



New Neighbourhoods for **BALDOCK 2031**

1st Public Exhibition | 11.07.2017, 15.07.2017

1 Welcome

On behalf of Hertfordshire County Council, WYG welcomes you to our public consultation on emerging proposals for new homes, employment space and infrastructure for Baldock.

The Process so Far

North Hertfordshire District Council has identified the land around Baldock as a sustainable location for new development to help meet the District’s housing needs to 2031. This is shown in their plan below.

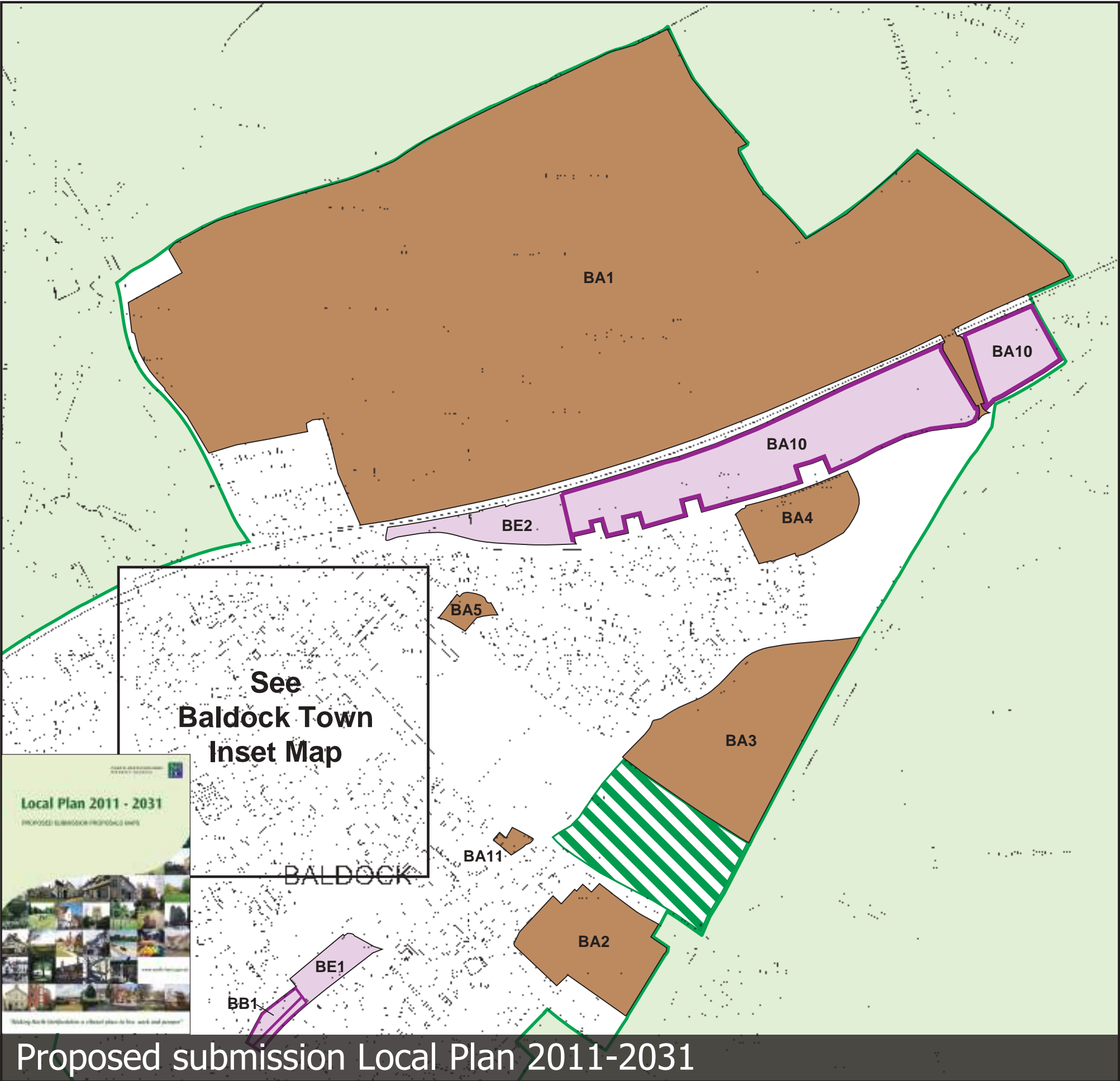
The land is owned by Hertfordshire County Council, who are developing a vision for this new development. This exhibition gives you an opportunity to comment early in the process before more detailed plans are developed and consulted upon later in the year.

Have Your Say

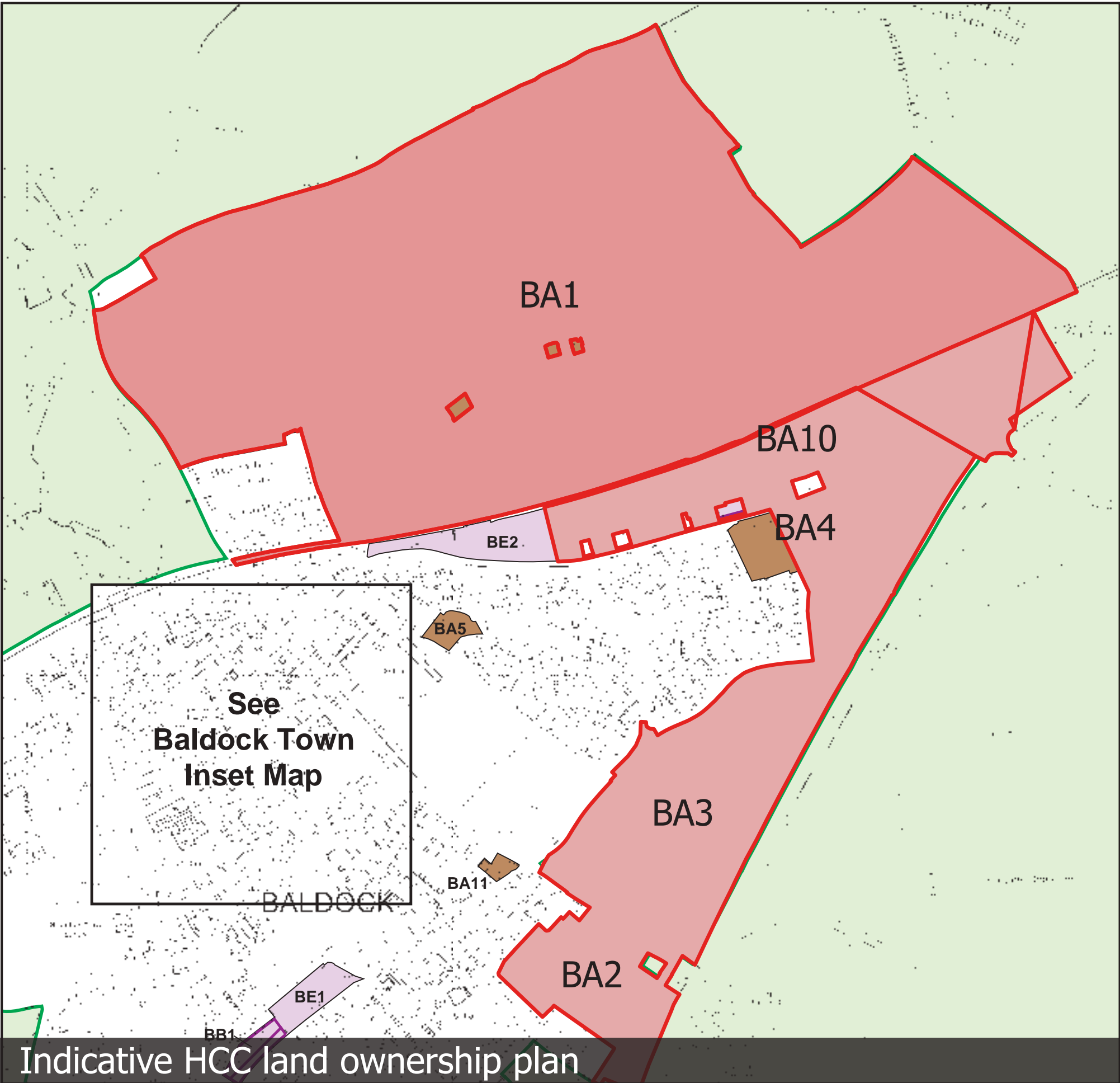
The land shown on the plan below is owned by Hertfordshire County Council who are developing a vision for their land in advance of preparing planning applications for the sites.

Members of our project team are on hand to answer any questions you may have.

Please fill in the feedback forms made available here today, or complete the online version via our consultation website:
www.baldockconsultation.co.uk



- Key**
- Green belt (Policy SP5)
 - Business areas (ETC1)
 - Employment areas (ETC1)
 - Employment sites (SP3)
 - Housing sites (SP8)
 - Urban open land (CGB5)



- Key**
- Land owned by Hertfordshire County Council

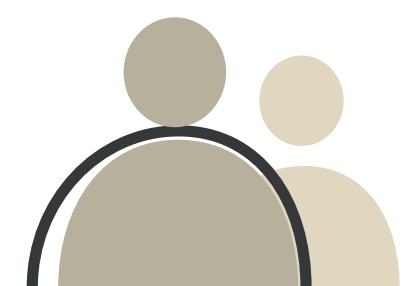
2 What are the Proposals?

The Local Plan that North Hertfordshire District Council have prepared requires the development to deliver the following at Baldock:



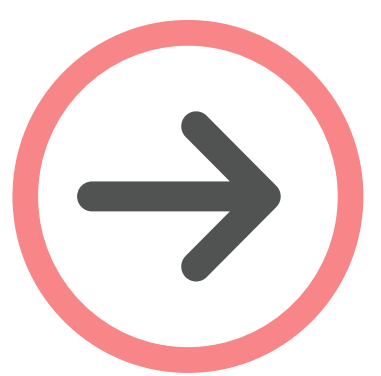
Homes

- Up to 3295 new homes, including 40% affordable home & 28 plots for self-build.



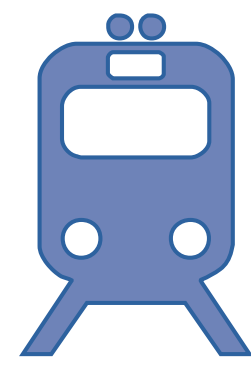
Economy

- A new employment area of 19.6 hectares between the railway line and Royston Road.



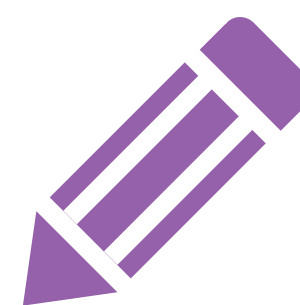
Roads

- A northern link road connecting the A507 London Road to the A505 Baldock Bypass;
- A southern link road connecting Wallington Road to the B656 Royston Road; and
- A connecting road bridge over the railway.



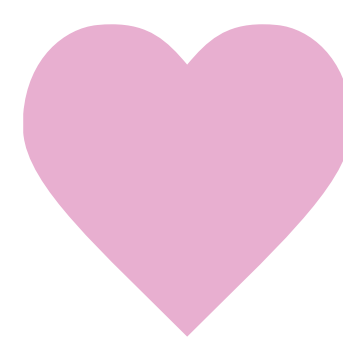
Sustainable transport

- Upgrades to the railway station;
- A new pedestrian/cycle access over the railway line near Ashville Way; and
- Use of Bygrave Road/Ashwell Road as a sustainable transport corridor.



School

- New primary school provision; and
- New secondary school provision.



Local centre:

- A new local centre north of the railway line with local shops, healthcare and a community hall.



Aerial photography: © 2017 Google

Indicative site location on Google aerial

3 Understanding the Site

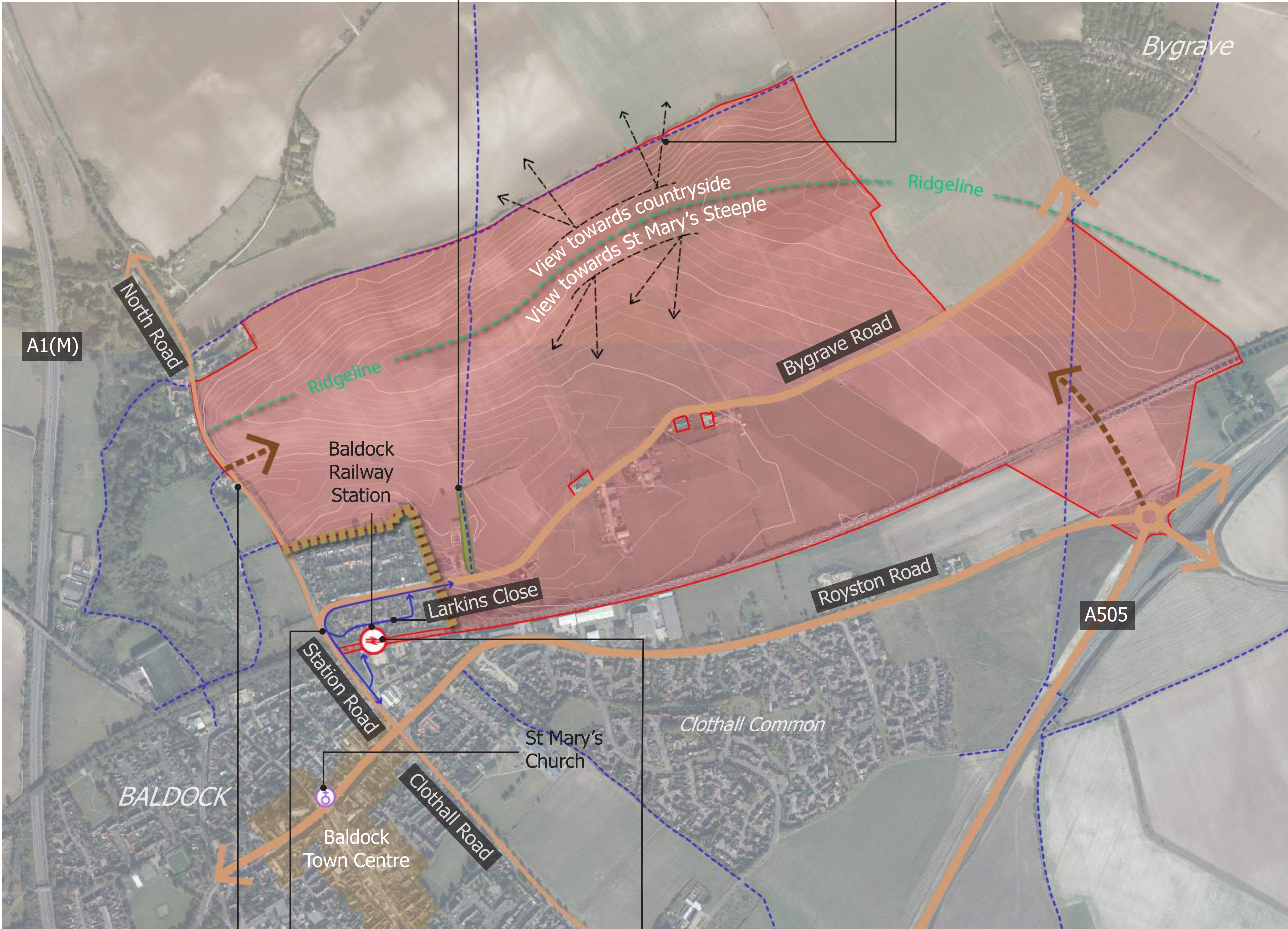
Land North of Baldock



Existing hedgerow to be retained



Long view towards countryside



Narrow footpath along Station Road



Pedestrian connection from Station Road to Larkins Close



Poor condition of existing railway station underpass

- Key**
- Land boundary
 - Potential vehicle access
 - Contour
 - Existing landscape feature
 - Existing residential edge
 - Public Rights of Way
 - Existing pedestrian access
 - Existing transport link

4 Understanding the Site

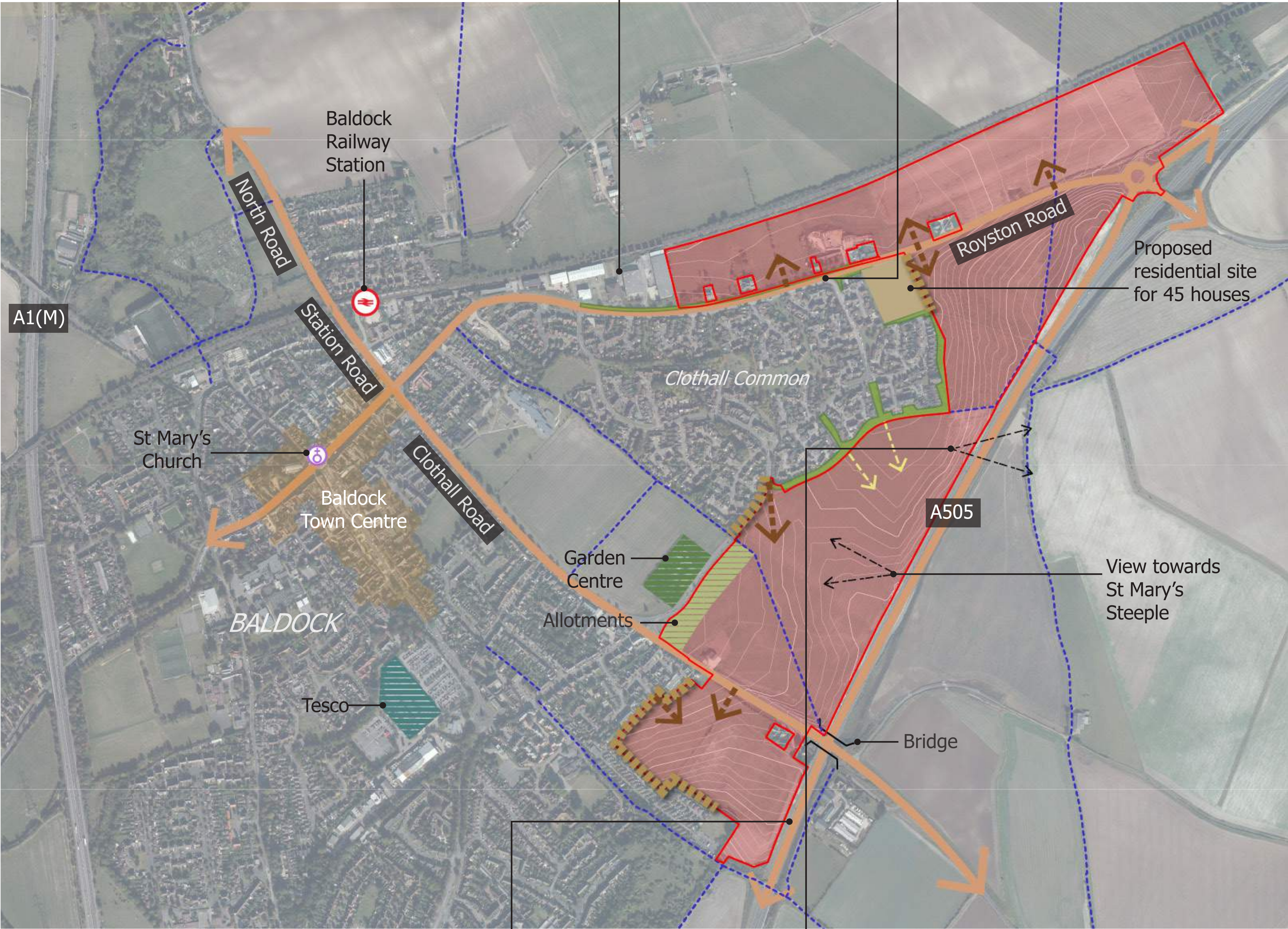
Land Southeast of Baldock



Existing Employment area



Existing trees screening view from proposed Employment Area



A505 located within a cut along the edge of the Site



Long views toward countryside over A505

Key

- Land boundary
- Potential vehicle access
- Potential pedestrian access
- Contour
- Existing landscape feature
- Existing residential edge
- Public Rights of Way
- Existing transport link

5 A Town Shaped through the Centuries

Historic Street Patterns

Baldock took shape during the medieval era when the main streets and market place at the centre of the town were formalised capitalising on the work undertaken by the Roman's who set out the main east-west and north-south routes.

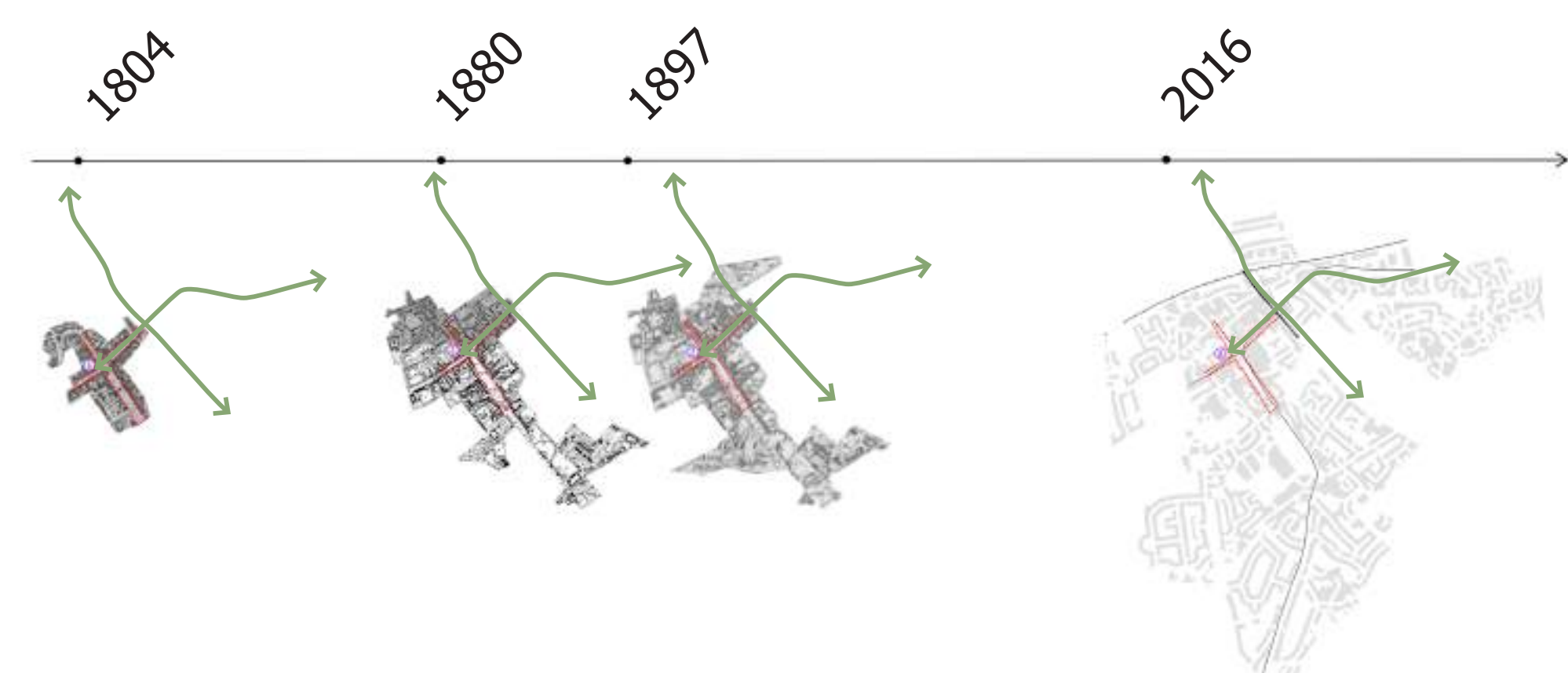
Baldock's rise as a market town during this period is reflected in the street network that formed around the centre, improving access to the market place.



Baldock town centre 1804



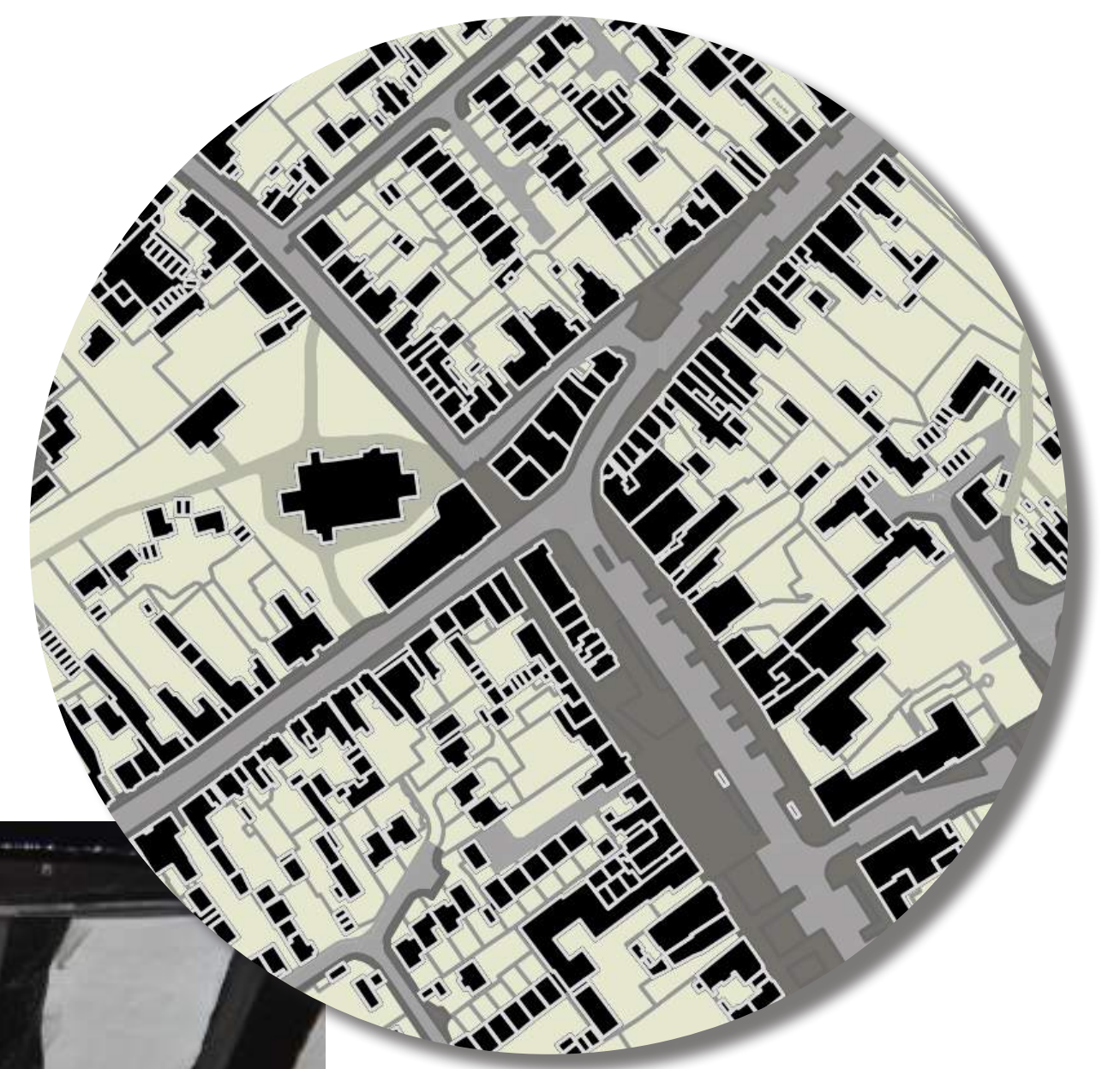
Baldock town centre 1897-1899



Historical development of Baldock

Distinctive Urban Form

The distinctive character of Baldock has been shaped through development over hundreds of years. Accordingly, new development will need to respond sensitively to this built legacy and reflect important aspects of the town's character.



Burgage plots in Baldock town centre

⑥ A Town Shaped through the Centuries

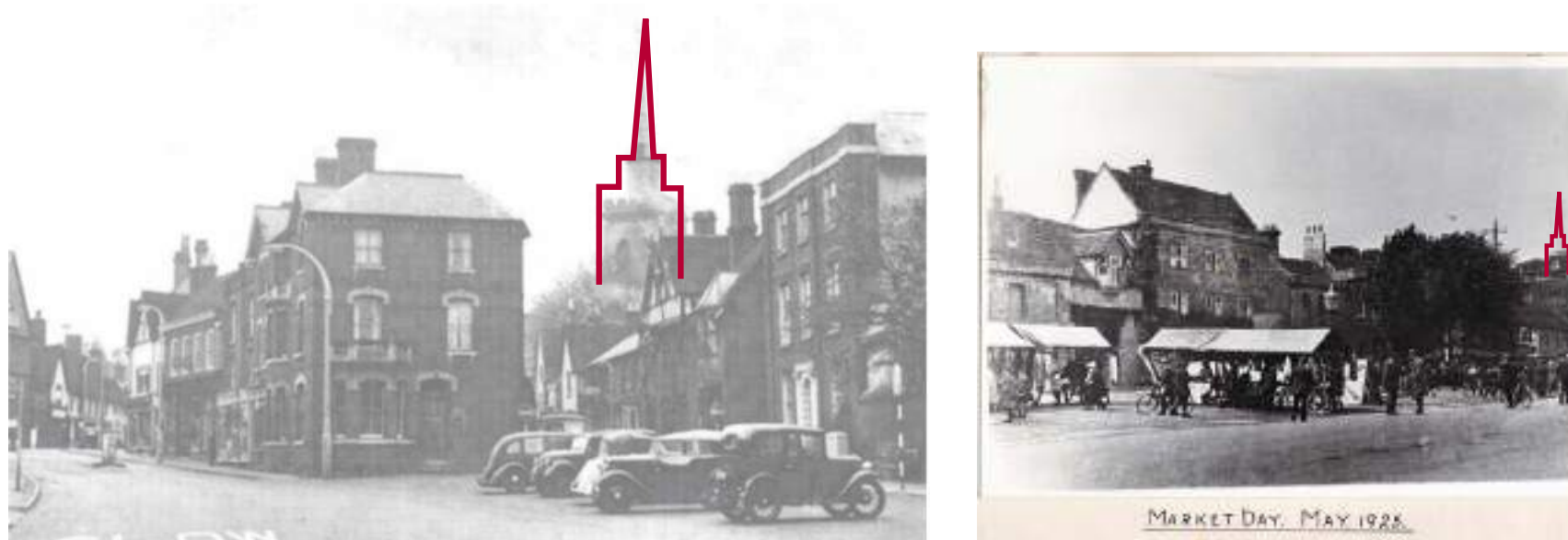
St Mary's Church

St. Mary's Church has been acting as a landmark for the town since its construction. The church plays a very important role in how we move through the town, easing navigation and providing a central point of focus for Baldock.

Then...

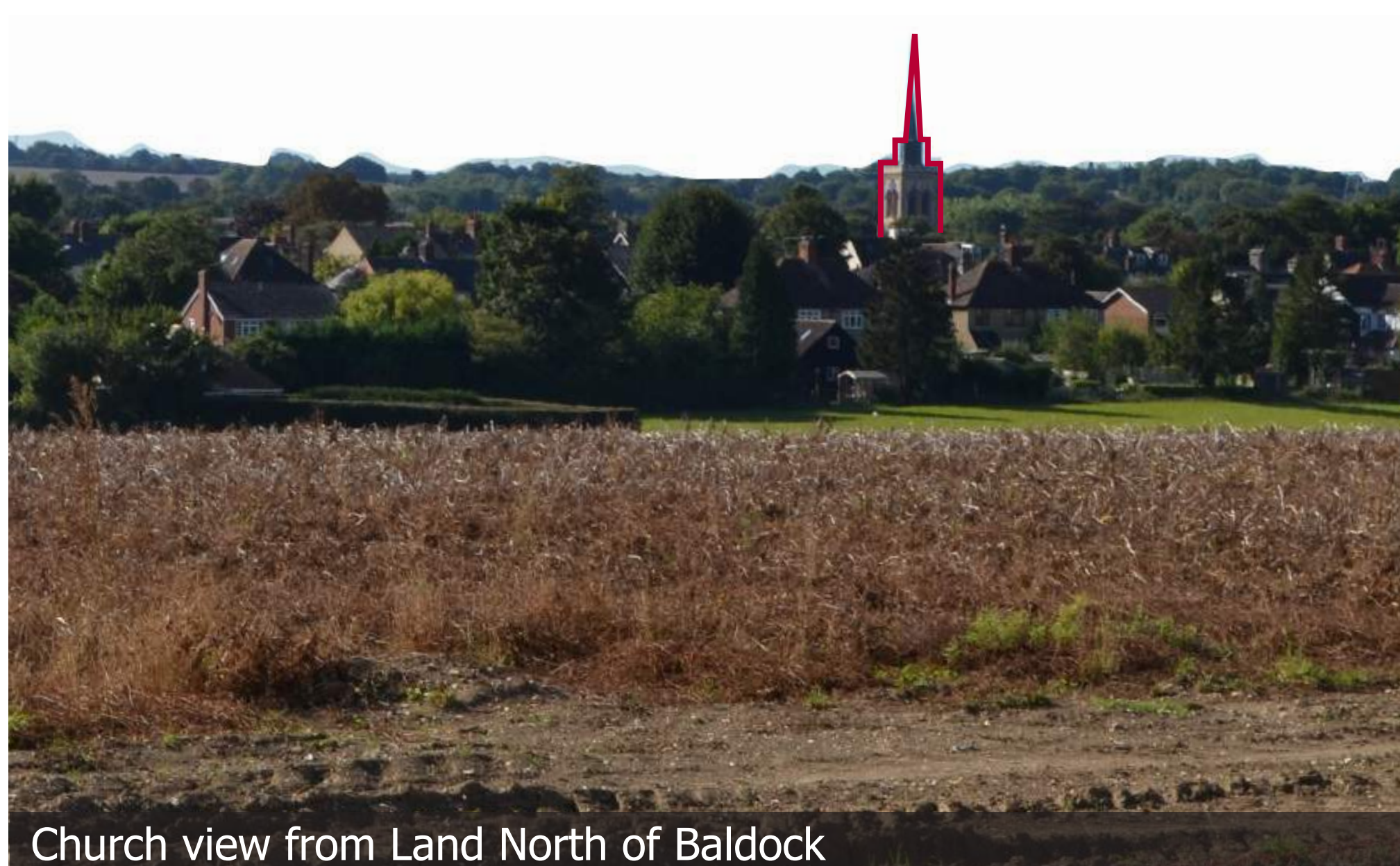


View of Baldock in 1787



Baldock archive pictures from baldocksociety.info

Now...



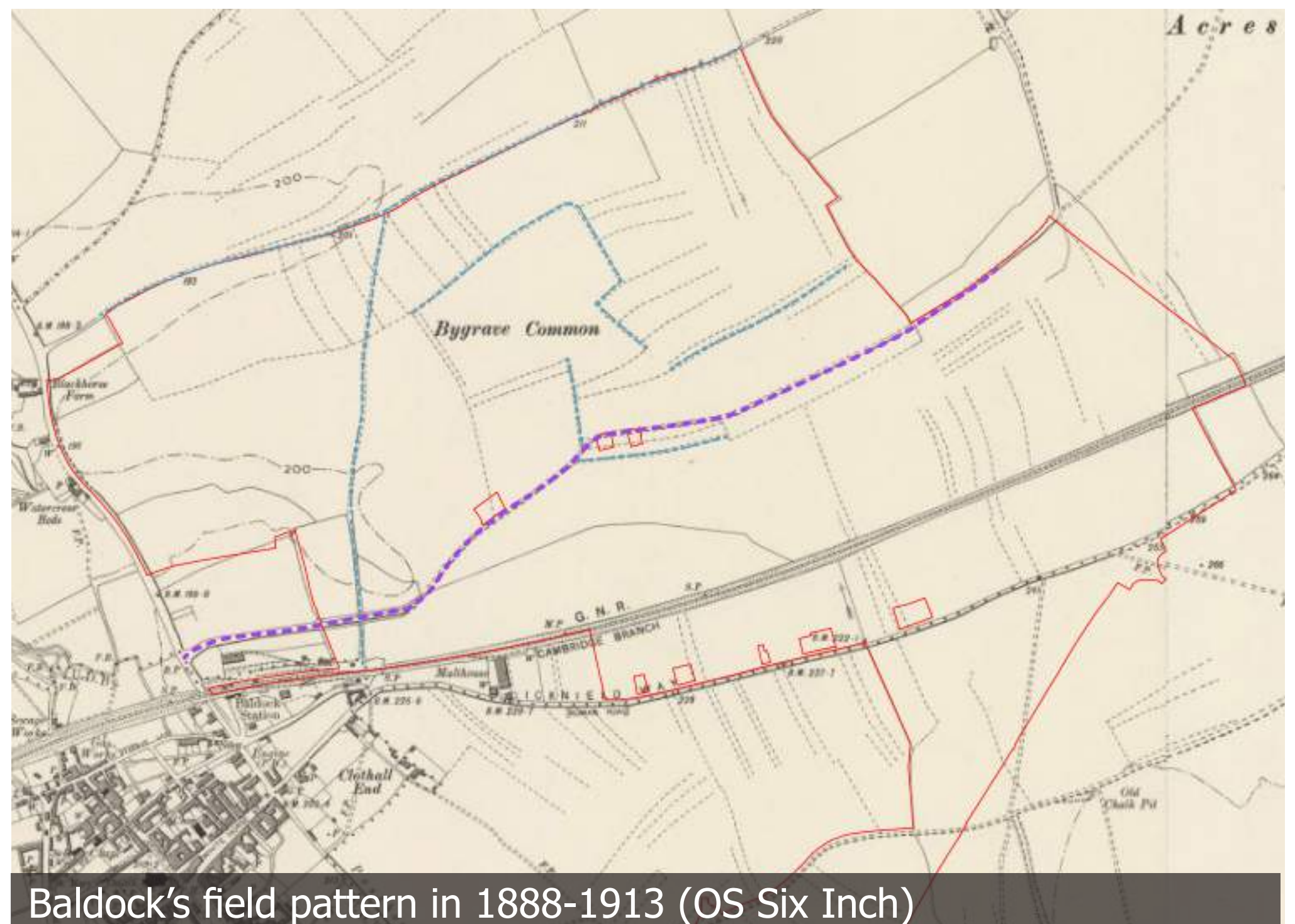
Church view from Land North of Baldock

The new development should continue to reinforce the role the church spire plays in the town.

Field and Cultivated Pattern

In the past, the surrounding countryside was subdivided into a series of plots that served as common land.

Then...



Baldock's field pattern in 1888-1913 (OS Six Inch)

----- Main roads - - - - - Other roads

Now...



Baldock today showing the loss of historical field pattern

7 The Environment

EIA

A full Environmental Impact Assessment on each of the development sites will be undertaken in advance of submitting a planning application.

This process will ensure we develop a scheme that responds sensitively to existing conditions, enhances where possible and fully mitigates for any impacts.

The scoping study includes:

- Landscape and visual impact;
- Ecology;
- Archaeology condition;
- Noise and air quality; and
- Traffic and transport.

Landscape

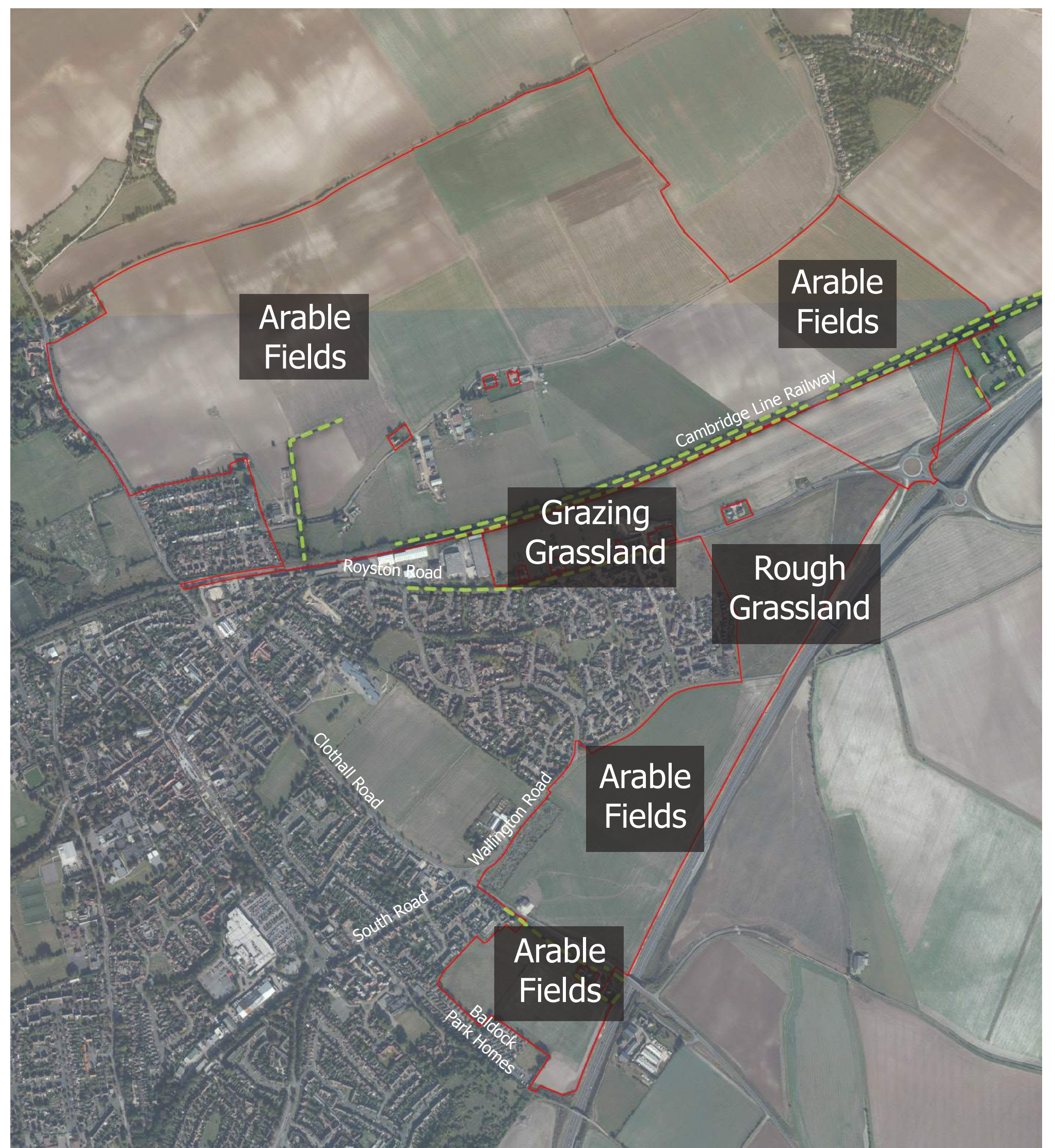
We are undertaking landscape analysis of existing features in and around Baldock.

In particular we are exploring:

- Extent of development and development edges;
- How landscaping is designed in relation to existing houses;
- Preservation of views to St Mary's Church; and
- Providing green spaces linking Baldock town centre to the countryside beyond.



Existing shrubs along train track



--- Landscape features



8 The Environment

Ecology

Our Ecology team are carrying out surveys throughout the proposed sites. So far the ecological features of note are farmland birds and corn buntings in particular.

To preserve the local biodiversity, our primary focus will be to mitigate for the loss of corn bunting breeding territories. We are actively seeking suitable alternative habitat locations within land owned by Hertfordshire County Council to provide for this.

Corn buntings need a mixture of habitats to provide for places where adults can forage for themselves and to feed their chicks as well as having suitable nesting sites.



Habitats for nesting: in cereal fields, set-aside, grass field margins, rough grassland or unimproved grassland.



Corn bunting



Habitats for adult birds foraging: harvested root crops, winter stubbles, newly-sown crops, weeds in the crop margins, areas of spilt grain or places where cereals are fed to outdoor cattle.



Habitats for chicks foraging: crops, grassland and field margins.

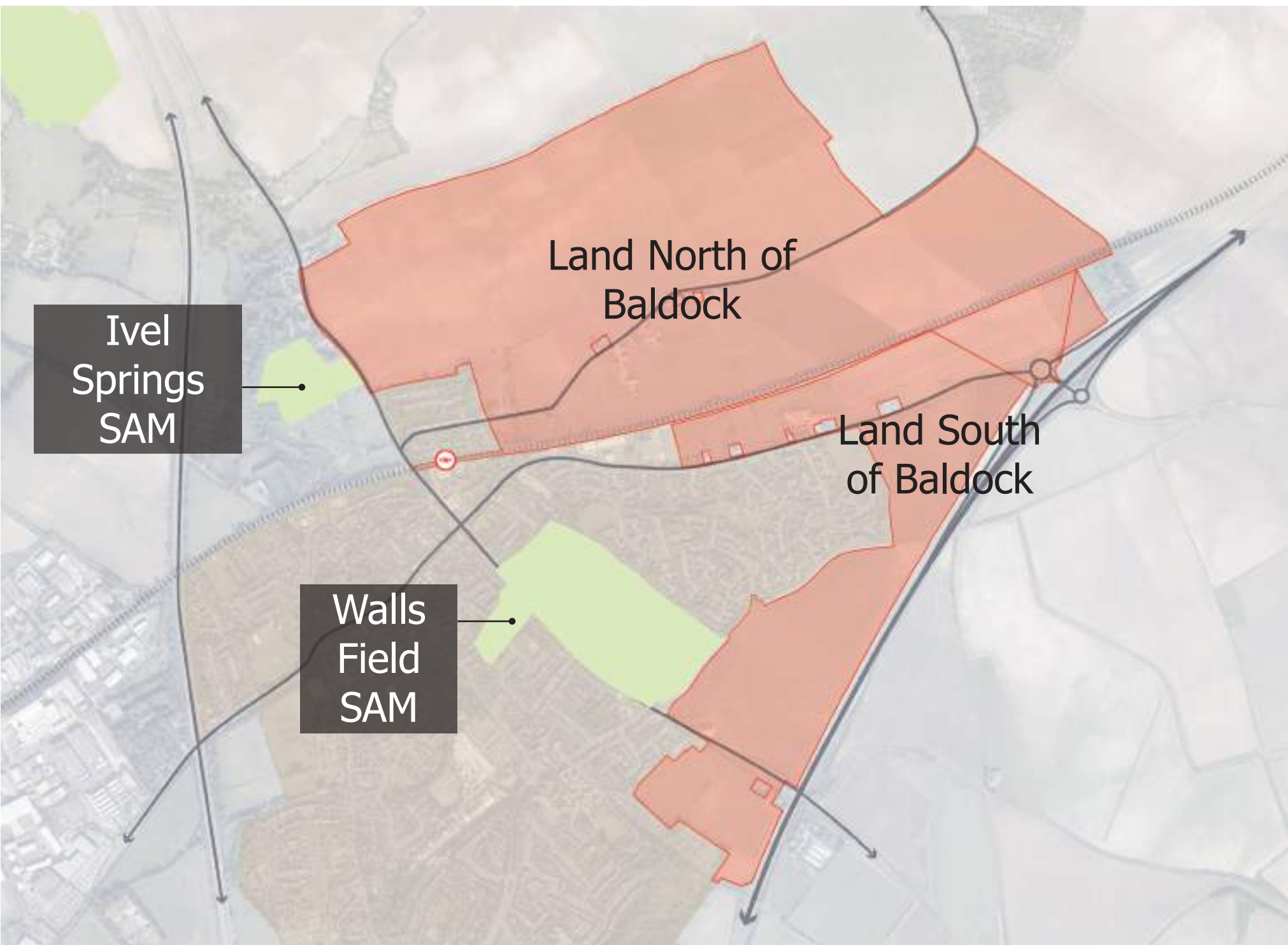
Archaeology

Around the site, there are two Scheduled Ancient Monuments (SAMs) which both adjoin the proposed development area.

These are:

- 1.Walls Field SAM, a Romano-British small town and Late Iron Age settlement.
- 2.Ivel Springs SAM (Settlement Site South of Blackhorse Farm), an Iron Age/Roman/Saxon settlement.

On the site we are undertaking archaeological surveys in acknowledgement of the town’s long and rich history. Our investigations across the development site will inform our proposals.



Noise and Air Quality

We have been measuring the noise and air quality levels in and around Baldock and are now exploring how to best design the proposed development sites in order to deliver suitable air quality and noise levels.

9 Getting Around

Reducing the Need to Travel

Our plans will reduce the need to travel by providing:

- A new Local Centre north of the railway line;
- Schools within the new development; and
- New open spaces, parkland and play spaces.

New Northern Link Road



The new northern link road will connect the existing roads and junction at A505 via a new bridge over the railway.

The town currently experiences notable traffic congestion, the new development will provide new link roads that will carry the traffic.

New Southern Link Road



The new southern link road will connect Royston Road to Wallington Road, provide an alternative route to A505.

10 Promoting Sustainable Travel

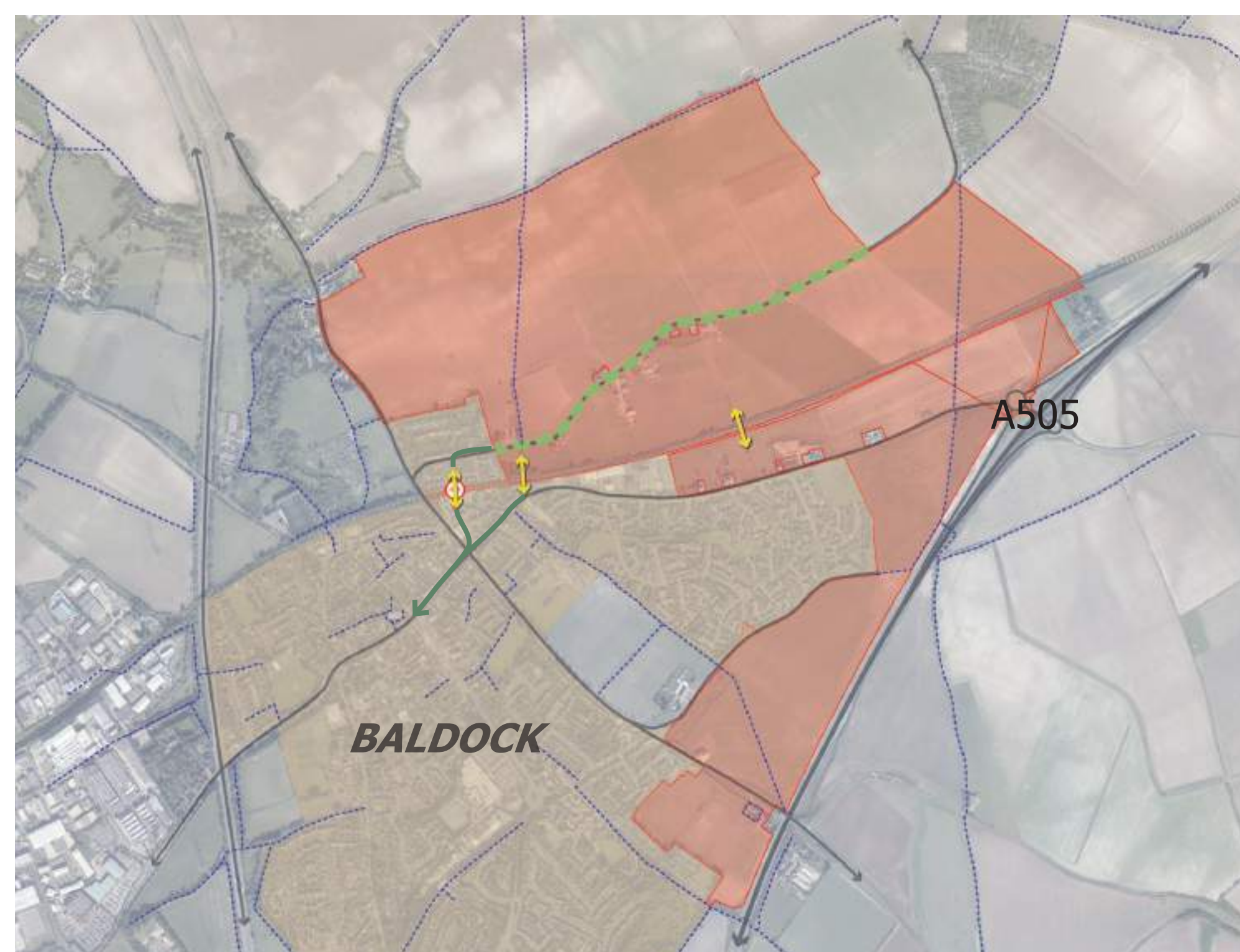
Our plans will encourage sustainable travel by:

1. Cycle & Walk

Connecting new cycle paths and footpaths to existing routes and networks, building new bridges over the railway line.



- Existing Public Rights of Way
- Green route: cycle and walking only route
- Connect to existing town centre
- ↔ Possible pedestrian crossing bridge locations

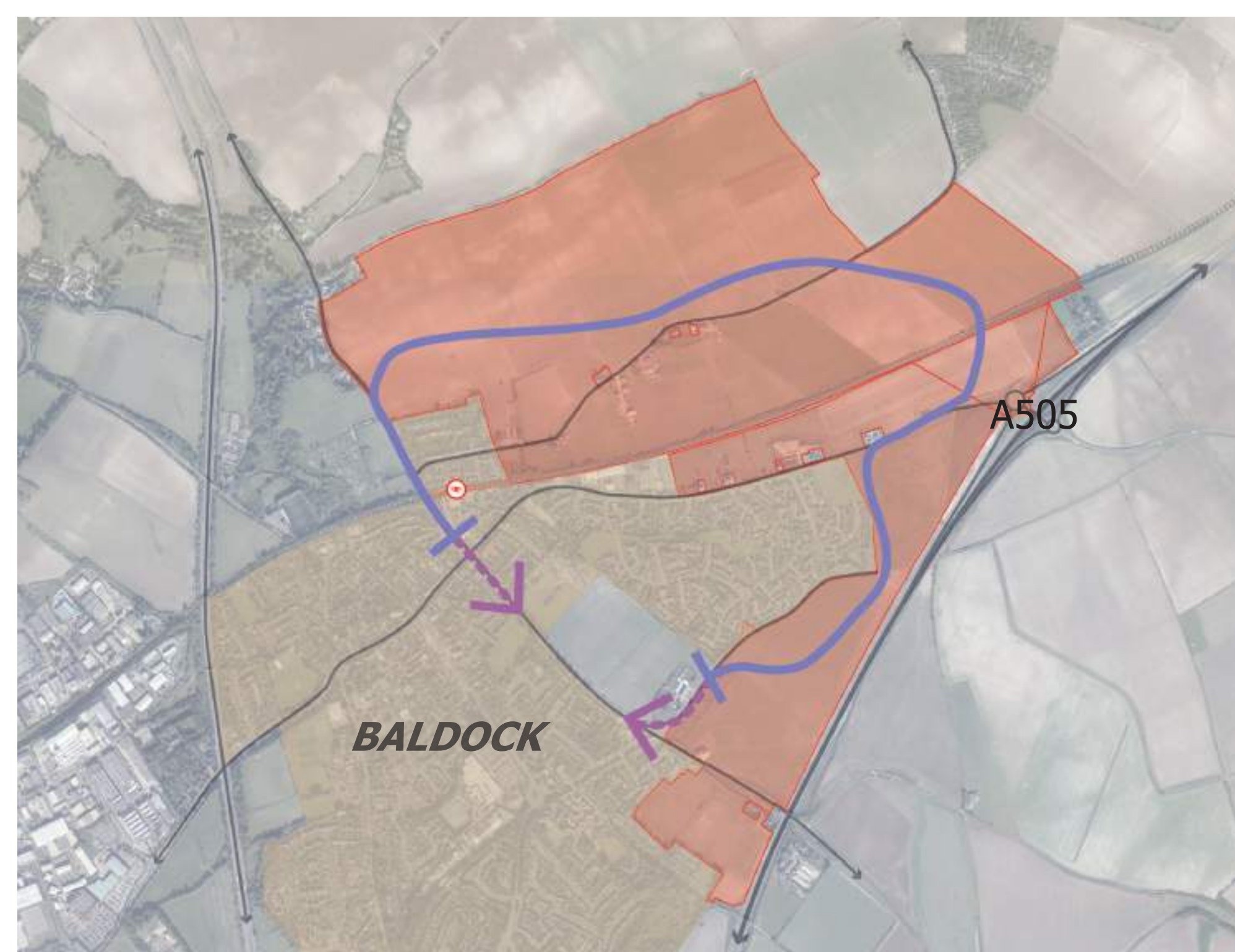


2. Bus Service

Extending existing bus services and/or providing new services.



- Proposed new bus route
- - - Connect to existing bus route



3. Railway Station

Improving accessibility to, and improving, Baldock Railway Station.



11 Shaping the Vision

A New Local Centre

A new local centre is proposed for the northern site. This will provide future residents with local amenities potentially including local shops and health care facilities.



Green Route

A new cycle and walking route will run along the route of the Bygrave Road to connect the new local centre with existing residential areas to the south east of the site.



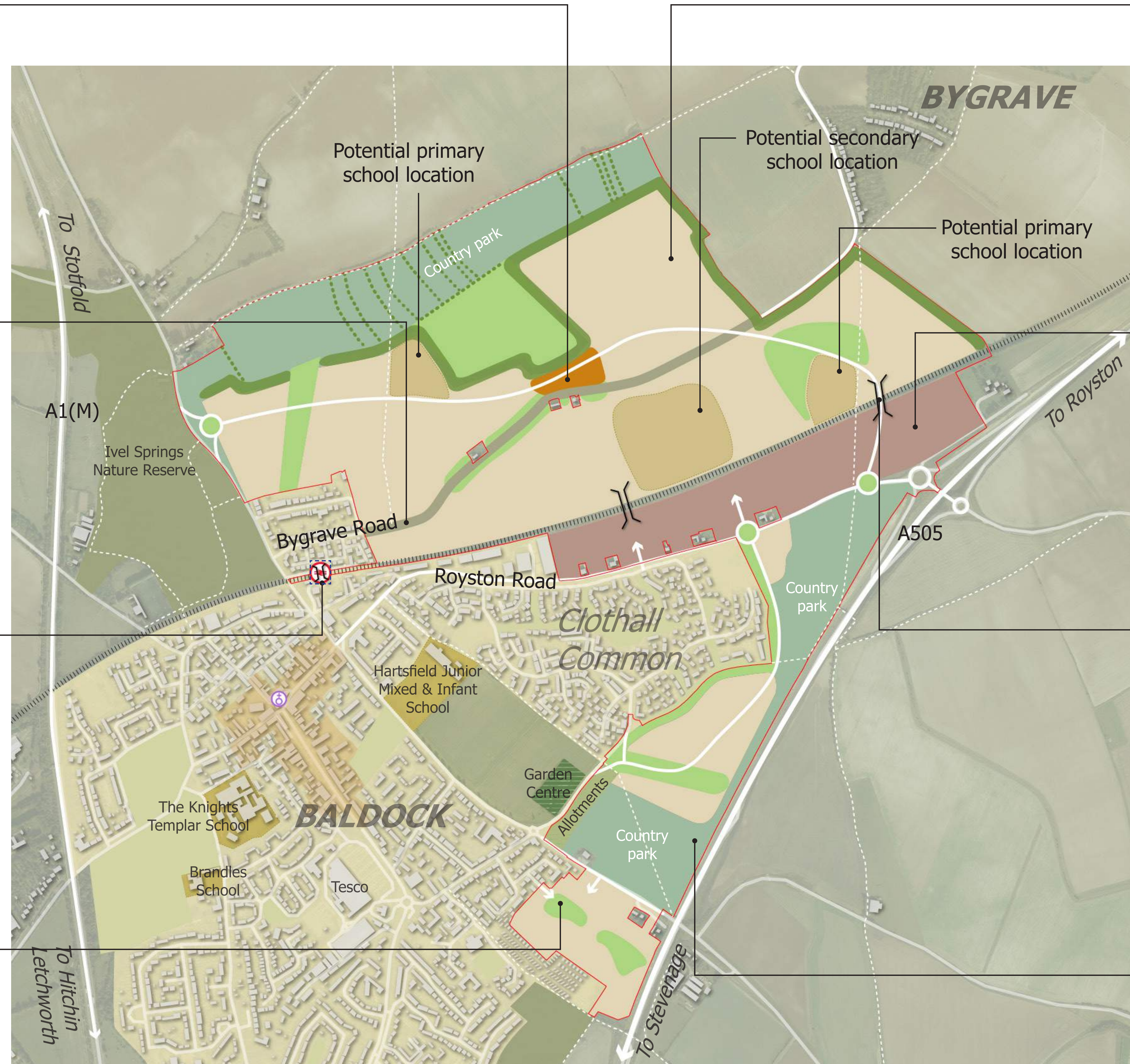
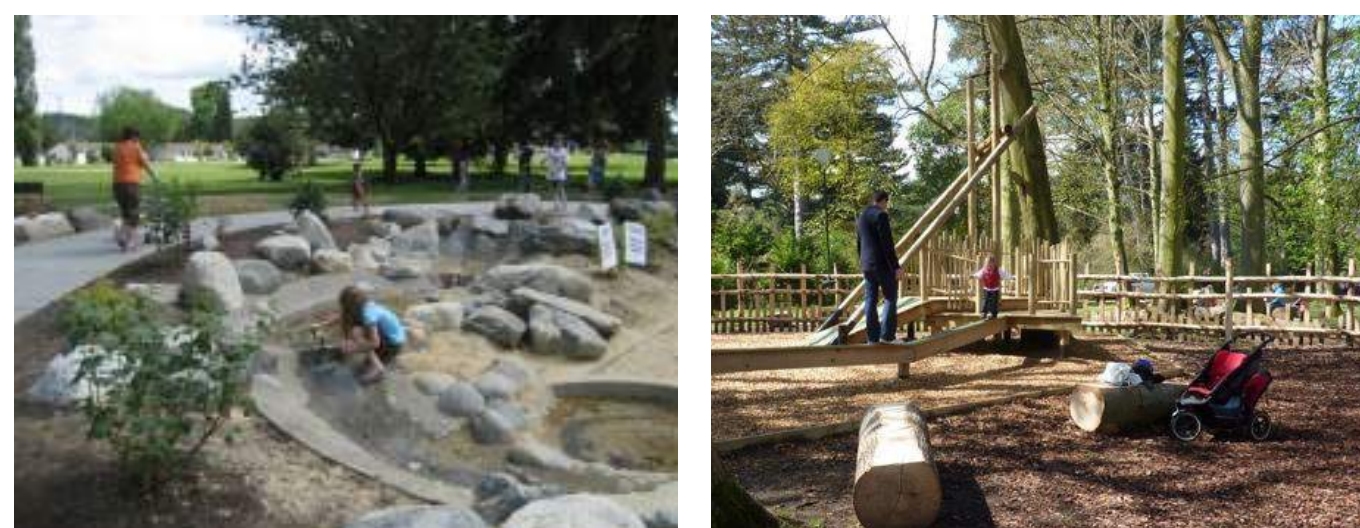
Railway Station Improvements

Improving access to Baldock Train station for both new and existing residents is an important element of future plans for the town. Providing pedestrian connections to the north will be key to improving the site's accessibility.



Neighbourhood Park

The emerging plan has identified an area to be set aside for a neighbourhood park in the former Bygrave Common. This historical common land provides opportunity to create long range views back towards St Mary's church spire, connecting the new development with the existing town.



New Residential Development

Residential development will form most of the future growth to the town. A mixture of new housing types and tenures will be accommodated for within the site area.



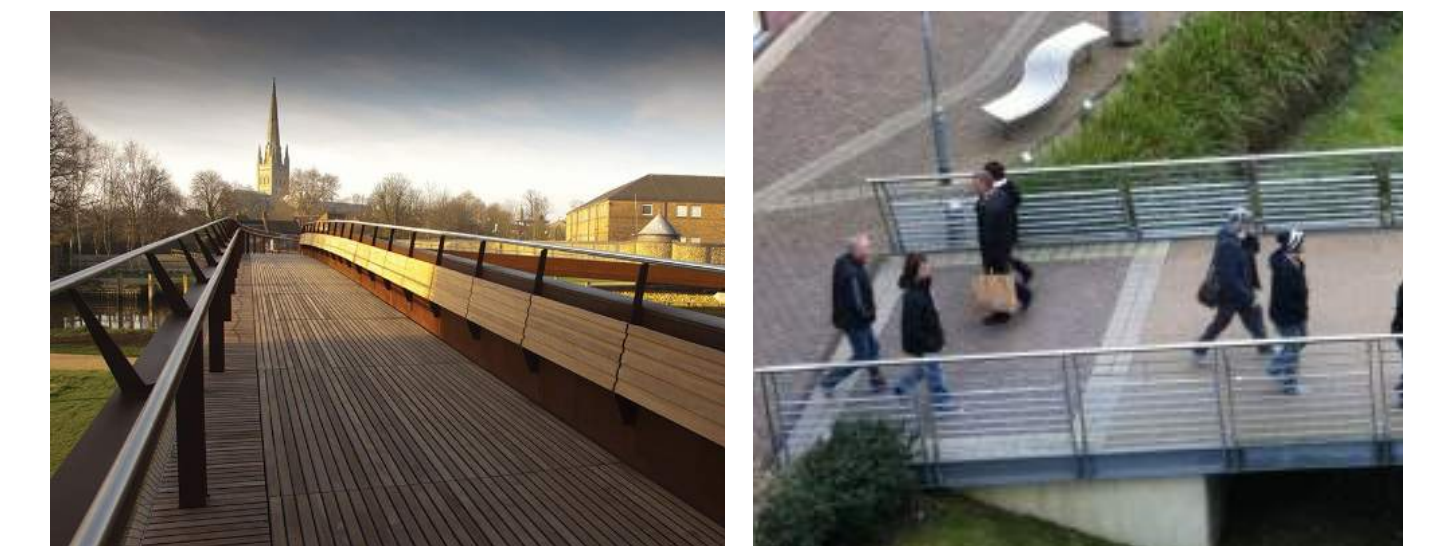
New Employment Area

As well as new residential communities, 19.6 ha of employment land is being provided on the Royston Road providing new job opportunities of Baldock.



New Bridge

Central to the future growth of the town will be the provision of a new link road and bridge crossing the railway line. This will not only help relieve pressure at the Royston Road/Clothall Road junction, but will help connect the two new residential communities.



Country Park

Land has been set aside within the land to the south and north of Baldock to accommodate a new country park for the town.



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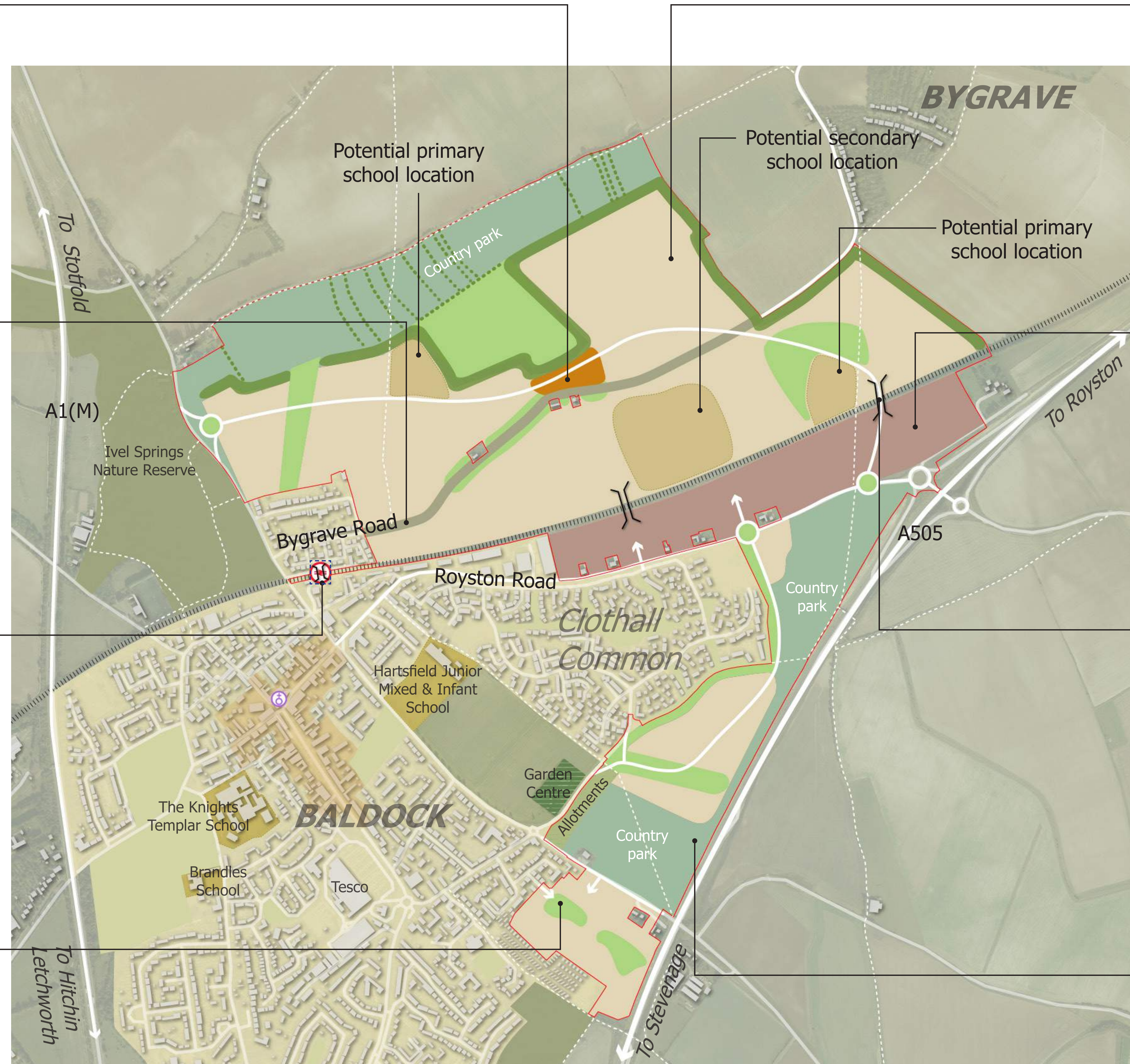
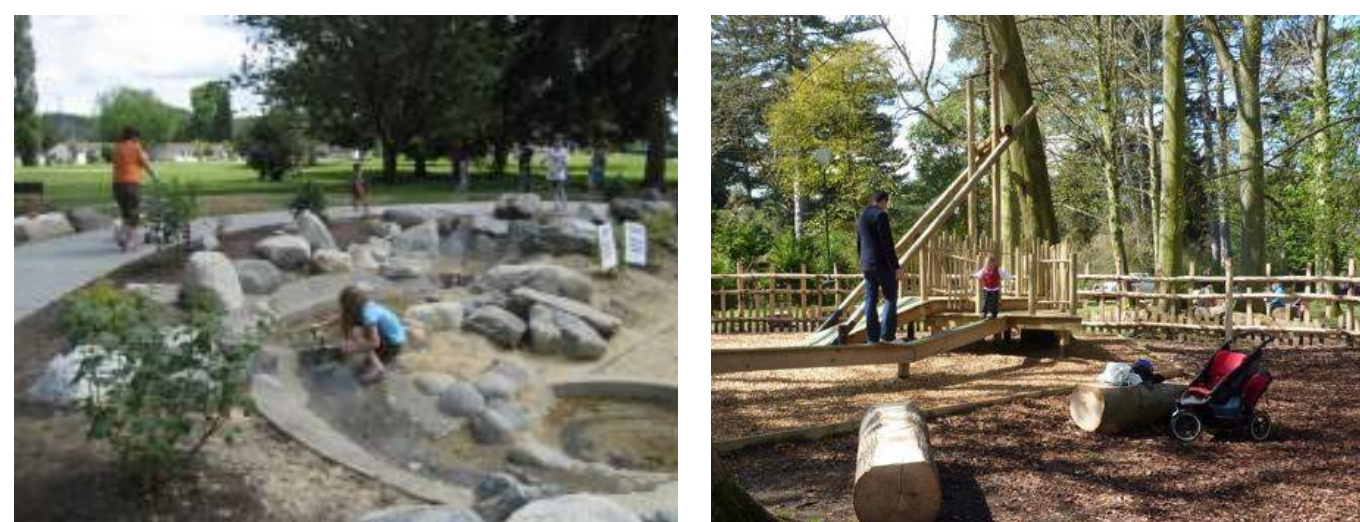
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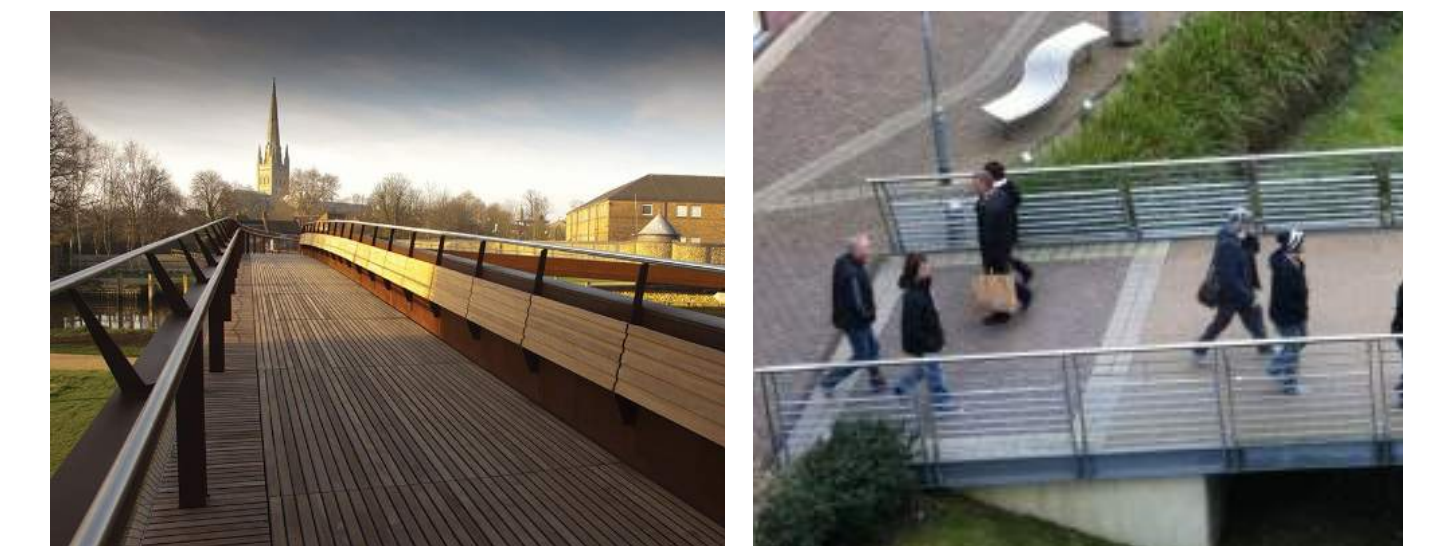
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12

Your Views and Next Steps

We are keen to hear your views on our proposals for Land North of Baldock and Land Southeast of Baldock.

We would be grateful if you could complete a feedback form and either:



We would like your comments by 24 July, 2017.

What happens next?

Following this initial exhibition, we will review the comments received as we develop more detailed proposals for the site.

We will continue to work with North Hertfordshire District Council and the local community as we progress our proposals. We will then hold another round of public consultation, currently scheduled for **August**, to allow residents to view more detailed plans and provide further feedback. Once finalised, the date will be published on ***www.baldockconsultation.co.uk***.

Thank you for taking the time to visit our exhibition.