Meeting Place

Statement of community involvement

Buntingford, Parkside – South Application

Hallam Land Management Limited

June 2024

Contents

1. Introduction **2**

2. Consultation requirements **2**

2.1 Our response to the consultation requirements 3

3. What is proposed? **4**

3.1 About Hallam Land Management Limited 4

3.2 Site location 4

3.3 Proposals 6

4. Engagement **7**

4.1 Stakeholder meetings 7

4.2 Community newsletter 9

4.3 Project website 10

4.4 Community engagement event(s) 11

4.5 Contact details 12

5. Feedback **13**

5.1 Feedback summary 13

5.2 Feedback form from consultation event 13

5.3 Feedback from website 14

5.4 Other feedback 14

6. Response to key issues **14**

7. Conclusion **19**

Appendix A: Community newsletter **20**

Appendix B: Website **22**

Appendix C: Feedback submitted via the website **40**

Appendix D: Consultation banners **44**

Appendix E: Consultation feedback form **51**

Appendix F: Feedback received from consultation event **53**

Appendix G: Emails received **61**

Appendix H: Freephone call received **71**

1. Introduction

This Statement of Community Involvement (SCI) sets out the consultation and engagement that Hallam Land Management Limited (hereafter referred to as Hallam Land Management) has undertaken with local residents and other stakeholders on plans for a new community in Buntingford. These proposals will provide 4.71ha of employment land alongside 6.31ha of open space and associated planting and infrastructure for the people of Buntingford.

This document demonstrates how Hallam Land Management has met and exceeded pre-application consultation guidance contained in the National Planning Policy Framework and East Herts District Council's SCI.

This SCI gives an overview of all consultation activity undertaken prior to the submission of the planning application alongside outlining how the plans have responded to feedback from the local community and other stakeholders.

Hallam Land Management has ensured the community was made aware of the proposals and had multiple avenues to find out more and share their feedback. Hallam Land Management is committed to ongoing engagement throughout the outline planning application determination period and beyond.

This report has been prepared on behalf of Hallam Land Management by Meeting Place, a specialist in community and stakeholder engagement in relation to planning and development issues.

2. Consultation requirements

Community involvement is at the forefront of national planning policy and is noted in the December 2023 version of the National Planning Policy Framework (NPPF).

The revised NPPF highlights that early engagement has "significant potential to improve the efficiency and effectiveness of the planning application system for all parties". It also indicates that good quality pre-application discussion "enables better coordination between public and private resources and improved outcomes for the community".

East Herts District Council's Statement of Community Involvement was updated and adopted at the Council meeting on 23rd October 2019, replacing the previous SCI document of 2013. The document outlines the Council's expectations on how the local community should be involved during the pre-application process. It also sets out how the Council itself will involve the community and other national and local stakeholders in the planning process whilst also providing guidance for developers.

The SCI emphasises the Council's desire to see all sections of the community shape new development proposals within the city and indicates that effective pre-application engagement and consultation is central to achieving this.

The SCI sets out that the authority's pre-application advice are as follows:

"Before submitting a planning application, we advise and encourage potential applicants to seek pre-application advice from the Council. It is not a statutory requirement, but it allows for the identification of any issues, concerns and constraints at an early stage. This may help avoid delays or a refusal once a planning application has been submitted."

East Herts District Council. SCI, Pre-application advice, Section 6.10, page 23

"For large scale major developments, it is expected that the applicant carries out pre-application consultation which may involve:

- *Public meetings and exhibitions*
- *Individual letters or leaflets*
- *Engagement with parish/ town councils*
- *Engagement with Design Review Panels*
- *Social media"*

East Herts District Council. SCI, Pre-application consultation, Section 6.16, page 24

"Following the initial period of consultation, it may be that further additional consultation on changes submitted by an applicant prior to any decision being made, is considered necessary. In these cases, it is up to the Council to decide whether further publicity and consultation is necessary, and the requirement to consult will be determined based on whether the proposed changes are significant and whether there were objections or concerns raised in the original consultation stage. Where it is decided that re-consultation is necessary, it is open to the Council to set the timeframe for responses which is likely to be for a period of 14 days or less."

East Herts District Council. SCI, Amendments to applications during the consideration of the application, Section 6.25, page 27

2.1 Our response to the consultation requirements

Hallam Land Management have sought out outline planning permission to construct up to 600 new homes, new parkland green spaces & play areas, employment land, a new local centre & community hub, a new First School with playing fields, dedicated accommodation for older residents, new transport connections, and further investment in local road infrastructure as well as the potential for a solar farm and an onsite doctor's surgery. This will be delivered across three different applications which comprises circa 71 hectares of the lands to the north and south of the A507, to the West of Buntingford, adjacent to the A10.

This Statement of Community Involvement in particular will be on the application for the employment land in the southern parcel of the site.

Hallam Land Management has recognised the importance of involving the community and a wide range of other stakeholders so has provided multiple avenues for engagement.

In response to national and local guidance as well as Hallam Land Management's desire to create the right plans for Buntingford, activities include:

- Meetings and ongoing engagement with community representatives.
- Newsletter sent to local addresses.
- Dedicated website with an online version of the feedback form.
- Consultation event held in a local venue.
- Dedicated email address, freephone telephone number and freepost address.

These elements and the feedback received are detailed in the following sections.

3. What is proposed?

3.1 About Hallam Land Management Limited

As a strategic land promoter, Hallam Land Management have been making the investments of which the UK has an urgent need for in creating new homes and places to work. Devoting their skills and experience for over 34 years; creating future communities in the most sustainable locations. Hallam Land Management balances the need for new homes, alongside the need for infrastructure and the changes development brings to the local community and environment.

Hallam Land Management have an honest, collaborative, and personal approach, forming close partnerships with landowners, key stakeholders, and communities. Through their skill and commitment, they aim to deliver positive and sustainable benefits for local communities and the environment.

3.2 Site location

It is important to note that this SCI relates to the southern application of the development of this land, in particular, the employment land. The proposals are subject to separate applications, but for ease of understanding the site was consulted with the public as one site, thus the feedback reflects consultation on the site as a whole.

The application site is located to the west of Buntingford, adjacent to the A10, providing convenient access, as seen below in the south site masterplan (*figure one*).

Suitable access to the site will be made available via a new roundabout on the A507, and a combined walking and cycling route in the vicinity of Baldock Road / A10 roundabout. This will provide direct access to Buntingford's Town Centre which is approximately a 1km (0.6 mile) or 10 to 15-minute walk from the development. Residents of Buntingford, Parkside will also benefit from improved bus services and mobility hubs will be provided within both sites to provide convenient connections for onward journeys.



Figure one: illustrative masterplan of the land to the south of the A507 application

3.3 Proposals

The significant and growing need for housing and employment, including a need for affordable housing, is supported by evidence gathered by Hallam Land Management. This includes a calculation of the minimum number of homes needed in East Hertfordshire, using the Government's standard method, which equates to 1,103 dwellings each year, far higher than the 839 dwellings per year planned for by the District Plan.

Hallam Land has worked hard to bring forward proposals that will provide this much needed creation of new homes and jobs for Buntingford in a way that is sustainable and supported by the existing communities.

The submitted application for the southern masterplan are:

- 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.

4. Engagement

This section details Hallam Land Management's programme of engagement to date.

This was a multi-channel approach which included a community newsletter, a consultation website, and a consultation event to ensure that there were a number of opportunities for as many people as possible to share their thoughts and opinions.

Overall, during the consultation phase, 62 feedback responses were received through the various channels available for those with an interest in the development of Buntingford, Parkside. This included feedback from the consultation event, feedback posted via the freepost address, online survey responses, emails, and freephone calls.

4.1 Stakeholder meetings

Two meetings were held with Buntingford Town Council and some members of the Aspenden Parish Council on Wednesday 8th November 2023 and Tuesday 19th December 2023. Feedback raised by councillors included concern over traffic on the A507, allocated parking spaces per dwelling, employment, as well as the principles behind the development of a First School.

On Monday 22nd January 2024, a meeting was also held with Edwinstree C of E Middle School to discuss capacity needs and how the development of a new First School will impact the wider area. Further to this, a meeting with Hertfordshire County Council was held on Friday 9th February 2024 to discuss in further detail the potential new on-site school.

Throughout this period, the project team also reached out to Freman College to discuss their education requirements. The team also reached out to the existing local doctor's surgery.

Emails were sent to key political stakeholders on Monday 22nd January 2024, notifying them of the upcoming consultation and inviting them to a councillor preview session. Key stakeholders were also offered a meeting to discuss the scheme in further detail, and to answer any questions they had if they could not make the consultation event. This meeting was set up on the same day as the consultation event which gave the key stakeholders the opportunity to stay and engage with the community as they themselves attended the consultation event.

Stakeholders who were notified included:

- **East Herts Council** – Councillor Ben Crystall and Councillor Vicky Glover-Ward.
- **Buntingford ward members** – Councillor Vicky Burt, Councillor Sue Nicholls, and Councillor David Woollcombe.
- **Aspenden Parish Council** – Councillor Richard Blackburn, Councillor Tracy Devonshire, Councillor Thomas Poulton, Councillor Stuart Chambers, Councillor Andrew Huggins, and Denise Anderson.
- **Cottered & Throcking Parish Council** – Councillor John Wiblin, Councillor Grant Lethby, Councillor Allan Chamberlain, Councillor Jeff Lawton, Councillor Brian Murchie, Councillor Andrea Smit, and Sarah Kubica.
- **Hertfordshire County Council** – Councillor Richard Roberts and Councillor Jeff Jones.

Follow-up engagement with stakeholders took place in the form of an online meeting, in order to ensure each stakeholder had an opportunity to meet with Hallam Land

Management if they were unable to attend the consultation event or if they had any follow-up questions regarding the outcome of the event.

Hallam Land Management set up an online meeting with members of the Cottered & Throcking Parish Council at the end of February 2024. Below is a list of comments made by the Parish Council and the response provided by Hallam Land Management.

Parish Council comments	Response from Hallam Land Management
The Council wanted to understand what will be done to improve local schools in the area as part of this development	Hallam Land has had initial discussions with Hertfordshire County Council about this who confirmed that expansions will need to be made to Edwinstree middle school with further discussions to be had on any improvements to Freman college. Hallam Land Management will continue to discuss what improvements should be made in consultation with the County to understand what physical development or financial contributions will need to come forward as part of this development.
Similarly, the Council was interested in how much progress has been made with agreeing an onsite Doctor's surgery.	Hallam Land has identified land onsite that could be used for a future Doctor's surgery and will be engaging in future discussions with East Hert's district council and the NHS to ascertain the need for the surgery onsite.
The Council raised that consideration needed to be made about traffic levels in the surrounding road network – in particular on the A507. The Council was concerned about how traffic levels may affect the A507 due to the frequency of traffic and also safety considerations – such as traffic speed, maintenance of the roads and the narrowness of the lanes. The Council has asked that these comments be considered as part of these proposals and to explore options to limit speed and also how improvements could be financed through S.106 contributions.	Hallam Land is putting together a transport assessment as well as modelling for traffic movements on the surrounding road network. There is recognition that any traffic movements that are generated from the two sites' which increases traffic to Baldock along the A507 needs to be properly assessed, and, if shown to be required, mitigated for. Hallam Land will engage with Herts County Council to understand what highways improvements need to be made along the A507 as a result of this development. Further to this, Hallam Land is looking to provide additional bus services as part of this development to reduce car usage. Regarding the traffic impact, Hallam Land is happy to speak to the Highways authority about how the wider transport network should be taken into consideration and what improvements can be made as part of this development.
The Council asked that consideration be made about the solar panel design given that low hanging panels can limit biodiversity improvements.	Hallam Land is committed to promoting green infrastructure and the design of the solar panels is for the consideration of the solar farm operator. Including solar panels on the rooftops of the new homes could be part of the future home's standard,

The Council also queried whether the future homes will also include rooftop solar panels.	which is currently being consulted on by the government.
The Council had some concerns that the solar farm could exacerbate flooding issues in the area, in particular with the local river.	Hallam Land said they will be looking at onsite drainage as part of the ecology assessment for the planning application. Hallam Land is currently exploring including new onsite habitats and holding basins to help with drainage and mitigate against future flooding. It should also be noted that the housing has been located in the east of the site on the north side of the A507 with attenuation ponds to help mitigate for any future flooding events.

A further meeting was held with members of the Buntingford Town Council on Wednesday 17 April 2024 at Buntingford Town Council, The Manor House, Buntingford, SG9 9AB. This meeting allowed the project team to share with the town councillors a full timeline of engagement with the residents of Buntingford so far and also allowed for the team to present all relevant updates and changes to the application since the last meeting at the consultation event in January 2023.

A summary of the comments can be found below:

- Concerns that the proposed walking route through the site will not be used by residents
- Cars are a real problem in Buntingford, with many people reliant on having multiple vehicle.
- The planned Thames Water upgrades which are due to be finished will not be enough for the existing houses – the feeling is a developer needs to say they are significantly expanding sewage capacity as some businesses have previously flooded on the high street.
- Wanted further information about the location of onsite treatment works – such as who will own it and maintain it - and not fans of pumping stations onsite.
- Feeling that a lot of development has occurred in Buntingford in recent years and there is an expectation from the community that the Town Council scrutinise further development.
- Query about what the definition of affordable housing is.
- Suggested that the northern A10 crossing will not be wheelchair accessible.
- Asked whether Hallam Land has further land options to the north.
- Is there a requirement for a school in the local area given birthrates are falling?
- Who will pay for the maintenance of the open space?

4.2 Community newsletter

A community newsletter was posted via Royal Mail to 3,855 addresses in the immediate area (pictured below in *figure three*) as well as planning officers in January 2024.

The newsletter provided information on Hallam Land Management's proposals including the location of the development, proposed benefits, illustrative plans, and more information about the developer, Hallam Land Management.

The newsletter also invited residents to the community consultation event and encouraged them to visit the dedicated project website for further information.

A Freephone number, email address and freepost details were included for residents to contact the team.

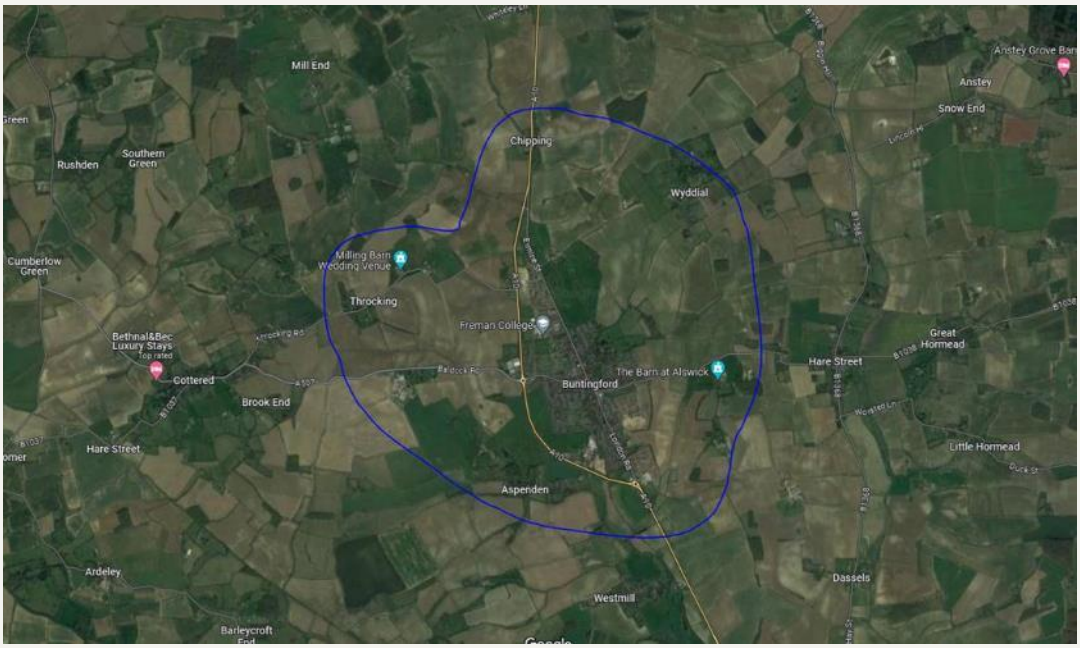


Figure three: mailing radius

A copy of the community newsletter can be found in **Appendix A**.

4.3 Project website

A dedicated project website, www.buntingfordparkside.co.uk, was launched to act as an online hub of information for the proposed development. By the end of the consultation period, the website has been visited more than 374 times with over 218 unique viewers, and 3 people have completed the online feedback form.

The website was launched to coincide with the community engagement event which took place on 31 January 2024. It contained information beyond what could be implemented within the newsletter including additional information on certain elements of the proposals – such as the proposed Buntingford Park, additional context to why these proposals were designated to Buntingford, an FAQs section, and photos of previous developments led by Hallam Land Management.

The website was designed and built by the architects on the project, David Lock Associates. It was ensured that the website be easy to navigate, engaging, and viewable on all devices, from large desktop computers to smaller mobile devices, with a strong emphasis on user experience. The site is responsive, meaning the layout adapts to the user's device size and provides the best experience for that specific device. Navigation is provided in a clear way, in a section at the top right-hand side of the page and follows established design patterns for both desktop and mobile. The content has been laid out

and categorised in a clear manner with each section separated out into logical pages which were made easy to digest. From an accessibility point of view, the site is partially conformant with WCAG 2.1 level AA.

The website was also updated to reflect the split into two applications, providing further information about the two applications and the changes made to the scheme.

The website can be found in **Appendix B**, with feedback submitted through the online feedback form found in **Appendix C**.

4.4 Community engagement event(s)

A community engagement event was held on Wednesday 31st January 2024 between 15:00-20:00 at The Bury, London Rd, Buntingford, SG9 9HZ.

A 30-minute councillor preview event was held before this to allow local councillors the opportunity to view the proposals ahead of the consultation event and the team to answer any questions they had regarding the scheme.

The engagement event gave people with an interest in Buntingford, Parkside the opportunity to find out more about the proposals and answer any questions they had. It also allowed for the community to have their say on the proposals regarding various issues, concerns, and improvements.

It is important to note that while the community engagement event was conducted collectively, it pertains to two distinct sites. This holistic approach aimed to foster a comprehensive understanding of the two sites together and to facilitate a wider vision amongst the community.

Key headline figures can be found below:

- 104 attendees came to the event across the 5 hours.
- A total of 35 feedback forms were filled out during the event, including an Edwinstree student questionnaire. A few residents took the feedback form away to complete and post back to us using the freepost address.
- We have since received a total of 14 completed forms mailed to the freepost address bringing the total responses received solely from the community engagement event up to 49.
- There was a mix of both supportive and unsupportive feedback. Residents supported the provision of affordable housing, elderly accommodation, park land, and the principle of developing the site to name a few. On the other hand, concerns were raised in regard to overdevelopment, lack of existing infrastructure, as well as the need for a doctor's surgery.
- Residents were also concerned with their need for a swimming pool due to the closure of the Ward Freman Pool.

Some attendees were supportive of the proposals, however, most residents wanted to understand the impacts that the proposed development would have on the surrounding area and existing residents.

The consultation banners can be found in **Appendix D**, the consultation event feedback form in **Appendix E** and the feedback received following the event in **Appendix F**.





Figure 3: Photos taken during the in-person consultation event on Wednesday 31st January 2024

The consultation period for Buntingford, Parkside ended on Wednesday 14th February 2024.

4.5 Contact details

Ensuring the local community and other stakeholders were able to contact the team to ask any questions and make any comments was vital. The Freephone telephone number and freepost address provided an important opportunity for people unable to access the online channels to engage with the proposals.

The number, 0800 148 8911, and email address: buntingford@marrons.co.uk were staffed between 9.00am and 5.30pm from Monday to Friday. The Freephone number was answered and managed by a member of the Meeting Place team whilst the email address was managed by a member of the Marrons team and answered by a member of the Meeting Place Team. We received feedback via email and telephone, and this can be found in **Appendices G and H** respectively.

5. Feedback

This section summarises the feedback received through the online feedback form on the dedicated project website and feedback from the consultation event.

5.1 Feedback summary

From the very start of the consultation period up until the end of the consultation period, we received a total of 62 responses from a variety of different people within the community of Buntingford raising many views and opinions. This includes the 34 responses and 1 student questionnaire received from the consultation event, 14 responses from the freepost address, 3 responses from the online survey, 7 email responses, and 3 freephone calls. These include feedback responses from the consultation event.

The majority of these comments related around key themes including:

- Overdevelopment in Buntingford.
- Lack of existing infrastructure.
- Principle of development.
- Requests for a swimming pool.
- Traffic concerns in and around the site.
- Provision of a doctor's surgery.
- Concerns of existing sewer capacity.
- Concerns with the size of the development sites.

Information setting out how the team responded to the feedback received is included in **Section 6**.

5.2 Feedback form from consultation event

A total of 35 feedback forms were completed at the event, with 14 residents taking them away to fill in and post back to the project team using the freepost address. We also received a questionnaire conducted internally by Edwinstree students – bringing the total up to 49 feedback responses received directly from the consultation event.

For all verbatim responses of feedback, please see **Appendix F**.

The key themes from the feedback received from the consultation event seems to resonate largely with the key themes gathered from the overall feedback summary.

Further themes, however, included:

- Lack of sufficient supermarkets in the area.
- Need for improved public transport.
- Need for improved landscape.
- Preservation of Green Belt.

5.3 Feedback from website

In total, 3 feedback forms were received via the digital survey form during the consultation period.

A summary of feedback received can be found below. For all verbatim responses, please see **Appendix C**.

- A larger supermarket.
- Preservation of farmland.
- Increased amount of traffic.

Information setting out how the team responded to the feedback received is included in **Section 6**.

5.4 Other feedback

All 7 emails to Marron's project email address and 3 freephone telephone number were responded to by the Meeting Place project team.

In summary, comments received through these avenues included questions regarding infrastructure, schools, a doctor's surgery, affordable housing, sewage, sustainability and more. These comments reflected comments received through other channels.

Further to these feedback responses, the Edwinstree students took the time to fill out their own internal questionnaire to tally up what they want to see the most as part of the Buntingford, Parkside scheme. Below are the top 5 leisure activities of which the students would like to see proposed and how many responses each aspect received.

- Swimming pool – 57
- Woodland walks – 56
- Climbing wall – 52
- Meadow land – 48
- Meadow walks and a large pond - 40

6. Response to key issues

All feedback has been reviewed by the team. This section details how the plans have responded to several key issues that were raised with the team during the consultation.

Key theme	Hallam Land Management's response
Impact on existing infrastructure and how this will impact existing residents – such as health care and education, specifically relating to existing schools	The development of Buntingford, Parkside will bring inevitable impacts on existing local infrastructure. However, Hallam Land Management are seeking to limit such support impacts, and indeed increase the level of local services and infrastructure, through provision of facilities on-site where required.

	Furthermore, Buntingford, Parkside seeks to make provision for new employment land to the south of the A507, which will reduce the need for existing residents to commute and have a positive impact on the local highway network as a result. Indeed, development west of the town and associated accessibility of the A10 will limit the transport impacts on the High Street, and through provision of strong active travel connections between the existing town and Buntingford, Parkside, existing and new local services will be readily accessible on foot and by bicycle to all.
Transport issues (e.g. traffic and congestion, transport schemes for better connectivity, cycleways and footpaths, and concerns regarding access to and from the two sites)	Appropriate access will be provided to the proposals that will cater for the associated vehicle movements and will also serve to provide high quality connection by sustainable modes. These connections will serve to enhance existing linkages along Baldock Road to improve the environment for pedestrians and cyclists on this road. In addition, crossing of the A10 will also be improved for these users. The offsite impact of the proposals will also be investigated through the provision of a detailed Transport Assessment. Should a requirement for offsite mitigation be identified as a result of this assessment then this will also be set out within this report.
Concerns surrounding the preservation of the Green Belt and the biodiversity net gain of the development	Buntingford, Parkside falls outside of the Green Belt. The Green Belt does not cover all open countryside as it often perceived, instead the Green Belt is a specific planning policy designation which seeks to prevent urban sprawl and coalescence of larger urban areas with smaller settlements. Whilst development of Buntingford, Parkside would result in the loss of some land which is currently open countryside, a significant proportion of the land will be delivered as publicly accessible green infrastructure and the establishment of Buntingford Park to include many amenities for the whole town (e.g. allotments, playing fields etc). Indeed, the land is not currently accessible so has limited recreational value. Through significant new planting and wildlife habitat creation, Buntingford, Parkside will make provision for at least a 10% net gain in biodiversity value, as required by the Environment Act.

Sustainability measures (e.g. energy and carbon etc.)	In recognition of climate emergency, the development will incorporate a range of measures to reduce carbon emissions, mitigate the effects of climate change, and to ensure the long-term resilience of the development to the effects of climate change. Measures include: • Homes and Buildings Designed to achieve the Future Homes and Building Standard 2025, supporting the trajectory towards a Net Zero Future. • All- Electric Energy Strategy with no gas and zero pollution, powered by renewables. • Target a water efficiency limit of 110 litres/person/day, taking into account the severe water stressed region. • Active Electric Vehicle charging will be provided for each residential parking space. For the non-residential buildings one active EV charge point will be provided for every 10 car parking spaces, with cabling to the remaining 20% of spaces. Hallam Land Management recognises the importance of creating future proof new development. An all-electric energy strategy with the use of renewables and the provision of electric vehicle charging will ensure the development aligns with a net zero future. The applicant has identified that there is the potential for a Solar Farm array on the southwestern part of the site. The delivery of a Solar Farm has the potential to produce enough clean energy for the grid, equivalent to the needs of both the proposed residential and employment developments, supporting the UK's trajectory to net zero.
Principle of development (e.g. context to the sites)	Further growth is required in Buntingford in recognition of the shortfall in housing land supply, recognised limited employment opportunities in the town, and in support of the review of the East Hertfordshire District Plan which is due to get underway in the coming months. Indeed, evidence gathered by Hallam Land Management recognises these shortfalls, the results of which are decreased affordability and increased out-commuting, which combined have a significant negative effect on the town. And so, to counteract these shortfalls and specifically the current deficiency in employment land provision in the town, the provision of employment land to the south of the A507 will give

	plenty of well-connected and easily accessible opportunities for residents of Buntingford.
Location of development and coalescence	Whilst Buntingford, Parkside falls to the west of the A10, which some may consider as an existing limit to development of the town, through the provision of strong active travel connectivity the development can be integrated into the town, including enhancing existing service provision and employment opportunities for existing residents. Indeed, given the limitations on development elsewhere in the town, particularly in respect of impacts on the local landscape, Buntingford, Parkside is considered an appropriate location for sustainable growth of the town. Hallam Land Management recognise the importance of the existing smaller settlements of Throcking, Cottered and Aspenden retaining their identity. Buntingford, Parkside includes the establishment of Buntingford Park which will establish a significant formal buffer between Buntingford and the smaller settlements to the west of the town.
Drainage system, flooding risks, and sewage	The development is located in Flood Zone 1 – low probability for tidal and fluvial flooding on the EA flood maps for planning. A detailed assessment of the two sites have identified no significant flood risk to the development from surface water or overland flows, existing sewers, groundwater, or artificial water bodies. The proposed development will not have a detrimental impact on flood risk to the sites or to the surrounding areas. We are aware of ongoing issues with the existing foul sewer network that serves Buntingford. A connection to the existing public sewer is achievable and once planning permission is granted, we will be able to work with Thames Water to deliver their obligation to accept flows from new developments with the benefit of planning permission. It is considered that through further liaison with Thames Water, any off-site improvement works will be co-ordinated and delivered to ensure the existing network is capable of accommodating the development proposals. As an alternative we are also investigating the possibility of an onsite wastewater treatment works.

Concerns surrounding the design of new homes and the aesthetic of the local area	Detailed design will include a review of the unique townscape characteristics of Buntingford and inform elements of the architecture and public realm design. There is an opportunity to re-interpret some of the best local vernacular and design elements (such as the carriage arches, high-pitched roofs, large gables facing the street etc) and embed them in the development of new buildings. Colour and materials will be inspired by the existing palette, re-interpreting the contrast of light and darker tones created by the colour brickwork and/or timber cladding. Street and spaces will maintain the human scale proportion and sense of enclosure that is typical of the existing Town. Density, scale, and massing of the new development will respond to its landform (with sensible edges in correspondence of the ridgeline) and context (average density and maximum number of storeys matching the existing town), making sure to account for and mitigate views into the site.

7. Conclusion

Hallam Land Management is pleased with the response to the consultation. 62 responses have been received throughout the consultation period via the various channels which demonstrates the value in a multi-channel approach that seeks to inspire people to engage.

The engagement undertaken accords with the East Herts District Council's SCI by enabling early engagement with the wider community prior to an application being submitted and changes have been made following comments received.

A community newsletter was sent to 3,855 addresses surrounding the sites in a specified radius providing notice of the proposals and additional information. The newsletter encouraged residents to attend a consultation event that would provide them with the opportunity to speak to members of the project team and have any questions answered and directed them to the dedicated project website for further information.

The consultation event was held on Wednesday 31st January 2024 and was well-attended with 104 residents joining across the 5 hours it was held. We received a total of 35 written feedback forms which includes a questionnaire response from students of Edwinstree Middle School, 14 further forms were posted to the designated freepost address since the event. 3 responses were received via the online survey, 7 responses received via email, and 3 via the freephone calls. Key themes of the feedback consisted of concerns surrounding overdevelopment of piecemeal schemes around Buntingford, the developments impact on traffic and surrounding local roads, as well as its impact on existing services and facilities. Amongst this feedback, we also received supportive comments regarding the Buntingford Park, affordable housing, and SUDS etc. delivered as part of the proposals, should the scheme be approved.

Engagement with local stakeholders was also undertaken and will continue to take place following the submission of the application.

Hallam Land Management have taken feedback onboard wherever possible to help evolve the proposals throughout the consultation process and will continue to engage with stakeholders and the local community.

Appendix A: Community newsletter

Let us know your thoughts | Buntingford, Parkside Consultation

Buntingford
PARKSIDE

Hallam Land Management is bringing forward a planning application for the development of Buntingford, Parkside. The site comprises around 89 hectares of land to the west of Buntingford, adjacent to the A10.

We want to hear your thoughts on the proposals and how it can best benefit you as a resident of the community. We are holding an in-person drop in event on Wednesday 31 January to give you an opportunity to view the proposals, provide your feedback and meet the project team. Further details can be found below.


Artists impression of the site


Neighbouring location


Neighbouring location

Key benefits

- Up to 600 new homes – including policy compliant levels of affordable housing to assist with East Herts' housing shortfall.
- Creation of a new public Buntingford Park for the whole town, with wildlife enhancements, potential for sports pitches and a wider network of public open space throughout the site.
- An integrated development with Buntingford, through improved connections and access to the new park for existing residents.
- Employment land to support new and existing businesses.
- Potential for an onsite doctors surgery.
- Improvements to local bus services.
- A new local centre & community hub.
- A First School site.
- Dedicated accommodation for older residents.
- Land for a potential solar farm to deliver green energy.

Community engagement event

We are holding a drop-in community engagement event which will give you an opportunity to see the proposals in greater detail and ask any questions to members of the project team.

The details of the event can be found below:

Where:
The Bury, London Road, Buntingford, SG9 9HZ

When:
Wednesday 31 January 2024
3.00pm - 8.00pm

We look forward to seeing you there.


Precedent image for the design of these proposals

About the site

The site is located to the West of Buntingford and runs adjacent to the A10 to the south of Throcking Lane and also south of the A507, Baldock Road.

The developed areas of the site will utilise accesses from Throcking Lane and the A507, with strong links to the A10 and sustainable transport options through public transport, walking and cycling.

The proposals will provide a publicly accessible green network of open spaces to help enhance public access to the countryside. This will be delivered through a broad network of public open spaces providing opportunities for parkland and also formal playing pitches.

About Hallam Land Management

Hallam Land Management is a strategic land promoter covering the whole of the UK. We put our investment, knowledge and time into delivering homes and places to work, creating future communities in sustainable locations.

We balance the need for new homes, alongside the need for infrastructure and the changes development brings to the local community and environment.

We have an honest, collaborative and personal approach, forming close partnerships with landowners, key stakeholders and communities. Through our skills and commitment, we aim to deliver positive and sustainable benefits for local communities and the environment.

Illustrative layout of Buntingford, Parkside



Get in touch

Contact us directly to provide your thoughts or any questions you may have by using the details adjacent.

You can view our website by scanning the QR code or visiting **www.buntingfordparkside.co.uk**

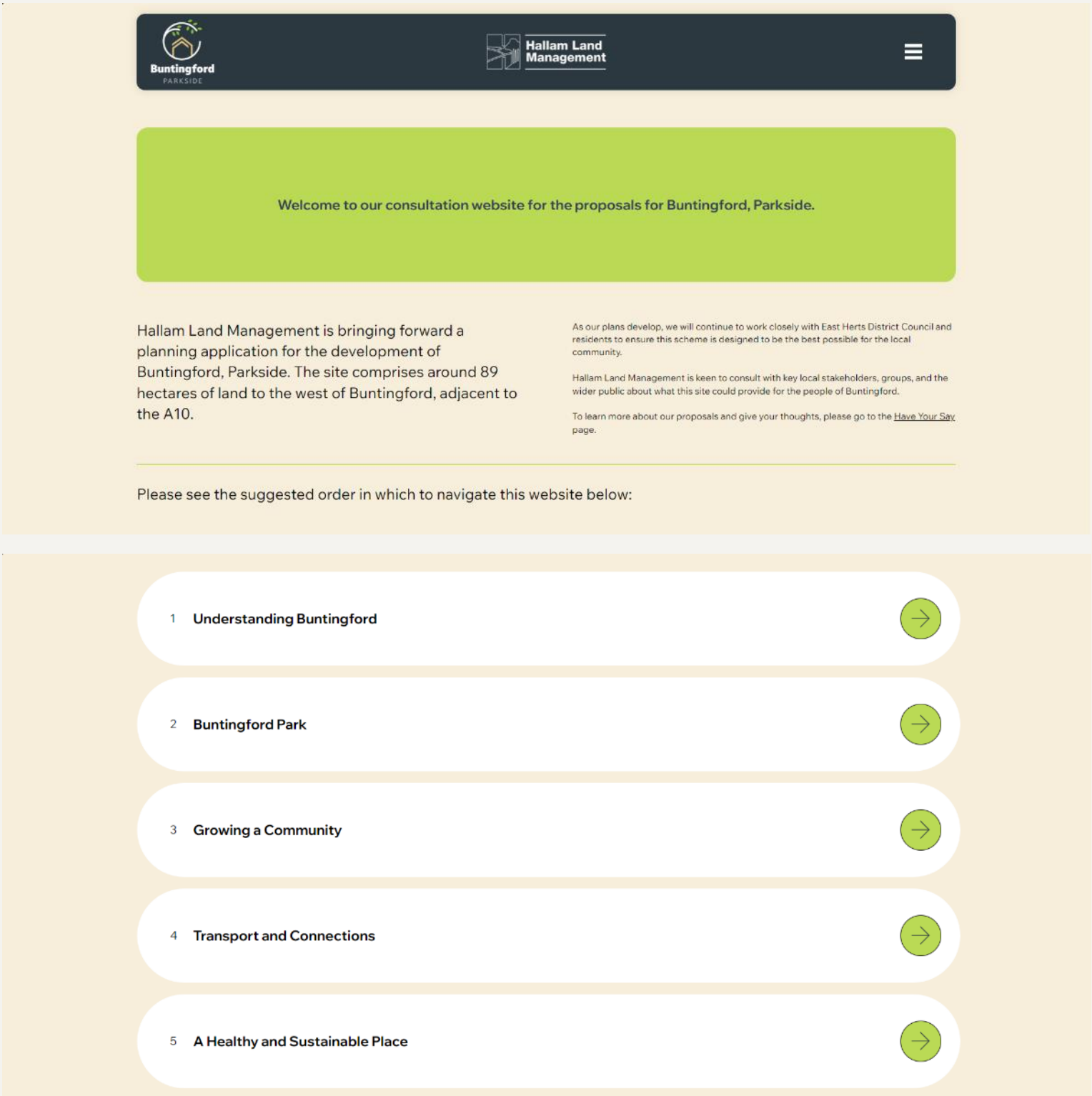
The website will be live from 31 January 2024.

Call us on our dedicated Freephone line:
0800 148 8911
(Monday-Friday 9.00am - 5:30pm)

Email us at: **buntingford@marrons.co.uk**

Write to us at:
Freepost MEETING PLACE CONSULTATION
(no stamp is needed)

Appendix B: Website



6 Our Vision for Buntingford, Parkside

7 FAQs

8 Have Your Say

About us

The UK has an urgent need for new homes and places to work. To deliver those homes and jobs takes investment, knowledge and time. Hallam Land Management, as a strategic land promoter, have been making those investments, devoting our skills and experience for over 34 years; creating future communities in the most sustainable locations. We balance the need for new homes, alongside the need for infrastructure and the changes development brings to the local community and environment.

We have an honest, collaborative, and personal approach, forming close partnerships with landowners, key stakeholders and communities. Through our skills and commitment, we aim to deliver positive and sustainable benefits for local communities and the environment. We are where great places start.

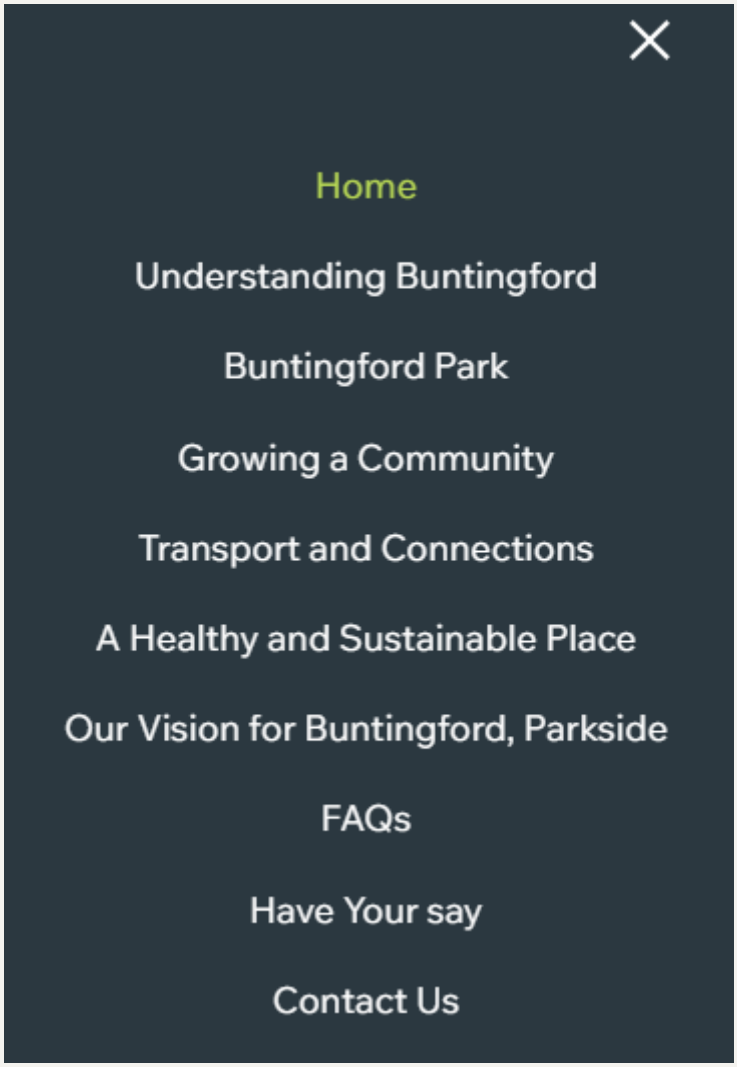
For more information please visit: www.hallamland.co.uk

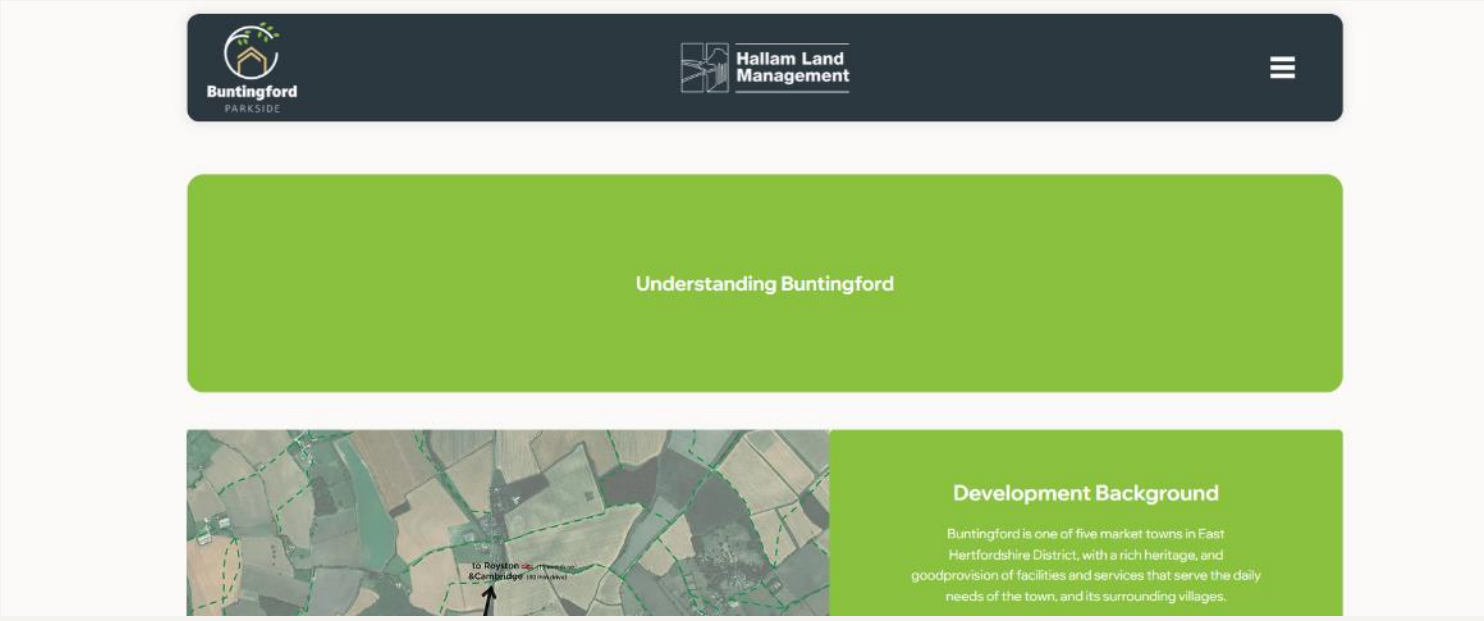


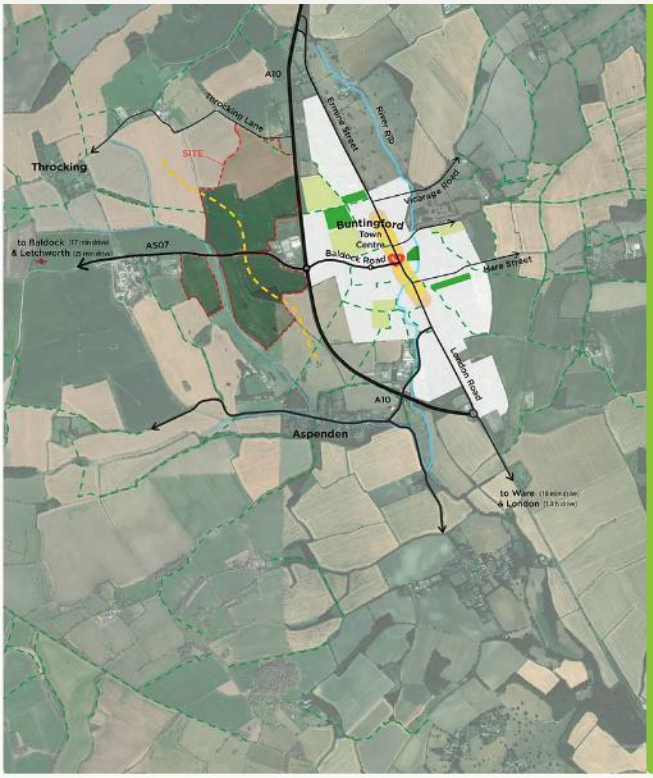




Hallam Land Management


Home
Understanding Buntingford
Buntingford Park
Growing a Community
Transport and Connections
A Healthy and Sustainable Place
Our Vision for Buntingford, Parkside
FAQs
Have Your say
Contact Us


Buntingford
PARKSIDE
Hallam Land Management
Understanding Buntingford
Development Background
Buntingford is one of five market towns in East Hertfordshire District, with a rich heritage, and goodprovision of facilities and services that serve the daily needs of the town, and its surrounding villages.



The East Hertfordshire District Plan was adopted in October 2018, identifying Buntingford as a key location for residential and employment growth. In part due to a lack of progress being made on the Local Plan Review, recent planning appeal decisions in the District have identified a shortfall in East Hertfordshire District Council's five-year housing land supply, which demonstrates how many homes a council must deliver each year to achieve the housing target set out in the District Plan.

The significant and growing need for housing, including a need for affordable housing, is supported by evidence gathered by Hallam Land Management. This includes a calculation of the minimum number of homes needed in East Hertfordshire, using the Government's standard method, which equates to 1,103 dwellings each year, far higher than the 839 dwellings per year planned for by the District Plan.

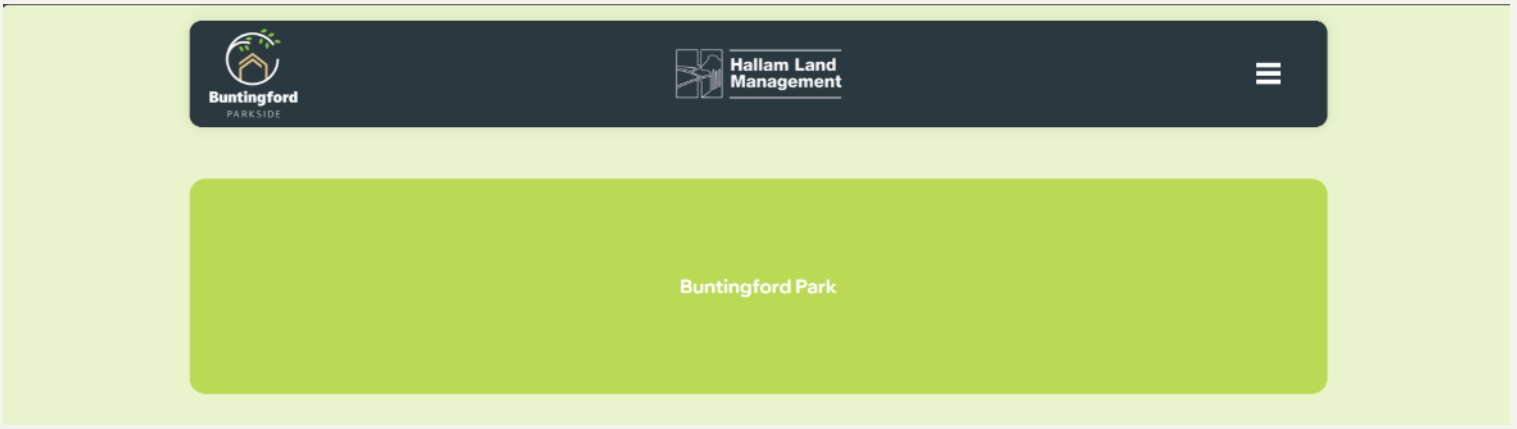
Economic growth forecasts have also predicted job growth in the District to increase by more than three times over the District Plan period. This forecast, alongside the loss of the former Sainsbury's Distribution Depot, has identified a substantial deficiency in employment land provision in the town.

Hallam Land Management are therefore bringing forward this proposal to help address existing shortfalls in housing and employment provision in the town, as well as providing additional services and facilities to serve new and existing residents, in a comprehensive manner which seeks to complement and support existing amenities in Buntingford, as well as enhance local infrastructure.

We are proposing the following for this site:




The Planning Process
1 Community Engagement
Engagement with local councils and the public to share the initial proposals.
A public consultation to gather feedback about the proposals.
2 Outline Planning Application Submitted and Determined
Reviewing the community engagement feedback and evolving the proposals to be submitted to East Herts District Council as an outline application.
An outline application will establish the principle of developing the site.
This application will be considered by the East Herts Planning Committee.
3 Reserved Matters Application(s) Submitted and Determined
A reserved matters application will be prepared and submitted. This will provide more details on the application, including appearance, landscaping, layout and scale. This will be considered by the Planning Committee.
4 Pre-Commencement Conditions Discharged and Enabling Works
Once the reserved matters applications have been approved, a set of planning conditions will be agreed which will need to be discharged before construction can commence. This will include conditions on building the site including the construction programme and necessary works such as on the highways.
5 Development Commencement
The development will be built in phases. It is expected that the residential, employment and solar farm elements will be delivered in tandem, with key services and facilities appropriately provided. This programme will be delivered over an extended period to reduce the impact on the existing community.
Hallam Land Management


Buntingford
PARKSIDE
Hallam Land Management
Buntingford Park



Hallam Land Management is committed to ensuring this site not only preserves but improves the existing landscape on this site and for the people of Buntingford. The proposals will provide a huge number of landscaping improvements, including a brand-new green space for the town to enjoy called Buntingford Park.

The park will be located in the western areas of the development, integrating it within the existing rural landscape surrounding Buntingford, with strong linkages to the existing town to help improve public access.

This park will be part of a wider green infrastructure framework within the development providing:

Spaces for the community

Buntingford Park will offer a broad range of green spaces from formal spaces such as a community orchard, to more informal environments that allow biodiversity to flourish. The mixture of green spaces in Buntingford Park, and the wider development itself, will offer differing experiences, from community growing areas for both the new and existing communities, to 'Play along the Way' opportunities, all tied together through a greenway. The greenway will loop around Buntingford Park, connecting the various experiences along the route, as an accessible and attractive route through nature.

A flourishing environment

The green network will weave into the development, preserving and enhancing existing hedgerows and habitats. This integration of nature within the development offers closer connections to the environment, enables local wildlife to thrive, and ensures the new community is more resilient to climate change challenges.

Managing water sustainably

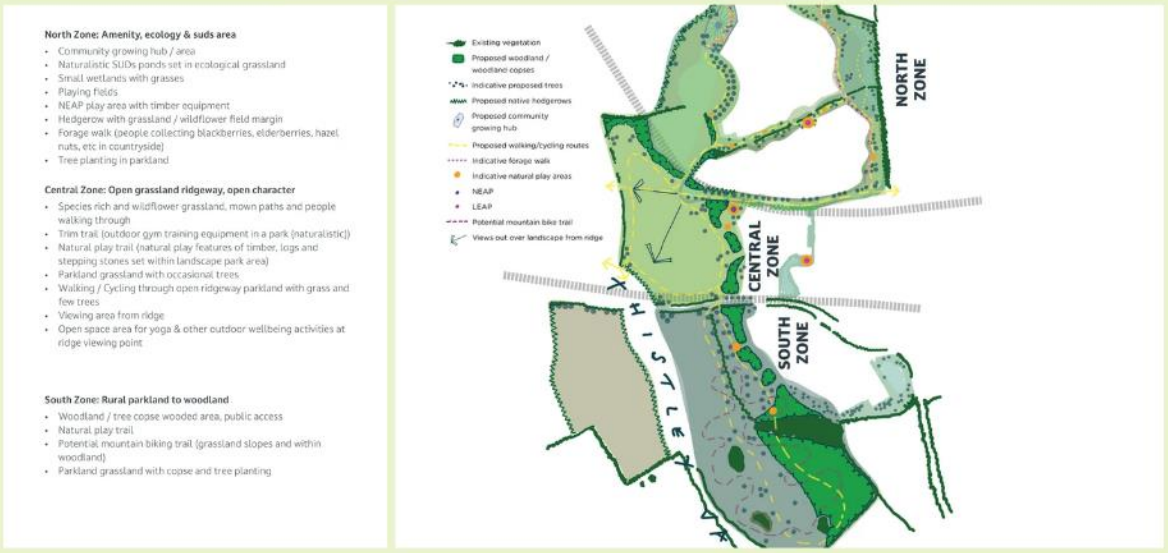
It is key that the proposals can sustainably manage water from new development. Current legislation and guidance also require developers to mitigate flood risk to the site and wider area, and to provide a sustainable means of transferring run-off from impermeable areas of the site.

Exploring options for water flows

Sustainable drainage systems (SuDS) are an environmentally beneficial way to manage rainfall, capturing, transporting, and slowing run-off of water. This is particularly beneficial in times of heavy rainfall. A range of options for SuDS to be created on-site have been explored as part of this application.

Supporting ecology

The site is characterised by arable land with hedgerows, featuring small woodlands, a wet ditch, and the Thistley Vale Brook adjacent to the site. These habitats will be retained and buffered from development, and opportunities exist to enhance existing habitats, as well as provide new hedgerows and tree planting. Large areas of open space within the development also create the potential for habitat creation, positively contributing to Biodiversity Net Gain.



Buntingford Park will be for the whole town to enjoy, bringing new spaces and opportunities for play, to connect with nature and for the environment to thrive. We are proposing the following amenities, spaces and environments for Buntingford Park.

Below are examples of how the four zones could come forward:

North Zone



Central Zone



South Zone



Solar Zone



You can provide your views on the park and what you'd like to see in the Have Your Say section of this website.

Hallam Land Management

Buntingford PARKSIDE

Hallam Land Management

Growing a Community



Buntingford, Parkside will build a community for Buntingford providing a support network of new amenities to meet current and emerging needs for both the existing and new residents of Buntingford.

Scroll over the pictures to see what these proposals could provide for Buntingford:

Buntingford, Parkside will build a community for Buntingford providing a support network of new amenities to meet current and emerging needs for both the existing and new residents of Buntingford.

Scroll over the pictures to see what these proposals could provide for Buntingford:



The community uses onsite will complement the existing Buntingford services and will benefit the local community by providing:

Facilities and services to serve the community

The scheme will be supported by the delivery of a significant level of services and facilities to serve the new and existing residents of Buntingford. This includes a mixed-use local centre within the development, well-connected to the existing town, including a new First School, a potential new Healthy facility, and flexible commercial spaces which could include local retail, café, nursery, and small business units. The local centre could also feature a community hub and a mobility hub and will be designed to allow for flexibility in uses to ensure the long-term sustainability of the centre and support a variety of business and commercial offerings.

Connections with nature

The creation of a new Buntingford Park will benefit the whole town, with a mixture of spaces for the community to use, as well as for nature to thrive. The park will be served by green and attractive active travel connectivity within the park, and throughout the scheme, as well as the potential for improvements to local bus services too.

Meeting local needs

Buntingford, Parkside will deliver up to 600 new homes of a mix of types and tenures as required by local planning policy to assist in meeting local housing needs. In addition, there will be dedicated elderly accommodation to help meet the growing needs of older people in the town.

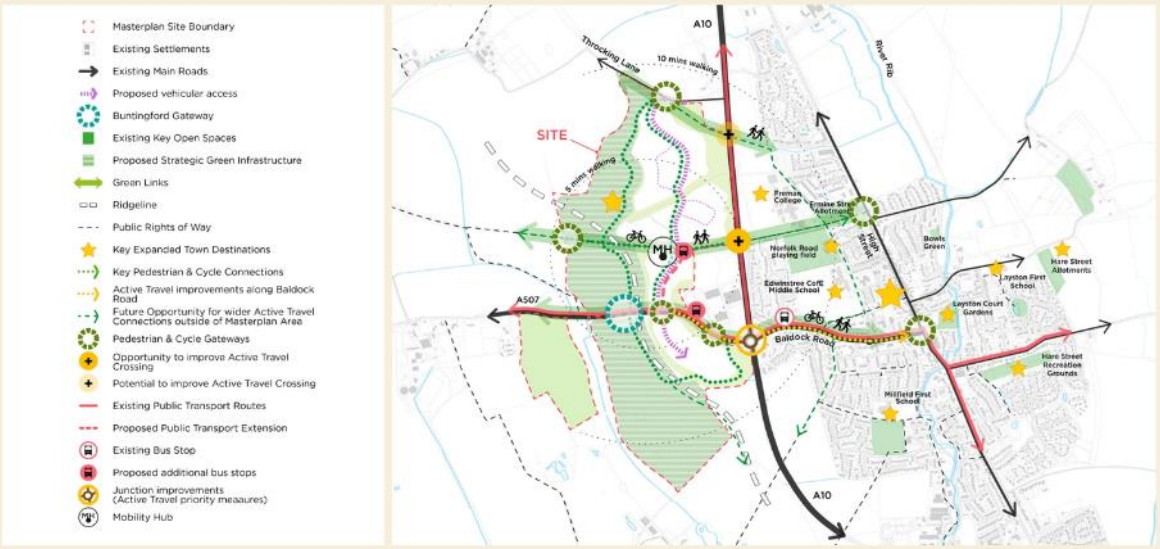
Supporting the local economy

The scheme proposes employment land to provide much-needed space for businesses in Buntingford to expand, as well as attracting new businesses and employment opportunities in the town. This creates the opportunity for more residents to work locally, reducing out-commuting.

Buntingford PARKSIDE

Hallam Land Management

Transport and Connections



These proposals have taken the need for connected transport and active travel options to the heart of this development.

This will be provided in the following ways:

Accessible local amenities

The location of the development is in close proximity to Buntingford, which allows the opportunity for a significant number of journeys to be undertaken by active modes (i.e. walking and cycling).

What is more, the proposals will include a range of uses, such as employment, a local centre, and a First School, which will be accessible by these sustainable travel means through proposed active travel connections for both new residents and the existing residents of Buntingford.

New active travel infrastructure

High-quality active travel infrastructure is proposed that will link the proposals with Buntingford. West of the A10, this will include the introduction of a sustainable transport corridor along Baldock Road, with high-quality walking and cycling routes that will connect with the wider network being proposed. There is potential, east of the A10, to enhance existing active travel infrastructure to improve the pedestrian and cycling experience on Baldock Road towards Buntingford's centre.

Maximising sustainable travel opportunities

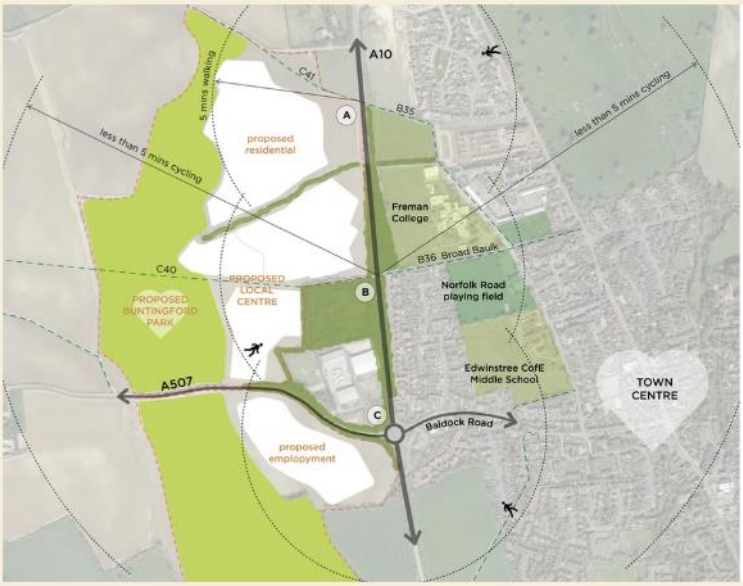
It is proposed that a bus connection could be achieved by extending existing services currently connecting with Baldock Road. High-quality bus stops will be provided at regular intervals within the site to provide convenient connections for onward journeys. To further make active travel an attractive option, a mobility hub is also proposed at the local centre, which will allow for convenient and accessible interchange between public transport and active travel modes.

Creating connections to the town

Links will be made to the existing footbridge that crosses the A10 which connects with an existing Public Right of Way linking to Bowling Green Lane and Freman College. In addition, opportunities for further links will be explored where feasible.

Minimising impacts on the local road network

The site is located west of the A10, a key connection for longer-distance vehicle journeys between London and Cambridge. The proposals look to provide the infrastructure that makes sustainable modes an attractive choice for local journeys, maximising travel by sustainable modes, and so minimising the impact of vehicles on the local road network.



POTENTIAL ACTIVE TRAVEL CONNECTIONS
opportunities and constraints

A
Connects Public Rights of Ways C41 and B35
No pedestrian and cycling priority crossing
Change of level to the East of A10
Links into residential areas North of Town



B
Connects Public Rights of Ways C40 and B36
Existing Pedestrian Bridge
Links into Schools and northern edge of Town Centre



C
Baldock Roundabout, connects A10 and A507
No pedestrian and cycling priority
Links into Town Centre



Baldock Road potential interventions



Hallam Land Management

Buntingford PARKSIDE

Hallam Land Management

A Healthy and Sustainable Place

Our vision takes an ambitious approach to sustainability across all aspects of the design. The masterplan design has incorporated numerous sustainability elements, including renewable energy generation, community facilities, active travel and ecological enhancements. In addition, measures to ensure the community is climate resilient will ensure the scheme is future-proofed.

All of the homes on site will meet the 'Future Homes Standard' that is due to be implemented in 2025. This requires all new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency.

Community facilities, with the inclusion of a Local Centre, First School, employment opportunities, and a potential health facility ensure access to services and amenities for residents and support active travel, health and wellbeing.

The masterplan is designed to encourage sustainable transport, with accessibility to the town through a number of walking and cycling routes, as well as internal accessibility that makes sustainable travel an attractive option.

The site is not in a designated flood zone, and the adoption of SuDS, designed to account for 1 in 100-year events plus an allowance for climate change, ensures water is sustainably managed in the proposal.

The proposal will protect and enhance biodiversity, using climate-tolerant species where possible. New greenspaces and the enhancement of existing vegetation and woodland will further contribute to the biodiversity of the site.

The sustainability strategy includes:



Housing

- Provide for high quality homes
- Cater for a wide diversity of needs
- Appropriate residential density that varies appropriate to the area
- Future-proof design that embeds adaptability and flexibility into society
- Provision of affordable housing, and elderly accommodation
- Self-build
- Relationship to landform
- Accessibility
- Social sustainability and sense of community
- Homes / buildings compliant with Future Homes Buildings Standards



Energy

- A resilient, adaptable, and highly sustainable energy and carbon strategy.
- Smart-energy capable housing
- Highly efficient building fabric to reduce energy bills
- Extensive use of renewable energy generating technologies across the site such as in the form of Air Source Heat Pumps and/or Solar PV
- Potential deployment of a large solar array that will generate c.4,930 MWh of clean energy for the grid.



Employment

- Supporting the local economy through the provision of flexible business spaces well connected to sustainable transport
- Provide a diverse range of flexible business spaces that meet local needs
- Employment opportunities for residents
- Employment well-connected and easily accessed by walking/cycling



Active & Sustainable Travel

- Create strong, comprehensive, network of active travel routes to Buntingford
- Convenient access to public transport that integrates with existing routes
- Bridging the gap through potential new pedestrian/ cycling connections across the A10 and A507
- Access to the wider countryside
- Relationship to landform
- Access to local green infrastructure and wider countryside infrastructure



Local Centre

- Provide facilities that complement (not compete) with the existing offer
- Provide key community uses
- Accessibility
- Create a legible new community with civic space at its heart
- Relationship with existing buildings
- Link to schools
- Sense of community
- Key uses: community/ retail/ education



Green Infrastructure

- New "Buntingford Park" and potential accessible green loop
- Access to wider countryside
- Open space features/ Interconnected "Viewing Points"
- Outdoor leisure provision
- Outdoor sports provision
- Some areas to be "wildlife havens"
- Encourage active lifestyles
- Green infrastructure as a placemaking tool



Placemaking

- Create a distinct new place shaped by its context
- Adaptable/locally informed placemaking
- Safe, secure and inclusive design
- Spaces to adapt over time
- Design with emphasis on management not maintenance
- Design with landscape and micro-climate



Community Facilities

- Accessible, safe and convenient for all
- Prioritise sustainable travel
- Provision of flexible spaces
- Provide range of play, sport and recreation opportunities
- Create a variety of places and spaces usable throughout the year
- Provide opportunity for social interaction (communal gardens, allotments) and community facilities generating employment



Education

- Provision of a new school
- Link to and relationship with the existing school provision in the wider town
- Integration of sport facilities provision with school
- Building social sustaibility and sense of community



Blue Infrastructure

- A network of sustainable drainage designed with the topography and landscape
- Integration of blue infrastructure in the habitat network
- Use of water in strategic habitats



Biodiversity

- Working with site topography and natural features, including existing woodland, hedgerows and watercourses
- Early implementation of on-site initiatives to support Biodiversity Net Gain
- Create a network of varied and connected habitats
- Integration of nature with development
- Food growing opportunities supporting biodiversity net-gain

Hallam Land Management

Buntingford PARKSIDE

Hallam Land Management

Our Vision for Buntingford, Parkside



Buntingford, Parkside is designed with an understanding of the local context, to integrate with the town, offering new amenities, green spaces, and opportunities for the town.

Let us know your thoughts by going to the Have Your Say page.

Hallam Land Management

Buntingford PARKSIDE

Hallam Land Management

FAQs

Site Context and Our Vision

+ 1. Where is the site?
+ 2. Do we need more homes in East Herts?
+ 3. Is this site allocated in the adopted Local Plan?
+ 4. How has the public been engaged with these proposals?
+ 5. What are you proposing for this site?
+ 6. What kind of planning application is this? Has this already been agreed with the Council?
+ 7. Will these proposals provide any S.106 contributions?
+ 8. Have you engaged any local services about how this site will impact on them?
+ 9. Does this scheme provide affordable housing on-site?
+ 10. When are you proposing to submit the application?

Landscaping

+ 11. What landscaping improvements are you making?
+ 12. I hear you are planning to build a new park, what will this include and where will this be located?
+ 13. Will the new park be for the public?
+ 14. Will these proposals have any local public amenities such as play spaces, parks or allotments?
+ 15. Are there any flooding risks by developing on this site?

Sustainability

+ 16. Are you making sure this site is sustainable? How are you achieving this?
+ 17. How will you ensure that the houses will be energy efficient?

Transport

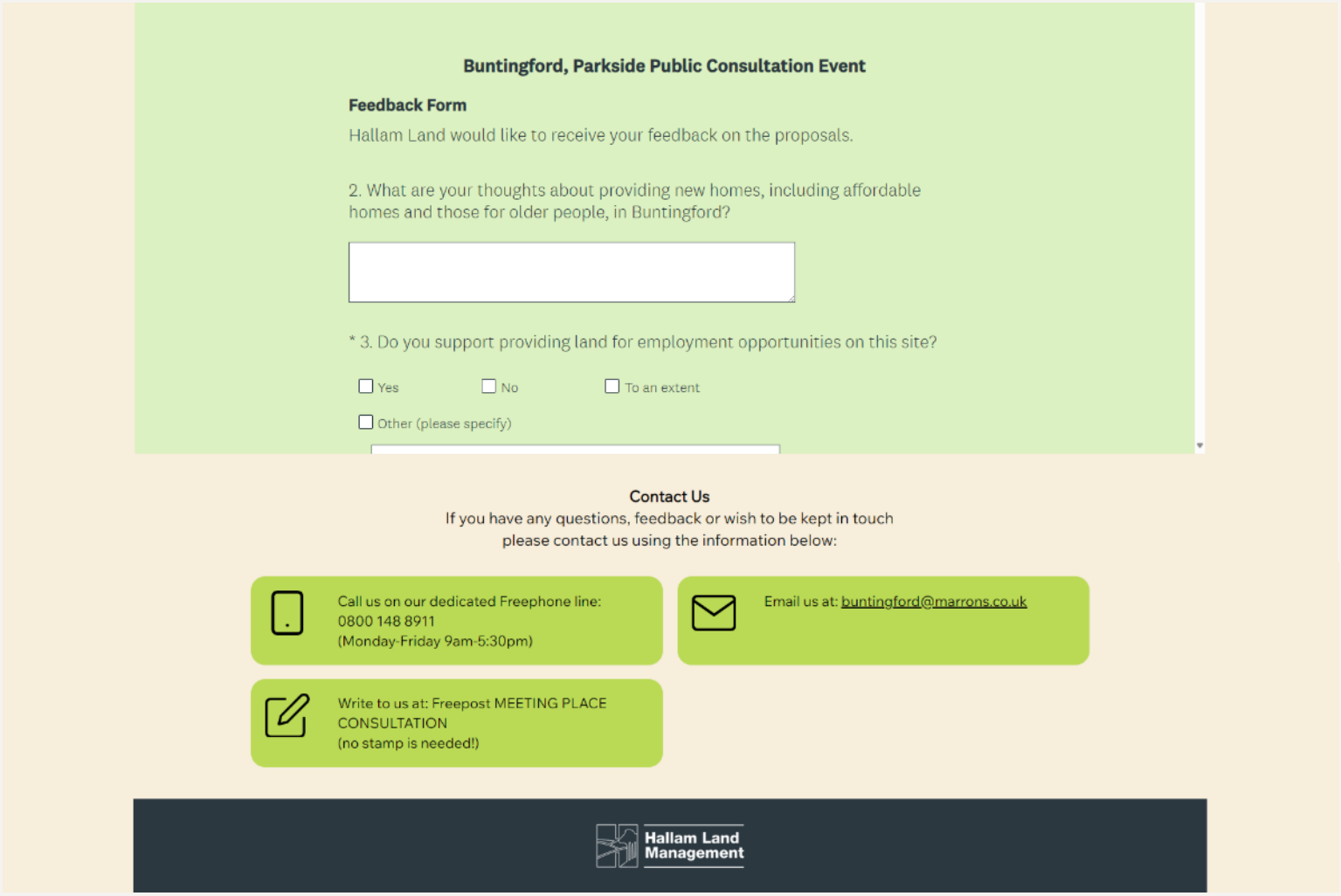
+ 18. How will this scheme affect local transport in the area?
+ 19. How will you improve connectivity with the surrounding area?
+ 20. What levels of parking will you be providing onsite? Will there be spaces for visitors?

Hallam Land Management



We would like to know your thoughts on our proposals for Buntingford, Parkside. We would appreciate it if you could complete our survey. It only takes a few minutes.





Buntingford, Parkside Public Consultation Event

Feedback Form

Hallam Land would like to receive your feedback on the proposals.

2. What are your thoughts about providing new homes, including affordable homes and those for older people, in Buntingford?

* 3. Do you support providing land for employment opportunities on this site?

☐ Yes ☐ No ☐ To an extent

☐ Other (please specify)

Contact Us

If you have any questions, feedback or wish to be kept in touch please contact us using the information below:

Call us on our dedicated Freephone line:
0800 148 8911
(Monday-Friday 9am-5:30pm)

Email us at: buntingford@marrons.co.uk

Write to us at: Freepost MEETING PLACE CONSULTATION
(no stamp is needed!)

Hallam Land Management

Appendix C: Feedback submitted via the website

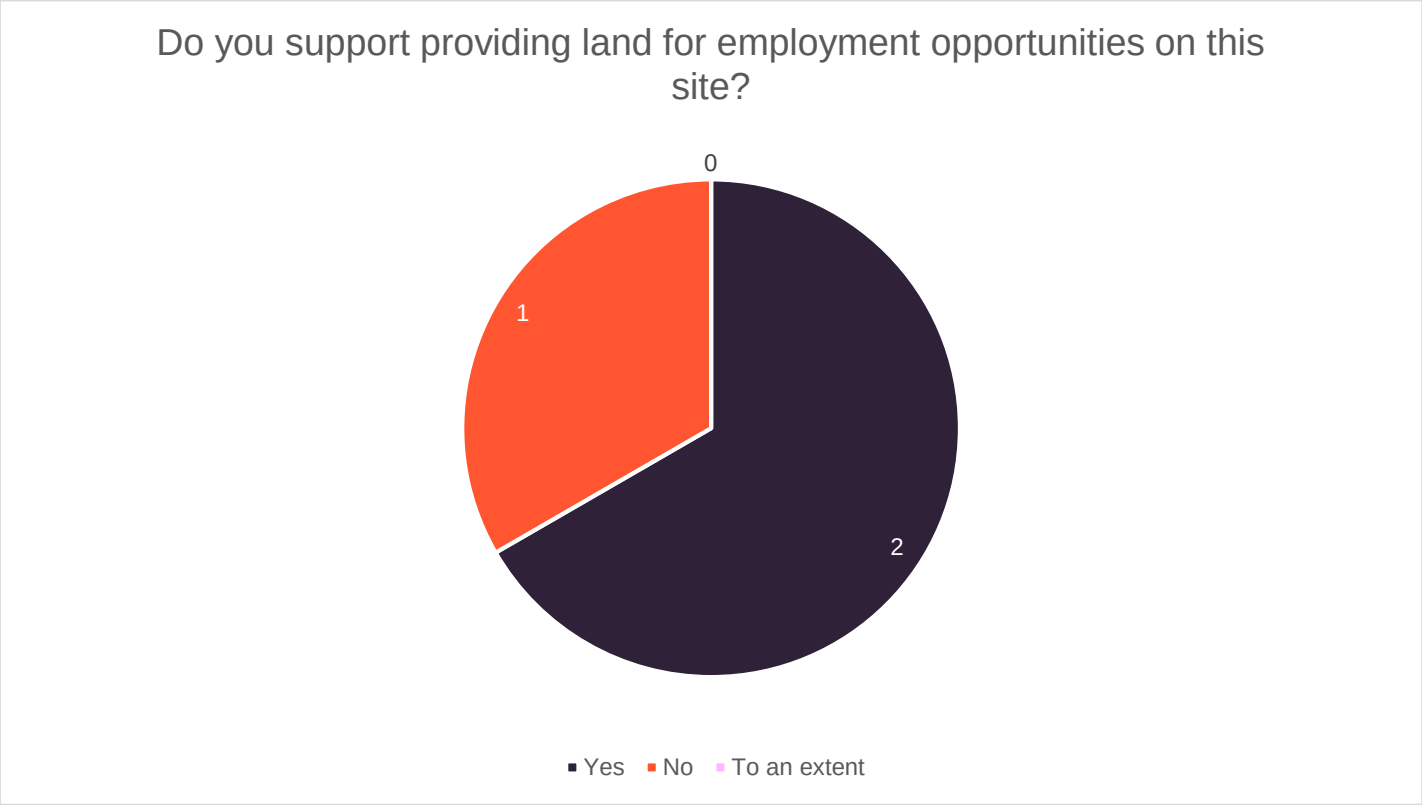
Question 1: What are your thoughts about providing new homes, including affordable homes and those for older people, in Buntingford?

Verbatim feedback to this question can be found below:

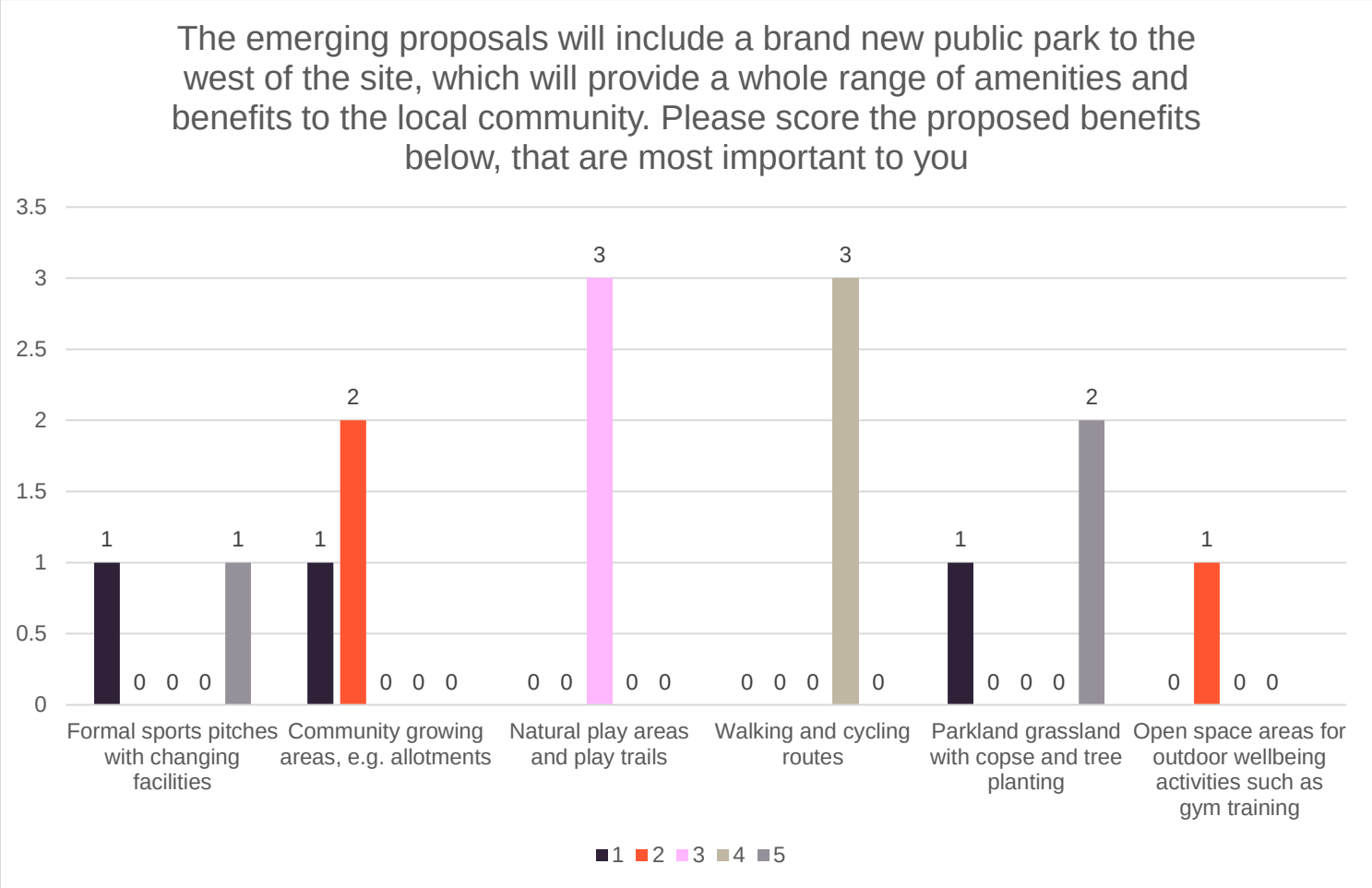
- "I think this is a great idea! New homes are needed and Buntingford has the space to grow. It would be better if the proposals included a much larger supermarket for the area though."
- "This proposal will not benefit the current residents of Buntingford. The only beneficiaries will be: 1. The Land Owner 2. Hallam Land Management 3. Whichever building company takes up this planning application"
- "We already have proposals for building a substantial number of houses and a new medical centre within Buntingford so I fail to see how building a further 600 homes etc on the other side of the A10 is beneficial to the current population"

Question 2: Do you support providing land for employment opportunities on this site?

Respondents have been asked to indicate their support for providing land for employment opportunities on this site. Please see responses below.



Question 3: The emerging proposals will include a brand new public park to the west of the site, which will provide a whole range of amenities and benefits to the local community. Please score the proposed benefits below, that are most important to you (1 = least important and 5 = most important)

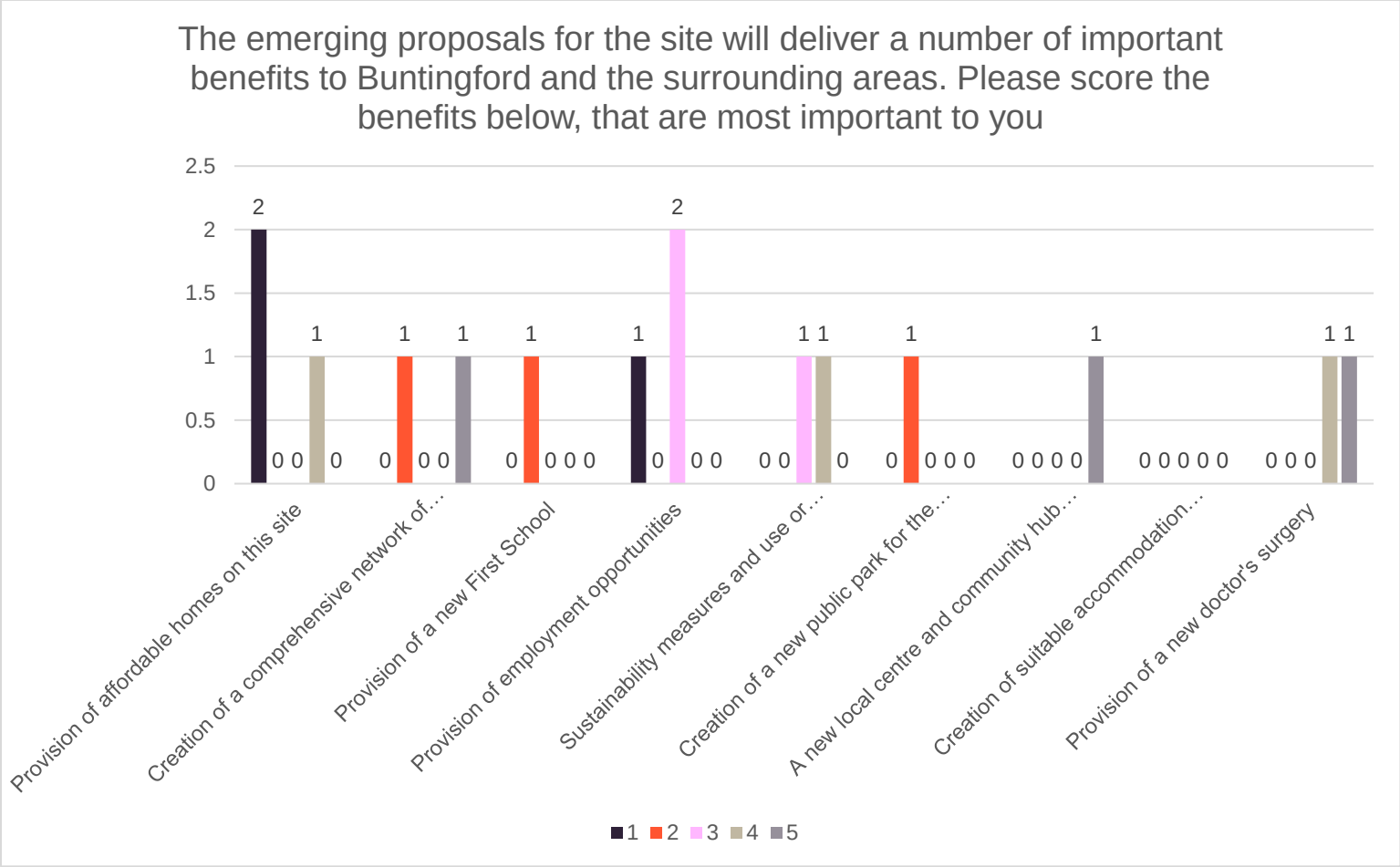


Respondents were given a list of different community amenities and benefits which they were asked which they thought should be a priority for what they believe is most important to them as an individual. Respondents were asked to give each community benefit a score out of 5 (5 being the highest priority and 1 being the lowest priority)

Noticeably, two out of three respondents of the online feedback form felt that providing a new parkland grassland with copse and tree planting was the most important, which is closely followed by walking and cycling routes where all three respondents ranked it as 4/5.

The least important priority that residents felt was the community growing areas, e.g. allotments and also open space areas for outdoor wellbeing activities such as gym training, with 2 respondents abstaining from answering.

Question 4: The emerging proposals for the site will deliver a number of important benefits to Buntingford and the surrounding areas. Please score the benefits below, that are most important to you. (1 = least important and 5 = most important)



Respondents were given a list of different community benefits which they were asked which benefit they thought should be a priority for what they believe is most important to them as an individual. Respondents were asked to give each community benefit a score out of 5 (5 being the highest priority and 1 being the lowest priority).

The most important to the respondents were the provision of a new doctor's surgery with two ranking it a 5 and one ranking it a 4 which will likely resonate with the respondents who submitted feedback from different channels.

The least important priority was the provision of affordable homes on this site but also the creation of suitable accommodation dedicated for older residents as all three respondents abstained from answering.

Question 5: Do you have any suggestions for what you would like to see come forward as part of these proposals?

Verbatim feedback to this question can be found below:

- "A larger supermarket."
- "That East Herts Council rejects them"
- "Absolutely, do not build anything on this valuable farmland"

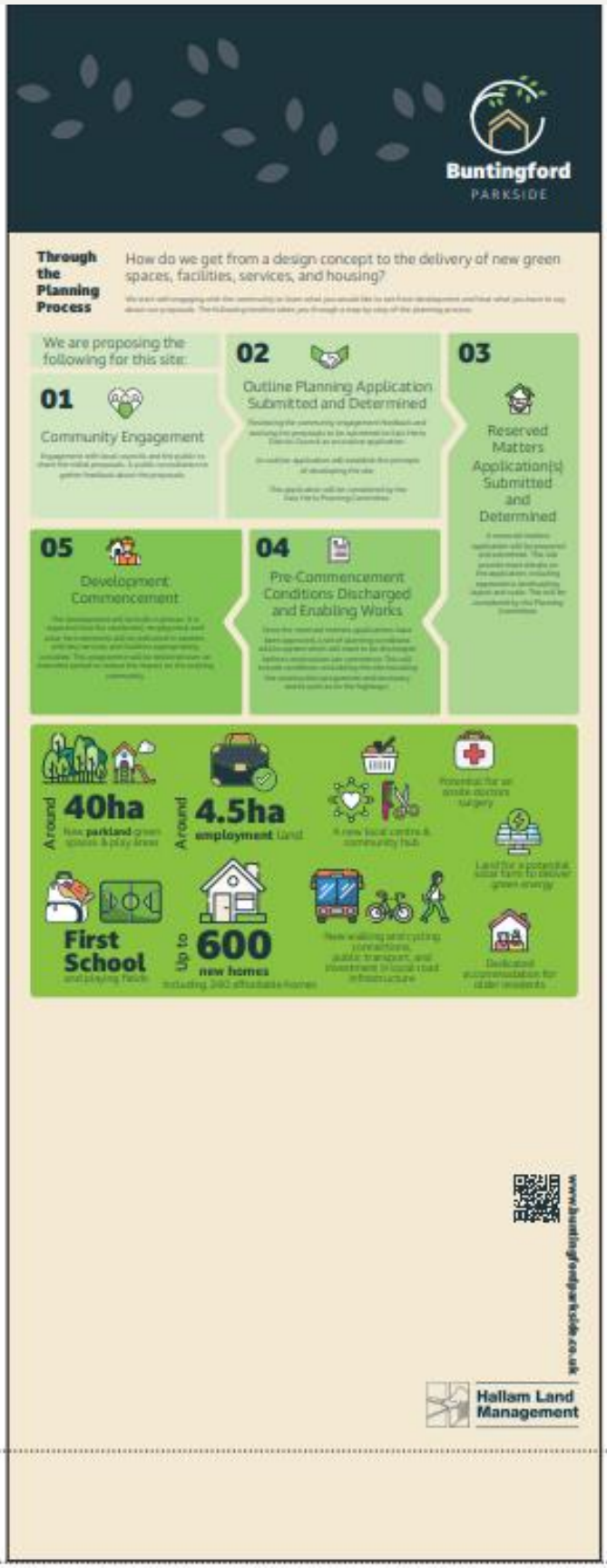
Question 6: Do you have any further comments or questions regarding the proposals?

Verbatim feedback to this question can be found below:

- "It's the other side of the A10 therefore will increase the amount of traffic on what is already an extremely busy road. People won't walk to Buntingford high street to use the existing facilities, they will drive in their cars, therefore increasing the volume of traffic in this small market town. I strongly object to these building proposals. "

Appendix D: Consultation banners





Buntingford PARKSIDE

Existing Site Context + Opportunities

Buntingford, Parkside unlocks new opportunities for Buntingford, designed with the local context in mind. Let us know your thoughts!



- Constraints Plan
- Current site conditions



Buntingford PARKSIDE

Buntingford PARKSIDE

Buntingford, Parkside could deliver a variety of amenities for the community, integrating with the town and respecting its heritage.



- Opportunities Plan
- Opportunities for the site and the wider town



www.buntingfordparkside.co.uk

Hallam Land Management

Buntingford PARKSIDE

Buntingford Park

Buntingford Park: a new green space for the town to enjoy, bringing new spaces and opportunities for play, to connect with nature, and for the environment to thrive.



* Green Infrastructure Framework

Space for the community

At the heart of the green network is Buntingford Park, which will offer a mixed range of green spaces from formal spaces such as a community orchard, to more informal environments, that allow biodiversity to flourish. The mixture of green spaces in Buntingford Park, and the wider development itself, will offer differing experiences, from community growing areas for both the new and existing communities, to 'Play along the Way' opportunities, all tied together through a greenway. The greenway will loop around Buntingford Park, connecting up the various experiences along the route in an accessible and attractive route through nature.

A flourishing environment

The green network will weave into the development, preserving and enhancing existing hedgerows and habitats. This integration of nature within the development offers clear connections to the environment, enables local wildlife to thrive, and ensures the new community is more resilient to climate change challenges.

Managing Water Sustainably

It is key that the proposals can sustainably manage water from new development. Current legislation and guidance also require developers to manage surface water run off from new development, to mitigate flood risk to the site and wider area, and to provide a sustainable means of transferring run off from impermeable areas of the site.

Exploring options for water flows

Sustainable drainage systems (SuDS) are a more environmentally beneficial way to manage rainfall, capturing, transporting and cleaning run off of water before it enters the local watercourse/rivers. This is particularly beneficial in times of heavy rainfall. A range of options for SuDS in the created on site have been explored. Infiltration methods were considered, but due to ground conditions and underlying geology, were not deemed suitable. An alternative strategy of discharging flows to the local watercourse/rivers network is a direct one approach. This option slows the travel of surface water flows by holding water in attenuation ponds before being discharged to the watercourse/rivers.

Supporting Ecology

The site is characterised by arable land with hedgerows, featuring small woodland, a wet ditch, and the Hockey Waterbrook adjacent to the site. These habitats will be retained and buffered from development, and opportunities exist to enhance existing habitats, as well as provide new hedgerow and tree planting. Large areas of open space within the development also create the potential for habitat creation positively contributing to Biodiversity Net Gain.

Buntingford
PARKSIDE



* Buntingford Park Proposal



North Zone: Amenity ecology & sudo area

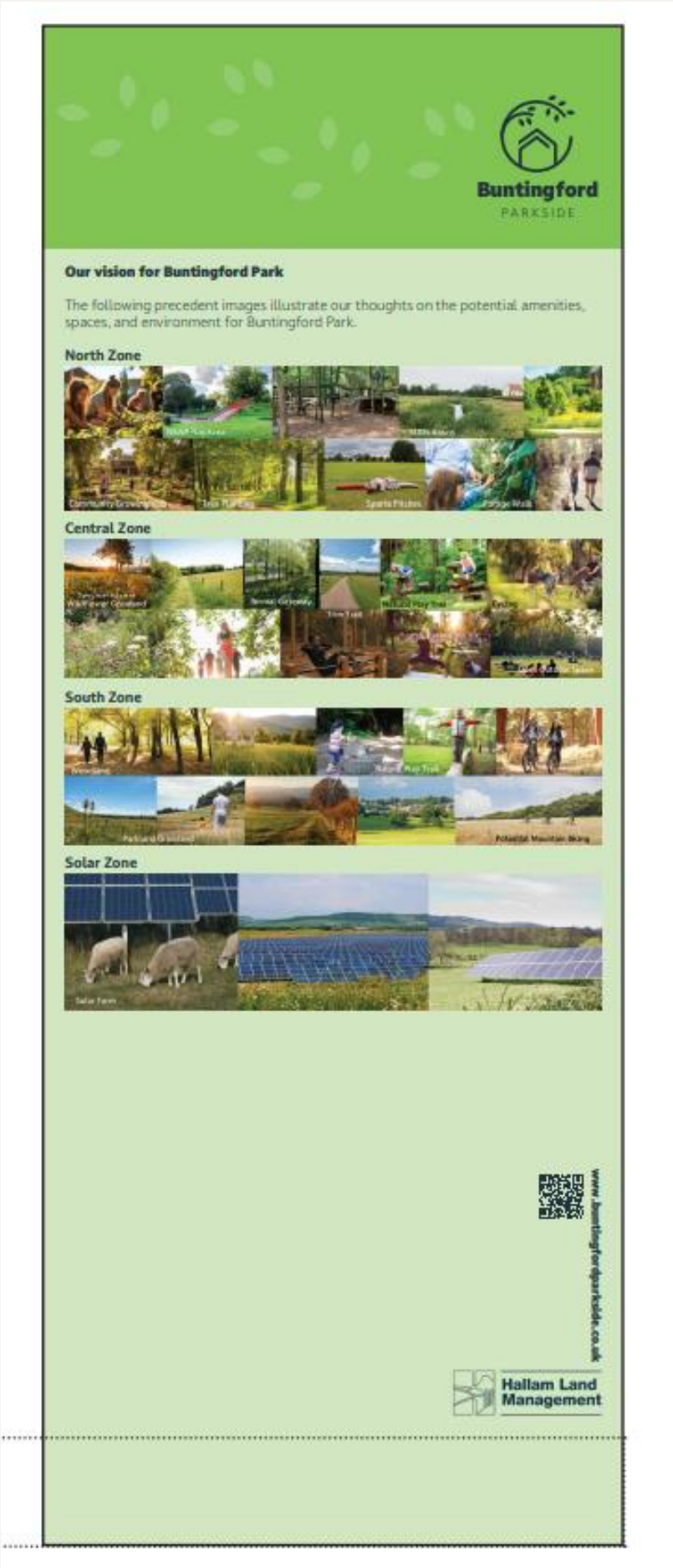
- Community growing hub / area
- Naturalistic SUDs ponds set in ecological grassland
- Small wetlands with grasses
- Playing fields
- NEAP play area with timber equipment
- Hedgerow with grassland / wildflower field margin
- Orange walk (people collecting blackberries, elderberries, hazel nuts, etc in autumn/year)
- Tree planting in parkland

Central Zone: Open grassland ridgeway, open character

- Species rich and wildflower grassland, mown paths and people walking through
- Trim trail (outdoor gym training equipment in a park (naturalistic))
- Natural play trail (natural play features of timber, logs and stepping stones set within landscape park areas)
- Parkland grassland with occasional trees
- Walking / Cycling through open ridgeway parkland with grass and tree trees
- Viewing area from ridge
- Open space area for yoga & other outdoor wellbeing activities at ridge viewing point

South Zone: Rural parkland to woodland

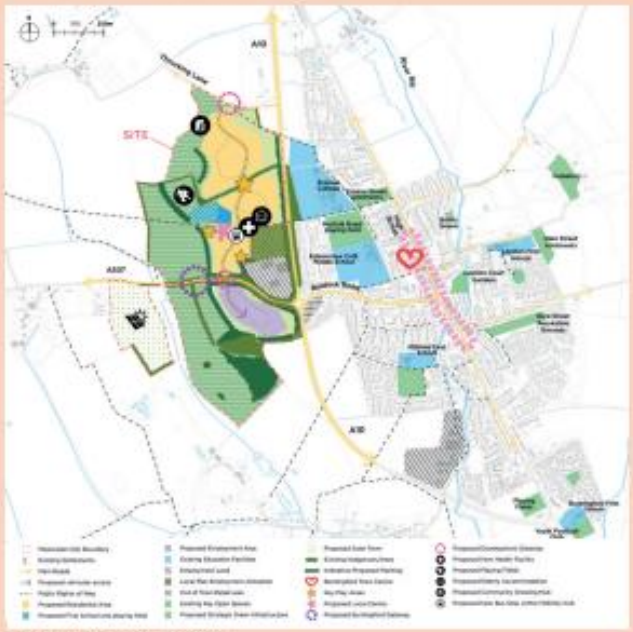
- Woodland / tree copse around area, public access
- Natural play trail
- Potential mountain biking trail (grassland slopes and within woodland)
- Parkland grassland with copse and tree planting


Buntingford
PARKSIDE
Our vision for Buntingford Park
The following precedent images illustrate our thoughts on the potential amenities, spaces, and environment for Buntingford Park.
North Zone
Central Zone
South Zone
Solar Zone
www.buntingfordparkside.co.uk
Hallam Land Management

Buntingford PARKSIDE

Growing a Community

Buntingford, Parkside will build a community for Buntingford providing a support network of new amenities that will integrate into the scheme.



Land Uses and Development Components Plan



Buntingford
PARKSIDE

Uses are complementary to Buntingford's existing facilities and services, and will not compete with the town centre offering.



Land Uses and Development Components Plan

Facilities and services to serve the community

The scheme will be supported by the delivery of a significant level of services and facilities to serve the new and existing residents of Buntingford. This includes a mixed use local centre within the development, with consideration to the existing town, including a new First School, a potential new Healthy Society, and flexible commercial space which could include local retail, café, nursery, and small business units. The local centre could also feature a community hub and a mobility hub and will be designed to allow for flexibility in order to ensure the long-term sustainability of the centre and support a variety of business and commercial offerings.

Connections with nature

The creation of a new Buntingford Park will benefit the whole town, with a network of spaces for the community to use, as well as for nature to thrive. The park will be served by green and attractive active travel connectivity within the park, and throughout the scheme, as well as the potential for improvements to local bus services too.

Meeting local needs

Buntingford, Parkside will deliver up to 800 new homes, of a mix of types and tenures as required by local planning policy to assist in meeting local housing needs. In addition, there will be dedicated elderly accommodation to help meet the growing needs of older people in the town.

Supporting the local economy

The scheme is proposing employment land to provide much needed space for businesses in Buntingford to expand, as well as attracting new future start-up and employment opportunities in the town. This creates the opportunity for more residents to work locally, reducing out-commuting.

www.buntingfordparkside.co.uk

Hallam Land Management

Buntingford PARKSIDE

Moving Around

These proposals have taken the need for connected transport and active travel options to the heart of this development.



* Transport and Movement Plan

Accessible local amenities

The location of the development is in close proximity to Buntingford, which allows the opportunity for a significant number of journeys to be undertaken by active modes (i.e. walking and cycling). What's more, the proposals will include a range of uses, such as employment, a local centre, and a First School, which will be accessible by these sustainable travel modes through proposed active travel connections for both new residents and the existing residents of Buntingford.

Maximising sustainable travel opportunities

It is proposed that a bus connection would be achieved by extending existing services currently connecting with Baldock Road. High quality bus stops will be provided at regular intervals within the site to provide convenient connections for leisure journeys. To further make active travel an attractive option, a mobility hub is also proposed at the local centre, which will allow for convenient and accessible interchange between public transport and active travel modes.

New active travel infrastructure

High quality active travel infrastructure is proposed that will link the proposals with Buntingford. West of the A10, this will include the introduction of a sustainable transport corridor along Baldock Road, with high quality walking and cycling routes that will connect with the wider network being proposed. There is potential, west of the A10, to enhance existing active travel infrastructure to improve the pedestrian and cycling experience on Baldock Road towards Buntingford's centre.

Buntingford
PARKSIDE

Buntingford
PARKSIDE



* Minimising impact on the local road network
* Active Travel Crossing Plan



* Baldock Road potential interventions



Creating connections to the town

Links will be made to the existing footbridge that crosses the A10 which connects with an existing Public Right of Way leading to Bowling Green Lane and Primrose Cottage. In addition, opportunities for further links will be explored where feasible.

Minimising impacts on the local road network

The site is located west of the A10, a key connection for longer-distance vehicle journeys between London and Cambridge. The proposals seek to provide the infrastructure that makes sustainable modes, an attractive choice for local journeys, maximising travel by sustainable modes, and so minimising the impact of vehicles on the local road network.

www.buntingford-parkside.co.uk

Hallam Land Management

Buntingford PARKSIDE

A Healthy + Sustainable Place

The proposed development will promote sustainability and enhance biodiversity within the design. The sustainability strategy includes:







Buntingford
PARKSIDE

A Vision for Buntingford, Parkside

Buntingford
PARKSIDE



www.buntingfordparkside.co.uk

Buntingford
PARKSIDE

Appendix E: Consultation feedback form

Feedback Form | Buntingford, Parkside Consultation

January 2024

Buntingford PARKSIDE

Thank you for attending the consultation event to view the emerging proposals for Buntingford, Parkside.

Hallam Land Management would like to receive your feedback on the proposals. Please fill out this feedback form and hand it to a member of the project team at the event.

Alternatively, you can submit your completed form via Freepost using **Freepost MEETING PLACE CONSULTATION (no stamp required!)**

Please provide your comments by **Wednesday 14th February.**

I would like to be kept informed about the planning proposals ☐

Name _____ Address _____

Email _____

Phone _____ Postcode _____

1 What are your thoughts about providing new homes, including affordable homes and those for older people, in Buntingford?

2 Do you support providing land for employment opportunities on this site?

☐ Yes ☐ No ☐ To an extent

3 The emerging proposals will include a brand new public park to the west of the site, which will provide a whole range of amenities and benefits to the local community. Please score the proposed benefits below, that are most important to you. (1 = least important and 5 = most important)

Formal sports pitches with changing facilities	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Community growing areas, e.g Allotments	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Natural play areas and play trails	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Walking and cycling routes	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Parkland grassland with copse and tree planting	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Open space areas for outdoor wellbeing activities such as gym training	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5

4 **The emerging proposals for the site will deliver a number of important benefits to Buntingford and the surrounding areas. Please score the benefits below, that are most important to you.**
(1 = least important and 5 = most important)

Provision of affordable homes on this site	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Creation of a comprehensive network of active travel routes to Buntingford	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Provision of a new First School	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Provision of employment opportunities	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Sustainability measures and use of renewable energy technology	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Creation of a new public park for the whole town to enjoy	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
A new local centre and community hub to support its residents	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Creation of suitable accommodation dedicated for older residents	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5
Provision for a new doctor's surgery	☐ 1	☐ 2	☐ 3	☐ 4	☐ 5

5 **Do you have any suggestions for what you would like to see come forward as part of these proposals?**

6 **Do you have any further comments or questions regarding the proposals?**

Thank you for completing this feedback form

Please either give this form to a member of the project team or leave it in the comment box nearby.

You can also post this to us, free of charge without the need of a stamp, by posting it to:

Freepost MEETING PLACE CONSULTATION

If you have any further comments, please contact **buntingford@marrons.co.uk** or call us on **0800 148 8911**

This information is being collected on behalf of Hallam Land Management Ltd and will be shared with them and the project team, securely stored and destroyed at the end of the planning process. All written feedback will be anonymised and shared with the Local Planning Authority, East Herts District Council. For further information about how we hold and use your data and your rights under General Data Protection Regulations please email: hello@meeting-place.uk.

Appendix F: Feedback received from consultation event

Question 1: What are your thoughts about providing new homes, including affordable homes and those for older people, in Buntingford?

Verbatim feedback to this question can be found below:

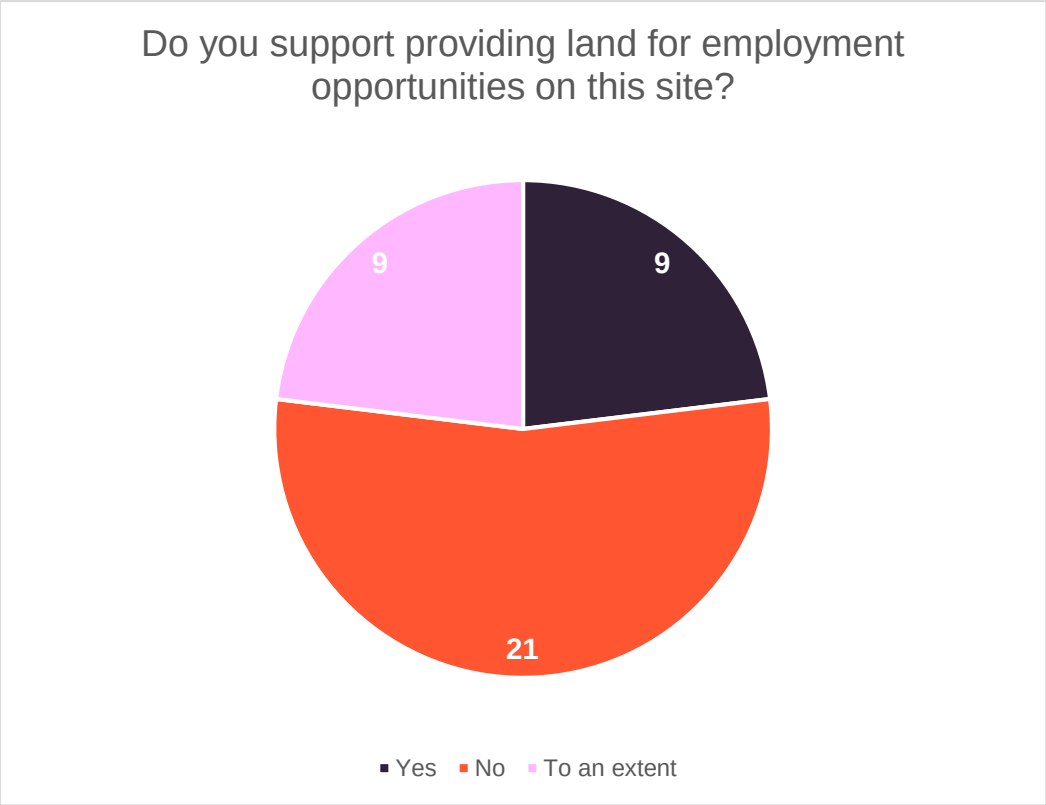
- "If this improves facilities for Buntingford we are totally for it"
- "NOT WANTED IN THROCKING"
- "I absolutely love the idea!"
- "This is all required but we need one public transport to support these + doctos, dentists, swimming pool, middle school"
- "It would be nice to do some more affordable houses for people that don't have as much money and for elderly"
- "Too big - Shops - where will all the folk park."
- "Not required"
- "Don't really want the extra houses as lots of developments already gone up in the last past years. 600 odd houses far too much"
- "with piecemeal development over the last 5 years, we have reduced the quality of our services and lost the swimming pool. If this development offers the huge parkland this would benefit the town"
- "We do not have the infrastructure to look after the people who currently live here. I would like to see water + sewage plans"
- "Welcome new homes but they must be affordable and have infrastructure to support"
- "There is too many houses already in Buntingford"
- "In the correct place. How can the elderly cross the A10"
- "Totally against"
- "It's a terrible idea. There's enough brownfield sites without destroying more greenbelt. There should be a train station before more housing. There's plenty of planning permission that developers already have that they have failed to build i.e. wheatley + Red Row - the country club/care home that has never materialised with could be flats"
- "Unfortunately, there is not sufficient infrastructure currently in Buntingford to support the existing houses and community so more houses will only create more pressure on water supply, water waste management and road maintainence."
- "Homes for elderly good idea but they should be able to walk to town easily."
- "Not against this but we do not have the infrastructure - sewerage, illegible, waste disposal, schools, doctors - to cope with 600 new houses, 100 potential new cars."
- "While in principle it is important to consider affordable housing, I do not think care has been taken to consider the impact on landscape and current residents."
- "It would be a good idea in the right place unfortunately the proposed site is unsuitable and would cause disruption to local traggic and services."
- "At this point in time, we do not require (or have the facilities and infrastructure for) any more large scale developments in Buntingford. The town has doubled in size in the last 6/7 years, without any corresponding growth in infrastructure and facilities."
- "PTO for my feedback on the interface with the 7.5 tonne weight limit on the A507 (imminent in illegible 2024)"
- "We are becoming completely swamped with new houses without the infrastructure to cope. We already have 3 First schools. We have a new older people's home. We have

sports pitches. The doctor's surgery is already part of a plan for a new centre. We have no swimming pool."

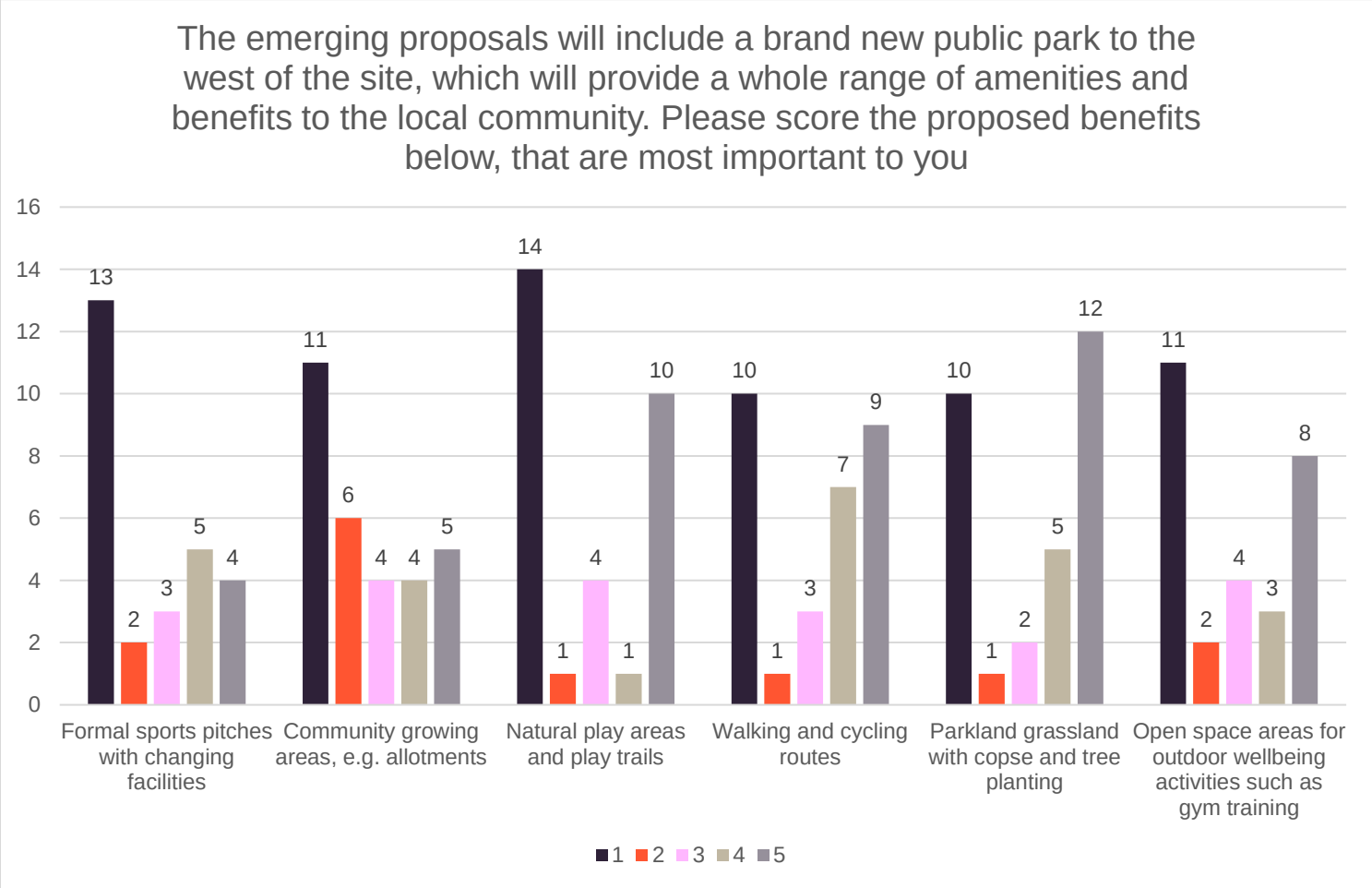
- "Buntingford has had a surfeit of new homes in the last 10 years or so. The town is losing it's character, this proposed development will only make things worse. Any development west of the A10 will only open the doors for more development to follow suit."
- "Unnecessary will also result in more crum + cheap + nasty."
- "Need homes to rent."
- "We feel that Buntingford has had its share of new developments, which has ruined a small market town."
- "It depends on how affordable they are. Why not build on the areas already granted planning permission north of Frewan School."
- "Don't do it. V already overdeveloped in Buntingford."
- "Against, Buntingford is dependent on the A10 any problems there and the turn grivide to a half."
- "I have no oblections to this question but not in this location and on this scale."
- "We do not want this large development built a virtually making another village attached to Buntingford. I feel that there must be lots of brown field sites available elsewhere. For more housing, as opposed to using arable land spoiling our beautiful countryside. Also, we don't have the infrastructure to support more houses and no transport links to enable travel to London or places of work"
- "Indicated above"
- "We do not want this large development built a virtually making another village attached to Buntingford. I feel that there must be lots of brown field sites available elsewhere for more housing as opposed to using arable land and spoiling our beautiful countryside. Also we do not have the infrastructure to support more houses & no transport links to enable people to travel to London or other places of work. Not many people want to ride bicycles, so no more useless cycle paths please."
- "In view of the many recent new builds we need to pause a few years to see if further new builds sustainable."
- "Where there has to be provision greater emphasis needs to be made for affordable housing, social housing and accessable property for older people. There might be commercial factors. But more high value property will not necessarily serving the local community"
- "This is the wrong place to develop the older people will be cut off by the bypass there is no infrastructure to support an increase of population of this size"
- "I am opposed to the whole plot, Buntingford is expanded enough already. There is already a lack of infrastructure"

Question 2: Do you support providing land for employment opportunities on this site?

Respondents have been asked to indicate their support for providing land for employment opportunities on this site. Please see responses below.



Question 3: The emerging proposals will include a brand new public park to the west of the site, which will provide a whole range of amenities and benefits to the local community. Please score the proposed benefits below, that are most important to you (1 = least important and 5 = most important)

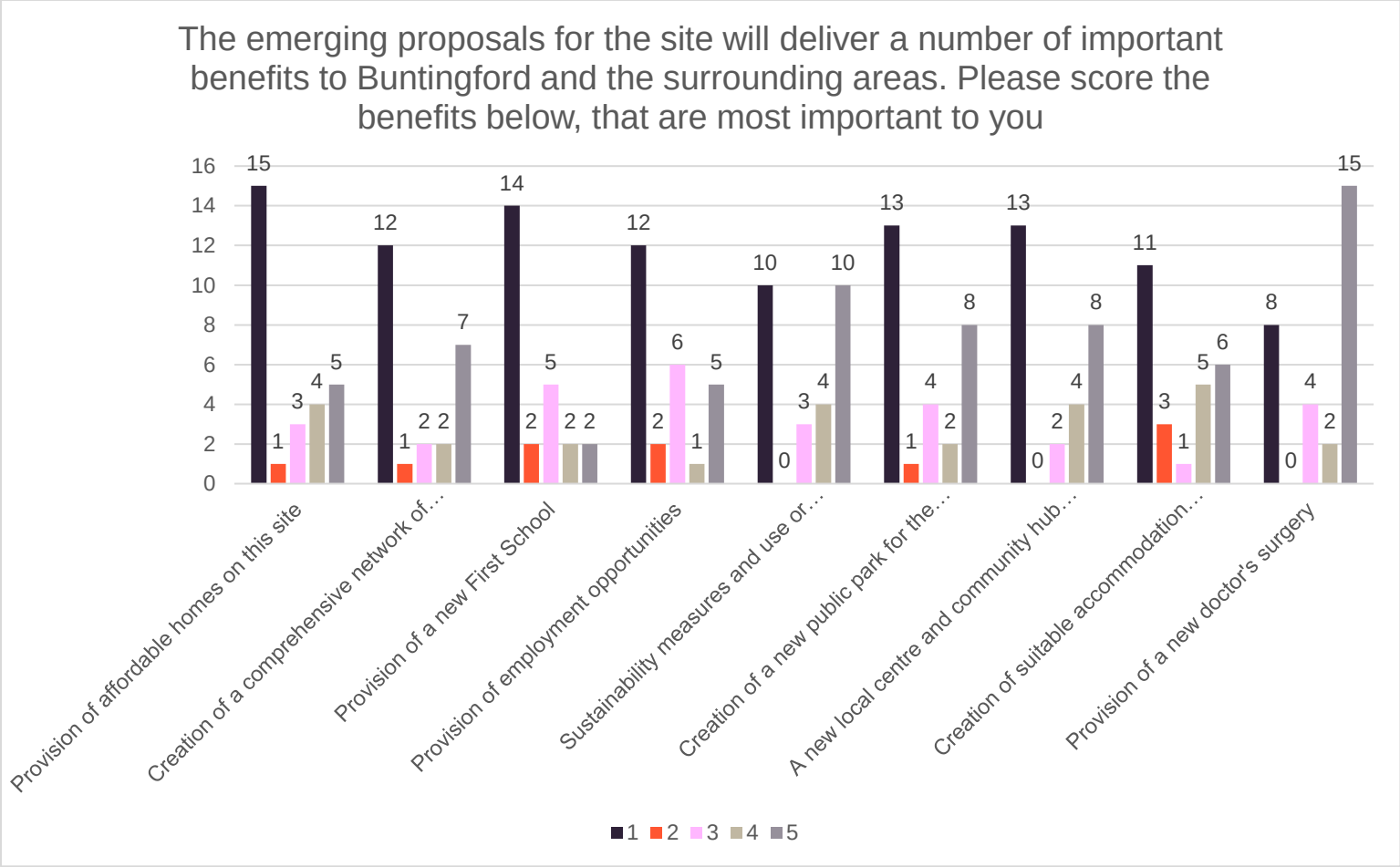


Respondents were given a list of different community amenities and benefits which they were asked which they thought should be a priority for what they believe is most important to them as an individual. Respondents were asked to give each community benefit a score out of 5 (5 being the highest priority and 1 being the lowest priority)

We can see that, similar to the three respondents from the online survey, 12 respondents felt that providing a new parkland grassland with copse and tree planting was the most important, which is closely followed by natural play areas and play trails where 10 respondents ranked it a 5.

However, with that being said, many respondents ranked 1 for each amenity/benefit. Whilst many ranked natural play areas and play trails as a 5. The most respondents (14) ranked it as a 1, closely followed by formal sports pitches with changing facilities where 13 respondents ranked it as a 1.

Question 4: The emerging proposals for the site will deliver a number of important benefits to Buntingford and the surrounding areas. Please score the benefits below, that are most important to you. (1 = least important and 5 = most important)



Respondents were given a list of different community benefits which they were asked which benefit they thought should be a priority for what they believe is most important to them as an individual. Respondents were asked to give each community benefit a score out of 5 (5 being the highest priority and 1 being the lowest priority).

The most important to the respondents were the provision of a new doctor's surgery with fifteen ranking it a 5 and two ranking it a 4 which has proven to resonate with the three respondents who submitted feedback online.

The least important priority was the provision of affordable homes on this site where 15 respondents have ranked it a 1, followed by the provision of a new First School where 14 respondents have ranked it a 1.

Question 5: Do you have any suggestions for what you would like to see come forward as part of these proposals?

Verbatim feedback to this question can be found below:

- "A new suupermarket is vital to the growing town. The doctors surgery is too far from the town centre."
- "DO NOT BUILD IT IN THROCKING ITS NOT WANTED"
- "Improved public transport, lots of out door spring & planting"
- "Stop building on green field sites. No employment 600 homes"
- "Not build"
- "The parkland which creates biodiversity with woodland and meadow land."
- "Doctors surgery. Less houses"
- "A new doctors surgery is vital but if it is the appropriate location in open to debate"
- "There is again too much building in Buntingford"
- "Have a proper public consultation. Put money into the reserves we have"
- "New sewage pipe in high st as existing is already too small to cope at the moment.We have been flooded 3 times with raw sewage since the Buntingford expansion."
- "Yes/ I don't think these proposals should be given any further consideration. This is the same patter as always trying to smoke screen more shoddily built new build homes with terrible quality behind benefits for the community which actually don't materialise + put more pressure on services + infrastructure"
- "Review the entire water supply and water treatment systems. There currently over extraction out of the river Rib. One of Englands precious chalk streams and is a water course for London drinking water. The sewage farm is already underperforming and over polluting the waterways. V. high levels of nitrates."
- "I hate Buntingford being built in - I think keep it as open + green as poss. Give it a village feel."
- "Priority 1 - new improved sewerage disposal. We cannot cope at the moment! With 600 new houses it would be impossible!!"
- "Fewer houses"
- "I'd like for the area to keep its rural setup while offering good connections to more developed towns in the surroundings."
- "A serious plan on sewage disposal. The existing (and recently expanded STW) is already over capacity - raw sewage is being pumped into the river regularly (and not just after heavy rain) and also taken away from the site by tanker load. A serious plan for dealing with the extra demand for water. The chalk aquifer is already being over abstracted by Affinity Water. Our chalk stream (River Rib) is one of the rare chalk streams (one of only 200 in the world!!) and it is dying a slow agonising death. "
- "Yes! We have fought for 8 yeards for the A507 7.5 tonne weight limit to be implemented in March 2024. Petitioners across N.E. Herts have finally achieved this. It is unconscionable that construction traffic could be allowed to disregard the weight limit and use the A507 freely. "
- "We do not need it."
- "Yes, how is this the Baldock Road, which is busy enough going to cope with the amount of traffic which will be generated."
- "Doctors surgery as a prerequiste to any development. No affordable housing. We illegible sufficient."
- "That is doesn't get passed."
- "STOP"
- "Totally opposed to the proposals."

- "Scrap the wolde idea. This town is now over developed"
- "Just leave it as farmland. It is an unnecessary build that the majority of Buntingford residents do not want"
- "Only as indicated above"
- "Just leave it as it is - it is an unnecessary build that the majority of Buntingford residents do not want"
- "Less proposals More definites"
- "Much of the above are "possible or proposed" and therefore not guaranteed. Existing new development have delviered little to the towns infrastructure. It is more desirable that the infrastructure and service are first seen to be provided."
- "This should not take place on farm land and wood land what happened to the government rules regarding green belt? The developments should be on brown field first and not on the west side of the bypass!
- "I hope planning is refused. There is no mention of the wildlife that will be displaced on the site. A major oversight as far as I can see. One field/park doesn't make up for what is going to be lost."

Question 6: Do you have any further comments or questions regarding the proposals?

Verbatim feedback to this question can be found below:

- "We need swimming pool facilities"
- "BUILD IT SOME WHERE NEARER THE PEOPLE WHO OWN THE LAND"
- "Swimming pool needs building"
- "The urgency is for doctors surgeries"
- "Not acceptable"
- "Edwinstree students loved hearing about the potential parkland and believe this would be a major asset to Buntingford. Particularly if woodland areas & walk"
- "Terrible idea very greedy & selfish"
- "Appreciate the consultation prior to application"
- "Lots."
- "I propse that developers be held to account for the buildings/dwellings they erect + roads they create. Not to mention the catastrophic effect of traffic accessing Buntingford via Neale Drive which already under heavy protest. The infrastructure is already woefully ill considered + adequate to cope with more traffic + I refer you to the minutes of the meeting with EHFC Highways at the end of 2023 + the objections caused by local residents."
- "Invest in the current sewage treatment works and ensure it can sustain current population - not good enough to just put own treatment works is the development area. Water levels in. Access to high street is poor and will definitely have increased traffic flow + be v. dangerour to pedestrians. Desperate need for doctors surgery. Sufficient shops otherwise people will just drive. "
- "Offer the open spaces to the TC so there is no further development."
- "Before we have a water housing increase to 600 new houses - the sewerage + waste disposal MUST be improved to cope with development on this scale."
- "While I do like the design, I do not think it is in the correct location. I am concerned that several aspects have not been taken into account (road traffic). Also after so many developments, I do not believe additional services will actually be delivered, just housing."
- "I believe expanding west of the A10 is a ridiculous proposal aimed at destroying farmland and overload the road network with new but unnecessary commuting routes. It would also increase traffic on the A10 and cancel any benefit coming from the bypass. "
- "I am afraid that this proposal, along with another 618 houses being considered, will add 1200+ houses to the town (say 3,000/3,500 extra residents?) The town needs a rest

from any more development until its facilities and infrastructure can be brought into line with the existing population before growing further. "

- "Please keep me up to date with the plans for the management of construction traffic over 7.5 Beg of you! Please ensure construction traffic over 7.5 tonnes is not allowed to use the A507 between Baldock and Buntingford. Thank you for your attention."
- "We are already over-run with new housing developments. "
- "Yes very unhappy with the proposal completely not acceptable. "
- "This proposed development equates to a whole new town, divided from the main town by a very busy main road where traffic flow will only increased. Not viable at all!"
- "Refuse permission for this unacceptable over development. "
- "Improve the infrastructure of Buntingford first before building over green fields outside our expansion plan."
- "It would be inappropraite to build on the site. Provide up a further expansion of a town already over developed."
- "Please look at all the brownfield sites in the county and stop using valuable farming land. "
- "There are already new housing developments in Buntingford some of which are still being built now, so why do we need any more? We do not have the infrastructure to supprot any more new homes"
- "Not a very good proposal, overall. Best...provision for Buntingford is to the East"
- "There are already many new housing developments in Buntingford some of which are still being built now, so why do we need any more? We do not have the infrastructure to supprot any more new homes"
- "Improvement to existing rather than proposing new"
- "Preferably there should be no increase in housing at this time. If it must happen then more emphasis on affordable / social as I know so many people who are priced out of the market"
- "We do not need more houses, the open day talked about wildlife, all it needs is to be left alone & not squeezed out. 600 houses is far too many, think none should be build on this Green Land."
- "These questions are loaded towards the assumption that the project has already been agreed and this consultation is just a way of making the locals feel they have some say in the already decided and agreed plans that we have no control over."

Appendix G: Emails received

Below we have listed the emails that we have received through the buntingford@marrons.co.uk email address. These are verbatim:

1. *"Dear Sirs,*

I have received your leaflet through my post seeking to know the thoughts of the local constituents.

I am a local resident and understand the feelings of my community and neighbors.

My feeling and those who live here is to oppose this planning application and all future planning applications.

Buntingford has over the last five years seen a huge influx of people and new housing projects to the extent where the town has been completely overwhelmed and overcrowded.

There is no infrastructure to support or accommodate any further development and your application will be opposed by all of the residents here.

We have no school placements for our children, there are no doctors appointments available, the traffic is horrendous and the high street is no negotiable during a rush hour.

The town is an A10 corridor and also horrendous to drive on with huge traffic jams.

The sewage system is inadequate and raw sewage is already contaminating the local river rib due to the huge amount of new housing.

Enough is enough and I strongly oppose your plan and recommend that you chose another green site to populate closer to another town elsewhere."

2. *"Good afternoon,*

We have been made aware of your proposed development located at Buntingford Parkside.

We understand that you will be bringing forward your planning application for the development of 89 hectares.

Being based in Buntingford, we would be happy offer and express our interest in tendering for the main infrastructure and associated groundwork/drainage works.

We would be happy for you to possibly suggest utilising our services in your planning application which will bolster your section 106 commitments by employing local companies and labour to undertake the works at Parkside.

I have attached a capability statement that will give you a full flavour of what GTEK are all about. Also attached, is a GTEK Visual Standards document that demonstrates our minimum operating standards on site.

GTEK adopts a partnering relationship with our clients, where we have worked in the industry for over 20 years with some major blue-chip clients such as Segro, Wates, BAM Constriction, Kier, Bouygues and similar construction builders (data centres / sheds / schools / leisure facilities / residential / S278/S38/highways etc).

Our collaborative early engaging approach has been very well received in the industry.

We specialise in –

- *Groundwork*
- *Civil Engineering*
- *Remediation*
- *Soil Stabilisation*
- *Drainage*
- *RC Frames*
- *Steel Structures*
- *Demolition*
- *Enabling Works and Site Clearance.*

We have all the necessary accreditations (being ISO 9001, 14001 & 45001 / ConstructionLine Gold Members / SSIP Acclaim etc) and insurances in place in all instances of £10million with a wide far reaching geographical presence. We are based in

Hertfordshire and I would suggest our reach extends up as far as the Midlands and encompasses everything south of that.

Should Hallam Land Management have other interests within our region and beyond, then we would be pleased to look at them also.

I look forward to your reply.

Kind regards"

3. *"Hello,*

I am very much afraid that I will not be able to attend the meeting next week, but I thought it worth registering my initial views anyway.

Never in the 35 years of my residency in Buntingford have I seen such a ridiculous, ill thought out and inappropriate plan, and that is saying something. Having built a bypass to alleviate traffic in the town, you now propose a massive development which encloses a large part of it, with inadequate and dangerous access from the estate onto the A10 from the west - good work!

Once again, just like other developers, you try to bribe us with 'potential' this and 'potential' that - we have heard that song before, and it always ends the same way. You talk about helping the East Herts housing shortfall - Buntingford has already done far more than was reasonable to ask of it - are you never satisfied?

I look forward to opposing this proposal with all my might, as does pretty much everyone I have spoken with. In fact, I have not met a single local resident in favour of it - if I find one I will be sure to let you know.

Kind regards,"

4. *"In general I like the proposal, especially the mix of green spaces and development. Whilst talking with one of your representatives though a couple of issues came up that I would like to raise here that I think would help with your application;*

1. The inclusion of a first school, whilst on face value a good idea, a brand new first school at the south of Buntingford has only just opened (last September) with class sizes far from full. Therefore another is not required.

2. Instead of the school I recommend replacing with a GP surgery and dental practice (in addition to existing one, not a replacement as it is impossible to get an appointment at present), 3. Add a shop (Tesco extra or equivalent). The biggest draw back to the existing high street is its age. It's not built for the existing town housing stock let alone forthcoming developments or those included in this plan. A local shop, cafe, hair dresser plaza would mitigate extra car travel into central Buntingford where car parking is a real problem. All of this could be done on the footprint of the proposed school.

4. An out of the box idea is the addition of a cable car over the A10. The town side terminal could be where the white heart close social housing currently is (barricaded and ready for demolishment). This would be perfect for high street access, close to both schools and the existing medical centre and would only go over the school, not any homes.

Anyway, not sure about that last one but hope this helps.

Regards"

5. *"I am writing as I will be unable to attend in person tomorrow.*

Both my children have been through the buntingford school system and we are all patients of the Standon/Buntingford Medical Practice.

We walk our dogs in the countryside.

I work as a Social Prescribing Link Worker. My job is working (at another GP surgery) connecting people with their community to improve their overall wellbeing and I work with the homeless.

What is important to me and my family and my patients;

1. The housing allocation. I'd like to know what defines affordable and whether you'll be building more homes than the standard allocation. We need homes for those people on the housing list (social

Housing) for families, single people who cannot afford to rent privately on their own income, as well as older people. We need homes that our children are going to be able to afford to buy and perhaps they should be given preference to people moving from out of the area.

2. How environmentally sustainable are these homes?

3. GP provision is needed in Buntingford - more so with this large proposed development. There has been so much housing in buntingford. The existing site is not fit for expansion. And I am in favour of this - especially one which accommodates the Additional Roles in primary care.

4. I am curious to know about the community hub. The hub at Cambourne works well with the library and GP surgery together but I am not in favour of moving the library away from the high street. Why not consider a GP surgery and a Leisure Centre together? We have recently been informed about the closure of the swimming pool in Buntingford. It isn't viable without a gym and other leisure amenities. Provision of a leisure centre alongside the sports pitches you propose and countryside would I am sure spark community interest, improve the health of the population and provide employment. I teach swimming also and all the pools locally have long lists for swimming lessons. There is nowhere for local schools to provide mandatory swimming in PE.

5. The cycling routes in town have been highly contentious but is there provision to make the new development and surrounding parkland cycle friendly - with separate cycle and footpaths - and accessible from the town?

6. Provision of a first school. We have a new first school just built on the old Sainsbury's site - is there a need for another one? Middle school and upper school places are very sought after. Would it not be better to provide funds towards the betterment of the middle and upper schools?

7. Is there going to be a convenience store to prevent people from having to travel across town for essential items? The existing grocery stores mean people have to travel out of town to do their main shop.

8. What are plans for updating bus routes? How on earth will pedestrians, cyclists, including children be able to safely walk/cycle to school over the busy A10? How are you going to manage people needing to commute out of Buntingford to access work by road and or train? And the increased number of cars this development will bring to the town?

Yours sincerely"

6. *"Dear Hallam Land Management,*

My wife and I live in Norfolk Road in Buntingford and we have received a flier informing us that you intend to build on land to the west of the A10 Buntingford By-Pass.

We are totally opposed to even more houses being built around our town.

You are proposing to build up to 600 new homes for a town that has, in recent years and months, lost its bank, a Doctor's surgery, a building society, a swimming pool and has only one NHS dentist. It has also been claimed that the local sewage farm cannot cope with the increase in sewage of the many hundreds of houses built here in the last few years.

You claim that your housing will be "affordable". That's a laugh. We doubt whether many young people will be able to afford the cost of these new builds.

You state that you are going to create a public park on the open space that is already accessible to the Buntingford residents. So we do not need a park. And we fail to see how building on rural land that already has bushes and trees enhances wildlife - actually, it disturbs the wildlife and removes their habitat.

Neither do we need sports pitches as we already have enough of these, thank you.

Neither do we see how you intend to have an "integrated development" and "improved connections and access" when you intend to build on the other side of a very busy by-pass - unless of course this is gobbledegook for building a bridge.

We presume that "Employment land" means an industrial site? Really, you have not done your homework have you? Take a look at how many industrial units there are already in Buntingford. We do not need any more.

You state that the site has the "potential for a doctors surgery". But having the potential does not guarantee that one will be built. And do you really think that the residents of Buntingford want to trek to the other side of the A10 in order to see a GP? That's just stupid.

You state that there will be "improvements to local bus services". Really? Are you going to supply buses now? We think not.

You offer a local centre and community hub. We've already got one thank you very much. It's in Luynes Rise and was built some years ago by the Bovis company.

You offer a First School site. Wakey wakey! We already have two with another to be built by another building firm.

Likewise the town already has supported and dedicated accommodation for older residents.

The only good thing that we can agree to is the building of a solar farm as this should not mean the destruction of more of our surrounding countryside.

So, just who do you think you are kidding? Do you think that we, the residents, are all stupid? We do not want your 600 new homes and we do not want your ridiculous offers for the reasons as outlined above.

In closing, we doubt very much that anyone from your building company will respond to this email because it's easier just to ignore it."

7. *"I am emailing you in response to the flyer that you put through my door re the proposed Parkside development.*

Buntingford in the last few years has become severely over developed and our local services ie doctors, roads, drains, roads and schools are suffering. What was once a beautiful quiet town has now been invaded by developers and no matter how nicely you word your presentation none of what you propose is to Buntingfords benefit. We don't need more houses and traffic, we don't need anymore development.

Sent from my iPhone"

Appendix H: Freephone call received

Throughout the consultation period, we received 3 freephone calls from residents of Buntingford.

Below you can find the key themes taken from the freephone calls with the three residents of Buntingford expressing their thoughts and concerns about the Buntingford, Parkside development.

- It takes too long to get doctors and dentist appointment in its current state.
- Houses are fine but need for greater services/amenities as part of the proposals.
- Sewage needs to be looked at.
- Need for a secondary school as well as the proposed First School
- Concerns of a new roundabout on the A507 which will allegedly bring traffic to a standstill during the construction phase.
- A resident asked if the project team will undergo a transport assessment for the development.
- It was also asked if the project team had contacted the Cottered & Throcking Parish Council regarding the developments.