

CASE REFERENCE NUMBER: 25/02571/OP – Growing Baldock

In its representation dated 28 November 2025, Bygrave Parish Council (BPC) set out its strong objection to the current proposals, particularly in relation to transportation, green space, and the lack of clarity concerning the phasing. We are disappointed that the updated submissions do not address any of our concerns, although we note that further transport modelling work is being undertaken by Urban & Civic and this, along with detailed information on phasing information, is to be provided shortly. We will provide our comments on these when further information has been made available.

The updated submissions provide more information on the layout of Eastern Park, which abuts the lower part of our village of Bygrave. However, this additional information has served to materially increase our concerns about the impact of the proposed development on our village. We had initially been led to believe that the land now being referred to as Eastern Park would be used for wildlife and conservation purposes and would, effectively, form a green buffer between the new development and the existing rural settlement. The layout now being proposed bears no resemblance to this; with nine sports pitches, a sports pavilion (immediately next to existing homes) and a large (albeit unlikely to be adequate) car park with access from Ashwell Road. The associated traffic, noise and general intensity of use would be wholly out of keeping with the rural setting and the character of the surrounding villages. We ask that this amenity be moved elsewhere on the development or materially downsized.

Furthermore, the current proposals are not consistent with Policy E5 of the Baldock, Bygrave and Clothall Neighbourhood Plan 2018–31 (Development north of the railway). In particular, Policy E5(a) requires the maintenance of a clear visual and physical gap between the expanded edge of Baldock and Lower Bygrave, of sufficient size to provide a sympathetic transition into the surrounding landscape, commonly understood to be on the order of 250 metres. The introduction of a large, intensively used sports facility in this location, immediately adjacent to the village, fundamentally undermines that objective. Rather than preserving a meaningful buffer, the proposals would urbanise this space, eroding the separation and rural character that the policy is explicitly intended to protect.

Consequently, our position is unchanged from 28 November 2025; Bygrave Parish Council (BPC) **strongly objects** to the current proposals, particularly in relation to **transportation, green space, and the lack of clarity concerning the phasing**.

Bygrave Parish Council

14 April 2026