

70 St Mary Axe

London

EC3A 8BE

Planning Department
North Hertfordshire District Council,
Council Offices,
Gernon Road,
Letchworth Garden City,
SG6 3JF

20 January 2026

Dear Sir / Madam,

TESCO EXTRA, 58 HIGH STREET, BALDOCK, SG7 6BN
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): APPLICATION FOR FULL PLANNING PERMISSION

On behalf of Tesco Stores Ltd (*"the Applicant"*), please find enclosed an application (*"the Application"*) for full planning permission for the installation of replacement external lighting (*"the Proposed Development"*) at Tesco Extra, 58 High Street, Baldock, SG7 6BN (*"the Site"*).

THE SITE

The Site comprises the Tesco Extra at 58 High Street in Baldock, (see **Figure 1** below), with the Proposed Development relating specifically to the customer car park on the eastern side of the store.

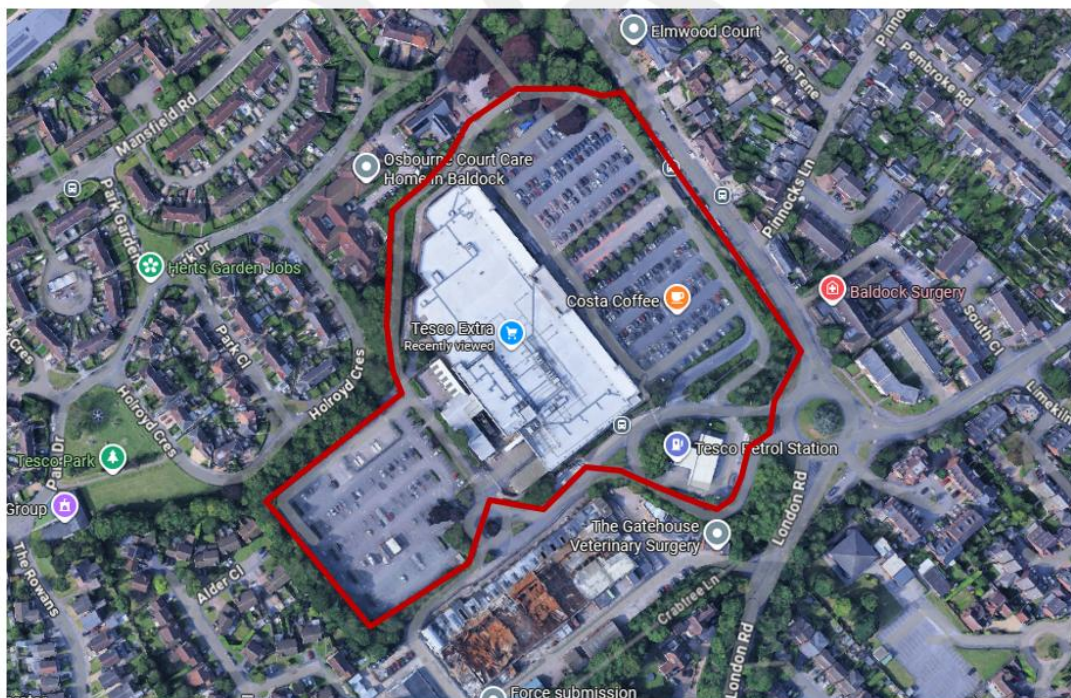


Figure 1: Aerial view with indicative red line boundary (Source: Google Maps)

Primary vehicular access to the store is via a dedicated arm of the roundabout that connects London Road, High Street, and South Road. The Site also accommodates pedestrian and public transport access, with nearby bus stops and footpaths linking the store to surrounding area.

Uses surrounding the Site comprise a mix of commercial and residential properties. The Site is bound by a community health care centre and residential properties to the north. To the south of the Site are industrial, employment and commercial uses. A mix of residential and commercial properties are located to the east of the Site on High Street.

The Site itself is relatively flat. However, there is a slight level difference between the Site and High Street to the east, with the Site stepping down to the level of the High Street.

The Site is not located within a designated Conservation Area; however, it lies close to the boundary of the Baldock Conservation Area (see **Figure 2**). There are a number of listed buildings located within the vicinity of the Site, as well as other Buildings of Local Interest, the majority of which fall within the Conservation Area to the northeast. Whilst the store itself is not statutorily listed, it is identified as a Building of Local Interest.

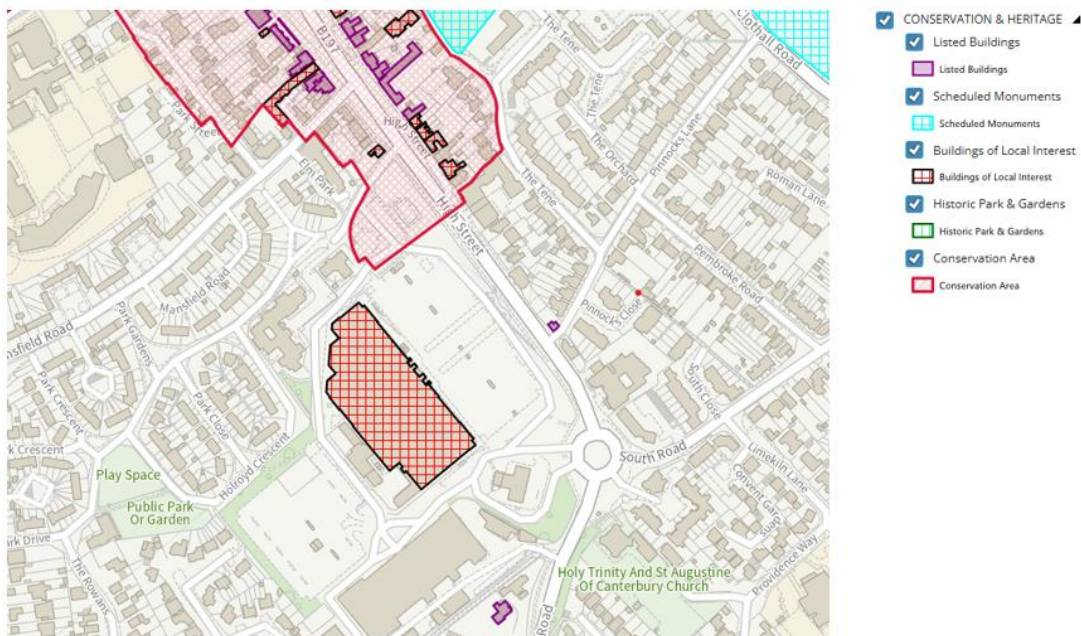


Figure 2: North Herts Council Conservation and Heritage Areas Map (Source: North Herts Council Interactive Maps)

The Site is situated within Flood Zone 1.

PROPOSED DEVELOPMENT

A detailed inspection of the Site's external lighting system identified a number of deficiencies in the condition of the external lighting equipment on-site and it has been determined that the lighting fails to meet safety standards required for the store, rendering them non-compliant and beyond safe maintenance. Accordingly, for customer safety and to ensure that Tesco's latest operational standards are met, the need has been identified for a replacement external lighting scheme.

The existing external lighting includes 2 no. 30m high lighting masts, positioned centrally within the northern and southern parts of the customer car park. These existing lighting columns are shown in pink on the External Car Park Lighting Layout plan (E91 P1).

The proposed replacement lighting scheme comprises the replacement of the 2 no. 30m lighting masts with 10 no. smaller 10m columns, evenly distributed across the Site to provide full coverage (see External Lighting plan ref: LS4069085_1). In

addition, amendments to the Halo Belisha Beacon lights at the crossings along the internal access road are proposed (see External Car Park Lighting Layout ref: E91 P1).

The External Car Park Lighting Layout plan (E91 P1) shows the proposed new duct routes to serve the new lighting columns, as well as circuits to be re-configured. It is noted that some of the new duct routes will traverse the existing landscaped area within the centre of the Site. However, the impact is expected to be minimal, and landscape will be reinstated post-completion. Less than 25sqm of habitat will be impacted, therefore the requirement for 10% biodiversity net gain will not be triggered.

An obtrusive light compliance report is included within the External Lighting plan (Ref: LS4069085_1), prepared by Abacus Lighting LTD. Overspill illuminance levels from the Site have been assessed against the maximum allowable value of 10 LUX. The results for all properties tested on High Street comply with the recommended limits, as set out in the ILP Guidance on the Reduction of Obtrusive Light.

PLANNING ASSESSMENT

The statutory Development Plan for North Hertfordshire Council consists of the following:

- North Hertfordshire Local Plan 2011-2031 (Adopted November 2022)
- Baldock, Bygrave and Clothall Neighbourhood Plan (2021)

Policy SP9 (Design and Sustainability) of the Local Plan identifies the importance of good design as a key aspect of sustainable development. It goes on to state that development that is well designed and responds positively to its local context will be supported. The requirement for development to respond sensitively to the site's local context is reiterated under **Policy D1** (Sustainable design) of the Local Plan, as well as **Neighbourhood Plan Policy G3** (Creating well-designed places).

It is recognised that the Site is located in proximity to a number of statutorily and non-statutorily listed buildings, as well as the Baldock Conservation Area. The Tesco Extra store itself is a Building of Local Interest. Regard has, therefore, been had to Chapter 16 of the NPPF, as well as the relevant Development Plan policies that relate to the protection of heritage assets (including **Policy SP13** (Historic Environment), **Policy HE1** (Designated Heritage Assets), **Policy G5** (Baldock Conservation Area), **Policy G6** (Local Heritage Assets),

The Proposed Development seeks to implement a replacement lighting strategy that is both contextually sensitive and environmentally responsible. The replacement external lighting scheme has been carefully designed in order to ensure the operational safety and security of the store, whilst remaining sensitive to the surrounding context and ensuring that there are no detrimental impacts on neighbouring amenity or on any heritage assets. The new lighting columns have been reduced in height from 30 metres to 10 metres, minimising their visual impact and ensuring the development is of an appropriate scale in relation to the surrounding environment. Energy efficient Orion LED lighting heads are proposed, which will contribute to a reduced environmental footprint. Furthermore, the Orion heads can individually be adjusted and tailored to provide the illuminance required in any given location, whilst minimising light pollution.

In the light of the above, the Proposed Development is considered to be appropriate and in accordance with the relevant policies of the statutory Development Plan.

ADMINISTRATIVE MATTERS

This Application has been submitted via the Planning Portal (Ref: **PP-14637616**), together with the following documents:

- 1) Planning Application Form
- 2) Existing Site Layout / Site Location Plan (Ref: 2055pg##)
- 3) External Car Park Lighting Layout (Ref: E91 Rev P1)
- 4) External Lighting Plan (Ref: LS4069085_1)

- 5) Orion Pro LED Data Sheet
- 6) Flood Risk Statement

The statutory planning application fee of [REDACTED] (including Planning Portal administration fee) has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023, as amended, and payment has been made via BACS.

Should you have any questions or require further information, please contact Harriet Humphrey ([REDACTED]) or Craig Blatchford ([REDACTED]).

Yours sincerely,

[REDACTED]

MONTAGU EVANS LLP

Enc.