

Growing Baldock

Environmental Statement Addendum Volume 1: Text
Chapter 13: Socio-Economic and Health



February 2026

Urban&Civic

Hertfordshire

13.1 INTRODUCTION

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

13.2 RESPONSE TO REGULATION 25 REQUEST

- 13.2.1 The table below summarises the Regulation 25 requests for additional information and the key issues raised by consultees in relation to socio-economic and health issues and how the chapter responds to them.
- 13.2.2 The key comments in relation to the socio-economic and health chapter of the original ES were made by the Hertfordshire County Council Growth & Infrastructure Unit on 28 November 2025, which are set out below in **Table 13.1**.

Table 13.1: Regulation 25 Requests Summary

Commentary from Reg. 25 Request	Response from Applicant
HCC Growth and Infrastructure Unit Comments Paragraph 13.4.45 – This is the eligibility criteria for home to school transport, under 2 miles, over 3 miles. We would not use this to assess reasonable walking distances when planning school places. Two of the primary schools in Table 13.16 are in a neighbouring town, so we wouldn't look to a neighbouring town to mitigate the yield from new housing growth in Baldock.	The baseline conditions set out in the original ES chapter are based on the proximity of the site to the surrounding facilities (including education), rather than the use of the specific catchment areas for the existing town of Baldock. Therefore, some facilities in Letchworth are also captured for comprehensiveness. It is acknowledged that HCC would not place children from Growing Baldock at Letchworth Schools however, the differing views of the approach to set out the baseline conditions of education would not alter the overall baseline assessment. In addition, for the purposes of the ES, it is considered that the DfE calculator provides a
Paragraph 13.4.48 - St John's Primary is a Catholic school and based on current admissions arrangements prioritise faith, this does not necessarily serve the immediate locality.	
Paragraph 13.5.42 and Table 13.39 of the provided Environmental Statement – Socio Economic and Health section includes estimated numbers of pupils, which have been calculated based on the DfE Pupil Yield Data Dashboard. However, the DfE is clear in its guidance (Estimating pupil yield from housing development) that use of the DfE pupil yield dashboard is not mandatory. The DfE state that "<i>Where local authorities have robust local evidence of different pupil yields than those shown in DfE's data, these yields can be used instead of our pupil yield data.</i>" (paragraph 13, Estimating pupil yield from housing development). Furthermore, the DfE considers	

Commentary from Reg. 25 Request	Response from Applicant
local evidence of different pupil yields to be robust if it is <i>"transparent, based on a representative sample of housing developments, clearly explained and well-reasoned"</i>. HCC considers that this is the case for its methodology and pupil yield figures and therefore there is robust justification for the position of seeking up to 6fe of primary education provision from this development site as per policy position.	sound starting point for calculating pupil yields, whilst recognising that Hertfordshire has previously adopted its own pupil yield methodology in support of its Local Plan. The description of development, tested as part of this ES, also reflects the need for flexibility in secondary school delivery options (which will depend in part on actual pupil yields)
Table 13.17 - We would not look to mitigate the yield from Growing Baldock through secondary schools in neighbouring settlements. We would want to encourage all children to be able to walk, cycle or scoot to school.	
Paragraph 13.5.48 – HCC disputes this statement as the development is likely to have a significant impact on the education infrastructure as the community in Baldock grows.	The Proposed Development is assessed to be of Negligible significance under the "Potential Effects" ES section in relation to education, because the application includes new education provision for both primary and secondary as part of the scheme (i.e. embedded mitigation which has been 'designed-in' to the scheme) which will satisfy the pupil yields generated by the population growth from the Proposed Development itself.
The Development Specification includes provision for the Adult Care Service, which is welcome. However, there is	The Development Specification has been

Commentary from Reg. 25 Request	Response from Applicant
mention of "Up to 3,500 m2 hotel/residential institution (C1, C2)". The term Hotel seems a little misleading here. It should also be noted that a 70-80 bed C2 nursing home is required. The nursing home is noted to be 3,500 sqm which is not large enough. A nursing home needs an area of between 5,200 and 6,200 sqm, depending on the number of stories.	updated to reflect provision for a larger care home (up to 6,200m ²).
Terminology could be clearer with reference to childcare as opposed to nurseries.	Noted and updated to refer to 'childcare' within the amended Development Specification.

13.3 UPDATE TO BASELINE CONDITIONS / ASSESSMENT METHODOLOGY

- 13.3.1 There are no changes to the baseline that were not accounted for in the original ES Chapter 13. Specific points raised by HCC GIU are noted and included in **Table 13.1** in the previous section.
- 13.3.2 No changes to the assessment methodology have been made.

13.4 ASSESSMENT OF SCHEME AMENDMENTS

13.4.1 The only scheme amendments that are relevant to this chapter are reflected within the Development Specification:

- Updated terminology to encompass both nursery and childcare;
- Increase floorspace allocated for care home uses; and
- Inclusion of distances specified to open space / play typologies.

13.4.2 Overall, the scheme amendments to the Development Specification (in addition to other changes to the Parameter Plan and updated Access Plan) do not alter the conclusions in terms of socio-economic and health effects in the 2025 ES Chapter, which remain the same.

13.5 MITIGATION MEASURES

- 13.5.1 There are no proposed additional mitigation measures beyond those considered in the original ES.

13.6 RESIDUAL EFFECTS

Construction Stage

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

Post-Completion Stage

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