

Growing Baldock

Environmental Statement Addendum Volume 1: Text
Chapter 1: Introduction



February 2026

Urban&Civic

Hertfordshire



1.1 INTRODUCTION

1.1.1 Environmental Statement (ES) Addendum has been prepared by David Lock Associates (DLA) on behalf of Urban&Civic and Hertfordshire County Council in relation to the outline planning application for 'Growing Baldock'. It supplements and updates the ES submitted in October 2025 to North Hertfordshire Council (NHC) (reference: 25/02571/OP).

1.1.2 The Addendum is submitted in order to:

- Respond to the request for additional information issued on 20th February 2026 by NHC (**Appendix 1.1**), pursuant to Regulation 25 of the Town and Country Planning (environmental Impact Assessment) Regulations; and
- Assess the environmental implications of changes to the scheme resulting from consultee feedback on the outline application.

1.1.3 This Addendum should be read alongside the original ES (October 2025).

1.1.4 This chapter provides a brief overview of the key issues that have resulted in the request for further information.

1.2 THE NEED FOR AN ES ADDENDUM

1.2.1 The outline planning application seeks permission for:

Outline planning application with all matters reserved except for means of highway access into the development from the A505/Royston Road, North Road and Clothall Road: for up to 3,200 homes, up to 16ha of employment, waste and leisure infrastructure, a mixed use local centre, up to 1 secondary school, up to 2 x primary schools, up to 1 SEND school, health hub, green infrastructure (including parks, formal sports provision, play, habitat areas, informal open space and structural planting), internal street network, access junctions and railway crossing, public transport infrastructure, pedestrian/cycle network (including PRoW diversions, active travel routes, mobility hubs and crossing of the railway), utilities and drainage infrastructure (including diversions of existing and provision of new infrastructure, pumping stations, sustainable drainage, primary substations, rising main/strategic sewer and renewable energy infrastructure), ground remodelling/earthworks and any necessary demolitions.

1.2.2 Following a period of validation, the application was subject to the statutory period of consultation and a number of consultation responses were received from statutory consultees and other stakeholders.

1.2.3 In light of these responses and the Regulation 25 request, changes are made to the Parameter Plan, Description of Development, Site Access: North Road plan and Development Specification to include:

- Vehicular access to North Road has been moved south, along the northern edge of the SUDS corridor,
- an additional pedestrian crossing proposed to the north of this new junction to connect into the Public Right of Way into Ivel Springs (to be delivered as offsite highway works);
- extension to the Greenway to connect to Millers Way, the additional crossing and the main Greenway;
- Removal of detailed consent for the A505/Royston Road access, to be secured via a subsequent reserved matters application;
- Minor wording changes to reference childcare facilities;
- Increased floorspace allowance for C1/C2 care home uses;
- Inclusion of "Land west of North Road" under Design Principle SP2 (No built development); and

- Updates to Design Principles (within Design and Access Statement and appended to Development Specification) to include a range of width dimensions of key active travel routes and green spaces;

1.2.4 In parallel to the EIA issues raised during the consultation process, further minor amendments have been made to the Design and Access Statement, and the Green Infrastructure Strategy e.g. provision of scaled plans of indicative sports pitch layouts. Whilst not directly in response to the Regulation 25 request, they are relevant to specific consultees such as responding to NHC Urban Design and Sport England feedback.

1.2.5 Separately it is already established that the Transport Assessment (TA) will be updated, however this will be covered under a separate submission, following the update to the Comet Model by Hertfordshire County Council, and anticipated subsequent Regulation 25 Request.

1.3 STRUCTURE OF THE ES ADDENDUM

- 1.3.1 Chapter 1 provides the background to and need for the ES Addendum and explains its structure. Chapter 2 identifies the main changes to the development, whilst Chapter 3 identifies any key national or local changes to planning policy that have come about since July 2019 or have been brought into relevance through changes to the scheme.
- 1.3.2 Chapters 4-17 provide topic-based reviews of any relevant additional information provided to supplement the Environmental Statement.
- 1.3.3 The structure and scope of the ES Addendum is therefore as follows:

No.	Chapter	Scope of Update
1	Introduction	New
2	The Site and Proposed Development	Updated – reflects revised scheme details
3	Planning Policy Context	Updated – small change to acknowledge forthcoming national planning policy currently under consultation
4	Transport	Updated – reflects revised access drawing
5	Noise and Vibration	No update required
6	Air Quality	No update required
7	Landscape and Visual	Updated – justification provided in response to comments on the magnitude of impact and effects on the landscape character of the Site.
8	Built Heritage	Minor update to cross refer to Chapter 9 (archaeology) where required.
9	Archaeology	Updated – reflects the information of a Historic Environment Management Plan and Draft Written Scheme of Investigation included within Appendix 9.
10	Hydrology and Flooding	No update required
11	Ecology	Updated – clarifications provided regarding the assessment of BA2 and proximity to Weston Hills Nature Reserve; and reflects updates to Ecological Mitigation Plan (EMP).
12	Ground Conditions and Soils	No update required
13	Socio-Economic and Health	Updated – minor clarifications and further details provided in response to consultee comments
14	Waste	No update required
15	Lighting	No update required
16	Utilities and Services	No update required
17	Climate Change	No update required
18	Conclusions / Cumulative Impacts	Updated

- 1.3.4 Technical chapters have been prepared to respond to the Regulation 25 request, provide an update on baseline conditions where required, and provide an assessment of the revised development.
- 1.3.5 Where chapters have been updated, each follows the same structure so that it can be read alongside the original ES:
- Introduction
 - Response to Regulation 25 request
 - Update to Baseline Conditions / Assessment
 - Assessment of Scheme Amendments (where relevant)
 - Additional Mitigation Measures (where relevant)
 - Residual Effects (where relevant)

1.4 EIA CONSULTANT TEAM

- 1.4.1 The same team has been used to prepare the ES and the ES Addendum. The team and their roles are set out below:

No.	Chapter	Responsibility
1	Introduction	DLA
2	The Site and Proposed Development	DLA
3	Planning Policy Context	DLA
4	Transport	ITP
5	Noise and Vibration	RPS (Tetratech)
6	Air Quality	RPS (Tetratech)
7	Landscape and Visual	BMD
8	Built Heritage	HCUK
9	Archaeology	Oxford Archaeology
10	Hydrology and Flooding	AKTII
11	Ecology	BMD
12	Ground Conditions and Soils	Shadbolt
13	Socio-Economic and Health	DLA
14	Waste	RPS (Tetratech)
15	Lighting	RPS (Tetratech)
16	Utilities and Services	UCML
17	Climate Change	Turleys
18	Conclusions / Cumulative Impacts	DLA