

Standing up for Hertfordshire's countryside

Stevenage Local Plan Representation Form – Jan 2016

Please complete a separate form for each representation you wish to make.

1. To which part of the Local Plan does this representation relate?

Paragraph9.22, 9.23, 9.30..... (please specify)

PolicyHO3..... (please specify)

Proposals Map ✓

2. Do you consider the Local Plan has been prepared in accordance with the Duty to Cooperate? (please select one answer)

No

Yes

3. Do you consider the Local Plan has met the legal requirements? (please select one answer)

No

Yes

4. Do you consider the Local Plan has met the procedural requirements? (please select one answer)

No

Yes

5. Do you consider the Local Plan is sound? (please select one answer)

No (if no go to question 6) ✓

Yes (if yes go to question 7)

6. If no, do you consider the Local Plan is unsound because it is: (please select all that apply)

Not positively prepared

Not Justified ✓

Not Effective ✓

Inconsistent with national policy ✓

7. Please give details of why you consider the Local Plan has not been prepared in accordance with the Duty to Cooperate, has not met legal requirements, has not met the procedural requirements, or is unsound. Please be as precise as possible. If you wish to support the Local Plan, please also use this box to set out your comments.

The proposed removal of Site HO3 from the Green Belt set out in Policy HO1 is both unnecessary and unjustified in the context of National Planning Policy. All references to this site, including the text of paragraphs 9.22 to 9.34, should therefore be removed from the Plan and the Proposals Map. □

No demonstration that exceptional circumstances exist has been set out in Chapter 9 of Plan for the removal of the site from the Green Belt. Please also refer to CPRE Hertfordshire's related representations on Policy HO1.

CPRE Hertfordshire considers that the removal of land east of Graveley Road sets a precedent that would inevitably lead to the spread of development northwards in Graveley Parish. The current boundary is defensible and permanent as required by the NPPF, and the Council has proposed no alternative defensible boundary within the plan area, without which there is the clear threat of coalescence with Graveley.

If the site were to be included in the Plan part 'a' of the Policy is unjustified in requiring a potential developer to facilitate development beyond the Plan area on land that is entirely within the Green Belt, and not proposed in any formal Local Plan.

Part 'm' of the Policy and criteria 'i', 'ii' and 'vi' within it, fail to recognise the direct physical impact of the proposed development on the part of Forster Country that would be built on and the remaining area to be retained to the east. Inclusion of the western part of the previously protected Landscape Conservation Area within the Housing Allocation plainly cannot 'preserve or enhance' the area as stated in part 'm' of the Policy.

Furthermore, references to the area being '*heavily landscaped*' (criterion 'i'), '*additional landscaping*' (criterion 'ii') and building styles that '*should reflect the key features of the Conservation Area*' (criterion 'vi'), would in themselves promote a major change to the area's landscape, and not the conservation of its current character.

Paragraph 9.30 of the Plan states that the degree of impact of the development on the character and appearance of the Conservation Area 'will not be significant', but CPRE Hertfordshire strongly disagrees with this assertion.

- 8. Please set out what change(s) you consider necessary to make the Local Plan in accordance with the Duty to Cooperate, meet the procedural and legal requirements, or sound, having regard to the test you have identified above where this relates to soundness. You will need to say why this change will make the Local Plan in accordance with the Duty to Cooperate, meet the procedural and legal requirements, or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Policy HO3, and paragraphs 9.22 to 9.34 specifically relating to this site, should be deleted and other consequential amendments made to the text in Chapter 9.

- 9. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination? (please select one answer)**

Yes, I wish to participate at the oral examination

Name: Mr Steve Baker, Planning Manager
Organisation: CPRE Hertfordshire
Address: 31a Church Street, Welwyn, Herts. AL6 9LW
Tel: 01438 717587
Email: office@cpreherts.org.uk