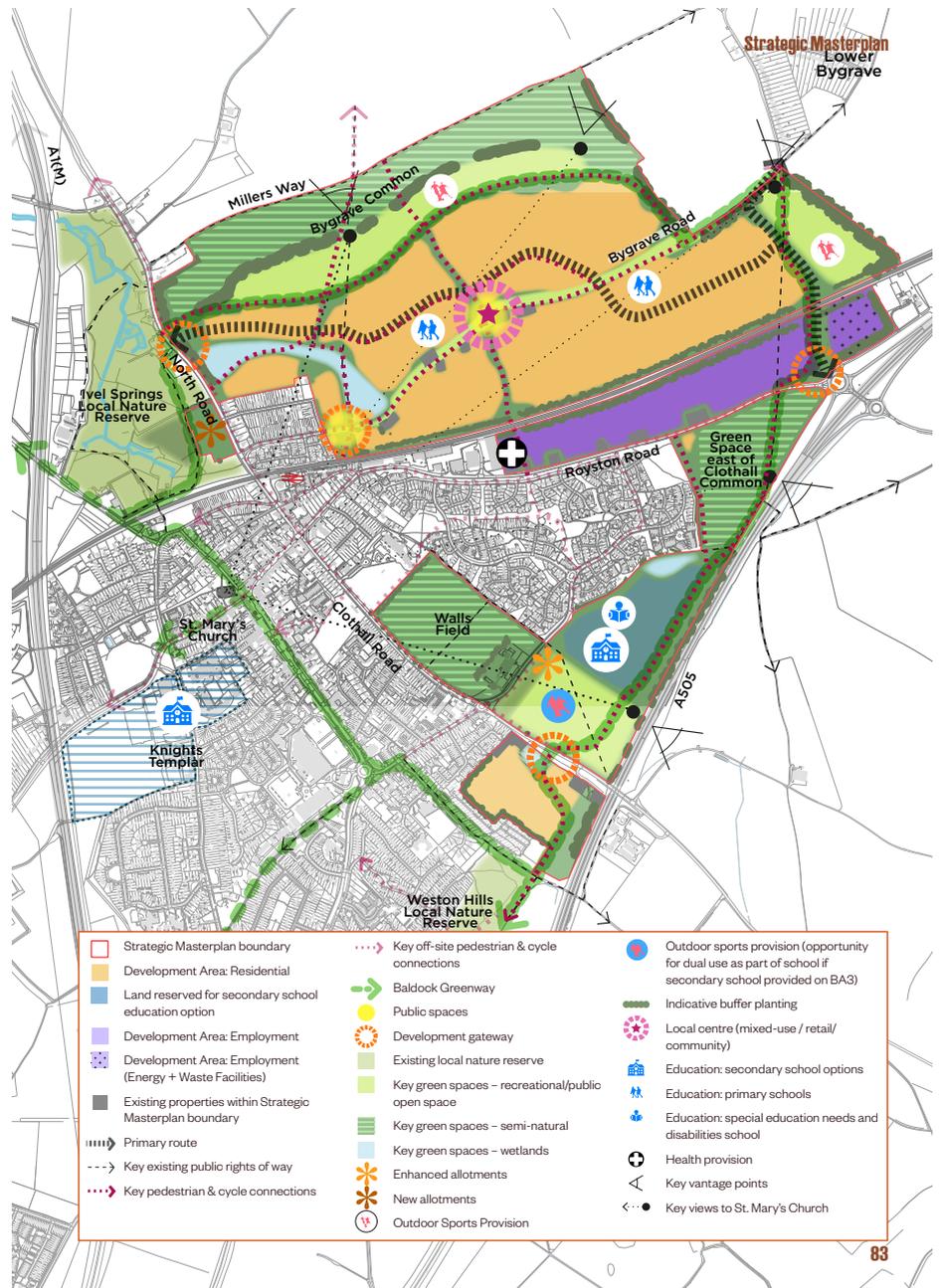


Approved SMP (June 2025)

2.11 Subsequent and ongoing design work, alongside continued stakeholder discussions in relation to key topics such as education and transport, resulted in the final and now approved SMP (see Figure 28 below). This OPA has been prepared to accord with the vision, frameworks and principles enshrined within the SMP.



▲ Figure 28: Approved SMP Composite Framework Plan

Design Review 2 (June 2025)

2.12 The final SMP and emerging OPA material, including the draft design principles (see example at Figure 29) were presented at a second Design South East Design Review Panel in June 2025.

Growing Baldock OPA Design Review
June 2025

Urban&Civic  

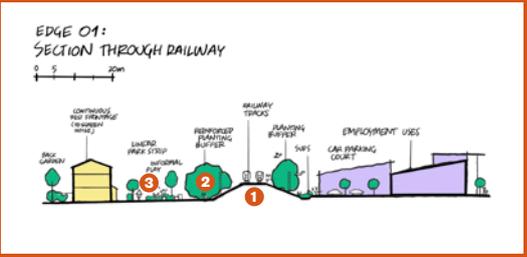
Edges: Railway Edge

1. Development to respond to topography and in particular the height of the railway relative to adjacent parcels (in embankment, cutting, level)
2. Residential parcels separated from railway by reinforced planting buffer
3. Residential built form (in BA1) to front landscaping strip and railway providing near continuous frontage, to achieve acceptable noise levels in rear gardens

? Is the relationship between the railway and different land uses right? Is it clear how noise issues will be mitigated?



EDGE 01: SECTION THROUGH RAILWAY



▲ Figure 29: Example of Key Place/Space Design Principle Presented to DRP



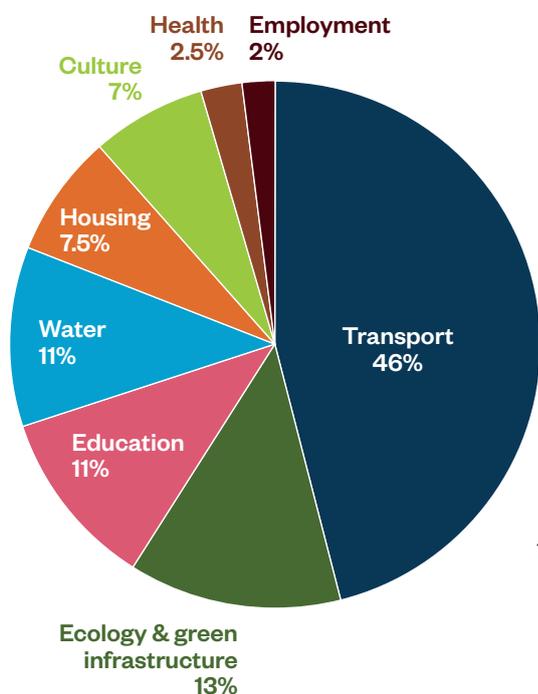
▲ Figure 30: Illustrative Masterplan Presented at June 2025 Design Review Panel

2.13 The table below sets out the key recommendations of the DRP alongside an explanation of how they have been addressed and secured through the OPA.

Design Review Panel Recommendation	Growing Baldock Design Response	How secured in OPA
Continue to develop the design principles and parameter plans to provide more certainty around how design quality will be achieved through subsequent design development stages – particularly in terms of character. Ensure that the supporting diagrams align with the intention of the written principles.	Site wide and key places and spaces design principles strengthened to ensure design quality. Diagram at Figure 4 of DAS explains post OPA design approval	Design principles in DAS Parameter Plan Post OPA design approval to be secured via planning condition
Improve the town-wide connectivity strategy to better integrate the urban extension with the existing town centre	Section 3 of this DAS and the Transport Assessment articulate the connectivity strategy, which is predicated on maximising connectivity between the new development and Baldock town centre	Transport Assessment Legal agreement to secure triggers for delivery of off-site access and highway improvements
Consider additional direct and legible north-south routes off Bygrave Road to better embed this key east-west link into the masterplan and to improve site permeability	Routes north from Bygrave Road to Bygrave Common shown on Illustrative Masterplan and required by design principles (Bygrave Road)	Design principles in DAS
Review the active travel strategy to provide pedestrian and cycle routes that allow for the straightest, most direct routes to key destinations within the site; and ensure that the intention to prioritise active travel is evident in all supporting drawings.	Design principles strengthened to emphasise priority of active travel movements over the car throughout the development. Key north-south and east-west active travel movements secured in Bygrave Road and Active Travel Spine	Design principles in DAS (Bygrave Road, Active Travel Spine and movement site wide principles) Transport Assessment
Continue to develop the design of the active travel spine, particularly in terms of character, frontage, legibility/wayfinding, and its relationship to other key routes.	Design principles for AT spine developed to articulate difference in character north and south of local centre	Design principles in DAS (Active Travel Spine)
Consider the purpose of the proposed north town gateway and further develop the design of the landscape and sustainable drainage system (SuDS) features here to strengthen identity and improve the site arrival and wayfinding experience.	North Road gateway design evolution, informed by fix in bus only and all modes vehicular junctions into the site	Design principles in DAS (North Road Gateway)
Draw on the site's broader landscape setting to inform the structure, role, and design of the proposed green spaces and edges; and embed this in the design principles through more specific reference to habitats, species, nature recovery, ecological connectivity and management	Design principles strengthened to ensure site's landscape setting and ecological and historical strengths have informed the design of green and blue infrastructure	Design principles in DAS (green infrastructure site wide and key places) Green Infrastructure Strategy
Test the visual impact of housing in different locations to inform where the northern development edge should sit in relation to the ridgeline	Masterplan and LVIA testing undertaken to inform Parameter Plan and Development Specification	Parameter Plan Development Specification (building heights principle) LVIA ES chapter CGI views in DAS
Consider how the design principles and subsequent design coding can ensure a consistency of character across the northern development edge, despite its likely division into different development plots	Further masterplanning of the northern edge has informed DAS design principle for Bygrave Common edge, which focuses on ensuring consistency of character	Design principles in DAS (Bygrave Common edge)

2.14 A further public consultation event in July 2025 presented the approved SMP and introduced the draft OPP Parameter Plan and Illustrative Masterplan which are explained further in the next section and have been developed to align with the principles of the SMP. Further detail was provided at the consultation on movement and access proposals in particular.

2.15 A summary of the key responses and issues raised is presented at figure 31 below.



◀ Figure 31: Key Responses from July 2025 Public Consultation from over 250 comments



▲ Strategic Masterplan consultation, July 2025

