

Growing Baldock

Plans to grow Baldock are nearly ready to be submitted to the Planning Authority for their consideration. We want to share the latest thinking and make sure local communities in Baldock and surrounding villages continue to help shape this major expansion of the existing town.

The story so far

Baldock needs to grow sustainably to provide homes and jobs for both current and future generations. The areas highlighted in the plan below have been allocated for new housing and facilities through the *North Hertfordshire Local Plan (2022)* and the *Baldock, Bygrave and Clothall Neighbourhood Plan (2021)*, both of which set clear expectations for how this growth should take place.

These plans have been shaped in collaboration with partners, stakeholders and the wider community. You can view the materials shared during the 2023 consultations — and see how your feedback has influenced the plans — by visiting the Baldock Conversation section of the Growing Baldock website: www.growingbaldock.co.uk/the-baldock-conversation.

Since then, we've been reviewing feedback and working to resolve the important issue of secondary education provision. Reaching agreement on a robust process for education has taken longer than anticipated, which delayed finalising the overall development layout. This layout is now outlined in the *Baldock Strategic Masterplan*¹ which is currently being considered by North Herts Council.

With this milestone reached, we are ready to move forward with further consultation as we prepare for the next stage in the planning process: submission of an Outline Planning Application.

¹ To view the *Strategic Masterplan*, please visit North Herts website: www.north-herts.gov.uk/growing-baldock-masterplan

Drop-in events

Saturday 12 July 2025

10am to 2pm

Baldock Community Centre

Wednesday 16 July 2025

3pm to 8pm

St Mary's Church Hall

Friday 18 July 2025

1pm to 6pm

St Mary's Church Hall

Growing Baldock locations



The growth will offer:

- Up to 3,200 new homes
- Around 16 hectares of employment land
- Community facilities, shops and services
- Primary and secondary schools
- New parkland, green spaces and play areas
- Public transport and new cycle and walking connections, alongside investment in local road infrastructure

See
detailed
plan overleaf

10 The Strategic Masterplan and 10 core principles

The plan below shows the Strategic Masterplan and the principles that have evolved through our discussions with local partners, stakeholders and communities to help shape the vision.

1 Local Centre to complement High Street

A small local centre will meet the day-to-day needs of residents in the new development without competing with the vibrancy and success of the High Street. Baldock Town Centre will be supported by improved access for bikes and better buses.

2 Recharging the River Ivel

The development can help address some of the problems facing the River Ivel, by draining surface water from the development into the aquifer, which will help to restore water levels and quality in the Ivel.

3 A healthy and connected town — Baldock Greenway

A Greenway for Baldock will provide a continuous green walking and cycling route around the development and town, connecting to footpaths and cycle ways in the wider area, including the Letchworth Greenway and the Etonbury Wheel as well as to the new green spaces of Bygrave Common, a rejuvenated Walls Field and the green space east of Clothall Common.

4 Health Hub for Baldock

Baldock will need new health facilities as it grows as the existing medical centre is nearing full capacity. The development will work with health authorities to provide a new 'health hub' with GP and other health facilities to serve the Baldock community.

5 Achieving Growing Baldock Net Zero

The development will be as sustainable as possible, aiming to be net zero in operational carbon and to minimise construction carbon emissions.

6 Re-interpreting Baldock's history — Heritage Trail

Baldock has a rich archaeological heritage dating back to Prehistoric and Roman times. The 'Heritage Trail' will bring this to life, connecting and celebrating key features, and sharing information from the area's past.

7 A New Life for Bygrave Common

Bygrave Common will be created as a large park, which reinterprets the historic common land in this area. It will connect with the Baldock Greenway and provide spaces for nature and people to enjoy.

8 Much-needed new homes for Baldock

Growing Baldock will provide around 3,200 new homes in new neighbourhoods strongly connected to the town. It will incorporate house types and sizes to meet a wide range of needs, including homes to buy, homes to rent and affordable homes.

Drop-in events



At the drop-in events, we will have team members able to talk through the hard work that underpins these key proposals and a lot more of the detail that sits behind the plans.



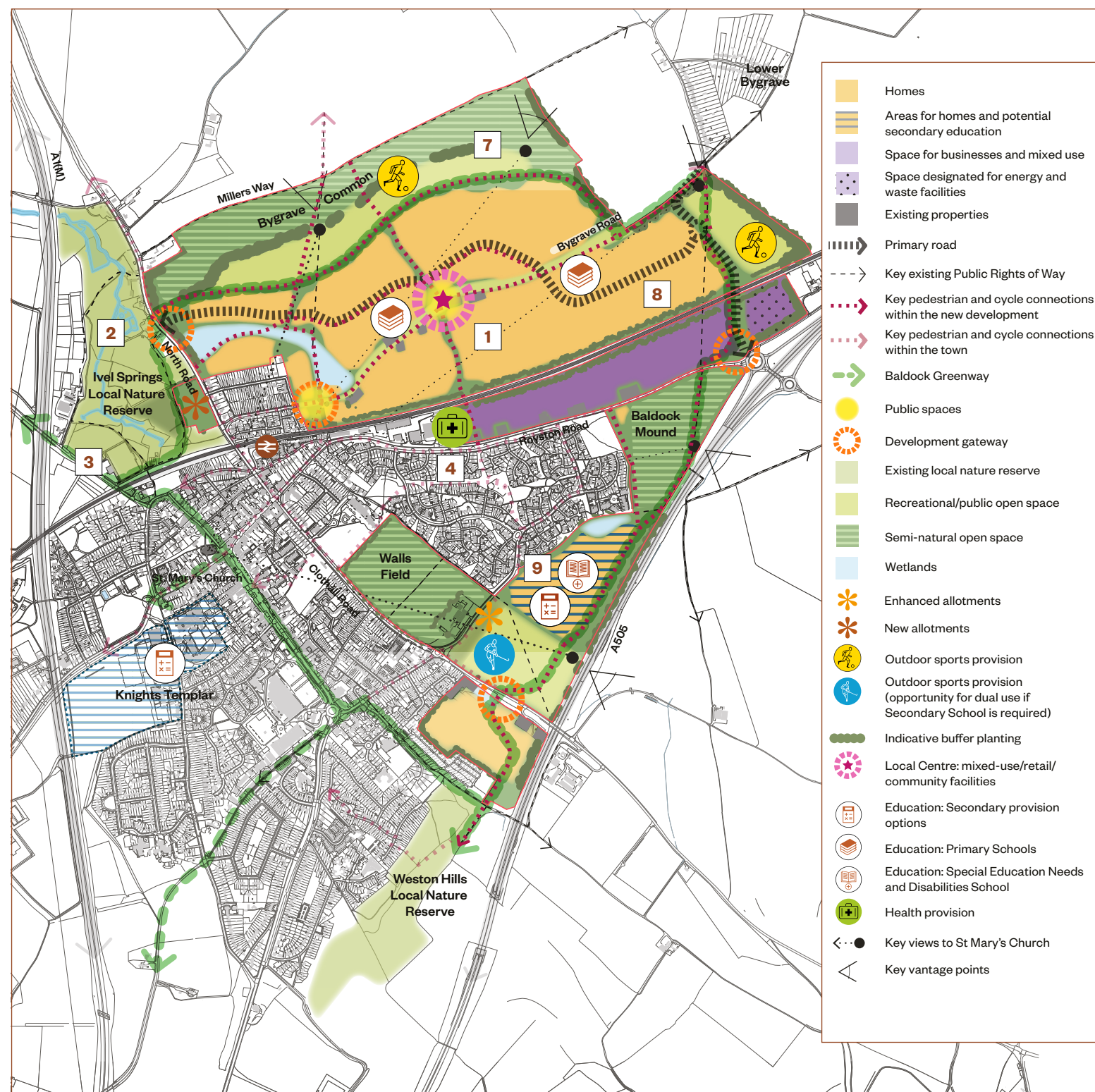
We hope you can come along to these sessions, or use the online consultation pages, which will be open 12 July to 18 August. But if you want to talk to the team separately, then please do get in touch.



Times and locations

- Saturday 12 July from 10am to 2pm**
Baldock Community Centre, Simpson Drive
Baldock SG7 6DH
- Wednesday 16 July from 3pm to 8pm**
St Mary's Church Hall, Church Street, Baldock SG7 5AD
- Friday 18 July from 1pm to 6pm**
St Mary's Church Hall, Church Street, Baldock SG7 5AD

There will also be an online consultation running from Saturday 12 July to Monday 18 August 2025 with the same materials available and the chance to share views online at www.growingbaldock.co.uk.



9 Secondary education to meet needs in Baldock

We recognise that The Knights Templar School (KTS) is extremely important to the Baldock community, and have committed to an approach with one secondary school provider for the growing town, serving its existing catchment area and the new homes. A phased approach has been set out for discussion, which would see, in the first instance, children from the new development attend KTS to fill the capacity that is there. Ahead of the school being filled, three potential options will be considered in consultation with the County Council and the Department for Education:

- Expanding KTS on its current site;
- Relocating and expanding KTS to a new site (number 9 on the map); or
- Opening a smaller new school in the area, working alongside KTS.

This planning approach allows for flexibility, enabling us to monitor pupil numbers and ensure that funding and capacity are in place to support the preferred solution. The process will continue in collaboration with the school, the Education Authority, and the Department for Education as part of the planning process.

10 Redistributing through traffic

Approximately half of the traffic going through Baldock is 'through traffic' that does not stop in the town. The Growing Baldock development aims to significantly reduce this, and 'reclaim' the streets for Baldock to enable safer and more sustainable journeys for existing and new residents.

This approach will make it easier to walk and cycle through the heart of the town. To achieve this some junctions and roads within the town centre will need to change to reduce lorry movements that don't need to come through the town. Some traffic management methods could also encourage people to use the increased bus services or to walk and cycle rather than using the car for short trips.

We know this is the area most people have questions about, and we want to make sure the detailed interventions are discussed and tested as part of this consultation, and future modelling work being carried out through the planning process.

Who we are

We are Urban&Civic, the UK's leading Master Developer. We have been chosen by Hertfordshire County Council, who own the land being taken forward for development, to lead the planning, design and delivery of the growth of Baldock. This will provide new homes, green spaces and community facilities including schools and health care.

We are experienced in designing and delivering sustainable new neighbourhoods supported by high quality transport and community infrastructure from the earliest stages of the development to the final roof tile being laid.

You can email the team at growingbaldock@urbanandcivic.com if you have any questions, or are part of a community group we are yet to meet. If you would like to keep up-to-date with the project and be the first to know about our next events, please sign up to the mailing list online: www.growingbaldock.co.uk.

What does a Master Developer do?

The Urban&Civic master developer approach is about more than just building more homes: it looks at all the things a growing Baldock needs to work sustainably, and ensures they are delivered ahead of and alongside new homes.

This means while the number of homes is significant, they can only come forward with the schools, health provision, play and green space people need. Furthermore, they are all designed in from the start: so that play areas are close to homes, schools are a short bike, scoot or walk away, and critically they are all designed and delivered to enhance Baldock as a whole.

What happens next?

The online consultation and drop-in events are a key part of checking and finalising the plans, which will be submitted as an Outline Planning Application. This will then be assessed by North Herts District Council taking input from a range of stakeholders, including the local communities in and around Baldock, in a process that is likely to take about 12 months.

The outline plans will then go to a Planning Committee for approval, and as part of that process a planning framework will be agreed. This sets out a series of obligations the development must deliver and timings for key facilities like schools, health and green spaces to come forward alongside the homes.

While this process is progressing, Urban&Civic will be working up the detailed plans for the first homes, which will then form a subsequent more detailed series of planning applications, which will then start the delivery of homes and amenities over the next 15 years. It is expected the first homes could be delivered in 2028–9. Discussions with the community will continue throughout this process.



Urban&Civic development portfolio.
From top: Houlton, Wintringham,
Alconbury Weald, Waterbeach.

Urban&Civic



Keep in touch by signing up to our e-newsletter, which you can do through the project website:

www.growingbaldock.co.uk

You can also follow us on Facebook @growingbaldock or email the team at growingbaldock@urbanandcivic.com