

12 Kenmare Close
Great Ashby
Stevenage
SG1 3XW
4th February 2025

My Objections to the Proposed GA1 Roundwood Development

Background:

Although this is generated by NHDC, it will have far greater impact on Stevenage and Great Ashby in particular.

The figures on which this development is based are flawed. Generally predicted calculations from HCC and Central government are incorrect, remember 1989 when many schools in Hertfordshire were to be closed as the predicted population was falling. This affected the education of many children for over 6 months. All derived figures were calculated prior to Brexit, therefore, before raping valuable Green Belt Land, let's see the effects on the population, after Brexit occurs.

The number of people on Stevenage and North Herts Council's housing waiting lists are circa 4000, the number of people in rent arrears is double that. Careful management of these debts could free up many houses again reducing the need for house building particularly for affordable homes.

My wife and I moved here in 2001 because of the close proximity to beautiful countryside as we are photographers and keen walkers, therefore we and many others treasure this countryside and its wildlife.

Roundwood is prone to flooding, therefore, if houses were built it would greatly increase the possibility of subsidence and with climate change predicting greater rainfall, this flooding will only get worse.



Before developing Green Belt Land, which Brownfield sites have been considered?

Objections:

- 1) This is Green Belt Land, frequented by various valuable and endangered species of wildlife, including Bats, Red Kite, Deer, Hedgehogs and many others. For Green Belt Land to change should only be considered in exceptional circumstances, this development does not meet that criterion. The development would have an adverse impact on the character and appearance of the surrounding area. It would devastate local flora and fauna.**



Deer in Roundwood



A Red Kite flying over Roundwood

Green Belts are a buffer between towns, and town and countryside. Within their boundaries, damaged and derelict land can be improved and nature conservation is encouraged, see above. The ever-increasing pressure on land for more roads, housing and airport expansion means that it is vital to protect the Green Belts that we have. Over 800 hectares a year of this land is disappearing under new developments.

Stevenage has many problems, however, two very positive things about Stevenage are the closeness to beautiful countryside walks, plus as mentioned above, the varied wildlife.

- 2) This site is frequented by horses and riders from the two nearby equestrian centres, it is crossed by several footpaths including the Hertfordshire Way, and STOOP, The Stevenage Outer Orbital path as well as used by cyclists as part of a cycle network. Many people join or leave the walks here using the SB7 bus. Any building work and subsequent development is likely to cause hazards to these cyclists, riders and walkers, many with children. A bridleway crosses at the intersection of Bray Drive and Mendip Way, which is very popular with the riders from the equestrian centres.**



This is at the bottom of Calder Way.



Cyclists on back Lane



Sign Post for the Hertfordshire Way on Back lane

- 3) **This is a serious safety and security issue. My road has had no recorded incidents of crime, increasing the population would increase the risk of crime because many extra people would be walking by to get to Roundwood.**
- 4) **The infrastructure cannot cope with further development, The Lister hospital is at breaking point, particularly A & E and the MacMillan Cancer Centre. The staff are over worked and under intense stress. There are insufficient school places and teachers. All GP surgeries are oversubscribed and as such it is so difficult getting appointments. Indeed the local Radio stated on 29th December that waiting times for GP appointments are around three weeks. As Stevenage has an ever increasing elderly population as**

well as the two large retirement homes opening in the Old Town, again this is increasing the pressure on the Lister hospital and GPs.

- 5) Concerns that the access roads and particularly the pathways represent a serious security risk to surrounding properties, where to date there has been no significant crime as well as a danger to pedestrians crossing Mendip Way and Great Ashby Way, where parking is a serious issue. Also there is great difficulty passing these footpaths for mobility scooters, mothers with prams due to the lack of parking spaces. This is partly due to the large number of HMOs in the road. Increasing the population will increase the risk of serious accidents.



This is Mendip Way, where there are serious parking problems and access is always difficult.



This is Great Ashby Way, by Round Diamond School where there are constant traffic problems, imagine an emergency service vehicle attempting to get through.

There are two bus stops, one in each direction, where traffic often queue. Whilst queuing they give off vast amounts of exhaust fumes going directly into the playground of Round Diamond School, poisoning young children. If this application goes ahead imagine the damage to these young vulnerable children with the increased traffic.



Car turning around in Great Ashby Way due to road blockage.

- 6) This building on open land would change the tranquil nature of the meadow into an urban extension with its associated noise and light pollution.**
- 7) Increased traffic would make it more hazardous for children walking to local schools.**
- 8) There are no schools in easy walking distance, therefore this will greatly increase traffic in the local area, in particular Mendip Way and Great Ashby Way. Getting out of Orwell Avenue on to Great Ashby Way is difficult now, an extra 1000+ cars because of GA1 and GA2, will greatly increase the traffic flow, plus increase the risk of accidents.**
- 9) 25% will be affordable homes, that leaves 270 homes that will be purchased by people from outside of the town, generally from Hertford, Ware, Hoddesdon and from within the M25. People can move house but rarely move the place of employment, this will add extra traffic on the A602 and A1M. These are already exceptionally busy roads now, an increase of traffic will mean increased risk of accidents of which there are 2 serious accidents a week now.**

Ken Wing

Appendix 1 - STOOP



Appendix 2 – Hertfordshire Way

If you complete the route the Friends of the Hertfordshire Way can supply you with a certificate.

The Hertfordshire Way

Key
Route of the Hertfordshire Way
Start of each leg
County Boundary

the route is waymarked. Road crossings by the larger signs, kissing gates etc by the smaller roundels.
e guidebook as well as being the official guide of the route is a mine of information about the county.

(Above) Farm near Woodhall Park (Leg11)

(Below) Gazebos on the River Lee at Ware (page 96, Leg 10B)

Leg	Route	Miles
Leg 1	Royston to Watlington	11
Leg 2	Watlington to Willian	11½
Leg 3	Willian to Codicote	12
Leg 4	Codicote to St Albans	12½
Leg 5	St Albans to Markyate	11
Leg 6	Markyate to Tring Station	11
Leg 7	Tring Station to Kings Langley	15 (can be divided into 2 legs)
Leg 8	Kings Langley to Sharnley	12¼
Leg 9	Sharnley to Cuffley	11½
Leg 10	Cuffley to Hertford	12½
Leg 10A	Cuffley to Broxbourne	12
Leg 10B	Broxbourne to Hertford	12½
Leg 11	Hertford to Widford	13½
Leg 12	Widford to Bishop's Stortford	11
Leg 13	Bishop's Stortford to Hare Street	11½
Leg 14	Hare Street to Royston	12½

