

Mr Sam Dicocco
Development Management
North Hertfordshire Council
Gernon Road
Letchworth Garden City
SG6 3JF

20th May 2026

Our Ref: UAC092
NHC Ref: 25/02571/OP

Dear Sam,

**GROWING BALDOCK
OUTLINE PLANNING APPLICATION: ADDITIONAL
INFORMATION**

An outline planning application (ref: 25/02572/OP) for a mixed use extension to Baldock, was submitted to North Herts Council (NHC) in October 2025. Following formal public consultation, ongoing discussions with NHC officers, and an additional submission of further information in February 2026 (under Regulation 25 of the EIA Regulations 2017), we are now pleased to submit a further package of additional information to respond to all recent and final outstanding matters.

This package of additional information has been duly prepared and is submitted in order to:

- a) respond to the Regulation 25 Further Information requests issued on 20th February 2026, where these were not already addressed in the February submission of information.
- b) reflect ongoing discussions with NHC and Hertfordshire County Council (HCC) officers, statutory consultees and stakeholders.

Additional Information Overview

The table at Appendix B summarises the contents of this submission and the changes to the outline planning application documentation. In summary, the Additional Information submitted to NHC includes the following:

1. **Updates to the Submitted Application Material** – revised documents and plans to replace that originally submitted, where required;
2. **Environmental Statement (ES) Addendum** – to support the Submitted Environmental Statement.

Regulation 25 Submission Material

Development Specification (revised)

Minor revisions have been made to the Development Specification to include updated nursery / childcare floorspace and to remove the reference to on-site SEND education provision.

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ES Addendum (additional)

The ES Addendum performs two roles: it responds to the outstanding matters in the Regulation 25 request for additional information; and it assesses the significant environment effects of the scheme changes set out above. The ES Addendum includes updated introductory chapters and a review of effects for each technical discipline. The majority of chapters conclude that there is no difference in environmental effects as a result of this review. The following chapters include additional or clarified information:

Transport Addendum – reflects the submission of an updated Transport Assessment Addendum (TAA) within Appendix 4.1. COMET modelling has been used to test the local junction assessment reported in the original TA, and confirm the robustness of the conclusions.

In addition, feedback has been provided by North Herts and Hertfordshire Highway Officers and National Highways on the outputs of the COMET modelling. In addition further clarity has been provided on the potential short term economic impacts on businesses within the town centre as a result of highway interventions, to respond to specific concerns raised by consultees and the public.

Air Quality and Noise Addendum – the chapters have been updated to review the conclusions and COMET modelling used in the local junction assessment and confirm the assessments undertaken in the noise and air quality ES Chapters.

Ecology Addendum – reflects the submission of on and off-site corn bunting mitigation strategies in order to respond to comments regarding the details required with regards potential for corn bunting impacts. These are found within Appendix 11.1 of the Addendum.

Drainage Addendum – reflects the submission of an updated Drainage Strategy in order to respond to comments received from the LLFA. This can be found in Appendix 10.1.

Socio Economic Addendum – reflecting the removal of an onsite SEND school as requested by Hertfordshire Growth and Infrastructure Unit (GIU); in addition to changes in nursery floorspace provision.

Appendix C details the above submission documents, and the relevant consultees which are required to review these documents.

Other Amendments

Red Line Boundary – very minor update to some areas to reflect recently updated Land Registry data only. These have no bearing on the scheme parameters.

In line with the requirements of the EIA Regulations, a hard copy will be posted to NHC Offices in order for this to be made available to the public, if requested. In addition, NHC will need to publicise the Regulation 25 submission in the local press alongside the statutory consultations to be issued, in accordance with the Regulations.

If you have any queries about the submission, please do not hesitate to contact me or my colleague, Katrina Hordern. We continue to work towards taking the outline to committee in July 2026 and therefore note that material will need to be issued for consultation, so that all outstanding issues can be addressed, as soon as possible.

Yours sincerely



HELEN ARMES
Partner

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cc: Kitty Eyre, U&C

APPENDIX A - Regulation 25 Requests Summary

Item requested by Regulation 25 Requests	U&C Response / Location in Additional Information
HCC Highways	
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.	Draft phasing information is provided within updated Transport Assessment Addendum.
Herts Wildlife Trust / RSPB	
Uncertainties as to effectiveness of the proposed offsetting measures for breeding Corn Bunting. There is a degree of risk that corn bunting territories on the site periphery and these might be lost – compensation for this loss should be planned accordingly.	ES Addendum Appendix 11.1 and 11.2
LLFA	
Requests CV value of 1 and justification for urban creep uplift if less than 10%.	Updated Drainage Strategy prepared and submitted within ES Addendum Appendix 10.1.
HCC GIU	
Nursery Provision – increased floorspace allowance. There is no longer a need / desire by HCC to provide a SEND School on site	The Development Specification has been updated to reflect comments and can be found within ES Addendum Appendix 2.2. The Socio-Economic and Health chapter in ES Addendum provides minor amendments to address points, where required.

APPENDIX B: Additional Information Summary Table

Document / Plan	Update	New
Outline Planning Application Boundary Plan (UAC092-001 Rev G)	x	
Development Specification v 11 (May 2026)	X	
Environmental Statement Addendum		X
Corn Bunting Mitigation Strategy (On-site and Off-site) (within new ES Addendum)		X
Transport Assessment Addendum (within new ES Addendum)		X
Drainage Strategy (within new ES Addendum)	X	

APPENDIX C: Submission Documents and Relevant Consultees

Document / Plan	Relevant Consultee Required to Review	Where in the submission this is found
Outline Planning Application Boundary Plan (UAC092-001 Rev G)	NHC Planning	ES Addendum Appendix 2.1
Development Specification v 11 (May 2026)	NHC Planning, HCC Growth and Infrastructure Unit (GIU)	ES Addendum Appendix 2.2
Environmental Statement Addendum Transport Chapter and Transport Assessment Addendum	HCC Highways, NHC Highways	ES Addendum Chapter 4 and Appendix 4.1
Corn Bunting Mitigation Strategy (On-site and Off-site)	NHC Ecology, RSPB, Herts Wildlife Trust	ES Addendum Appendices 11.1 and 11.2
Environmental Statement Addendum Flooding and Hydrology Chapter and Drainage Strategy	Local Lead Flood Authority (LLFA)	ES Addendum Chapter 10 and Appendix 10.1
Environmental Statement Addendum Socio-Economic and Health Chapter	NHC Planning, HCC GIU	ES Addendum Chapter 13