

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

THURSDAY, 22ND OCTOBER, 2026

SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

Agenda No Item

6. **25/02571/OP - GROWING BALDOCK DEVELOPMENT SITE - BA1 (LAND EAST OF NORTH RD AND NORTH OF RAILWAY LINE); BA10 (LAND BETWEEN RAILWAY LINE AND ROYSTON RD); BA3 (LAND WEST OF A505); BA2 (LAND SOUTH OF CLOTHALL RD); Walls Field; Urban Open Land West Of A505, And Land West Of North Rd, Baldock (Pages 3 - 12)**

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Growing Baldock Development Site: Outline planning application with all matters reserved except for means of highway access into the development from North Road and Clothall Road for: up to 3,200 homes, up to 16ha of employment, waste and leisure infrastructure, a mixed use local centre, up to 1 secondary school, up to 2 x primary schools, nursery/childcare facilities, health hub, green infrastructure (including parks, formal sports provision, play, habitat areas, informal open space and structural planting), internal street network, access junctions and railway crossing, public transport infrastructure, pedestrian/cycle network (including PRow diversions, active travel routes, mobility hubs and crossing of the railway), utilities and drainage infrastructure (including diversions of existing and provision of new infrastructure, pumping stations, sustainable drainage, primary substations, rising main/strategic sewer and renewable energy infrastructure), ground remodelling/earthworks and any necessary demolitions (as amended).

7. **26/01125/S73 HUB FITNESS, UNIT 1-4, GLOVERS COURT, HITCHIN, HERTFORDSHIRE, 23-25 BURY MEAD ROAD, SG5 1RP (Pages 13 - 14)**

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Changes to wording of condition 3 of planning permission 87/01900/1 granted 04.02.1988 for erection of single storey building for 6 work shop units and parking spaces. (Revised by plans received 28/01/1988)

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Written Update – Item 6 – 25/02571/OP (Growing Baldock)

Several items of correspondence have been received following publication of the report from consultees. These have been reported below.

Further representations

National Highways

Notice is hereby given that National Highways' formal recommendation is as follows:

b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons)

Annex A – National Highways' assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Recommended Conditions

1. A1(M) Junction 9 Mitigation

Prior to the completion of the connections (link road) between North Road and the A505 through BA1 the improvements to Junction 9 of the A1(M) shall be delivered in general accordance to those set out within the submitted TAA Appendix E, Drawing no. PC7029-RHD-CE-GB-DR-D-0132.

Reason: To ensure the safety and operation of the SRN.

2. North Road to Royston Road connection

No more than 850 dwellings forming part of the development of BA1 shall be occupied until the Primary Street connection between the A507 (North Road) and B656 (Royston Road) access junctions has been delivered.

Reason: To ensure the safety and operation of the SRN.

Hertfordshire Historic Environment (Archaeology)

The response from the Historic Environment team at Hertfordshire County Council within the officer report was summarised, correctly, as no objection subject to conditions (response dated 12th November 2025). However, it did not explicitly state the conditions, just that the team will be recommending archaeological conditions. Following discussions, discussions have been undertaken with the Historic Environment Team in respect to conditions, as well as the officer report itself. The responses received contain the following recommended conditions –

“A No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

- 1. The programme and methodology of site investigation and recording*
- 2. The programme and methodology of site investigation and recording, preservation in situ of heritage assets and no dig areas as required by the evaluation*
- 3. The programme for post investigation assessment*
- 4. Provision to be made for analysis of the site investigation and recording*
- 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 6. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 7. Provision to be made for public engagement and interpretation*
- 8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

B The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.”

The conditions (taken as three separate, but related and cross referenced conditions) are considered required as the submitted Written Scheme of Investigation has not explicitly been approved by HCC archaeology. This condition will enable HCC archaeology to further review the WSI and work with the applicant to make any necessary amendments.

The response does remain as summarised in the officer report, the development can be made acceptable in heritage terms through the use of conditions.

The applicant has agreed the imposition of the conditions as requested by Hertfordshire County Council Historic Environment Team.

The remainder of the response from the Historic Environment Team has been reviewed and considered. The contents of the response does not alter the considerations and conclusions within the Committee Report.

Hertfordshire Growth and Infrastructure

A further representation has been received from Hertfordshire Growth and Infrastructure Unit requesting changes in the Heads of Terms (Table 4.11.1). The requested changes only have regard to the Infrastructure Project(s) column.

Category (Authority)	Infrastructure Project(s) (as per heads of terms table)	Infrastructure Project(s) as amended
Primary Education (HCC) Nursery Education Contribution included within the primary education contribution	Towards the delivery of a two new primary schools at 2 form entry with potential to expand each primary school to 3 form entry	towards the delivery of two new primary schools on the development and expansions up to 6fe and/or provision serving the development
Primary School Land (HCC)	Comprising two parcels of land up to Xha each together with requirements to submit school land specification and a phasing plan for approval.	Comprising two parcels of land up to 2.92ha each (5.84ha total) together with requirements to submit school land specification and a phasing plan for approval.
Secondary Education Contribution (HCC)	Towards new secondary education provision with the following options: Option 1 – Knights Templar expansion and relocation to BA3: Relocation and expansion (up to 12FE) of Knights Templar School to BA3. Option 2 – Knights Templar expansion: Expansion of Knights Templar on existing site (up to 10FE). Option 3 – Additional secondary school on BA3: Provision of additional secondary school (up to 5FE) on BA3	Towards the delivery of new secondary school provision and/or provision serving the development. The three project options are as follows, only one will be delivered: Option 1 – Knights Templar expansion and relocation to BA3: Relocation and expansion (up to 12FE) of Knights Templar School to BA3. Option 2 – Knights Templar expansion: Expansion of Knights Templar on existing site (up to 10FE). Option 3 – Additional secondary school on BA3: Provision of additional secondary school (up to 5FE) on BA3
0-2 Childcare Contribution (HCC)	Towards increasing the capacity of 0-2 year old childcare facilities at a provision serving the development	Towards the provision of up to three new 50 place childcare settings on site and/or provision serving the development
5-11 Childcare Contribution (HCC)	Towards increasing the capacity of 5-11 year old childcare facilities at a provision serving the development	Towards increasing the capacity of 5-11 year old childcare facilities at the new on-site primary school and/or provision serving the development
Monitoring Fees (HCC)	These will be based on the number of triggers within each legal agreement with each distinct trigger point attracting a charge of £340.	These will be based on the number of triggers within each legal agreement with each distinct trigger point attracting a charge of £420.

North Hertfordshire Environment (Waste)

A late representation has been received on behalf of North Hertfordshire Environment (Waste). The representation has been published, but is provided below –

“North Herts Council is supportive of the proposed allocation for the Council to have a new depot for its waste and recycling operations on the Growing Baldock site (Ref:25/02571/Opco), located next to the proposed Household Waste Recycling Centre and transfer station (land to the east of BA10). We have a recognised need for a new, modern fit for purpose depot, as we are limited by size and site condition at our current depot site and need to expand to accommodate likely future need for electric charging of waste vehicles. The site is a good location for access for our operations across the district and there are clear operational and environmental benefits to co-locating next to the proposed transfer station.”

Govia Thameslink

Comments were received from Govia Thameslink that had not been included in the report, summarised as no objection, noting that demand for the station would trigger the need for consideration of enhancement facilities at the station, including increasing opening hours to the ticket office; provision of toilets; enhanced waiting room facilities; enhancement of underpass; potential reopening of redundant spaces to create retail / commercial uses; enhancement of car parking / cycle storage; options for step-free access and options for a second entrance on the north side of the station. Their comments indicate that some of these elements would be led by Network Rail, specifically any underpass and secondary station entrance.

Public Consultation Responses

Five further responses have been received following the finalising of the Committee Report from three interested parties. The contents of the further responses are covered and considered within the officer report, with the exception of some matters expressed by occupiers of existing premises on Baldock Road that are not part of the application site. The representation is available on the website for full review.

The matters not raised prior to the publication of the committee report pertain to the effect of the development proposal and construction on the ability to sell or move from the existing properties. This not a material planning consideration.

Main Report

A further update to Heads of Terms, beyond that within the Growth and Infrastructure further representation, is required as follows (amendments in red) –

Category (Authority)	Figure (£)	Infrastructure Project(s) (as per heads of terms table or as updated above)
Secondary School Land (HCC)	Nil (up to 5FE of land)	Land on BA3 to accommodate the following secondary education on-site solutions: Option 1 – Knights Templar expansion and relocation to BA3: Relocation and expansion (up to 12FE) of Knights Templar School to BA3. Option 3 – Additional secondary school on BA3: Provision of additional secondary school (up to 5FE) on BA3.

Waste Service Land (HCC)	Nil	Provide suitable land for the delivery of ~~3.5 hectares for~~ a combination of transfer station, recycling centre and depot.
Adult Care Service Supported Housing	Nil	Delivery of 6 self-contained units of supported affordable housing for people with learning and/or physical disabilities with a land size ~~of around up to~~ 2,000 sqm
Hertfordshire Constabulary (NHDC/Hertfordshire Constabulary)	Nil for space £10,000 for ANPR CCTV ~~TBA~~ £20,716.68 (2x NPT officers) + £5,181.83 (1x NPT support team) for recruitment, equipment and training costs of officer and support staff	Provision of space set out to specifications to be agreed (with a starting point of 27m ² with locker and equipment room) for on-site officer presence within the proposed community building/on-site CCTV cameras in locations to be agreed/a contribution to officer and support staff who will utilise the on-site space
Sports Facilities (NHDC)	~~TBA~~ £1,500,000	~~TBA~~ Towards amount covering higher spec sports hall and 3G AGP for community use of on-site Secondary School or on-site delivery of 3G AGP, dual-use court facilities, floodlighting and sports pavilion ~~and additional or~~ £1.5m contribution to expand the Knights Templar Sports Hall in the event of an off-site Secondary School solution; alongside use of part of the community centre as a fitness/activity studio and delivery of Eastern Park for grass pitches for football and cricket, as well as youth football and mini soccer, a pavilion and parking
School Community Use Agreement (NHDC)	~~TBA~~ Nil	Use of Primary and Secondary School sites for community use to be agreed in consultation with Herts CC Growth and Infrastructure Unit and Sport England ~~with contributions required to uplift proposed facilities to enable community use.~~

The below minor changes are required to the planning balance table as set out below:

<i>Planning consideration</i>	<i>Effect</i>	<i>Weight</i>
Trees	Harm	Moderate
Landscape and visual including loss of BMV agricultural land	Harm	Moderate*
Ecology and protected species	Harm	Limited*

Delivery of residential development	Benefit	Substantial
Delivery of affordable housing	Benefit	Very substantial
Delivery of employment and economic considerations	Benefit	Substantial
Open space overprovision and community facilities	Benefit	Moderate
Biodiversity net gain	Benefit	Moderate
Transport and highways	Benefit*	Limited*
Flooding, water management and drainage	Benefit	Limited
Green Belt	Neutral	None
~~Transport and highways~~	~~Neutral*~~	~~None*~~
Heritage assets including archaeology	Neutral*	None*
Environmental impacts	Neutral*	None*
Waste	Neutral*	None*

Conditions

National Highways

Following advice from National Highways, the reason for conditions 34 and 36 shall be amended to include reference to both the local and strategic highway network as follows:

- 34 *No more than 850 dwellings forming part of the development of BA1 as identified on the approved Development Specification (Figure 1) shall be occupied until the Primary Street connection between the A507 (North Road) and B656 (Royston Road) access junctions has been delivered.*

Reason: To ensure a satisfactory access in the interests of highway safety in accordance with Policy T1 of the North Hertfordshire Local Plan (2022) and Policy TR4 of the National Planning Policy Framework (2026) and to ensure the safety and operation of the Strategic Road Network.

- 36 *No more than 850 dwellings forming part of the development of BA1 as identified on the approved Development Specification (Figure 1) shall be occupied until the A505 and B656 (Royston Road) junction works to provide access into BA1 have been delivered.*

Reason: To ensure a satisfactory access in the interests of highway safety in accordance with Policy T1 of the North Hertfordshire Local Plan (2022) and Policy TR4 of the National Planning Policy Framework (2026) and to ensure the safety and operation of the Strategic Road Network.

As a result of the updated positive position from National Highways, and the changes to the already recommended conditions above, the recommendation can be altered to remove reference to the need for an updated response from National Highways (dealt with below).

Archaeology

Following the late representation from Hertfordshire Historic Environment Team, the applicant has agreed to the conditions requested. Thereby, Conditions 24 and 25 which have regards to trees and landscaping will be re-numbered 62 and 63. Following this, condition 23 in its current form will be deleted, and conditions 23-25 will be entered as below:

23. *No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:*
- 1. The programme and methodology of site investigation and recording*
 - 2. The programme and methodology of site investigation and recording, preservation in situ of heritage assets and no dig areas as required by the evaluation*
 - 3. The programme for post investigation assessment*
 - 4. Provision to be made for analysis of the site investigation and recording*
 - 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
 - 6. Provision to be made for archive deposition of the analysis and records of the site investigation*
 - 7. Provision to be made for public engagement and interpretation*
 - 8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

Reason: In the interests of protecting heritage assets with archaeological interest in accordance with Policy HE4 of the North Hertfordshire Local Plan (2022).

24. *The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 23*

Reason: In the interests of protecting heritage assets with archaeological interest in accordance with Policy HE4 of the North Hertfordshire Local Plan (2022).

25. *The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 23 and the provision made for analysis and publication where appropriate.*

Reason: In the interests of protecting heritage assets with archaeological interest in accordance with Policy HE4 of the North Hertfordshire Local Plan (2022).

Condition 6 secures the access junction plan details by listing them. The structure of North Hertfordshire District Council Planning Decision Notices is such that the condition needs to be changed to our standard condition, with the plans reference listed within the decision notice itself. Therefore, condition 6 in its form in the officer report shall be deleted and replaced with the following:

6. *The development hereby permitted shall be carried out wholly in accordance with the supporting approved documents and plans listed below:*

*UAC092-001-RevF
PC7029-ITP-CE-GB-DR-D-0150-P01
PC7029-ITP-CE-GB-DR-D-0152-P02*

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Definitions

The definition for 'Enabling Works' in the report is set out in the description contained in the wording of Condition 3 within the report; the definition shall remain at the beginning of the conditions schedule utilising this wording and Condition 3 modified to remove the definition.

Recommendation

That planning permission be **GRANTED** subject to:

- a) The completion of a satisfactory legal agreement and the applicant agreeing to extend the statutory period in order to complete the agreement;
- b) Providing delegated powers to the Development and Conservation Manager to (i) resolve outstanding matters including financial contributions and (ii) update conditions and informatives with minor amendments as required; and
- c) Conditions as set out in the report for 25/02571/OP and amendments to conditions and definitions as follows:

Definitions

2. "Enabling Works" shall refer to preparation works to make the site ready for construction. Such works include (but are not exclusively limited to) site or ground clearance and preparation; surveying; environmental and hazardous substance testing and sampling; soil tests; remediation works; pegging out; tree protection; ecological survey and mitigation works; archaeological investigation; site clearance; ground improvement works; construction of boundary fencing or hoardings including for site security, demolition and removal of buildings and other structures; creation of temporary haul roads and enabling works to accesses or other works or operations to enable any of these works to take place including ground and site works.

Conditions

Standard Conditions

3. Development shall not commence, except for Enabling Works, development within BA2 and the approved accesses shown on the approved access plans set out in Condition 5, unless:
- It falls within a Phase and an approved Reserved Matters Area; or
 - The proposed development is identified as development advanced outside a Phase in accordance with Condition 8.

Reason: For the avoidance of doubt and to secure comprehensive, coordinated and sustainable development and to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising from development in accordance with Policies SP1 and SP9 of the North Hertfordshire Local Plan (2022).

6. The development hereby permitted shall be carried out wholly in accordance with the supporting approved documents and plans listed below:

UAC092-001-RevF
PC7029-ITP-CE-GB-DR-D-0150-P01
PC7029-ITP-CE-GB-DR-D-0152-P02

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

23. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording, preservation in situ of heritage assets and no dig areas as required by the evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Provision to be made for public engagement and interpretation
8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: In the interests of protecting heritage assets with archaeological interest in accordance with Policy HE4 of the North Hertfordshire Local Plan (2022).

24. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 23

Reason: In the interests of protecting heritage assets with archaeological interest in accordance with Policy HE4 of the North Hertfordshire Local Plan (2022).

25. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 23 and the provision made for analysis and publication where appropriate.

Reason: In the interests of protecting heritage assets with archaeological interest in accordance with Policy HE4 of the North Hertfordshire Local Plan (2022).

- 34 No more than 850 dwellings forming part of the development of BA1 as identified on the approved Development Specification (Figure 1) shall be occupied until the Primary Street connection between the A507 (North Road) and B656 (Royston Road) access junctions has been delivered.

Reason: To ensure a satisfactory access in the interests of highway safety in accordance with Policy T1 of the North Hertfordshire Local Plan (2022) and Policy TR4 of the National Planning Policy Framework (2026) and to ensure the safety and operation of the Strategic Road Network.

- 36 No more than 850 dwellings forming part of the development of BA1 as identified on the approved Development Specification (Figure 1) shall be occupied until the A505 and B656 (Royston Road) junction works to provide access into BA1 have been delivered.

Reason: To ensure a satisfactory access in the interests of highway safety in accordance with Policy T1 of the North Hertfordshire Local Plan (2022) and Policy TR4 of the National Planning Policy Framework (2026) and to ensure the safety and operation of the Strategic Road Network.

- 62 If within a period of five years from the date of the planting of any tree or shrub or any tree or shrub planted in replacement for it is remove or up-rooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted as a replacement.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policy D1 of the North Hertfordshire Local Plan (2022) and Policies DP3 and N3 of the National Planning Policy Framework (2026).

- 63 Retained trees, woodland and hedgerows shall receive appropriate protection during the construction phase through the use of tree root protection zones and barriers in accordance with BS5837: 2012 Trees in relation to design, demolition and construction.

Reason: To ensure a satisfactory appearance to the development, to safeguard the visual character of the area and in the interests of promoting ecology in accordance with Policies D1 and NE4 of the North Hertfordshire Local Plan (2022) and Policies DP3 and N3 of the National Planning Policy Framework (2026).

Written Update – 26/01/25/S73 - Changes to wording of condition 3 of planning permission 87/01900/1 granted 04.02.1988 for erection of single storey building for 6 workshop units and parking spaces. (Revised by plans received 28/01/1988) - Hub Fitness, Unit 1-4 Glovers Court, Hitchin, Hertfordshire, 23-25 Bury Mead Road, SG5 1RP

Further representations received

Further representations have been received from neighbouring residents of Heathfield Road and Stormont Road, raising concerns about the proposed Class E(d) use of Units 1–4 and the adequacy of the proposed noise mitigation measures and planning conditions.

The additional concerns to those already raised are summarised as follows:

- The extent of the building's openable frontage and the potential for noise to escape through open doors and windows, including when amplified sound is not being used.
- The suitability of permitting outdoor exercise
- The absence of clearly defined limits on the scale, frequency and duration of larger classes, special events and outdoor activities.
- Differences between the April and July 2026 versions of the Noise and Operations Management Statement (NOMS)
- Concerns regarding the proposed operating hours, particularly Sunday activities
- The adequacy and enforceability of the proposed conditions, including the identification of the permitted outdoor activity areas, the specification of acoustic mitigation works and the control of amplified sound.
- The relevance of planning permission 16/01679/1, relating to another gym use within the wider site, which included a condition requiring windows to remain permanently closed.
- Questioned whether the Environmental Health Officer's recent observations adequately reflect the wider history of noise complaints. Reference has been made to complaints dating from August 2025, earlier site visits, noise recordings and monitoring undertaken during April and May 2026.

Officer response

The additional representations have been considered alongside the matters addressed in the main committee report and the Environmental Health Officer's investigations. Officers acknowledge the concerns raised, including the previous noise complaints and the potential for noise from both amplified and unamplified activities. However, the Environmental Health Officer has raised no objection subject to appropriate controls, and recent observations indicate that noise has reduced following mitigation measures. Having regard to the established commercial character of the site, the existing operation and the proposed restrictions, officers remain satisfied that the Class E(d) use would not result in unacceptable harm to neighbouring residential amenity.

For clarity, the external areas associated with Units 1–4 referred to in the recommended conditions are those falling within the application site edged red on the submitted site location plan. The proposed conditions are considered sufficiently clear to control the use of these areas, and no further restrictions on outdoor exercise or class sizes are considered necessary.

Following a further review of the recommended conditions, officers propose to remove Condition 6 'Amplified Sound System' in its entirety, as its requirements are not considered necessary having regard to the controls already secured through the remaining conditions. The wording of those conditions will otherwise remain unchanged, save for the insertion of the specific date of the July 2026 NOMS wherever that document is referenced, to ensure that the approved document is clearly identified.

Conclusion

The further representations do not raise any matters which alter the assessment or conclusions set out in the main committee report. Officers remain satisfied that the proposal is acceptable having regard to Policies D3 and T2 of the North Hertfordshire Local Plan 2011–2031.

There are no substantive changes to the proposed development or the officer assessment. The recommendation to **grant** planning permission remains unchanged, subject to the deletion of Condition 6 and the clarification of the NOMS document references as outlined above.