

Growing Baldock

Environmental Statement Addendum Volume 1: Text
Chapter 1: Introduction



May 2026

Urban&Civic

Hertfordshire

1.1 INTRODUCTION

1.1.1 This Environmental Statement (ES) Addendum has been prepared by David Lock Associates (DLA) on behalf of Urban&Civic (U&C) and Hertfordshire County Council (HCC) 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); and the information (including a first ES Addendum) submitted in February 2026 pursuant to a Regulation 25 request for additional information.

1.1.2 The Addendum is submitted in order to:

- Respond to the requests 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.
- Assess the environmental implications of changes to the scheme resulting from consultee feedback on the outline application; and from updated COMET (transport) modelling.

1.1.3 This Addendum should be read alongside the original ES (October 2025) and the first ES Addendum (February 2026).

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, 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 The application was subject to the statutory period of consultation between October and December and a number of consultation responses were received from statutory consultees and other stakeholders. An ES Addendum was submitted in February 2026 to address the first consultee responses and / or requests for further information. Following this second consultation, further responses from statutory consultees and interested parties have been received.

1.2.3 In light of these responses, changes are now made to the Description of Development, Development Specification and OPA Red Line Boundary Plan to include:

- Following consultation and ongoing discussion with HCC the SEND school on Site BA3 is no longer requested and therefore references to provision of a SEND school on site have been removed; and
- Minor wording changes to reflect increased floorspace (to up to 1,100m²) of nursery/ childcare provision;
- Minor amendments to the OPA boundary to reflect updates to Land Registry ownership boundaries.

1.2.4 In addition, following the update to the Comet Model undertaken by HCC and in response to the Regulation 25 request, a Transport Assessment Addendum (TA Addendum) has been prepared and is appended to this submission. This addresses the earlier requests for further information from the Highways Authority and related bodies, in addition to questions raised regarding impacts upon Baldock Town Centre due to proposed highways mitigation in the interim period whilst the development is under construction.

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 and these are limited to those disciplines relevant to the proposed amendments and clarifications.

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	No update required
4	Transport	Updated – reflects updated transport modelling and Transport Assessment Addendum appended
5	Noise and Vibration	Updated – reflects updated transport modelling
6	Air Quality	Updated – reflects updated transport modelling
7	Landscape and Visual	No update required
8	Built Heritage	No update required
9	Archaeology	No update required
10	Hydrology and Flooding	No update required
11	Ecology	No update required
12	Ground Conditions and Soils	No update required
13	Socio-Economic and Health	Updated – minor clarifications in relation to SEND school and nursery provision
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 – reflects minor amendments to the revised scheme

1.3.4 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