

Growing Baldock

Environmental Statement Volume 1: Text
Chapter 18: Conclusion



October 2025

Urban&Civic

Hertfordshire



18.1 CONCLUSIONS

18.1.1 This Environmental Statement (ES) was coordinated on behalf of Urban&Civic Baldock North Ltd and Hertfordshire County Council.

18.1.2 The ES supports the Growing Baldock Outline Planning Application (OPA).

18.1.3 This chapter concludes the Environmental Impact Assessment process by bringing together the topic-specific potential environmental effects, proposed mitigation measures and residual effects. **Table 18.1** below provides a summary of these effects and summarises the embedded and additional mitigation proposed. It indicates how the delivery of each will be secured, whether through outline planning conditions, subsequent reserved matters approvals, or through legal agreement.

Cumulative Sites

18.1.4 Cumulative effects in the sense of the effects of the Proposed Development in combination with other nearby development proposals (specifically those listed in Table 2.2 at the end of Chapter 2) have been identified on an individual topic basis in the final section of Chapters 4-17 of this ES.

18.1.5 There is no widely accepted methodology for cumulative impact assessment. The assessment approach reflects the consideration of other committed developments benefiting from planning permission or allocated for development within the vicinity of the site. The significance of cumulative effects has been determined by the interaction between the magnitude of the change and the sensitivity of the receptor concerned.

18.1.6 Negligible significance cumulative effects are identified with respect to air quality, built heritage, archaeology, hydrology and flooding, ground conditions, utilities and climate change. A minor adverse cumulative effect is identified for the closest noise-sensitive receptors, waste and lighting during the operational stage.

18.1.7 Minor to major beneficial cumulative effects are identified in terms of socio-economic and health, landscape and visual impact (select viewpoints) and ecology.

18.1.8 The EIA Regulations, and indeed the scoping opinions received, also require in-combination effects, in the sense of multiple (cross-topic) effects of the Proposed Development on a single sensitive receptor, to be assessed. For example, the residual effects of increased noise, visual impact, and deteriorating air quality on a nearby registered parkland may have been assessed as being of minor significance individually but may amount to a moderate or major significant residual effect when considered in combination.

18.1.9 Again, there is no widely accepted standard methodology for assessing in-combination effects, and so the analysis undertaken in this regard was to cross-check the topic Chapters and note the instances where a single sensitive receptor has been identified as being

affected by more than one impact of the Proposed Development to a degree of minor significance (or more), whether beneficially or adversely.

- 18.1.10 There were no instances in which the above occurred, and as such, it is concluded that there are no significant in-combination effects arising from the Proposed Development on any of the sensitive receptors identified in the EIA process.

Mitigation

- 18.1.11 A summary of the mitigation required followed by the significance of the residual effect (post mitigation) is provided within **Table 18.1** below. This indicates how the delivery of each mitigation measure, where relevant, could be secured, whether through planning conditions attached to any grant of outline permission or reserved matters approvals, or through legal agreement. The ES has found that there would be two topics where adverse residual effects of more than minor significance would arise, which therefore would be considered 'significant' in EIA terms. These effects are limited to landscape and visual impact (some viewpoints), and noise. It should be noted that the assessment methodology (as described in Chapter 7) required for the landscape and visual impact assessment includes significance criteria ranging from negligible through to substantial, which introduces an additional category not included for other chapters, and as such an assessment of "moderate" adverse lies at the lower end of the 'significant' classification.
- 18.1.12 In overall terms, the outcome of this ES for the Proposed Development is that proposed embedded and additional mitigation measures would ensure that beneficial or negligible effects would be many and significant adverse effects would be few, such that beneficial effects clearly outweigh those that would be adverse.

Table 18.1 – Summary of Effects

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
			Embedded Mitigation	Additional Mitigation	Planning condition	Legal obligation	
Chapter 4 – Transport							
Construction Stage							
Impacts from construction road traffic on local and strategic highway network	Negligible to minor adverse	A Construction Traffic Management Plan (CTMP) will be secured as part of detailed Construction Environmental Management Plans (CEMP) via planning condition to enforce the thresholds for construction vehicle movements.		X	X		Negligible to minor adverse
Post-Completion Stage							
Impacts from operational road traffic on local and strategic highway network	Negligible to moderate adverse	Vision-led embedded mitigation measures (See Transport Assessment Appendix 4.1) include significant improvements to active travel routes including widening footways, providing new dedicated segregated cycleways, shared active travel routes with associated parallel zebra crossings, junction improvements and improved soft landscaping areas. 50% modal share embedded into the scheme design and off-site highway measures. Additional mitigation to include: Link 20 (Wallington Road): Controlled pedestrian crossing points at appropriate locations along the link. Continuous footpath provision along the southern verge of the carriageway.	X	X	X	X	Negligible to minor adverse

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
			Embedded Mitigation	Additional Mitigation	Planning condition	Legal obligation	
		Traffic calming measures, such as raised tables or speed cushions, to reduce vehicle speeds. Improved lighting and signage to enhance visibility and awareness of NMU routes. Safe routes to school mapping and infrastructure upgrades to support active travel and reduce risk for school-age pedestrians.					
Chapter 5 – Noise and Vibration							
<i>Construction Stage</i>							
Construction phase noise	Moderate adverse	Adherence to best practice construction practices set and secured within the OCEMP (and subsequent detailed CEMPS).		X	X		Negligible to minor adverse
Construction phase vibration	Moderate adverse	Adherence to best practice construction practices set and secured within the OCEMP (and subsequent detailed CEMPS).		X	X		Negligible to minor adverse
<i>Post-Completion Stage</i>							
Operational Phase Noise – Development Led Traffic	Negligible to moderate adverse	N/A					Negligible to moderate adverse
Operational Phase Noise – Non-Residential Uses	Major adverse	Embedded measures e.g. layout, buffer from noise source Noise Limits for proposed plant and equipment	X	X	X		Negligible

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
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Chapter 6 – Air Quality							
Construction Stage							
Impact of suspended particulate matter and deposited dust on human-health	N/A - The IAQM dust guidance recommends that significance is only assigned to the effect after the activities are considered with mitigation in place.	Adherence to best practice construction practices set and secured within the OCEMP and subsequent detailed CEMPs to include measures to reduce creation of dust, increase distance between dusty processes and receptors and measures to manage and monitor dust.		X	X		Negligible
Post-Completion Stage							
Impact of concentrations of NO ₂ , PM ₁₀ and PM _{2.5} on existing receptors	Negligible	N/A					Negligible
Impact of concentrations of NO ₂ , PM ₁₀ and PM _{2.5} on human-health of future occupants of the development.	Negligible	N/A					Negligible
Chapter 7 – Landscape and Visual							
Construction Stage							
Effects on visual amenity - Viewpoints from Public Rights of Way and bridleways	Moderate to major adverse (temporary)	Construction traffic routes, site hoarding to reduce intervisibility and lighting managed through OCEMP and subsequent CEMPs. Retain existing vegetation to be removed for as long as possible. Protect vegetation to be retained in accordance with BS5837:2012.		X	X		Moderate to major adverse (temporary)

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
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Post-Completion Stage							
Landscape character of Walls Field, BA2, Urban Open Land and the northern areas of BA3.	Minor beneficial	Extensive green infrastructure strategy for the Proposed Development Retention of existing boundary vegetation, establishment of meadow grassland planting across the area of Strategic Green Infrastructure, benefiting heritage and amenity value.	X		X	X	Moderate beneficial
Views of the Site from selected viewpoints (includes PRoWs and residential addresses)	Major to moderate adverse	Residential development set behind Strategic Green Infrastructure along north eastern boundaries, structural planting along boundaries and appropriate design and green infrastructure within development.	X		X		Negligible to moderate adverse
Chapter 8 – Built Heritage							
Construction Stage							
Noise, dust and traffic affecting the setting of heritage assets	Negligible	The scheme includes extensive areas of green buffers which provide separation. Additional measures and phasing will reduce dust and noise, to be secured via the OCEMP and subsequent detailed CEMPs.	X	X	X		Negligible
Post-Completion Stage							
Extension of Baldock’s built up area may alter the wider setting of designated heritage assets	Negligible	Substantial green buffers and open space are included to preserve character and therefore no designated built heritage assets would be directly or indirectly affected.	X		X		Negligible

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
			Embedded Mitigation	Additional Mitigation	Planning condition	Legal obligation	
Chapter 9 – Archaeology							
Construction Stage							
Loss of archaeological remains	Moderate to major adverse	Archaeological excavation and recording prior to development (preservation by record); and preservation in situ.	X	X	X		Negligible
Indirect effects may also occur on the setting of nearby scheduled monuments through temporary disturbances (visual/auditory) associated with construction work	Minor adverse	Adherence to OCEMP and subsequent detailed CEMPs. Use of suitable machinery and confined operational times to reduce indirect impacts Retention and protection of existing planting where possible.	x	X	X		Negligible
Post-Completion Stage							
Walls Field (scheduled monument) no longer in intensive agricultural use	Moderate beneficial	Removal from intensive agricultural use	X				Moderate Beneficial
Visual and auditory impact of the finished development on designated archaeology	Minor adverse	Use of trees/hedgerows as buffers and screening	X		X		Negligible
Chapter 10 – Hydrology and Flooding							
Construction Stage							
Impacts from earthworks such as surface water run-off and flooding (on-site and adjacent areas), potential groundwater disturbance and/or groundwater flooding, and pollution risks to watercourses and groundwater	Moderate adverse to minor adverse	Temporary construction drainage strategies to be produced to manage surface run-off Additional best practice drainage measures secured within and via OCEMP and subsequent detailed CEMPs		X	X		Negligible

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
			Embedded Mitigation	Additional Mitigation	Planning condition	Legal obligation	
Post-Completion Stage							
Increased surface water flood risk from additional hardstanding / development	Moderate adverse	Embedded drainage strategy including Sustainable Drainage Systems	X		X		Minor beneficial
Impacts on water quality of watercourses and groundwater	Moderate adverse	Embedded drainage strategy including Sustainable Drainage Systems	X		X		Negligible
Groundwater flooding	Minor adverse	Embedded drainage strategy including minimum water quality management requirements for discharges to receiving surface waters and groundwater	X		X		Negligible
Chapter 11 – Ecology							
Construction Stage							
Designated LNRs (Ivel Springs and Weston Hills)	Moderate adverse to minor adverse	CEMP controls (e.g. dust suppression, drainage managements, buffer zones, emission control)		X	X		Minor adverse to negligible/neutral
Designated SSSI (Therfield Heath)	Negligible/neutral	The Air Quality assessment (Chapter 6) confirms that construction-phase dust and particulates are only relevant within 50 m of active works or access routes, well beyond the SSSI. Standard CEMP controls will be adopted.		X	X		Negligible/neutral
Local Wildlife Site (Bygrave Road)	Moderate adverse	The OCEMP and subsequent phased CEMPs will ensure phased clearance, ecological supervision, habitat reinstatement and enhancement		X	X		Minor adverse

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
			Embedded Mitigation	Additional Mitigation	Planning condition	Legal obligation	
Habitats (arable, grassland, hedgerows)	Moderate adverse	The OCEMP and subsequent phased CEMPs will ensure phased clearance, retention of high-value features, protection of orchid grassland and habitat reinstatement.		X	X		Minor adverse
Species (Amphibians, bats, badger, breeding birds, hedgehog, reptiles, invertebrates, flora and hare)	Negligible / minor adverse / moderate adverse (see Chapter 11 for specifics)	Measures secured within the OCEMP and subsequent phased CEMPs such as phased clearance, ecological watching brief, pre-works checks, retaining corridors, exclusion zones, escape ramps, temporary fencing. Recreational Disturbance Avoidance Mitigation Strategy (RAMS)		X	X		Negligible / neutral to minor adverse
<i>Post-Completion Stage</i>							
Therfield Heath and Knebworth Woods SSSIs (air quality)	Negligible	Embedded sustainable transport measures (EV charging, active travel)	X				Negligible
LNRs: Ivel Springs, Weston Hills	Minor adverse	GI network/strategy, SuDS, Landscape Ecological Management Plan (LEMP)	X	X	X		Minor beneficial
Bygrave Road LWS	Moderate adverse	Retention, buffering, enhancement, LEMP	X	X	X	X	Minor beneficial
Habitats (overall)	Moderate adverse	GI creation, SuDS, species-rich grassland, hedgerows, scrub, LEMP	X	X	X	X	Major beneficial
Species (Amphibians, bats, badger, breeding birds, hedgehog, reptiles, invertebrates, flora and hare)	Negligible to moderate adverse	Embedded: SuDS ponds, terrestrial habitat creation, refugia, retained features, enhanced hedgerows, dark corridors, GI corridors. Additional: bat boxes, lighting design, traffic calming,	X	X	X		Negligible/neutral to minor beneficial

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
			Embedded Mitigation	Additional Mitigation	Planning condition	Legal obligation	
Chapter 12 – Ground Conditions and Soils							
Construction Stage							
Creation of new landforms / construction plateaus by placement and compaction of fill	Minor beneficial	The OCEMP and subsequent phased CEMPs will ensure earthworks are carried out in accordance with BS6031:2009		X	X		Minor beneficial
Risk from spillage, leakage and/or spread of contaminated materials	Minor adverse (Temporary)	The OCEMP and subsequent phased CEMPs will ensure measures such as controlled earthworks, appropriate foundation design, and adherence to best practice standards		X	X		Negligible to minor beneficial
Short, medium and long term serviceability on this 'chalk-soil'	Moderate adverse	Design in accordance with BS8103-1:2011, BS 8485:2007, NHBC Standards, BRE best accepted practice guidance and Building Regulations requirements		X	X		Negligible
Construction workers - Exposure to previously unforeseen contaminants	Minor adverse (Temporary)	OCEMP/CEMP measures including briefing workers		X	X		Negligible
Post-Completion Stage							
Future residents/users of the Proposed Development - Exposure to previously unforeseen contaminants	Minor adverse	Widespread hardstanding at the surface and clean cover system in garden areas and soft landscaping which will break direct contact pathways between any contamination and future site users.		X			Minor Beneficial

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
			Embedded Mitigation	Additional Mitigation	Planning condition	Legal obligation	
Chapter 13 – Socio-Economic and Health							
Construction Stage							
Support for local and regional economy through job creation (construction and suppliers)	Moderate beneficial	Job creation during the construction period	X				Moderate beneficial
Potential impacts upon health and social infrastructure e.g. diversion of PRoW; presence of airborne dust (see Air Quality chapter)	Negligible	PRoW diversions (local and temporary) - process to be managed through CEMPs where required See also Air Quality chapter specific mitigation		X	X		Negligible
Post-Completion Stage							
Potential impacts on housing and population	Major beneficial	N/A – Embedded in the scheme design	X		X	X	Major beneficial
Retail	Minor to moderate beneficial	N/A	X		X		Minor to moderate beneficial
Employment land	Major beneficial	N/A – Embedded in scheme design	X		X		Major beneficial
Job creation	Major beneficial		X				Major beneficial
Social infrastructure	Minor beneficial	Delivery of on-site primary, SEND and secondary education (to be confirmed via school review process)	X		X	X	Minor beneficial
Health	Major beneficial	N/A GP provision embedded in the scheme	X			X	Major beneficial

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
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Chapter 14 – Waste							
Construction Stage							
Generation of a range of inert, non-hazardous, and hazardous wastes (with much going to landfill)	Major adverse	Implementation of a Site Waste Management Plan included within CEMP(s) and design-stage waste minimisation including recycling targets	X	X	X		Minor adverse
Post-Completion Stage							
Generation of additional waste (inert, non-hazardous and hazardous)	Major adverse	Waste segregation, adequate storage provision, alignment with local collection services and with recycling targets	X	X	X		Minor adverse
Chapter 15 – Lighting							
Construction Stage							
Construction lighting spill and glare	Minor to moderate adverse	Lighting controls and shielding details to be secured and implemented in detailed CEMPs as phases come forward		X	X		Minor adverse
Post-Completion Stage							
Permanent lighting increasing sky glow and some visual change	Moderate adverse	Measures appropriate for each part of the development will be secured via Lighting Strategies. To include measures such as dark sky-compliant lanterns, directional luminaires, and warm-spectrum lighting		X	X		Minor adverse

Potential Effect	Significance of Effect (pre-mitigation)	Mitigation Measure	Mitigation Type		Delivery		Significance of Residual Effect
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Chapter 16 - Utilities							
Construction Stage							
Construction impact on utility assets	Minor adverse	Safe digging practices, trial excavations, and coordination with utility providers to manage asset protection – principles to be secured within the OCEMP.		X	X		Negligible
Post-Completion Stage							
Additional demand on utility networks	Negligible	None required based on completion of the required network reinforcements during construction stage	X	X	X		Negligible
Chapter 17 – Climate Change							
Construction Stage							
Greenhouse Gas (GHG) emissions	Moderate adverse	Life Cycle Assessment and target setting at Reserved Matters stage		X	X		Minor adverse
Post-Completion Stage							
GHG emissions	Moderate adverse	Life Cycle Assessment and target setting at Reserved Matters stage, and compliance with Future Homes Standard and Future Buildings Standard	X	X	X		Minor adverse