Appeal 6009644

Submitted on 13 May 2026.

Before you start

Local planning authority	East Hertfordshire District Council
Appeal type	Full planning
Decision date	6 May 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	- - Hallam Land Management Limited
Contact details	Reiss Sadler Marrons
What is your phone number?	07977395402
What is the address of the appeal site?	Land South Of A507, West Of A10 Buntingford Buntingford SG9 9ER
What is the area of the appeal site?	13.28 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	No
Do you know who owns the land involved in the appeal?	Yes, I know who owns all the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	Yes
Are you a tenant of the agricultural holding?	No

Have the tenants been told about the appeal?	I confirm that I've told all the tenants about my appeal within the last 21 days using a copy of the form in annexe 2A
Access for inspection	Yes The Appellant would allow access onto the Appeal Site if requested.
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	3/24/1255/OUT
What date did you submit your application?	11 July 2024
Was your application for a major or minor development?	Major development
Was your application about any of the following?	General industry, storage or warehousing
Enter the description of development that you submitted in your application	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 except for access.
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	Please see Section 5 of the Appellant's Statement of Case.
How many days would you expect the inquiry to last?	7
How many witnesses would you expect to give evidence at the inquiry?	5
Are there other appeals linked to your development?	Yes
Enter the appeal reference number	6008238

Upload documents

Application form	0. Application Form.pdf (/document/a04cccd7-ee32-409f-a7d7-78f5b780dd9e)

Decision letter	Decision Notice.pdf (/document/271812de-c46d-479f-b4b6-dd89aef5eba9)
Do you plan to submit a planning obligation to support your appeal?	Yes
What is the status of your planning obligation?	Not started yet
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Statement of Case.pdf (/document/082ac70d-edca-4368-a9e1-e44279c6817c)
Draft statement of common ground	Draft Statement of Common Ground.pdf (/document/cdf9a2fb-d6ac-4df3-b8ed-17a1fb5e83a9)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	28.a Design and Access Statement Addendum.pdf (/document/52abfe51-5ef4-4174-a713-96110d390a04) 28.ii Design and Access Statement (2).pdf (/document/2fa21fd6-9aea-46f0-b5c5-b18e91bd32f2) 28.i Design and Access Statement (1).pdf (/document/b1032e2c-adaa-423d-8109-fd7082e43734)
Plans, drawings and supporting documents	26.a.i Geophysical Survey Report.pdf (/document/898414da-a6b2-432c-a425-0359e8ef8bd2) 20.ii Utilities Assessment (2).pdf (/document/816247e7-5542-4382-8580-0a5b2e3cfdfa) 23. Agricultural Land Classification.pdf (/document/9f009cc6-c1ee-48ee-b843-162015f82aef) 24.ii Air Quality Assessment (2).pdf (/document/8077bf9d-abff-4658-b7ae-1abae89c83de) 21. Statutory Biodiversity Metric Calculation.xlsx (/document/8cce6568-ed2e-40b6-b3c8-1bf513f69a65) 17. Noise Impact Assessment.pdf (/document/e443a91b-5f7d-4963-bd1f-1d8f54b8691d) 19. Sustainable Construction Energy and Water Management Statement.pdf (/document/67afedda-89fe-437e-9015-1e18da4fb26d)

15.xi LVIA Figure L3 Landscape Character Plan.pdf (/document/bd8b12f4-933b-482e-b1a9-1fe4d5e136da)
11.a.i Flood Risk and Drainage Technical Note.pdf (/document/57a94724-528d-4d9a-8d9a-25cd9b4ea929)
28.ii Design and Access Statement (2).pdf (/document/b3bee48b-49e0-4d38-9222-2bb544e4326f)
15.vi LVIA Appendix F Site Photographs Part 1 of 3.pdf (/document/8ec35a4a-7ba5-483d-89c3-2cb25b498bf0)
15.a.iii Landscape and Visual Impact Assessment Addendum - Appendix A Figure L4b.pdf (/document/e1ca6e2c-75a4-4165-9091-2d509771fbb8)
16. Lighting Impact Assessment.pdf (/document/ce7b4c7c-90d6-4a28-adf9-2eab46318120)
12.d.v 23161_SK_T_035 (P3) Proposed 40mph Speed Limit and Crossing Signage Plan.pdf (/document/28fc810e-931a-4e41-87e1-2f0b86c0cd6d)
12.a.iii Transport Technical Note (Part 3).pdf (/document/268c62fd-d66c-449a-a055-3100a2f3a6a4)
22. Biodiversity Net Gain Assessment Design Stage.pdf (/document/065faf6d-a57a-48fd-a179-31d746fe02ab)
15.xiii LVIA Figure L4b Preliminary ZTV Plan.pdf (/document/3b089fa5-f9c1-4cc6-a913-3614e746d60a)
10.a Planning Statement Addendum.pdf (/document/d8ae0a47-d7a9-4a84-82af-3a5b3a6c6d81)
13. Framework Travel Plan.pdf (/document/f60f386a-1871-4918-bd41-3e63f6c576fa)
25.a Arboricultural Impact Assessment.pdf (/document/ab15dcdd-cffc-4e84-bb29-41c4177b9bea)
15.v LVIA Appendix E Cumulative Effects Table.pdf (/document/4c2fa1e6-4caf-4c3d-a889-447bb165a78e)
15.xii LVIA Figure L4 View Location Plan.pdf (/document/cf25afa0-aad1-46de-9053-46fd4ccab0ad)
12.a.i Transport Technical Note (Part 1).pdf (/document/631ff222-0a09-43d6-9d76-4a322187739f)
30. Employment Land Supply and Demand Report.pdf (/document/ca96e1f0-1b11-4a9c-87a2-4cb239520ffa)
3.a Land Use Components Plan.pdf (/document/1b7817d8-6a2a-4bed-8611-4d0c5947e475)
15.iii LVIA Appendix C Landscape Effects Table.pdf (/document/4921eb24-4b3b-45a9-accf-

534402e18e04)
12.c Transport Technical Note.pdf (/document/95b9f578-aa13-4a34-b198-568092412f00)
6.a Ecological Impact Assessment.pdf (/document/59d99df5-6a0e-4b87-88a9-5e6797f1abf5)
22.a Biodiversity Net Gain Assessment Design Stage.pdf (/document/de2e3299-bac9-47fa-8943-63eed58f158a)
26. Archaeological Desk Based Assessment.pdf (/document/744027ee-f4df-40e6-b1ac-65071a607283)
15.a.v Landscape and Visual Impact Assessment Addendum - Appendix B.pdf (/document/d985624d-7813-4e5c-95e8-673f852599d4)
14. Heritage Statement.pdf (/document/0e858c79-c63d-4892-a3db-67654399a0ac)
18. Statement of Community Involvement.pdf (/document/5712e295-8797-477c-973a-69a3459c1d30)
28.i Design and Access Statement (1).pdf (/document/c3b51f53-5c95-4a3b-94e3-69fd195807d0)
20.i Utilities Assessment (1).pdf (/document/ab69d033-14ce-4902-b499-6b08c68756ac)
0. Application Form.pdf (/document/9d1f3a8d-4582-4517-83d8-6b5e443f462f)
11.c Flood Risk and Drainage Technical Note.pdf (/document/6302bbc4-0188-4f8e-9f56-6c7118feb4bc)
25. Arboricultural Impact Assessment.pdf (/document/ab5695ca-bc91-4832-b84f-6d6e57b100c7)
15.xiv LVIA Figure L5 Opps and Cons Plan.pdf (/document/d7d8dd50-b889-403f-a81c-79f4ea21670b)
21.a Statutory Biodiversity Metric Calculation.xlsx (/document/a8b611ce-cf52-48f4-b3b1-7ebca3d42753)
15.viii LVIA Appendix F Site Photographs Part 3 of 3.pdf (/document/8c6c5e9b-1490-4123-a66a-7ebe9c687953)
11.ii Flood Risk Assessment and Drainage Strategy (2).pdf (/document/8d27ff40-ae66-477a-bdd6-832bf789e1fb)
8. Economic Benefit Statement.pdf (/document/4728ff84-a34f-4dd5-ac8c-8500757e2b65)
15.x LVIA Figure L2 Topography Plan.pdf (/document/60663564-927e-4d2b-8c35-86ac9973ea8b)
20.iii Utilities Assessment (3).pdf (/document/b4ec7b18-419d-4a70-8346-8757e981cbdc)
12.b.ii Transport Technical Note (2).pdf

(/document/f77b73a0-94d9-4362-b4a5-8d48748a8916)
24.i Air Quality Assessment (1).pdf (/document/c3a0017d-6ee6-4b3f-8874-8dde48adf91f)
12.d.i 23161_SK_T_003 (P5) Proposed Active Travel Enhancement on Baldock Road East of A10.pdf (/document/f1d68026-d3e5-4e3c-ac69-923f55f42005)
15.a.ii Landscape and Visual Impact Assessment Addendum - Appendix A Figure L4.pdf (/document/2e8c56f7-0ac2-44bb-91c6-963812762373)
10. Planning Statement.pdf (/document/7afc3256-f70d-46da-9824-9a6a18d6bd12)
28.a Design and Access Statement Addendum.pdf (/document/effde0ac-c404-4589-8373-a0d6b4ac3292)
4.a Illustrative Masterplan.pdf (/document/546afb19-7ac3-43f1-bdd3-a365348b17c1)
1. Covering Letter.pdf (/document/40419232-6818-4791-8e7f-a6959b296102)
15.i Landscape and Visual Impact Assessment.pdf (/document/2d38e5ad-8c64-4f3c-88f6-aabc5c0e66d2)
11.b.i Flood Risk and Drainage Response to LLFA.pdf (/document/090efc5f-8b95-48b4-857d-aae0850492f1)
12.d.iv 23161_SK_T_024 (P2) Forward Visibility Plan.pdf (/document/5fea1196-b8e9-4265-b2d0-aae89a2b1c44)
5. Landscape Mitigation Strategy Plan.pdf (/document/7de0f1c4-d729-4a5d-b448-ab271be29ab2)
11.a.ii Flood Risk Assessment and Drainage Strategy.pdf (/document/01a78617-5688-4f20-af34-b75fd50fa803)
12.b.i Transport Technical Note (1).pdf (/document/d9ad0f43-0900-4057-a6c0-b8a466fc88b9)
26.a.ii Geophysical Survey Overlay Plan.pdf (/document/56b576da-8a11-461c-bd52-b9da63b91778)
15.a.iv Landscape and Visual Impact Assessment Addendum - Appendix A Figure L6.pdf (/document/73570aeb-0bf1-44ce-b7d1-ba689e945721)
6.i Ecological Impact Assessment (1).pdf (/document/e6ec3074-43b9-424a-bb04-baf037f2de34)
31. Building Heights Parameter Plan.pdf (/document/600bba4a-22b2-43d4-b22e-bc6305b17702)
4. Illustrative Masterplan.pdf (/document/69ccdb4e-535e-4c0f-a4ad-c345e6f50adf)
15.ii LVIA Appendix B Landscape Character

Published Evidence Extracts.pdf (/document/3db60493-59a6-4eeb-a95f-c9d95b6309c3)
12.a.ii Transport Technical Note (Part 2).pdf (/document/7aec6018-1ff7-4053-8989-cb5754a684f7)
12.d.iii 23161_SK_T_023 (P14) Forward Visibility Plan.pdf (/document/70ad5486-becd-46c1-8785-ce09f9efc285)
1.a Covering Letter.pdf (/document/b75cdf2b-7052-4f65-81c6-d1b56a62a42c)
12.d.ii 23161_SK_T_010 (P10) Proposed Site Access Arrangements Plan.pdf (/document/3ff55531-95a0-421e-bfe9-d1f49199f311)
15.iv LVIA Appendix D Visual Effects Table.pdf (/document/1ac062df-42fd-4e4a-b7b9-d44642f0da39)
27. Phase 1 Desk Study Report.pdf (/document/68f52e0a-04a1-4ab7-9e50-dd06e7439388)
3. Land Use Components Plan.pdf (/document/14171fef-182d-4052-996d-ddfaec326f16)
7. Employment Needs Assessment.pdf (/document/a6c0852d-93ec-496d-90eb-de4d0ab38323)
29. Sustainability Strategy.pdf (/document/e2d5d805-57f3-4448-a433-dfb4f91a8aca)
2. Site Location Plan.pdf (/document/334b4c26-da12-4f09-a4a5-e3edddb20349)
15.vii LVIA Appendix F Site Photographs Part 2 of 3.pdf (/document/1fb5ead7-a42d-4c99-ab8a-e4a926a5e5f1)
11.i Flood Risk Assessment and Drainage Strategy (1).pdf (/document/b2ecf2a5-4089-4663-b685-e5088adb0022)
6.ii Ecological Impact Assessment (2).pdf (/document/c1b2fcdb-317f-4b48-b23a-e75a282c283c)
15.a.i Landscape and Visual Impact Assessment Addendum.pdf (/document/b70d0697-6920-4aa4-9342-ed9e47cff8cb)
15.ix LVIA Figure L1 Landscape Designations Plan.pdf (/document/7dea7404-e8a5-42a7-b29d-eeab9ca41d6c)
9. Employment Market Messaging Paper.pdf (/document/788352f2-bc3b-4764-a043-ef5bbdc7db9d)
32. Employment Delivery Note.pdf (/document/009d9267-35b9-421c-a25f-f259aa8ee8e1)
12. Transport Assessment.pdf (/document/0fc2e032-39be-43b7-a348-f4d9261a308a)

Do you have any new plans or drawings that support your appeal?	No
Do you have any other new documents that support your appeal?	Yes
Other new supporting documents	East Herts District Landscape Character Assessment Supplementary Planning Document.pdf (/document/4baee3ca-c22e-4056-9fc2-183f27015d1f) East Herts Strategic Vision.pdf (/document/53e7f0ab-4d41-4841-a84a-1b3d854e95f5) Hertfordshire's Local Transport Plan.pdf (/document/cb26071e-7252-4b64-ab39-22c4d6c31b9f) Buntingford Community Neighbourhood Plan.pdf (/document/6423b437-95c4-499d-9e5e-56ca4a2080d7) East Herts Updated Vehicle Parking Standards Supplementary Planning Document Appendix.pdf (/document/f77b3224-67e4-4e6c-bb04-59b38c2bbf87) East Herts Sustainability Supplementary Planning Document.pdf (/document/0bc790b7-c2da-462c-b708-5e4cb627090a) East Herts Planning Obligations Supplementary Planning Document.pdf (/document/bf281816-9689-4cea-bc0e-6759806c1332) East Herts Local Development Scheme.pdf (/document/d4336e6d-9c54-455b-b5bc-82776c4b1e27) East Herts District Plan Inspectors Report.pdf (/document/6e6f319f-d50e-47c9-8761-889095c5ba23) Cycle Infrastructure Design Local Transport Note.pdf (/document/32d5edef-55cd-414f-a520-922ef0953f63) East Herts District Plan.pdf (/document/ef92fe8f-6aa0-4241-94b9-b908e05e9be5) Manual for Streets 2.pdf (/document/80f0eca2-fdd0-401c-b10a-ca6408a2bda8) National Planning Policy Framework.pdf (/document/3df951f4-06ea-4f2d-8727-cf33cb75eaa0) East Herts Authority Monitoring Report 2024-2025.pdf (/document/e5685cf9-132a-4b5f-8e7d-d44fade0c91d) Buntingford Employment Study.pdf (/document/ef5c1ca7-48e0-4a7a-8be8-d97c1e9b7969) Manual for Streets.pdf (/document/6e465cc9-ff7b-4ac3-bf65-de77908443c5) East Herts Vehicle Parking Supplementary Planning Document.pdf (/document/11a66e21-696d-462b-8f54-eb35b71f20be)