

Growing Baldock

Environmental Statement Addendum Volume 1: Text
Chapter 4: Transport



February 2026

Urban&Civic

Hertfordshire



4.1 INTRODUCTION

- 4.1.1 This chapter has been prepared by ITP and reviews the revisions to the proposed development in relation to any changes to impacts on transport reported in the original ES, and the requests for additional information in respect of transport under Regulation 25 of the EIA Regulations.

4.2 RESPONSE TO REGULATION 25 REQUEST

- 4.2.1 The Regulation 25 requests additional information. The approach to responding to such Highways Matters will be to progress this under a separate Regulation 25 submission, following the COMET transport modelling update has been completed.

Table 4.1: Regulation 25 Requests Summary

Commentary from Reg. 25 Request	Response from Applicant
HCC Highways North Road Signalised Junctions (new access points for BA1) The pedestrian/cycle route to the north currently terminates with no onward connection. An approach to connect this route to PRow (Bygrave 001) either on existing highway or within the site should be provided to better integrate the facilities.	Revised Parameter Plan incorporates minor addition to Greenway adjacent to North Road, and proposed changes to the North Road gateway.
Requested a single phasing plan to fully understand the sites build out and infrastructure delivery timeframes. There are various metrics and proposals within the TA which provide helpful information, but this could be improved for better understanding. Flexibility can be enabled through the monitor and manage approach, but the ability to require specific measures through the planning process are required. Whilst certainty over timings for later phases of delivery can be broader, the requirements for the early phases will need to be better understood to enable suitable conditions. Evidence should be provided in such a way that trigger points can be determined based on impacts, not just housing/occupation factors. Currently the phasing for early stages and its associated infrastructure require further refinement and suitable information to enable infrastructure delivery to be secured.	To be provided within an updated Transport Assessment, following COMET modelling update and submitted under a subsequent (separate) Reg 25 submission.
Active Travel England Comments around the access to North Road for pedestrian and cycle users	Revised Parameter Plan

BA2 should consider including zebra crossings on all arms of the Clothall Way roundabout. Bygrave Road corridor - unsure how this will work in practice due to existing vehicular access requirements.	This point will be considered and addressed as part of updated transport work in second Reg 25 submission
Ramblers Association Specific proposed enhancements suggested to Public Rights of Way requested; including request for a safer crossing along North Road between footpaths	Revised Parameter Plan will incorporate minor addition to Greenway adjacent to North Road, and proposed changes to the North Road gateway. In terms of other routes requested, the Proposed Development is not reliant on these routes for mode shift, nor is the Proposed Development likely to generate a significant increase in trips along such routes.

4.3 UPDATE TO BASELINE CONDITIONS / ASSESSMENT METHODOLOGY

- 4.3.1 No changes to the baseline that were not accounted for in the original ES Chapter 4.
- 4.3.2 No changes to the assessment methodology have been made. A further subsequent submission will address the updated COMET modelling as outlined in the previous section.

4.4 ASSESSMENT OF SCHEME AMENDMENTS

- 4.4.1 The only scheme amendments that are relevant to this chapter are reflected on the updated Parameter Plan (UAC092-002 Rev R):
- The primary site access has been moved south to northern edge of SuDS corridor, with primary street realigned to junction with bus route
 - Provision of an 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.
- 4.4.2 In addition, an updated detailed access plan is provided for North Road (ref: PC7029-ITP-CE-GB-DR-D-0150 P02).
- 4.4.3 Overall, the scheme amendments to the parameter plan and the updated access plan do not alter the reported impacts in terms of transport, and all effects identified in the 2025 Transport ES Chapter remain unchanged.

4.5 MITIGATION MEASURES

- 4.5.1 A signal-controlled crossing point has been added on North Road, north of the main access. This is shown indicatively on the drawing at **Appendix 4.1**. This plan would be agreed and secured as off-site highway works via a planning obligation, with its final form and delivery agreed with Hertfordshire County Council at a later date. The plan will be assessed and submitted within the updated Transport Assessment, as part of a subsequent Regulation 25 submission.
- 4.5.2 The crossing demonstrates enhanced access for people walking, cycling and horse riding across North Road, mitigating the likely increased demand for use of this route resulting from the development and reducing severance of existing public rights of way. This has responded to representations made by HCC Highways, Ramblers Association and British Horse Society, amongst others.

4.6 RESIDUAL EFFECTS

Construction Stage

- 4.6.1 No changes to the effects reported in the original outline ES chapter are anticipated.

Post-Completion Stage

- 4.6.2 No changes to the effects reported in the original outline ES chapter are anticipated.