

Development Management

Central Bedfordshire Council

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Your Ref
Date 23 September 2026

Dear Intan Keen,

Application No: CB/26/02621/OAC
Location: Land West of A505 and West of North Road, Baldock
Proposal: Other Authority Consultation

Thank you for the opportunity to comment on the additional information submitted for the above planning application.

Central Bedfordshire Council (CBC) maintains its objection due to the applicant's failure to acknowledge or address CBC's earlier, specific highways and public transport concerns.

Unaddressed highways impacts

CBC's March and June responses raised clear queries on trip generation, modal split, distribution assumptions, and public transport connections to the north.

The June 2026 response identified material increases in traffic on the CBC network:

- Norton Road: +127 trips (AM peak), +162 trips (PM peak)
- Hitchin Road: +49 trips (AM), +72 trips (PM)

These increases warrant detailed assessment and potential mitigation.

The latest submission responds to National Highways, Hertfordshire County Council and the British Horse Society, but does not respond to CBC's specific concerns about displaced traffic onto the CBC network.

Tables 2.17 and 2.18 in the response to National Highways show a drop of 116 PM peak northbound trips on the A1 between Letchworth and north of Stotfold, implying development traffic is exiting the A1 onto the CBC network, with likely comparable southbound flows.

Unaddressed public transport issues

CBC's request to consider public transport options to employment destinations to the north has not been acknowledged or addressed.

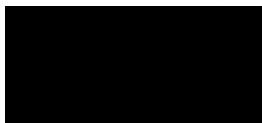
The updated Framework Travel Plan leaves public transport proposals largely undefined.

Conclusion

Given the lack of any additional information that acknowledges, responds to, and addresses CBC's previously raised issues, Central Bedfordshire Council continues to object to the application on the

grounds of inadequate assessment and mitigation of development impacts, and a failure to engage constructively on wider public transport connectivity.

Yours sincerely,



Anna Bosworth
Service Director Development & Economy