason for Refusal 3

- 6.17. The weight to be attributed to the conflict with the Development Plan strategy, as a proposal which comprises large scale development in the Rural Area Beyond the Green Belt.
- 6.18 The weight to be attributed to harm to landscape character and/or visual harm
- 6.19 The weight to be given to Policies DPS2, GBR2, ES1 of the Local Plan and Policies HD1 and HD2 of the Neighbourhood Plan cited in reason for refusal 3.

- 6.20 The weight to be attributed to any conflict with HCC Transport sustainability policies.
- 6.21 The Appellant considers existing site features of interest such as trees and hedgerows will be retained and strengthened, unless necessary to be removed to enable development, and supplemented with additional planting and areas for wildlife. The Council disagrees.
- 6.22 The weight (if any) to be given to the provision of land for educational use.
- 6.23 The level of weight attributed to the provision of a local centre on the basis of evidence accompanying this appeal
- 6.24 Whether the proposed development is physically well-related to an existing settlement in accordance with the first part of Policy S5 j. i.
- 6.25 Whether the benefits of approving the development proposals would be substantially outweighed by adverse effects when assessed against the national decision-making policies in the Framework in accordance with Policy S5. 1.
- 6.26 In the event the Inspector considers Policy S5. 4. applies to this appeal, whether there are exceptional circumstances, where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement.

7 Schedule of Draft Conditions (provided separately) and Heads of Terms

7.1 The requested S106 Heads of Terms are as follows, to be considered further through the Appeal including where off-site contributions are not necessary due to on-site provision.

Element	Monetary Contributions
Affordable Housing	
Education Contributions	First Education – £4,967,622 Middle Education - £4,665,084 (based on a formula per dwelling) Upper Education - £5,167,376 (based on a formula per dwelling)
Childcare Contribution	0-2 years old - £153,284.47 (based on a formula per dwelling) 5-11 years old - £10,986.41 (based on a formula per dwelling)
Special Education Needs and Disabilities (SEND) Contribution	£1,209,540 (based on a formula per dwelling)
Library Service Contribution	£186,124.03 (based on a formula per dwelling)
Youth Service Contribution	£190,889.33 (based on a formula per dwelling)
Waste Service Transfer Station Contribution	£109,850.15 (based on a formula per dwelling)
Fire and Rescue Service Contribution	£16,414.20 (based on a formula per dwelling)
Fire and Rescue Commercial Contribution	£2,500 (based on a formula per square metre of commercial floor space)
Public Transport Contribution	£1,500,000 (£300,000 every year for 5 years following commencement of development)
Public Right of Way Contribution	£1,500
HCC Monitoring Fees	£420 per HCC Contribution Obligation
Recycling Contribution	£47,520 (based on a formula per dwelling)
Buntingford Community Transport Scheme (BCAT) Contribution	£330,000 (based on formula per dwelling)
Fitness Gyms Contribution	£167,890.8 (based on a formula per dwelling)
Swimming Pool Contribution	£386,100 (based on a formula per dwelling)
Outdoor Pickleball and Bowls Contribution	£267,960 (based on formula per dwelling)
Cycle Parking Contribution at Bowling Green Lane Car Park	£10,000
Outdoor Tennis Contribution	Provision being made on-site, to be secured by condition, so no financial contributions

	required. Management to be secured by Section 106.
Sports Hall Contribution	Provision being made on-site, to be secured by condition, so no financial contributions required. Management to be secured by Section 106.
Formal Sports Provision Maintenance	Awaiting further detail from Hertfordshire County Council
Allotments Contribution	Provision being made on-site, to be secured by condition, so no financial contributions required. Management to be secured by Section 106.
Children's Play and Provision for Young People Contribution	Provision being made on-site, to be secured by condition, so no financial contributions required. Management to be secured by Section 106.
Natural and Semi-Natural Green Space Contribution	Provision being made on-site, to be secured by condition, so no financial contributions required. Management to be secured by Section 106.
Parks and Gardens and Amenity Greenspace Contribution	Provision being made on-site, to be secured by condition, so no financial contributions required. Management to be secured by Section 106.
EHDC Monitoring Fees	£300 per EHDC Contribution Obligation plus an additional £300.
NHS Hertfordshire and West Essex Integrated Care Board Contribution	£1,103,520 (based on a formula per dwelling)
Elderly Accommodation	Definition and obligation to market
Provision of custom and self-build housing	Definition and obligation to market
Residential Travel Voucher	£330,000 (based on a formula per dwelling)
Residential Travel Plan Evaluation and Support Contribution	£6,000
School Travel Plan	£10,500 if First School is provided
Biodiversity Net Gain	Delivery and maintenance for 30 years
Skylark Mitigation	Land for mitigation and management obligation for 12 years

8 Other Matters

As requested by the Inspector in the pre CMC note, please see commentary on other matters.

Matter	Consultee Response(s) (if any)	Response / Commentary
Housing Mix (Policy HOU1)		Housing mix will be applied for at Reserved Matters stage in accordance with Policy HOU1.
Housing Density (Policy HOU2)		The proposed housing density is in accordance with Policy HOU2.
Affordable Housing (Policy HOU3)	EHDC Housing Officer – no objection subject to 40% of dwellings being provided as affordable, with a tenure split of 84% affordable rented, 16% intermediate.	The proposal will provide up to 40% affordable dwellings, to be secured via a Section 106 agreement in accordance with HOU3.
Specialist and accessible housing provision (Policies HOU6 and HOU7)		The proposal will provide specialist and accessible housing. The type will be applied for at Reserved Matters stage in accordance with Policy HOU6 and HOU7.
Self-build provision (Policy HOU8)		The proposal will provide up to 6 dwellings (1%) to be made available for custom and self-build housing to be secured by condition or Section 106 Agreement in accordance with Policy HOU8.
Masterplanning, Design and Crime and Security (Policies DES1, DES4 and DES5)	EHDC Urban Design Officer – objection. Design Review Panel – comments.	Whilst the Council opposes the principle of development, it does not seek to argue that the masterplan or parameters plans would need to be updated should the appeal be allowed. Together they would provide an appropriate framework for detailed consent to be secured.

		The parameter plans include detail with regard to the different density character areas within the site, as well as key structural streets, building heights, and green corridors. A Design Principles document has also been submitted which provides further guidance on design quality at reserved matters, including elements such as the new bridge over the A10, gateway areas of the sites and integration of SUDS and play on the way elements within streets. The Design Review Panel comments considered that the masterplan has several positive features. The local centre is well situated in relation to the location of the amenities, the main street provides good connectivity within the development, and the masterplan responds well to topography.
Landscaping (Policy DES3)		The proposals retain existing trees and hedgerows around the western and northern edge of the site, as well as an east-west aligned hedgerow and tree group at the centre of the site. An area of hedgerow along the southern boundary of the site with Baldock Road is to be removed to facilitate the access and visibility splays. New hedgerow, tree and woodland planting is proposed along the western and northern peripheries of the site, to help

		screen the development in views from the west as well framing to the proposed parkland and playing pitch areas, as well as green infrastructure corridors through the development. The Landscape Mitigation Strategy suggests that these spaces could accommodate a range of landscape features including grassland, woodland, species rich margins, viewing platform, pond / SUDs basin features and play on way facilities. Landscape officer comments are noted which raise some concerns with regard to some detailed areas of the landscape strategy. However, these concerns are capable of being addressed as part of required future reserved matters submissions, and detailed requirements within the Design Principles Document required by condition. As such the proposed landscaping is considered to respond to the site context, retain landscape features where possible and include new landscape features which would mitigate and enhance the appearance of the development in accordance with policy DES3.
Open Space, Sport and Recreation (Policy CFLR1)	Sport England – no objection	The proposal includes green infrastructure / open space of 24.67ha (i.e. 246,700sqm), out of a total site area of 50.12ha comprising 49% of the Appeal Site. The proposals exceed the

		open space requirements and provide open space which would benefit the wider community. The submitted Illustrative Plan demonstrates that the site can provide a range of sports pitches, including a cricket pitch which requires the most space, which would exceed the requirements of the development and would also be of benefit to the wider community. Both Sport England comments and the emerging evidence base for the emerging district plan identify a need for new sports pitch provision in the area. As such the level of proposed sports pitch provision would exceed the requirements of development and would help to meet shortfalls in sports pitch provision in the wider area, in accordance with District Plan policy CFLR1, the sports SPD and Sport England Guidance. As such significant positive weight is attributed to the level of sports pitch provision within the overall planning balance.
Public Rights of Way (Policy CFLR3)		The proposals do not adversely affect any Public Right of Way in accordance with Policy CFLR3.
Community Facilities and Health and Wellbeing (Policies CFLR7 and CFLR9)	HCC Growth and Infrastructure Unit – no objection to application subject to S106 Agreement	The proposal includes community facilities, open space, and potential health facility in accordance with Policy CFLR7 and CFLR9.
Education (Policy CFLR10)	HCC Growth and Infrastructure Unit – no objection to application subject to S106 Agreement. HCC	The proposals include land for use a 2 Form Entry First School (for children aged 4-7) which

	as Education Authority have provided a CIL Compliance Statement that confirms their position that land for a First school is not necessary at the appeal site. The Appellant has provided evidence in response as to need and is awaiting a response from HCC.	could be delivered (if required by HCC) on-site to meet the needs of the new residents and existing community depending on existing school capacity in accordance with the requirements of policy CFLR10. The provision of land (to be offered to HCC to develop as a school) and financial contributions will be secured via a Section 106 Agreement. The land could accommodate space for a nursery associated with the First School if it is required by HCC.
Natural Environment (Policy NE1, NE2, NE3, and NE4)	HCC Ecology – no objection subject to conditions.	The existing site baseline conditions comprise arable land of limited ecological value. The proposed development would retain most existing features of value such as trees and hedgerows. In addition, the proposals will include areas of open green space which provide new habitats, such as grassland, wetland, tree and shrub planting. As such the proposals would accord with Policies NE1, NE2, NE3 and NE4 of the Local Plan. Provision of a BNG of 11.22% is considered to form benefit of moderate positive weight within the planning balance.
Heritage (Policies HA1, HA2, HA3, HA4, and HA7)	HCC Archaeology – request further archaeological field evaluation of the site should be undertaken, via a programme of intrusive archaeological trial trenching, prior to determination of the application.	The only heritage asset potentially affected by the proposals is the Grade II* listed Holy Trinity Church, Throcking, located around 1km the west of the site. The LVIA considers that there would be partial

		intervisibility with the development. However, the setting of the church within the churchyard within a hamlet setting in Throcking would still be apparent. As such the proposals are assessed to result in less than substantial harm (at a low level) to this heritage asset. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The site has potential for prehistoric, iron age and Roman remains. As such further survey and evaluation of the site was recommended by the Archaeology Officer ahead of making a decision on this application. Officers consider that it would be possible to secure trial trenching through appropriately worded planning conditions, and that it would be unreasonable to require this work at the application stage given the outcome of the application is unknown. Officers did not consider that this harm and conflict with Policy HA3 would justify refusal of planning permission of itself. As such subject to recommended conditions the proposals would accord with Policy HA3.
Climate Change (Policies CC1 and CC2)		The proposed dwellings will be designed to be capable of meeting forthcoming 'Future Homes' Building Regulations

		requirements which are due to be formally implemented from March 2027. This includes regard to the energy hierarchy with measures in the first instance to reduce carbon emissions through building fabric measures such improved insulation and air tightness. In addition, Future Homes requirements are likely to include further measures such as all electric supply of heating and hot water through Air Source Heat Pumps, smart heating controls and incorporation of photovoltaic (PV) panels. Given the above measures the proposals are considered to demonstrate an acceptable response to climate change and have been developed in accordance with sustainable design principles in accordance with the requirements of policy CC1 and CC2.
Water (Policies WAT1, WAT2, WAT3, WAT4, WAT5, WAT6)	LLFA – no objection subject to conditions. Thames Water – no objection subject to conditions.	The proposed drainage strategy proposes that drainage patterns will mimic the existing patterns of drainage across the site. The northern and central parts of the site will drain to attenuation basins on the eastern side of the site, and will then be discharged to a drainage ditch, into a culvert beneath the A10 and from there into an existing ordinary watercourse on the east side of the A10. There are no suitable discharge points on the south side of the site and so surface water runoff is proposed to

		discharge into an existing public sewer which runs along Baldock Road. SUDs features such as swales are proposed to be incorporated into streets and green infrastructure corridors throughout the development to facilitate this strategy. Subject to conditions, the surface water drainage proposals would adequately manage flood risk and would accord with Policy WAT1. In relation to foul water, Thames Water have commented that they have no objection to the application proposals, subject to a planning condition to secure a phasing and infrastructure package with the applicants.
Environmental Quality (Policies EQ1, EQ2, EQ3, and EQ4)	EHDC Environmental Health – no objection subject to conditions.	The application is capable of complying with Policy EQ2 and providing an acceptable noise environment for future occupiers, subject to a condition requiring details of mitigation measures as part of reserved matters submissions. The site is located adjacent to a main trunk road and A roads but subject to the imposition of suitably worded conditions occupiers of the development are not considered to be at risk of adverse air quality. In addition, the proposed buildings would be air quality neutral. There would be some adverse emissions from transport arising from the development. As such

		the proposals are considered to accord with Policy EQ4. A lighting strategy has been submitted which considers that lighting can be provided with a neutral effect on amenity, highway safety or biodiversity. As such the proposals are considered to be capable of being designed to accord with Policy EQ3, subject to suitable conditions requiring lighting strategies across the site. The ground contamination risk assessment submitted with the application considers that the ground conditions at the site would result in a low risk to human health and controlled waters as no potential sources of significant contamination were identified. As such conditions are proposed requiring that appropriate investigation reports are undertaken for each phase. Subject to these conditions the proposals the proposals are considered to accord with Policy EQ1.
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Signed (for the Appellant)

Gary Stephens ----- Date: 27/08/2026

Signed (for the Council)

 ----- Date: 01/09/2026

September 2026

9 Planning Benefits and Adverse Impacts

The Inspector has requested in his CMC note a table showing the weight given to the benefits. This is included in addition to a Table showing the Adverse weightings.

Planning Benefits

Planning Benefit	Weight Given by Appellant	Weight Given by Council
Delivery of up to 600 dwellings contributing towards identified housing needs and the Council's housing land supply shortfall.	Substantial positive weight	Substantial positive weight
Provision of 40% affordable housing meeting acute affordable housing needs.	Substantial positive weight	Substantial positive weight as part of the overall housing offer
Provision of up to 60 dwellings for older persons.	Substantial positive weight	Substantial positive weight
Provision of 1% custom and self-build housing plots.	Substantial positive weight	Substantial positive weight as part of the overall housing offer
Provision of a local centre including minimum provision of 435 sqm retail (Class E) floorspace and temporary uses	Substantial positive weight	Significant positive weight*
Provision of community infrastructure including healthcare facilities	Substantial positive weight	Limited positive weight
Provision of land for education	Substantial positive weight	No weight
Provision of new green / open space to meet the needs of the development	Substantial positive weight	Limited positive weight
Provision of landscaping enhancements, particularly in the north-west of the Country Park which will create a layered edge between the Site and the wider countryside	Moderate positive weight	Limited positive weight
Provision of a Sustainable Urban Drainage System (SuDS) which will restrict surface water runoff to existing greenfield rates, including a 40% allowance for future climate change, and improve water quality	Limited positive weight	Limited positive weight
Provision of new green / open space including Country Park to meet wider need in Buntingford	Substantial positive weight	Significant positive weight
Provision of sports facilities (cricket pitch, football pitches, MUGA and pavilion) meeting identified local needs.	Substantial positive weight	Significant positive weight
Biodiversity Net Gain of 11.22% and hedgerow benefits of 49.78%	Limited to Moderate positive weight	Limited positive weight
Construction and operational economic benefits, including employment generation and increased expenditure within the local economy.	Moderate positive weight	Moderate positive weight

Improvements to sustainable transport provision, including active travel infrastructure and financial contributions towards public transport services.	Moderate positive weight	Moderate positive weight
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* subject to robust evidence being provided to support deliverability and viability, otherwise limited weight.

Planning Adverse Impacts

Planning Adverse Impact	Weight Given by Appellant	Weight Given by Council
Conflict with the spatial strategy of the development plan, including development beyond the settlement boundary and within the Rural Area Beyond the Green Belt.	Limited negative weight	Significant negative weight
Conflict with sustainable transport policies arising from the site's relationship with Buntingford, including concerns regarding accessibility, quality of active travel provisions, integration and reliance on non-car modes.	None (Appellant does not accept there is conflict)	Substantial negative weight
Conflict with National Decision-Making Planning Policy TR6.4 and Local Transport Policies relating to risk to highway safety as a result of intensified use of modified pedestrian/cycle grade crossing over the A10 and associated suitability of speed limits in approaches to the crossing	None (Appellant does not accept there is conflict)	Substantial negative weight
Harm to landscape character and/or visual harm.	Moderate negative weight	Significant negative weight, reducing by year 15
Loss of agricultural land (grade II BMV)	Limited negative weight	Limited negative weight
Less than substantial harm (low level) to the setting of Holy Trinity Church (Grade II*)	Limited negative weight	Limited negative weight

10 Local Centre

- 10.1 The Inspector in his CMC note has requested details of the proposed uses within the Local Centre. The description of development seeks planning permission for a Mixed Use Local Centre (including flexible use E, F and Sui Generis). Draft condition 6 specifies an upper floorspace limit of 2,000m². Page 40 of the Design and Access Statement Addendum describes the nature of the local centre use, and the Illustrative Masterplan on page 45 illustrates a potential layout of buildings and uses. The Appellant has provided letters from HDD Group and Plunkett under separate cover to show interest in the scheme. Further, draft condition 47 sets out specific requirements related to marketing and delivery of the Local Centre, and condition 48 has a requirement to erect a building of at least 435 sq. m for retail floorspace (Use Class E). The Council sets out its response to the purported evidence of interest in its evidence. The Appellant has provided further evidence in its rebuttal.

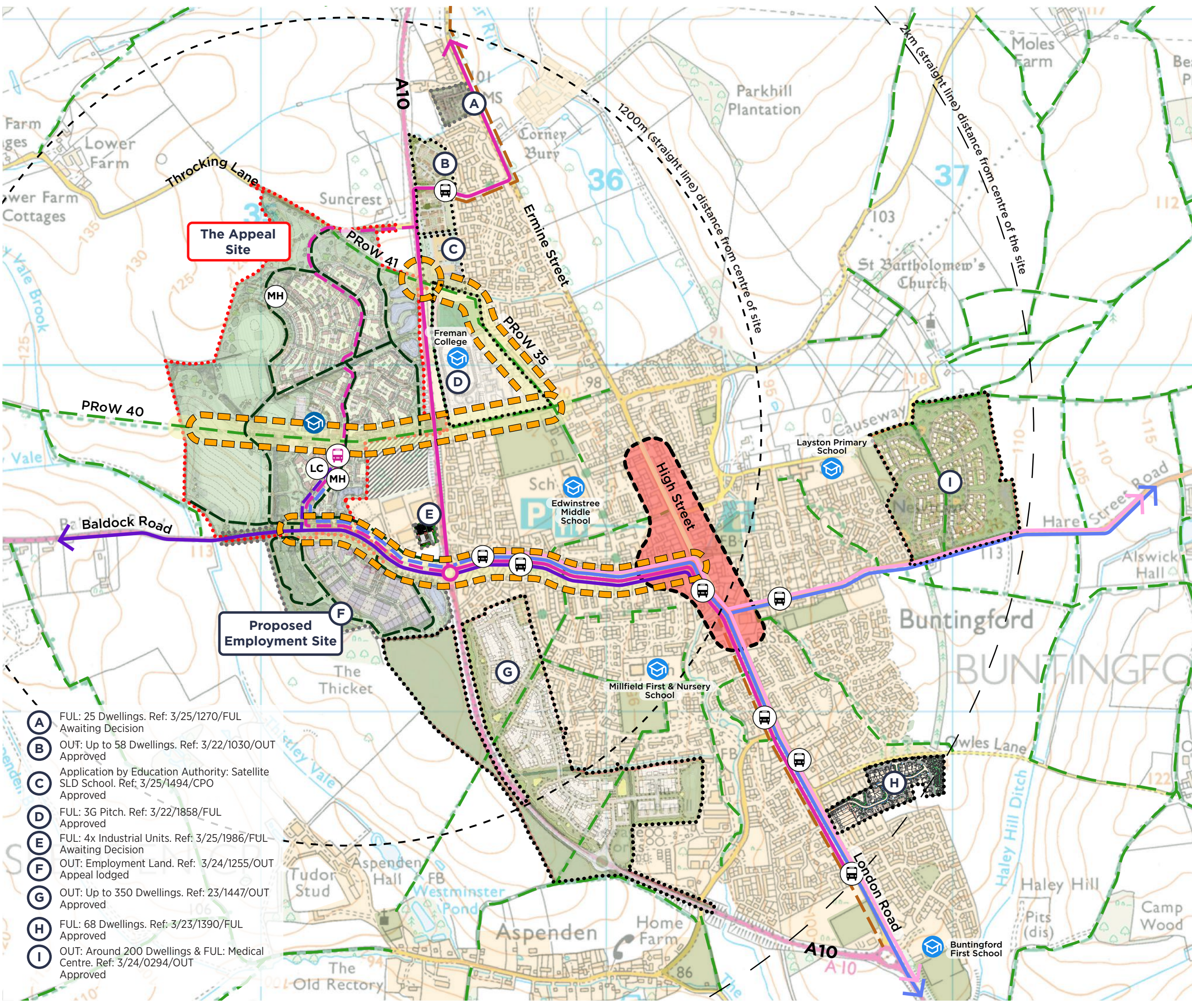
11 Plans

- 11.1 The Inspector requested in his pre CMC note a plan appended to the SofCG showing the areas where planning permission has recently been approved for housing development adjacent to the settlement of Buntingford (some appeals are referenced) and their relationship with the appeal site. Such a plan could include existing bus, cycle and footpath/PROW (PROW 35 & 41) routes from the site to Buntingford. A plan is attached.
- 11.2 The Appellant, EHDC and the LHA held further discussions to review potential amendments to the proposed off-site At-Grade Toucan crossing at the A10. This has resulted in an alternative plan being submitted to the LPA/LHA as part of the Appeal. The alternative plan for the off-site works does not change the proposed development as these are works outside of the appeal site, and which can be secured by condition which is worded to provide flexibility as to their final design at the detailed approval stage. The alternative drawing is included within the list in Part 3.6 of the Statement of Common Ground along with other off-site highways improvement drawings, which supersede the earlier submitted plans. No public consultation on the alternative toucan crossing plan has been carried out, although

the plan is publicly available to view on the Council's website. Therefore, it is at the discretion of the Inspector whether the alternative plan for the crossing should be considered further as part of the Appeal. Notwithstanding this, the original and alternative Crossing plans have been considered in both the Appellant and Council's Proofs of Evidence alongside the rebuttals.

12 Education Land

- 12.1 Hertfordshire County Council as Education Authority have provided a CIL Compliance Statement that confirms their position that land for a First school is not necessary at the appeal site. The Appellant has provided evidence to HCC to demonstrate the need for the land for a new school. The Council (upon taking advice from the Education Authority) consider that the provision of land for a school is not necessary and thus cannot be secured and cannot comprise a benefit of the scheme and thus carries no weight in the planning balance. The Appellant disagrees.



- (A)** FUL: 25 Dwellings. Ref: 3/25/1270/FUL Awaiting Decision
- (B)** OUT: Up to 58 Dwellings. Ref: 3/22/1030/OUT Approved
- (C)** Application by Education Authority: Satellite SLD School. Ref: 3/25/1494/CPO Approved
- (D)** FUL: 3G Pitch. Ref: 3/22/1858/FUL Approved
- (E)** FUL: 4x Industrial Units. Ref: 3/25/1986/FUL Awaiting Decision
- (F)** OUT: Employment Land. Ref: 3/24/1255/OUT Appeal lodged
- (G)** OUT: Up to 350 Dwellings. Ref: 23/1447/OUT Approved
- (H)** FUL: 68 Dwellings. Ref: 3/23/1390/FUL Approved
- (I)** OUT: Around 200 Dwellings & FUL: Medical Centre. Ref: 3/24/0294/OUT Approved

Applications

- Approved
- Proposed
- Appeal site
- Employment allocation

Movement

- 1200m (straight line) distance from centre of site
- 2km (straight line) distance from centre of the site
- Existing active travel connections
- Proposed active travel connections
- Existing cycle Infrastructure
- Bus Service 18 - between Buntingford & Royston
- Bus Service 331 - between Buntingford & Hertford
- Bus Service 36 - between Buntingford & Bishop's Stortford via Puckeridge
- Bus Service 37 - between Buntingford & Stevenage via Hitchin, Letchworth GC & Baldock

Facilities

- Proposed bus diversion
- Existing bus stop
- Proposed bus stop
- Proposed mobility hub
- Proposed access enhancements
- Town centre
- Green space
- Existing school
- Proposed First School
- Proposed Local Centre

Rev	Description	Date
1	Initial drawing	01/2026

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Client:

Hallam Land

PART OF HENRY BOOT

Buntingford, Parkside

Buntingford Connectivity Context

Scale@A3:
1:10,000

Drawn:
JB

Designed:
JB

Approved:
AC

0 400 m

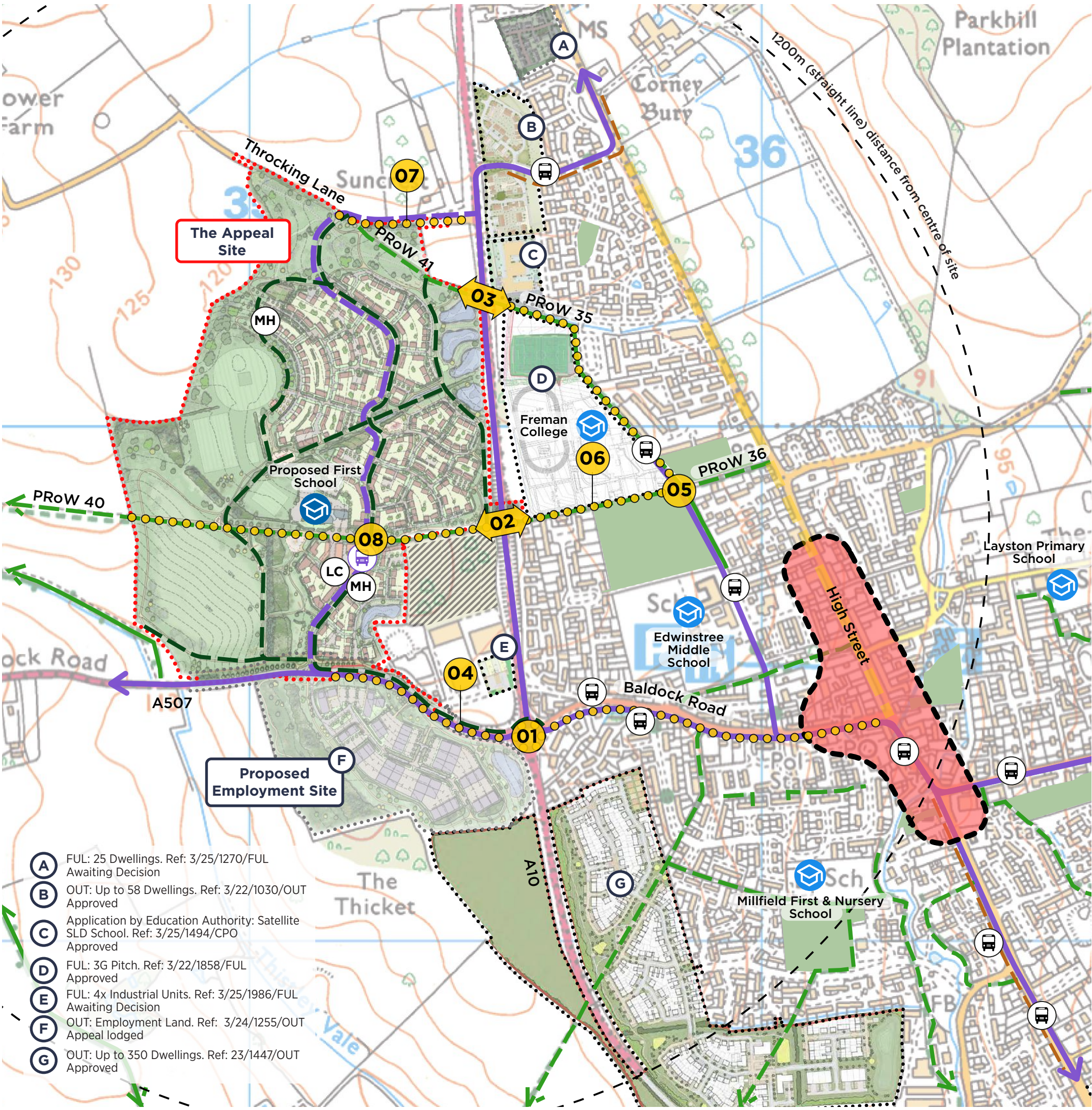
Drawing Number:
HLM082-078

Revision:
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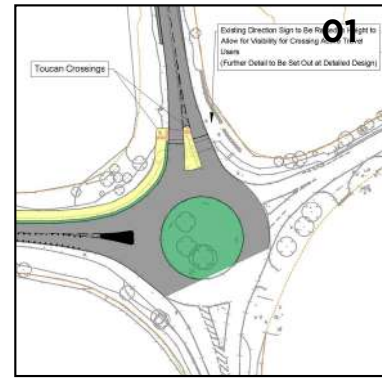
Date:
06/2026

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
01908 666276 mail@davidlock.com davidlock.com

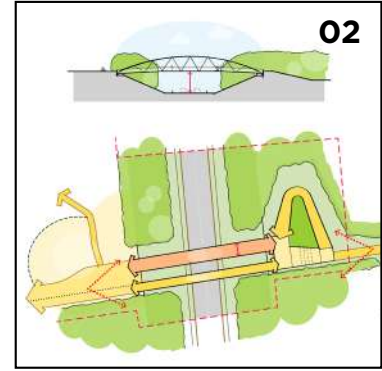
DAVID LOCK ASSOCIATES



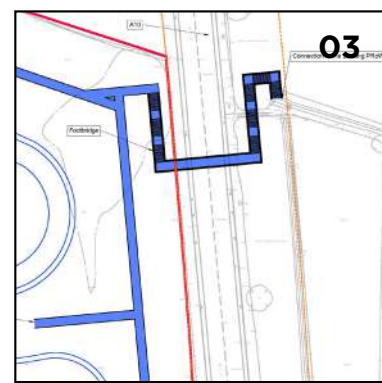
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- (D)** FUL: 3G Pitch. Ref: 3/22/1858/FUL Approved
- (E)** FUL: 4x Industrial Units. Ref: 3/25/1986/FUL Awaiting Decision
- (F)** OUT: Employment Land. Ref: 3/24/1255/OUT Appeal lodged
- (G)** OUT: Up to 350 Dwellings. Ref: 23/1447/OUT Approved



(see Transport Note)



(see Design Principles p.22)



(see Transport Note)



(see DAS Addendum p.28)



(see SoCG)

- Approved / subject to s106
- Proposed
- Appeal Site
- Employment Allocation
- Existing active travel connections
- Proposed active travel connections
- Existing cycle infrastructure
- Existing bus routes
- Proposed bus routes
- Existing bus stops
- Proposed bus stop
- Proposed mobility hub
- Town centre
- Green space
- Existing school
- Proposed First School
- Proposed Local Centre
- Proposed improvements to connectivity and public realm
- 01** Baldock Roundabout: improved crossing features
- 02** Proposed parallel bridge between PRoWs 36 and 40 to complement active travel
- 03** Proposed active travel bridge connection
- 04** Baldock Road: improvement to public realm and active travel, traffic calming measures
- 05** Widening and improvements to legibility of PRoW 36 gateway and improvements to PRoW 35
- 06** Widening, lighting and re-surfacing of existing PRoW
- 07** Throcking Lane improvements to vegetation and legibility
- 08** Proposed mobility hub including bus stop, bike parking and vehicles hire.

Rev	Description	Date
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Client: **Hallam Land**
PART OF HENRY BOUT

Buntingford, Parkside
Existing and improved connections
Scale@A3: **1:7,500** Drawn: **AC** Designed: **AC** Approved: **HP**
0 300 m
Drawing Number: **HLM082-079** Revision: **F** Date: **06/2026**
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