

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?

Paragraph (please specify)

PolicyHO4..... (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 HO4 from the Green Belt set out in Policy HO4 is both unnecessary and unjustified in the context of National Planning Policy. All references to this site should be removed from the Plan and the Proposals Map.

Only a very small part at the western end of the southern area is not within the Green Belt, but the Council has not demonstrated that exceptional circumstances exist for the removal of the land either side of the A602 from the Green Belt and its subsequent development.

CPRE Hertfordshire considers that the removal of this land would result in a tongue of development projecting into the countryside along the Beane Valley swallowing up Bragbury End in the process. The Green Belt current boundary is defensible and permanent as required by the NPPF, and the Council has proposed no alternative defensible boundary within the Plan area. The Council cannot rely on a future potential adjoining local plan policy to create a suitable alternative boundary. Consequently, the purposes of the Green Belt would be unacceptably undermined, contrary to National Planning Policy set out in the NPPF.

The entire area of the site North of the A602 lies within the Beane Valley Landscape Conservation Area in the Adopted Local Plan, and the detrimental landscape impact of housing development would not be mitigated by the introduction of new landscaping or design features.

□

- 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 HO4 should be deleted and consequential amendments made to the text in Chapter 9, including deletion of all the text specifically relating to this site.

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