

Growing Baldock

Environmental Statement Addendum Volume 1: Text
Chapter 2: Proposed Development



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Urban&Civic

Hertfordshire



2.1 INTRODUCTION

- 2.1.1 As outlined in Chapter 1, there have been a number of changes to the Proposed Development since with Environmental Statement was submitted as part of the outline planning application in October 2025.
- 2.1.2 These changes have been made in response to the Regulation 25 request and consultee comments.
- 2.1.3 This chapter describes the changes to the site and the proposed development which has been assessed in this ES Addendum. Consideration has therefore been given as to whether the findings of the assessment result in an additional or different environmental impact to the conclusions of the October 2025 ES. This ES sets out the different effects (where applicable) and mitigation measures to reduce the impact, where identified.

2.2 AMENDMENTS TO DEVELOPMENT PROPOSALS

2.2.1 No changes to the development site boundary are proposed and this remains the same as the boundary plan submitted with the original ES (Plan reference UAC092-001 rev E)

2.2.2 A number of changes have been made to the Proposed Development assessed to:

- respond to the Regulation 25 requests; and
- reflect discussions with North Hertfordshire Council and consultees;

2.2.3 This section sets out a summary of the changes to the proposals:

Development Specification

2.2.4 The following changes have been made to the Development Specification (including Description of Development) which, together with the Parameter Plan and detailed access plans, establishes the development that has been assessed:

- Updated the wording to include childcare facilities (Use Classes E, f) in BA1 and/or BA10;
- The Description of Development has also been updated to remove reference to seeking detailed approval for the A505/Royston Road roundabout access scheme into BA1. Instead, this junction will be subject to a reserved matters application in due course, once the exact uses and highway requirements in this location are understood;
- Spatial Principle SP2 updated to reflect that there will be no built development on the Land west of North Road, to reflect its location within the Green Belt;
- Amendment to Spatial Principle SP11 – this reflects distances to open spaces which includes all homes to be within 400m walking distance of a Local Equipped Area of Play (LEAP) or equivalent informal play area; and within 100m walking distance of a pocket green space; and
- Updated Design and Access Statement Design Principles which includes providing general green corridor widths which will reflect their location and create interest and character.

Parameter Plan

2.2.5 The following minor amendments have been made to the submitted Parameter Plan (UAC092-002 Rev Q) which is now superseded by UAC047-002 rev R (**Appendix 2.1**):

- **North Road Gateway and Primary Street Alignment:** the main vehicular junction moved south towards the SuDs corridor with the primary street within the site realigned until it meets the bus route;
- **Additional (further north) pedestrian access into the site from North Road:** including an additional Baldock Greenway spur to Millers Lane, connecting with the new crossing and main gateway junction. This amendment reflects consultation responses received from a variety of consultees and interested parties and seeks to respond to these by improving active travel connectivity and the gateway to Growing Baldock.

Detailed Access Plans

- 2.2.6 To reflect the above change to the North Road junction location, an updated detailed access plan is provided for North Road (ref: PC7029-ITP-CE-GB-DR-D-0150 P02).
- 2.2.7 In addition, the detailed access plan submitted for the Royston Road / A505 roundabout (ref: PC7029-ITP-CE-GB-DR-D-0151 P02) is withdrawn from the application.