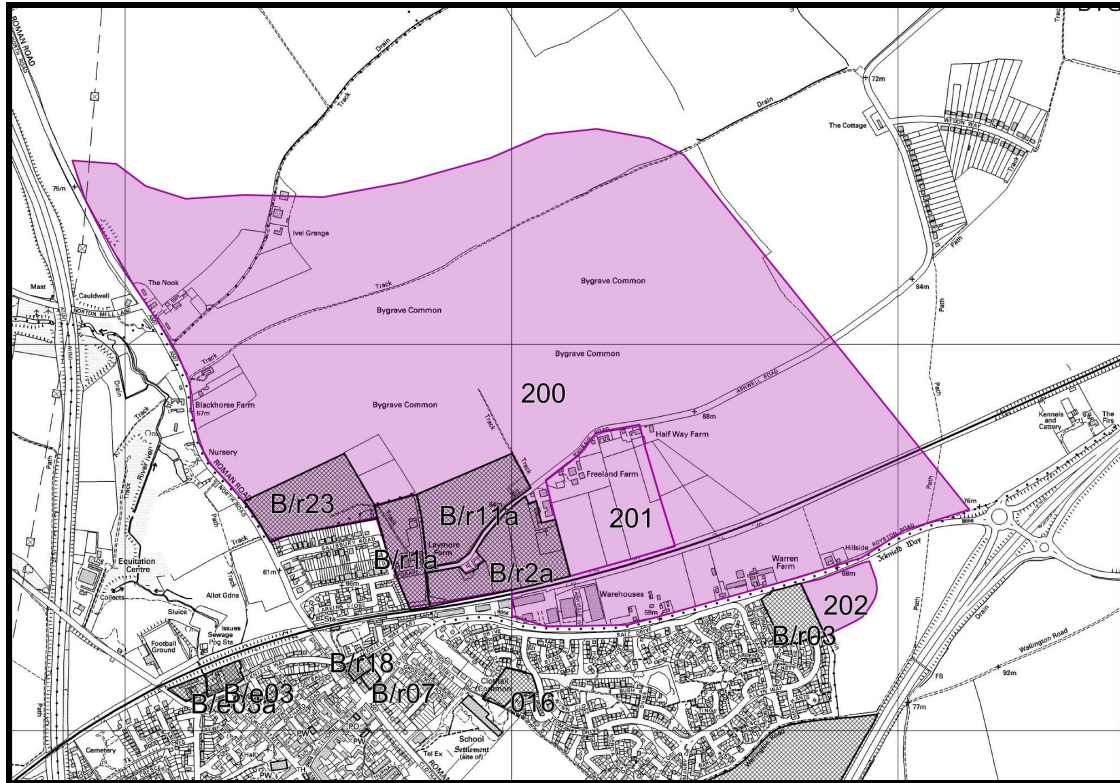


North Baldock

North Hertfordshire District Council

Strategic Directions: North of Baldock



SITE DETAILS
Name: North Baldock Urban Extension
Location: The site covers some 187 hectares of land to the north of Baldock. It straddles the boundaries of the parishes of Baldock, Bygrave and Radwell.
Current use: Agricultural
Potential uses: Residential
Surrounding land uses: Agriculture and residential
Brownfield/Greenfield: Greenfield
Proposed capacity: 3700 homes in North Hertfordshire

SITE ASSESSMENT	
1. ENVIRONMENTAL CONSTRAINTS	
PRIMARY CONSTRAINTS	
Note: Primary constraints are considered to be immovable such as physical matters and national designations. These constraints considerably restrict development on the site.	
A – Flooding Contains Flood zone 2 Contains Flood zone 3	The site borders flood zone 2 in the west
B – Area of Outstanding Natural Beauty No AONB Adjoins/borders AONB Within AONB Part of site within AONB	There is no AONB
C – Sites of Special Scientific Interest No SSSI Adjoins/borders SSSI Within SSSI Part of site contains SSSI	There is no SSSI
D – Heritage Assets No Heritage Assets Adjoins/borders Heritage Assets Within Heritage Asset Part of site contains Heritage Asset	The site contains both archaeological areas and borders ancient monument sites.
E – Landscape Sensitivity High Moderate Low	The area to the north of Bygrave Road is of moderate to high landscape sensitivity. The area to the south of Bygrave Road towards the urban fringe of Baldock and southwards towards Royston Road is moderate to low landscape sensitivity.
SECONDARY CONSTRAINTS	
Note: Secondary constraints are considered to be more localised constraints. They are considered to have an impact on development but would constrict development less than primary constraints.	

<p>F – Conservation Areas No conservation area Adjoins/borders a conservation area Within a conservation area Part of the site contains a conservation area</p>	<p>There is no conservation area within or adjacent to the site</p>
<p>G – Listed Buildings No listed buildings Adjoins a listed building Contains a listed building</p>	<p>There are no listed buildings within the site</p>
<p>H – Agricultural Designations</p>	<p>The site is both grade 2 and grade 3 agricultural land.</p>
<p>I – Wildlife Sites No wildlife site Adjoins/borders a wildlife site Contains a wildlife site</p>	<p>The site is on the opposite side of North Road to Ivel Springs, Blackhorse Farm Meadow and Blackhorse Farm Storm Drain wildlife sites</p>
<p>J – Environmental Health Constraints</p>	<p>Potential for contamination in some parts of the site due to industrial uses.</p>
<p>COMMENTARY: The landscape here is considered to be of low to moderate sensitivity. There is one archaeological area within the proposed site boundary. The site is grade 2 agricultural land</p>	
<p>2. GREEN BELT</p>	
<p>Note: This criterion identifies whether the development site meets any of the green belt objectives, identified in the NPPF. This would only be undertaken if the development site falls within the green belt designation.</p>	
<p>1. To check unrestricted sprawl of large built up areas.</p>	<p>Yes – This green belt has restricted the growth of Baldock to the north.</p>
<p>2. To prevent neighbouring towns from merging into one another</p>	<p>No – Not in this location</p>
<p>3. To assist in safeguarding the countryside from encroachment</p>	<p>Yes – The green belt here by restricting growth of Baldock has safeguarded the countryside from encroachment.</p>
<p>4. To preserve the setting and special character of historic towns</p>	<p>The site plays a limited role in long views from the ridge to the north, but on balance is not considered to make a major contribution to this aim.</p>
<p>5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.</p>	<p>Yes, by restricting the growth of Baldock to within its boundaries it has encouraged the redevelopment of land within existing settlement boundaries.</p>
<p>COMMENTARY: The green belt here has played an important role in preventing the unrestricted growth of Baldock. The green belt here meets 3 of the 5 objectives of green belt as set out in the NPPF.</p>	
<p>3. DELIVERABILITY</p>	
<p>Note: This criterion gives an indication of if the site is being actively promoted</p>	

by the land owners or agent. This provides an indication of the viability of the site and when the site will come forward for development.	
A – Can the site be divided into deliverable parcels? Or	Yes, this is a large site which could be divided into deliverable parcels
B – Is the site able to ‘merge’ with others to create a large site for development?	No.
C – Willingness of landowners to bring forward land	The main landowners have indicated they would be able to bring forward development here.
D – Level of co-operation with multiple ownership	Not known
E – Likelihood of site progressing at the required rate	The site requires new access roads which, if delayed, could delay the delivery of the site
F – Viability of development to provide key infrastructure	This site would need to provide a new primary school, local centre and other on-site facilities. If a new railway crossing to secure access from Royston Road is required, this would have an impact on viability.
G – Capacity of development	3700
COMMENTARY:	
4. TRANSPORT/ACCESSIBILITY	
Note: This criterion determines the sites relative proximity to key facilities and services as well as possible impact on the transport network.	
COMMENTARY: The site could be accessed from a number of different existing roads including North Road, Royston Road and Bygrave Road. The site is approximately 600m from the town centre and the existing employment area. The site is 1km from existing medical facilities. Schools and a local centre would be expected to be provided within the development.	
5. RELATIONSHIP TO HOUSING NEED	
Note: This criterion determines whether the site will contribute to meeting identified housing need.	
COMMENTARY: The site would contribute towards meeting the housing need of the district. There is unlikely to be a housing need within the existing settlements in this area to justify a development of this scale. However, this site could make a contribution towards meeting the potential housing need arising from North Hertfordshire or other towns in the housing market area.	