

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.

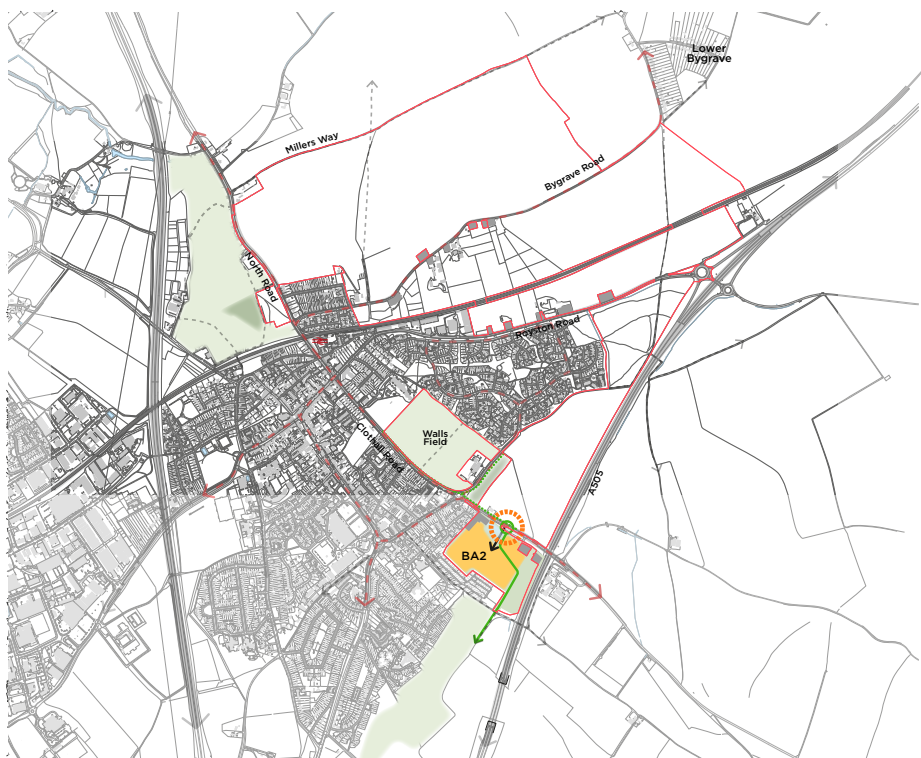


Figure 83: Indicative Phase A ▶

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.

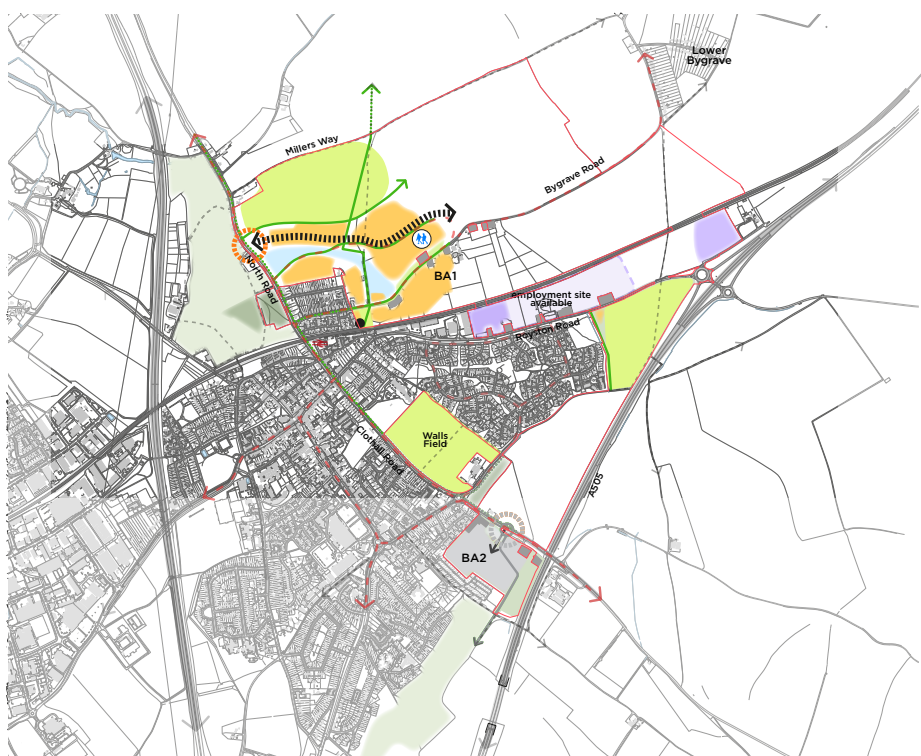


Figure 84: Indicative Phase B ▶

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.

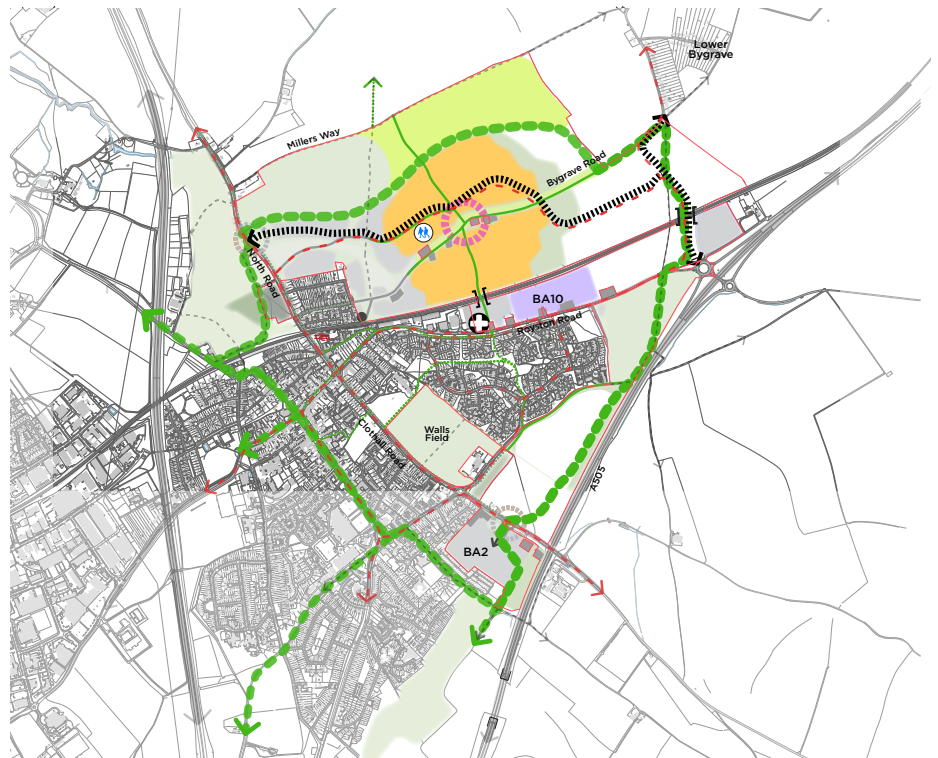


Figure 85: Indicative Phase C ▶

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.

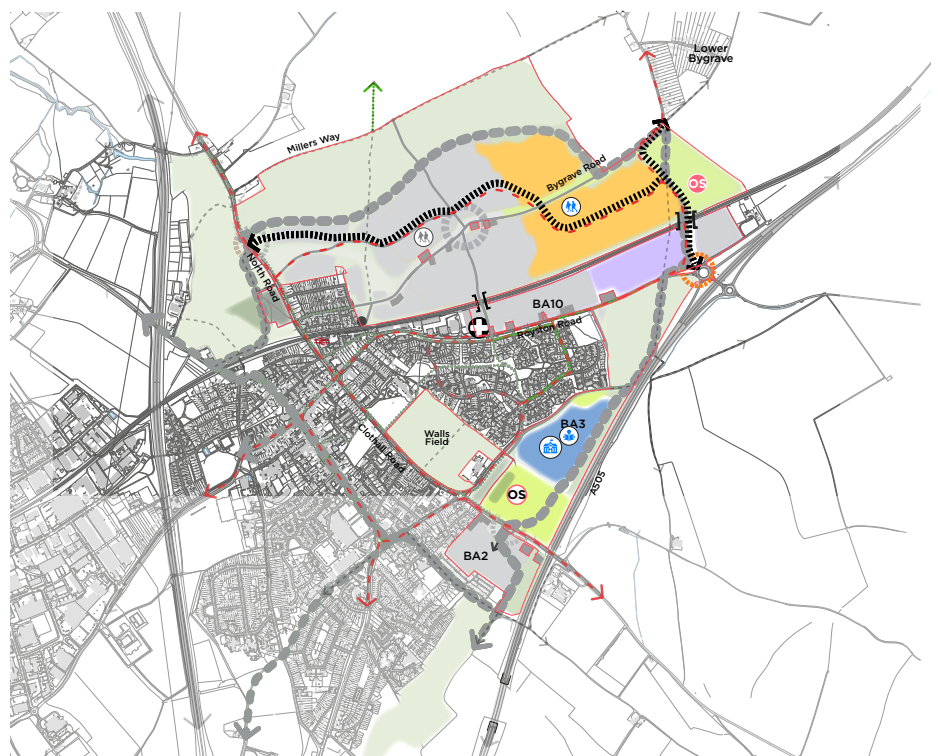
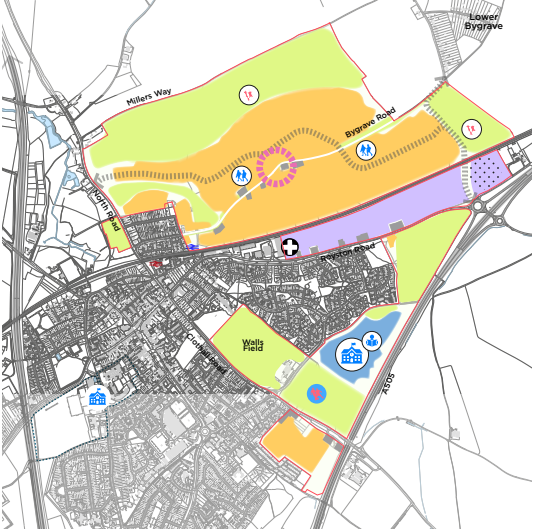


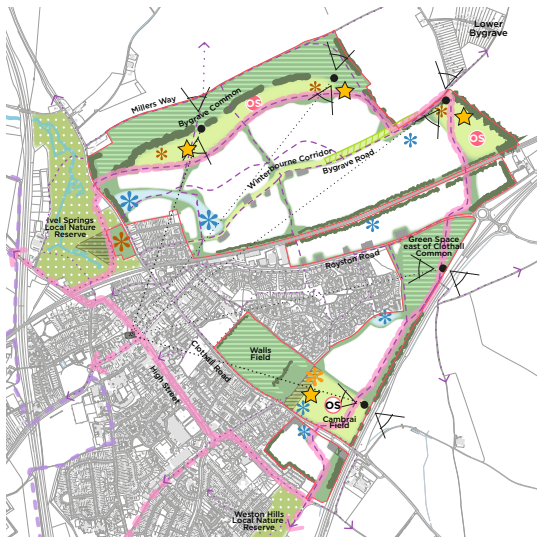
Figure 86: Indicative Phase D ▶

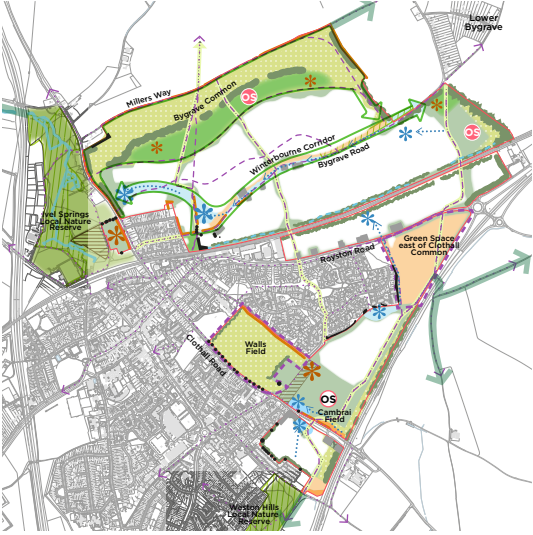
Part 4:

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.

SMP Section	OPA Parameters and Design Principles
Vision 	• Maximum floorspaces set for local centre to ensure it is of a scale that meets day to day needs of residents without competing with town centre • Network of strategic green spaces and site wide connectivity identified in design principles and Parameter Plan • Interpretation of heritage informed GI strategy and design principles • Active Travel priority throughout development, secured by Parameter Plan, design principles and TA • Drainage Strategy identifies opportunities to enhance water levels in aquifer and improve chalk stream in Ivel Springs • Range of employment typologies for approval in BA10 to provide space for investment in growth • Sustainability ambitions captured in Sustainability and Energy Statement • Up to 3,200 homes will provide much needed housing and a population that will support existing town centre businesses
Land Use Framework 	Land use mix and location proposed within OPA generally align with SMP Framework: • BA1 – residential, mixed use local centre, primary education • BA2 – residential • BA10 – employment, energy, waste, health hub • BA3 – secondary school (if required), residential, SEND
Land Use Key Principles 	• OPA proposes up to 3,200 homes, aligning with the 'approximately 3,300 homes' envisaged by the SMP • Primary education needs met in existing capacity and up to two primary schools in BA1 • Development to support town centre businesses through increased population/customer base, supported by enhanced connectivity with the town centre

SMP Section	OPA Parameters and Design Principles
Green Infrastructure Framework 	• Strategic green spaces, Baldock Greenway, sustainable drainage corridor, retained ecological areas, green routes through site (Active Travel Spine and Bygrave Road) align with GI Framework • Buffer planting to Bygrave Common and east of Eastern Park required by Development Specification • Open space typologies set out in Green Infrastructure Strategy, in accordance with SMP requirements
Green Infrastructure Key Principles 	• Historic winterbourne channel to be reinterpreted as part of Bygrave Road transformation, set by Design Principles • Retention and enhancement of existing ecological areas including LWS, land east of Clothall Common, parts of Bygrave Common – defined in Development Specification • Heritage celebrated through Heritage Trail and interpretation as required by Design Principles • Baldock Greenway shown on Parameter Plan • Parkland destinations fixed by Parameter Plan and Design Principles • Landscape led design captured in GI Design Principles and Strategy • Access to nature and green space from homes secured through location of strategic green spaces and approach to internal parcel green infrastructure set by Design Principles

SMP Section	OPA Parameters and Design Principles
Biodiversity Framework 	- Retention and enhancement of existing ecological areas including LWS, land east of Clothall Common, parts of Bygrave Common – defined in Development Specification - Retention of trees and hedgerows where possible – required by Design Principles - Ecological connectivity and enhancements set out in ecology ES chapter
Biodiversity Key Principles 	- On-site habitats integrated into GI network throughout – Parameter Plan and Design Principles - Network of strategic green spaces connected by green, multifunctional corridors defined by Parameter Plan and Design Principles - Connectivity to LNRs, via the Baldock Greenway, secured through Parameter Plan - Provision of new habitats at Walls Field, within BA2 and Bygrave Common identified in Design Principles - Native and climate resilient planting to be defined in Design Code - Additional green spaces secured in strategic areas including Bygrave Common and Eastern Park, providing generous alternative locations for recreation, reducing pressure on the LNRs