

Growing Baldock

Environmental Statement Addendum
Non-Technical Summary



February 2026

Urban&Civic



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1.0 INTRODUCTION

- 1.1 This document summarises the contents of an Environmental Statement ('ES') Addendum that has been prepared and submitted in support of an application for planning permission made to North Hertfordshire Council ('NHC') for a mixed use extension to Baldock including up to 3,200 dwellings, 16ha employment land, local centre and associated infrastructure and facilities (the 'Proposed Development').
- 1.2 The need for the ES Addendum has arisen in response to requests for additional information made by NHC (under Regulation 25 of the Environmental Impact Assessment ('EIA') Regulations).
- 1.3 The purpose of the ES Addendum is to provide the additional information sought by NHC, and to assess the likely significant environmental effects arising from the changes to the development proposal. These effects have been assessed as "adverse" or "beneficial"; and of "major", "moderate", "minor" or "negligible" significance, in accordance with recognised EIA methodology and applying professional judgement. The significance of each effect takes into account both its "magnitude" and the "sensitivity" of the receptor affected. For example, a change of "large" magnitude affecting a receptor of "high" sensitivity would result in an effect of "major" significance. The significant environmental effects of the Proposed Development have been considered both separately and in combination.
- 1.4 The original ES and this ES Addendum should be read together, and jointly support an outline planning application to NHC for the Proposed Development. Comments should be directed to NHC.
- 1.5 The ES and ES Addendum are available in the planning 'Public Access' areas of NHC's website, which can be accessed at the following links:

NHC - <https://www.north-herts.gov.uk/view-and-comment-planning-applications>
(reference 25/02571/OP)

2.0 THE PROPOSED DEVELOPMENT

The Site

- 2.1 There have been no changes to the extent of the proposed development site boundary - it remains as shown on the original site location plan attached to the original ES.

Proposed Development

- 2.2 The following changes have been made to the proposed development and are detailed on the revised Parameter Plan (Revision R), and the revised Development Specification:

- 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. This is also reflected in an amended detailed access plan;
- Additional (further north) pedestrian access into the site from North Road. This includes an additional Baldock Greenway spur to Millers Lane, connecting with the new crossing and main gateway junction;
- Updated terminology around nursery/childcare;
- Floorspace changes to reflect care home uses (C1, C2) to be increased to up to 6,200m² in BA1;
- Description of distances to open space / play typologies;
- Clarity on where built form will be precluded (including the land west of North Road); and
- Removal of reference to seeking detailed approval for the A505/Royston Road roundabout access into BA1.

- 2.3 The Description of Development has been revised in account of the above changes, and now reads:

'Outline planning application with all matters reserved except for means of highway access into the development from 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, up to 1 SEND school, 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'.

3.0 POLICY CONTEXT

- 3.1 The Proposed Development including the changes noted above is being brought forward against a backdrop of support for sustainable development proposals in the Government's National Planning Policy Framework (NPPF), and the established local policy context which contains policy allocations for the development site(s) to the north and east of Baldock.
- 3.2 Since the point of original submission there has been no change to adopted planning policy in North Hertfordshire, however NHC has begun the process of preparing their Local Plan Update.
- 3.3 Since the submission of the outline planning application for the Proposed Development in October 2025, the Government have published a draft National Planning Policy Framework (NPPF) in December 2025.

4.0 TRANSPORT

- 4.1 Following engagement with NHC and Hertfordshire County Council (HCC), amendments to the access arrangements from North Road including siting it further south, and an addition to the Greenway have been incorporated. This responds to HCC Highways, Ramblers Association and Active Travel England comments.
- 4.2 There are no changes to the conclusions of the originally submitted ES Chapter. Notwithstanding this, further additional transport work is anticipated following completion of updated COMET modelling, to form a separate Regulation 25 submission.

5.0 NOISE AND VIBRATION

- 5.1 The potential impacts on noise and vibration have been re-assessed, taking into account the changes to the Proposed Development listed in Section 2 and there is no change to the conclusions of the original ES Noise and Vibration Chapter.

6.0 AIR QUALITY

- 6.1 The potential impacts upon local air quality have been re-assessed taking into account the changes to the Proposed Development. There is no change to the conclusions of the original ES Air Quality Chapter.

7.0 LANDSCAPE AND VISUAL

- 7.1 The changes to the Proposed Development have been considered with respect to landscape impacts, and consultee feedback further considered.
- 7.2 No additional mitigation is identified as being required as a result of amendments and there is no change to the conclusions of the original ES Landscape and Visual Chapter.

8.0 BUILT HERITAGE

- 8.1 The changes to the Proposed Development have been considered with respect to built heritage.
- 8.2 There is no change to the conclusions of the original ES Built Heritage Chapter.

9.0 ARCHAEOLOGY

- 9.1 The changes to the Proposed Development have been considered with regards archaeology and there is no change to the conclusions of the original ES Archaeology Chapter.
- 9.2 Additional information has been requested by Historic England and HCC Archaeology including a Historic Environment management Plan which forms an iterative document and is appended to this ES Addendum; in addition to a Draft Written Scheme of Investigation for archaeological fieldwork.

10.0 FLOODING AND HYDROLOGY

- 10.1 There are no changes to the Proposed Development which would have an impact upon the effects identified in the original Flooding and Hydrology ES Chapter. Further liaison with the Local Lead Flooding Authority to discuss points raised regarding the submitted Drainage Strategy is to be undertaken and any required revisions will be included in the second Regulation 25 submission. There are no changes to the conclusions of the submitted Flooding and Hydrology ES Chapter.

11.0 ECOLOGY

- 11.1 This chapter includes minor amendments/clarifications with regards to effects upon Weston Hills Local Nature Reserve (LNR). The assessment has also been expanded, in part, to confirm embedded mitigation within the Ecological Mitigation Plan (which has been updated) to include protection measures for reptiles and amphibians from potential domestic cats as a result of the Proposed Development.
- 11.2 These clarifications arise from NHC Ecology feedback, and no changes have arisen due to the amendments to the scheme design. The conclusions of the original ES Ecology Chapter remain valid.

12.0 GROUND CONDITIONS AND SOILS

There are no changes to this ES Chapter. The proposed amendments have no implications for ground conditions and soils and no additional information was requested by NHC or consultees. Accordingly, there is no change to the conclusions of the original ES Chapter.

13.0 SOCIO-ECONOMICS AND HEALTH

- 13.1 The revisions to the application would not alter the conclusions of the original ES Chapter. The Socio-Economic and Health Chapter responds to specific comments raised by NHC and consultees and considers the amendments relevant to this discipline. The conclusions remain valid for the Socio-Economic and Health Chapter.

14.0 WASTE

- 14.1 There are no changes to the Proposed Development that are relevant to waste. Accordingly, there is no change to the conclusions of the original ES chapter.

15.0 LIGHTING

- 15.1 There are no changes to the Proposed Development that are relevant to lighting. Therefore, there is no change to the conclusions of the original ES chapter.

16.0 UTILITIES

- 16.1 There are no changes to the Proposed Development that are relevant to utilities. Therefore, there is no change to the conclusions of the original ES chapter.

17.0 CLIMATE CHANGE

- 17.1 There are no changes to the Proposed Development that are relevant to climate change. Accordingly, there is no change to the conclusions of the original ES chapter.

18.0 CONCLUSIONS AND CUMULATIVE IMPACTS

- 18.1 The additional EIA process has found there to be no changes to the nature or significance of any of the impacts (beneficial or adverse) identified in the original ES.
- 18.2 The ES Addendum also considers the Proposed Development as having no significant environmental implications when assessed in-combination or cumulatively with other committed developments in the vicinity of the Site, as was the case in the original ES (submitted October 2025).