

Mr Justin Booij
Development Management
North Hertfordshire Council
Gernon Road
Letchworth Garden City
SG6 3JF

25th February 2026

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

Dear Justin,

**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 on the application and ongoing discussions with NHC officers, consultee responses to the application have been received and analysed. In February 2026 NHC issued a formal request for further information in relation to the Environmental Statement (under Regulation 25 of the EIA Regulations 2017) alongside a number of requests for revisions / additional information in relation to the wider application, to address consultee comments.

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

a) respond to the Regulation 25 Further Information requests (in relation to both the Environmental Statement and the other elements of the outline planning application). Appendix A sets out each element of the requests and how it is responded to within the package of Additional 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; and
3. **New documents to support the Application** – to provide further information with respect to key elements of the application.

DAVID LOCK ASSOCIATES LIMITED
50 North Thirteenth Street
Central Milton Keynes
Buckinghamshire
MK9 3BP

☎ +44 (0) 1908 666276
✉ mail@davidlock.com
💻 www.davidlock.com

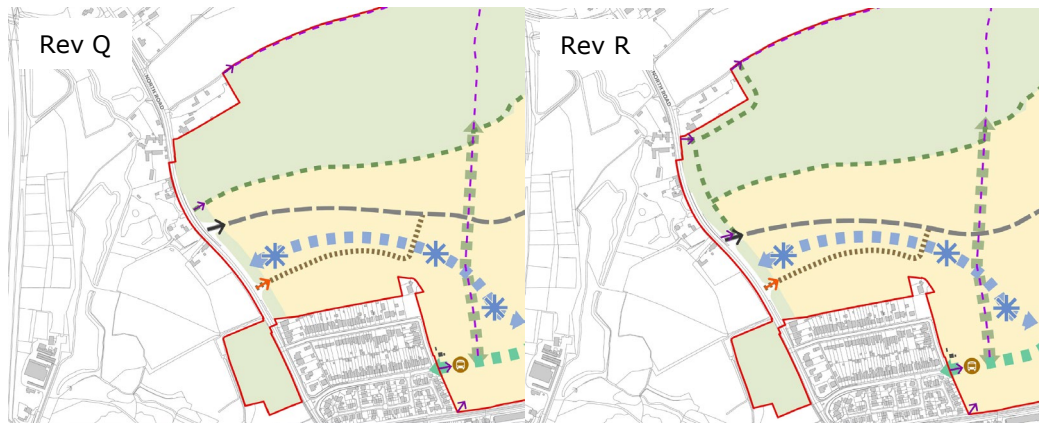
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Regulation 25 Submission Material

Parameter Plan (revised)

The following minor amendments have been made to the submitted Parameter Plan (UAC092-002 Rev Q) which is now superseded by UAC092-002 Rev R:

- **North Road Gateway and Primary Street Alignment:** the main vehicular junction is located c.25m south to align with the northern edge of the SuDs corridor, with the Primary Street leading from the junction east into the site realigned until it meets the bus only route further east. This amendment reflects discussions with NHC around achieving the optimum gateway into BA1.
- **Additional (further north) pedestrian access into the site from North Road:** including an additional Baldock Greenway spur to Millers Lane, connecting with the new crossing and main gateway junction. This amendment reflects consultation responses received from a variety of consultees and interested parties and seeks to respond to these by improving active travel connectivity and the gateway to Growing Baldock.



Development Specification (revised)

Minor revisions have been made to the Development Specification to include updated terminology around nursery / childcare; an adjustment to care home floorspace, clarity on distance to open spaces and areas where built form will be precluded (land west of North Road) and appending the updated design principles (also contained within the DAS). The Description of Development has also been updated to remove reference to seeking detailed approval for the A505/Royston Road roundabout access scheme into BA1. Instead, this junction will be subject to a reserved matters application in due course, once the exact uses and highway requirements in this location are understood.

Access Plans (revised / withdrawn)

To reflect the above change to the North Road junction location, an updated detailed access plan is provided for North Road (ref: PC7029-ITP-CE-GB-DR-D-0150 P02). In addition, and as explained above, the detailed access plan submitted for the Royston/RoadA505 roundabout (ref: PC7029-ITP-CE-GB-DR-D-0151 P02) is withdrawn from the application.

ES Addendum (additional)

The ES Addendum performs two roles: it responds to 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:

Ecology Addendum – some amendments have been made to respond to comments regarding the significance of effects upon Weston Hills Local Nature Reserve (LNR) and species-specific points raised. This update includes an updated Appendix 11.7 Ecological Mitigation Plan, appended to this Addendum.

Landscape and Visual Assessment Addendum – minor updates are included to Chapter 7 to address feedback in relation to the significance of effects.

Archaeology – following feedback from HCC and Historic England, a Historic Environment Management Plan (HEMP) and a Draft Written Scheme of Investigation (WSI) have been developed and are appended to the ES Addendum.

Socio Economic Addendum – some additional information and clarification is provided regarding the baseline information on matters such as schools, following comments from Hertfordshire Growth and Infrastructure Unit (GIU).

Other Consultee Requests

In addition to the ES Addendum and development parameter changes outlined above, the following revised OPA material is submitted. These documents have been updated to respond to consultee comments and reflect the wider scheme changes.

Design and Access Statement – Updates to design principles included within the DAS (and appended to the Development Specification) to clarify the widths of active travel corridors and reflect the amendments to the North Road Gateway.

Green Infrastructure Strategy – Updates to reflect changes to the parameter plan including the greenway amendments; scaled sports pitch layouts (indicative) provided as requested by Sport England; and additions to the section on productive strategy (allotments).

Outline Construction and Environmental Management Plan (OCEMP) – Minor update to wording to ensure that the proposed construction mitigation aligns with the ES in relation to Bygrave Road Local Wildlife Site.

Planning Statement – minor updates to reflect changes to description of development and parameters

Transport and Modelling

Feedback and additional information have been requested by North Herts and Hertfordshire Highway Officers, in addition to Active Travel England and other consultees, including commentary on the potential for economic impacts to the town of Baldock as a result of highway interventions. To ensure a robust assessment is undertaken, this information will be provided holistically as part of a second Regulation 25 submission once the COMET transport modelling update has been completed.

In line with the requirements of the EIA Regulations, a hard copy will be posted to NHC Offices in order for it to be made available to the public, if requested. In addition, it is understood that NHC will 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. As previously discussed, we are working towards taking the outline to committee in Summer 2026 and would be grateful therefore if material may be issued for consultation so that all issues (save for highways related issues) can be addressed as soon as possible.

Yours sincerely



HELEN ARMES
Partner

Email: HArmes@davidlock.com

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	
North Road Signalised Junctions (new access points for BA1) The pedestrian/cycle route to the north currently terminates with no onward connection. An approach to connect this route to PRoW (Bygrave 001) either on existing highway or within the site should be provided to better integrate the facilities. Further information around walking/cycling connectivity southward is needed (see shuttle working comments)	The Parameter Plan (Appendix 2.1) incorporates minor addition to Greenway adjacent to North Road, and proposed changes to the North Road gateway.
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 will be provided within an updated Transport Assessment following completion of COMET modelling, to be submitted in second Reg 25 submission (outside the scope of this submission)
NHC Landscape	
The LVIA understates the magnitude of the effects in relation to the substantial landscape and visual change within the site and its immediate surroundings, particularly along the northern ridgeline, the open slopes above Baldock and the PRoWs that traverse the northern edge. These areas will experience notable loss of openness and rural character during construction and the early operational phases.	Addressed in LVIA chapter of ES Addendum
Historic England / HCC Archaeology	
Recommend that the Historic Environment Management Plan be provided with the application. This is in order to outline how important assets would be managed, convey towns history to public.	Historic Environment Management Plan (HMP) and Draft Written Scheme of Investigation (WSI) are appended to the ES Addendum (Appendices 9.6 and 9.7)
NHC Ecology	
Impact of recreational pressure on Weston Hills LNR is underplayed given BA2 proximity	ES Addendum (Chapter 11: Ecology) has been prepared and includes acknowledgement of proximity of BA2 to Weston Hills. However, the residual operational effect remains appropriately

	assessed as minor adverse at District level and not significant
Clarification requested on species-specific matters. The Ecological Mitigation Plan (EMP) requires clarification and expansion to address a number of species-specific and habitat management matter	Updated Ecological Mitigation Plan has been prepared and incorporates the requested additional notable species. This can be found at ES Addendum Appendix 11.7.
LLFA	
Requests CV value of 1 and justification for urban creep uplift if less than 10%.	Meeting with LLFA planned to review this issue. If any changes are required, these will be addressed in revised drainage documentation as part of the second Regulation 25 submission.
HCC GIU	
Adult care – comments regarding terminology and land allocated for care home. Comments on existing baseline (school places etc)	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	Plan Reference Number	Update	New
Parameter Plan	UAC092-002 rev R	X	
Development Specification		X	
North Road Access Plan	PC7029-ITP-CE-GB-DR-D-0150 rev P02	X	
DAS		X	
GI Strategy		X	
Ecological Mitigation Plan		X	
Historic Environment Management Plan			X
Archaeological WSI			X
OCEMP		X	
Environmental Statement Addendum			X