East Herts Council
Wallfields, Pegs Lane
Hertford, Herts
SG13 8EQ
Tel: 01279 655261

Application for Outline Planning Permission with some matters reserved

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

535199

Northing (y)

229384

Description

Land South of A507, West of A10, Buntingford

Applicant Details

Name/Company

Title

First name

Surname

c/o Agent

Company Name

Hallam Land Management Limited

Address

Address line 1

c/o Agent

Address line 2

c/o Agent

Address line 3

c/o Agent

Town/City

c/o Agent

County

c/o Agent

Country

c/o Agent

Postcode

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Reiss

Surname

Sadler

Company Name

Marrons

Address

Address line 1

Bridgeway House

Address line 2

Bridgeway

Address line 3

Town/City

Stratford upon Avon

County

Country

United Kingdom

Postcode

CV37 6YX

Contact Details

Primary number

07977395402

Secondary number

Fax number

Email address

reiss.sadler@marrons.co.uk

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- [x] Access
- [ ] Appearance
- [ ] Landscaping
- [ ] Layout
- [ ] Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe the proposed development

Outline planning application for development of employment land (flexible use B2, B8, E(c) and E(g)), informal open space, associated works and infrastructure including a new access from A507, with all matters reserved save for access.

Has the work already been started without planning permission?

- ○ Yes
- ◉ No

Site Area

What is the measurement of the site area? (numeric characters only).

13.28

Unit

Hectares

Existing Use

Please describe the current use of the site

Agricultural Land

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

⊘ Yes
◯ No

Is a new or altered pedestrian access proposed to or from the public highway?

⊘ Yes
◯ No

Are there any new public roads to be provided within the site?

⊘ Yes
◯ No

Are there any new public rights of way to be provided within or adjacent to the site?

⊘ Yes
◯ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see submitted Transport Assessment.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ◯ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ◯ Yes
- ⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ⊘ Yes
- ◯ No
- ◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see submitted Flood Risk Assessment and Drainage Strategy.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

- ◯ Yes
- ⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ◯ Yes
- ⊘ No

Will the proposal increase the flood risk elsewhere?

- ◯ Yes
- ⊘ No

How will surface water be disposed of?

- ☑ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway

☐ Main sewer

☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

☑ Yes
◯ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☑ Yes
◯ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
☑ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
☑ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
☑ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- [x] Yes
- [ ] No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

27.78

Please provide the date the onsite pre-development biodiversity value was calculated

19/06/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

12/02/2024

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:
Biodiversity metric calculation

Document name/reference:
BNG Metric

Document/Plan:
Other (please specify)

Please specify:
BNG Assessment

Document name/reference:
BNG Assessment

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- [ ] Yes
- [x] No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

◯ Yes
⊘ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

◯ Yes
⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

⊘ Yes
◯ No

Please add details of the Use Classes and floorspace.

Use Class:
Other (Please specify)

Other (Please specify):
Flexible B2, B8, E(c) and E(g) - Estimated Floorspace Created

Existing gross internal floorspace (square metres) (a):
0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
27420

Net additional gross internal floorspace following development (square metres) (d = c - a):
27420

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	27420	27420

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

◯ Yes
⊘ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

⊘ Yes
◯ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
Warren George Scott

House name:
Owles Farm

Number:

Suffix:

Address line 1:
Owles Lane

Address Line 2:

Town/City:
Buntingford

Postcode:
SG9 0EH

Date notice served (DD/MM/YYYY):
02/07/2024

Person Family Name:

Name of Owner/Agricultural Tenant:
Highways Department, Hertfordshire County Council

House name:
County Hall

Number:

Suffix:

Address line 1:
Pegs Lane

Address Line 2:

Town/City:
Hertford

Postcode:
SG13 8DE

Date notice served (DD/MM/YYYY):
02/07/2024

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Reiss

Surname

Sadler

Declaration Date

02/07/2024

☑ Declaration made

Declaration

I/We hereby apply for Outline planning permission: Some matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Reiss Sadler

Date

02/07/2024