

Phasing and Implementation

3.122 The delivery of the growth of Baldock will take place in phases over a period of 15–20 years. This section provides an indication of how the delivery might be phased. This will depend on a number of factors as the scheme progresses through planning and into delivery.

Phase A

3.123 Development is likely to start with the homes at BA2, close to existing infrastructure.

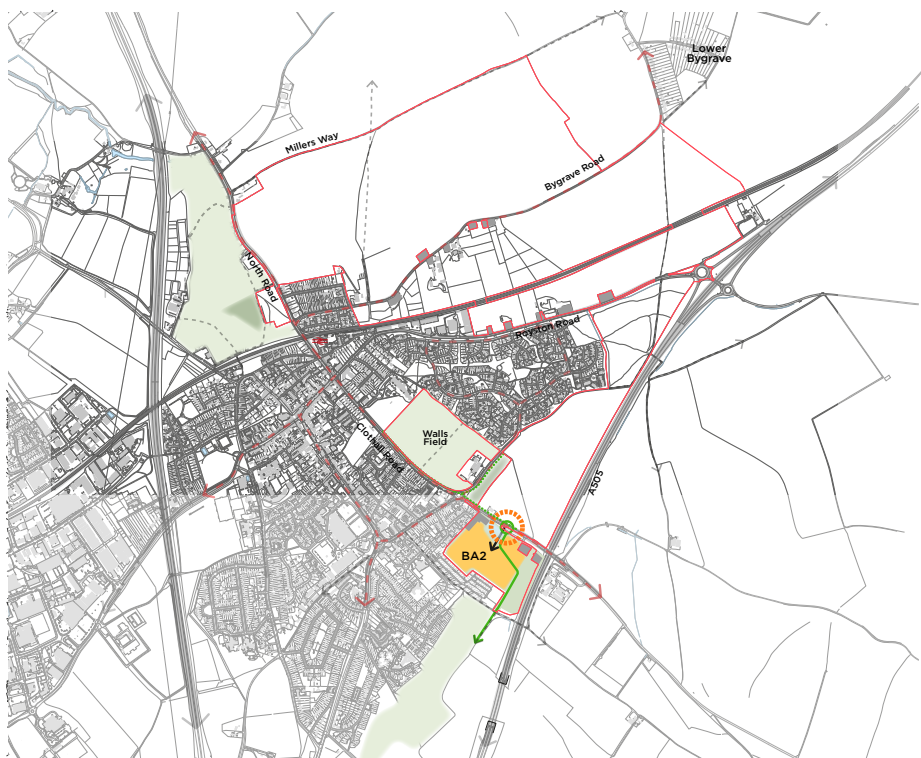


Figure 84: Indicative Phase A ▶

Phase B

3.124 While BA2 is being built out, work will begin to prepare area BA1 for construction — putting in services and construction routes, and building west to east from a purpose-built construction access off North Road. Alongside this, work will start to bring forward green spaces.

3.125 A primary school will be delivered alongside the new homes. We expect the timing of health services to be agreed through planning, and this will influence when the mixed-use employment area (BA10) comes forward.

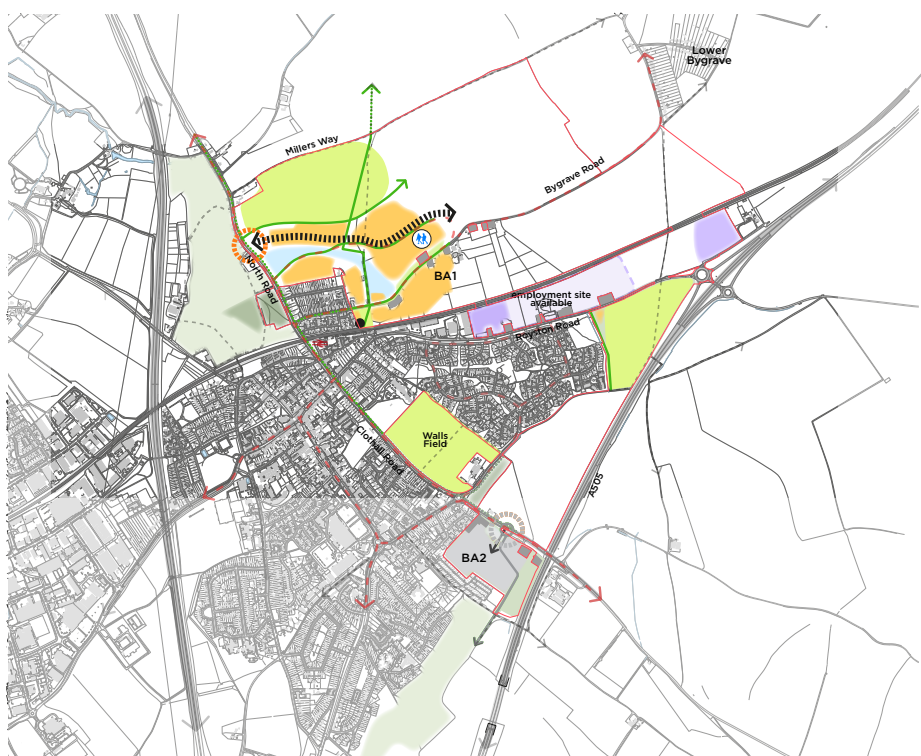


Figure 85: Indicative Phase B ▶

Phase C

3.126 Phase C will see the central section of BA1 being built, along with key work on road connections and the railway bridge. North of the railway line will include the local centre, which will include a community centre, shops and café. South of the railway line, work will continue in BA10 to deliver the central employment zone.

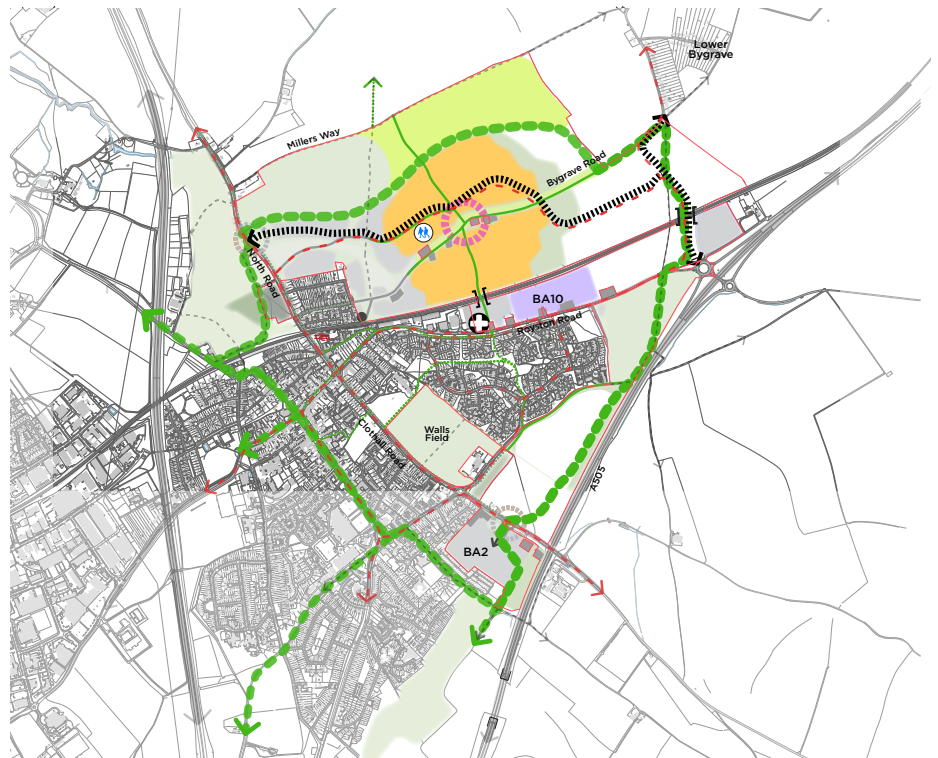


Figure 86: Indicative Phase C ▶

Phase D

3.127 The final phases will see the completion of the area north of the railway line and the delivery of employment space. By this time, a firm decision on the education strategy will have been made, enabling the secondary school options to be delivered according to an agreed timetable. Alternatively this area — known as BA3 — will be the final area where homes are built.

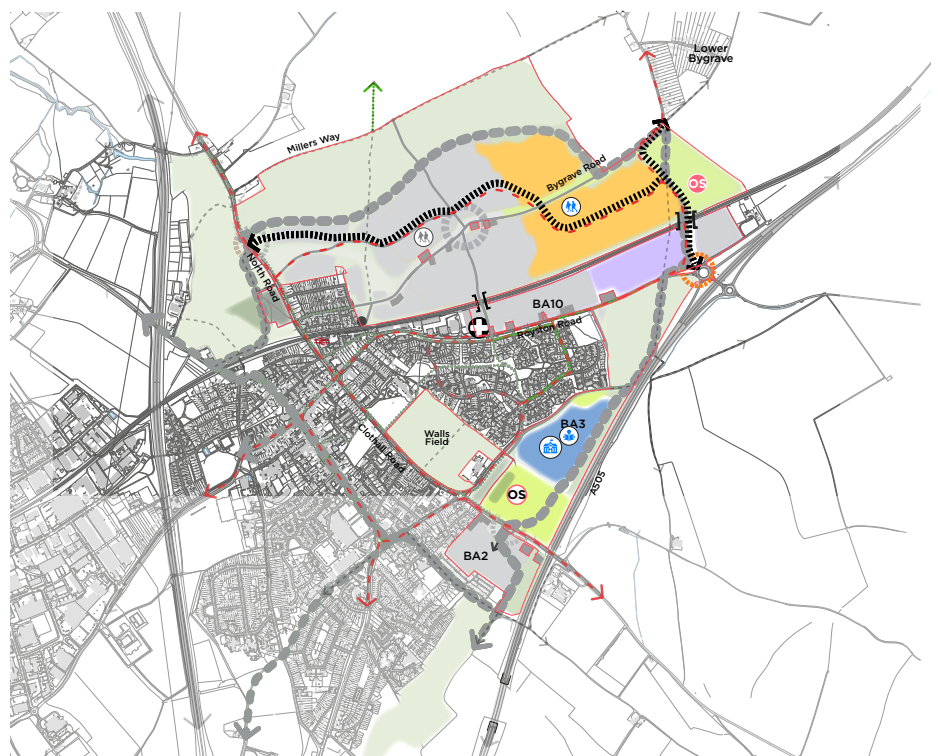


Figure 87: Indicative Phase D ▶

Part 4:

Strategic Masterplan Compliance

4.1 This section of the DAS reviews the proposed OPA development and parameters against the approved SMP vision, frameworks and principles. The SMP is a material consideration in the determination of the OPA and therefore it is important that the development aligns closely with the requirements of the SMP.