

# Elstree Way Corridor Area Action Plan



Hertsmere Borough Council is inviting comment on the draft Elstree Way Corridor Area Action Plan (AAP). The AAP and associated consultation documents can be seen on our website [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk). The documents are also available at the Civic Offices and all and at public libraries throughout the Borough.

If you would like a hard copy, please contact us.

Please mark your response, and provide any additional comments.

The deadline for responses is **18 February 2013, 5pm**

~~RSP 14.~~  
Rep 16

## Question 1

We have set out a boundary for the Elstree Way Corridor in the AAP which extends from the Tesco roundabout on Shenley Road to the double roundabouts on Elstree Way. Are there any additional areas you think should be added? *(The boundary is illustrated on page 5 of the AAP and within the consultation leaflet)*

Yes  No

If yes, please tell us where:



## Question 2

Our vision is for the redevelopment of the Elstree Way Corridor and improvements to the area's connections with the town centre. Do you agree with the vision and objectives for the Elstree Way Corridor AAP? *(The vision and objectives are outlined on page 4 of the AAP, and also summarised in the consultation leaflet.)*

- Agree
- Disagree
- Neither agree nor disagree
- Don't know

Please provide your comments:

## Question 3

The AAP seeks the redevelopment of the Elstree Way Corridor in a coordinated and managed way based upon a set General Development Principles. What do you feel about these? *(The Development Principles are outlined on pages 6 and 7 of the AAP)*

- Agree
- Agree with some
- Disagree
- Not sure

Please provide your comments:



## Question 4

The AAP sets out a series of design principles to guide new development within the Elstree Way Corridor, these include guidance on building heights, layout and parking requirements.

Do you agree with the design strategy proposals within the AAP?

*(The Design Principles are outlined on pages 16–22 in the AAP)*

- Agree
- Agree with some
- Disagree
- Not sure

Please provide your comments:

I object to part of Hertswood School playing fields being used for housing development and the parking allocations are ridiculous. In a one bed flat, you could have 2 adults with a car each. Drive around Studio Way, the re-developed area in between Tempsford Avenue and Balmoral Drive, Horses Home and look at how bad the parking is in these areas. Planners need to be more realistic.

## Question 5

The AAP seeks highway and connectivity improvements as part of the area's redevelopment. This is set to include improvements for pedestrian and cycle movement, signalling of junctions and the possible removal of Shenley roundabout and replacement as a signalised junction. Do you agree with the initial proposals?

*(Further details on the initial proposals are outlined on pages 13-15 of the AAP).*

- Agree
- Disagree
- Neither agree nor disagree
- Don't know

Please provide your comments:

Put traffic signals on the Shenley roundabout rather than remove it.



## Question 6

Is there anything else you think should be included in the AAP ? or do you have any other comments?

Yes       No

Please provide your comments:

Where will the additional schools be built to accommodate all the children that will occupy these 2 bed flats, 3 and four bed houses? I understand that we need more housing but you all live in another world and need to be more realistic in your outlook. You'll build high density, box like housing, not much space between them and very limited parking. It will be a mess.

One thing that does blight the High Street is the chaos at the station end of the high street. Something needs to be done with the roundabout at the station, it is very dangerous and causes traffic problems most of the time.





## KEEPING YOU INFORMED

If you would like to be kept informed of future consultation and submission of this document please complete your details. The information you provide will be used for this purpose only. It will be held and stored securely and not be used for any other purpose, nor passed to a third party.

Name:	Madeline Hoy
Name of Organisation (if applicable)	
Agents/Clients name (if applicable)	
Address	[REDACTED]
Postcode	[REDACTED]
E-mail address	[REDACTED]

Thank you for taking the time to fill out this response form.

Please return your form to:

Area Action Plan Consultation  
Planning Policy Team  
Hertsmere Borough Council  
Civic Offices  
Elstree Way  
Borehamwood  
Hertfordshire  
WD6 1WA



~~ESP 27~~  
REP 17

## **ACPT Ltd Committee response to the Elstree Way Corridor Proposals**

The Committee have considered the proposals and submit this response on behalf of its members.

### **Agree**

The members of the Committee agree that there should be planned development in the EWC. The consultation gives an opportunity for local residents to have a say on what happens in planning in their Town.

### **Disagree**

With many of the main premises of the proposals

Far too many homes, in too high density are proposed in the EWC. 60% of the total required in Hertsmere is too many for the infrastructure that exists

The roads that serve this area are already congested to breaking point on more and more occasions.

Not enough attention has been paid to encouraging more work places to replace those that have gone.

Zone 5 which represents the land on which the Guide HQ (owned By Hertsmere Borough Council) and Maxwell community Centre (owned by Herts County Council) is set to be built on in 5 years. These 2 community facilities should be retained to allow for the expansion needed in leisure activities

Committee Members  
Clive Butchins Chair  
Clive Hinds  
Debbie Hougie  
Roger Kutchinsky  
Sandra Parnell  
Simon Ray  
Norman Shuker  
Pat Strack



RSP 26

12

REP 18

**Matthew Wilson**

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**From:** Graham.Taylor@rbkc.gov.uk  
**Sent:** 17 February 2013 09:16  
**To:** Core Strategy  
**Subject:** Comments on Elstree Way Corridor Area Action Plan

I set out below comments from Hertswood Academy on the draft Elstree Way Corridor Area Action Plan

Paragraph 4.12 -- the support for a new 1500 m<sup>2</sup> educational facility on the former Oaklands College site is to be welcomed. On a small point however it should refer to 'further' rather than 'higher' education. The case for retention of this site for education is overwhelming bearing in mind the projected increase of young people aged 16 -- 18 requiring further education in the next 10 years and the current lack of suitable accommodation to meet this demand. This projection comes from Hertfordshire County Council. If there is any doubt that that this educational provision is needed please refer back to further evidence provided in

- a letter from Hertswood School (now Academy) dated 17 November 2011 to the Planning Department in response to a planning application to build houses on the site instead; the application was subsequently withdrawn
- a letter from Hertswood Academy to the Leader of the Council on 9 December 2012 about this and other issues

Paragraph 5.7 -- the proposal to remove the underpass under Elstree Way should be accompanied by a commitment to re provide an alternative, safe way for people to cross this busy road. The need for a safe crossing spot remains as Hertswood Academy students from the south of Borehamwood need to get across the road at this point when they come to and from school. It is for highway experts to determine what would be the best alternative but it needs to be at least as safe as the current subway bearing in mind that there are now more students crossing the road and cars using it than when the subway was first built. This commitment should also be to provide the alternative route at the same time as removing the underpass

Paragraphs 4.1 and 6.24 -- the proposal to earmark the Civic Centre car park for residential development at some stage in the future requires further justification. It is stated in paragraph 6.24 that such development is long way off but is not clear about whether this might be 2, 5, 10 or 20 years away. This requires further clarity. Paragraph 6.24 also draws attention to the importance of the car park for users of the surrounding community facilities and this is a very busy area with cars/coaches coming and going on a regular basis. Unless there is a reduction in the use of the community facilities and the accompanying traffic, sharing the site for car parking and residential development seems difficult to justify. Including it in the plan now without proper justification will give prospective developers encouragement in the knowledge that the Planning Committee will have to have regard to what the Plan says in considering planning applications.

In considering this matter Hertswood Academy is very concerned about what the effects of developing the car park would have on the Ark Theatre. The public entrance is through the car park and although efforts had been made by HBC and the Academy to improve visibility and this access route, it remains a problem. It is very difficult to see how this visibility and access would be improved through development of the car park and we could be storing up to difficulties for residents living alongside regular streams of people going to and from the theatre up to 11pm each night. Any reduction in the number of people using the theatre would reduce its viability and make it difficult for HBC and the Academy to continue operating as a community theatre.



# ELSTREE and BOREHAMWOOD TOWN COUNCIL

~~RSP 13~~  
Rep 19



Fairway Hall,  
Brook Close,  
Borehamwood,  
Herts. WD6 5BT

Matthew Wilson  
Senior Planning Officer  
Hertsmere Borough Council  
Civic Offices  
Elstree Way  
Borehamwood

BY COURIER  
2013



12 February

Dear Mr Wilson

## **Elstree Corridor Way Action Plan : Public Consultation**

Thank you for providing Elstree and Borehamwood Town Council with the opportunity of commenting on the above consultation. The documentation was considered initially by the Environment and Planning Committee at its meeting on 17 January 2013, with the following outcome (Minute 67):

### **" 67. ELSTREE WAY CORRIDOR AREA ACTION PLAN - PUBLIC CONSULTATION**

*It was AGREED that:*

*(i) comments be submitted by committee Members to the Town Clerk by 1 February 2013 for compilation into a consolidated response on the Elstree Way Corridor Action Plan Public Consultation (for final submission prior to the 18th February 2013 deadline); and*

*(ii) in addition to responses received (or in their absence) the general comment be submitted that:*

- *The Council was broadly supportive of the aims and intentions of the Action Plan insofar as it sought to improve the area; and*
- *the Council was somewhat concerned about the scale and density of proposed development with associated implications for the local infrastructure (especially GP surgeries and Schools)".*

In addition, the following comments have been submitted:

- Overall the document was felt to be well presented and user friendly.
- Members repeated concerns over the available infrastructure to support c.800 new homes and, therefore, c.2,000 people. It was suggested that plans for a primary school and surgery (or comprehensive health centre) should be included to cater for the larger population.

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- Some Members proposed that CCTV should be a necessary requirement to receive planning permission for all Open Spaces and Play Areas (to help prevent anti-social behaviour; (page 22 6.39).
- Concerns were expressed about the three signalised junctions, especially during peak periods which could cause traffic congestion at one of the principal entrance/exit points in Borehamwood. Reducing traffic to one lane in Shenley Road was similarly seen as problematic in causing bottlenecks (page 13 item 5.2b).
- It was suggested that disabled access to larger residential developments should be made compulsory (page 6 Development Strategy a).
- Safe cycling routes throughout the Town and an improvement of Maxwell Park were encouraged to enhance the area.
- Members recognised the positive work being undertaken for the Community by the availability of public spaces and facilities. Against this background it was hoped that any outcomes of the scheme would not reduce, but ideally increase, such availability.
- It was suggested that Borehamwood lacked family homes and a greater emphasis on larger homes and flats was proposed together with social homes with priority given to local families.
- Some Members proposed the introduction of CPZ to ensure that there was sufficient parking for residents. It was also suggested that this measure would encourage visitors to park at the Town Centre car parks rather than in the development. CPZ could also assist with plans for dual resident/worker parking.

The Town Council looks forward to being kept informed of developments and would formally request to be consulted again, especially if any proposals were made to relocate the Borehamwood War Memorial to an alternative site.

I hope that this is helpful.

Yours sincerely



H R O Jones  
Town Clerk



Graham Taylor  
Chair of Governors  
Hertswood Academy

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The Royal Borough of Kensington and Chelsea.  
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~~SECRET~~

I am very concerned that so much extra housing will cause unbearable commuter & schools' traffic. Traffic jams at rush hour times are bad enough now on the town's centre and peripheries.

Rep 20

Doctor's and hospital services are already stretched.

More pressure will be put on schools.

If a light industrial building was divided into smaller units it could provide jobs by small businesses which would be better than turning it into more housing.

5-6 storey buildings either side of Elstree Way would create an over-bearing closed in corridor.

More homes are going to require more car parking but a deck over the council car park could result in vandalism and a place most people would not want to go.

96 Shenley Road should not charge activity groups more than what they pay for Maxwell Road community centre.

The green space at Maxwell Road area should be protected as green corridor for nature. It links with gardens and allotments, back to the wild railway area.

*J. Williams*

7-3-2013

[REDACTED]

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