

22 Granby Road
Stevenage SG1 4AR

HEARING STATEMENT

12th December 2016

Dear Sirs,

Re: Objection to North of Stevenage Development.

I wish to register my objection to the proposed development of land designated as area H03 to the North of Stevenage up to Graveley village for the following reasons.

1) Loss of Green Belt and village separation.

These proposals effectively consign Graveley to be swallowed up by greater Stevenage, with the loss of the green belt that provides mitigation from pollution, useful agricultural land, and leisure opportunities.

2) No Clear Need for development.

Recent population projections predict that the local population growth will require only 6000 houses in North Herts and Stevenage up to 2031. This quantity is already built or planned, so it is apparent that the current proposal is based on out of date information, or is being driven by commercial considerations, both developers and government incentives - not by need.

3) The Impact on "Forster Country".

The Stevenage planners appear to be letting slip a wonderful opportunity to allow a beautiful and well known part of the countryside become a celebrated part of the town, that could enhance all residents lives in the same way that Fairlands Valley Park has done for the last 70 years. Although the recently released plans show part of the area preserved as "St Nicolas Meadow" it does not compensate for the loss of the green belt and is only half the size of Fairlands.

4) Area Not Suitable For Residential Development

The area designated as H03 is traversed by high voltage cables, the potential of which to cause harm to health of those living near them is still being debated. Why risk it when the area can continue to be beneficial as a provider of leisure facilities and agriculture?

5) Traffic Congestion.

It is clear after meeting the transport consultants that are advising the developer of area H03 (Miller Homes) that no particular plan is in place to handle the significant increase of traffic that will occur in Graveley Road and North Road. The Transport Modelling Report 2014 identifies problem locations in 2031 (table and figure 5.1), the nearest being HM17 at J8 on A1, and HM21.2 in Stevenage Old Town. However these are problem areas now and nothing has been identified for the North Road which is also problematic now. It is a fact that for three hours in the morning and the same at night the traffic into and out of Stevenage is continuous and heavy such that it is difficult already to get out of Granby Road in the mornings, and northbound is

almost stationary in the evening. The addition of potentially 1700 more vehicles is not to be contemplated.

6) Water and sewerage.

In the last few years there have been a two or three large water pipe bursts in the main road through Graveley. This very much suggests that the capacity of these mains is at their limit, and trying to force even more water through will cause even more frequent bursts and disruption. The developers when questioned at the open day were not really interested, saying that it is up to Anglian Water, and they had not made any proposals.

7) Not in keeping with original design philosophy for Stevenage New Town.

The original planner's concept for providing a safe and pleasant living area with clean air and green spaces has been forgotten during the developments of the last decade.

Stevenage used to be renowned for its spacious streets and system for separating motor vehicles from cyclists and pedestrians, but lately the streets have narrowed and cycle paths are no longer provided, so the motor traffic in new developments has become more dense with cyclists forced to mix with them. The latest proposal has no plan to connect to the existing cycle path system, the nearest link being at the Lister Hospital.

Please note my objections to these misguided proposals. I can only hope that common sense will prevail and Stevenage will continue to be a worthwhile town to live in.

Yours Sincerely

Mr W R Penton