


HOW CAN BOREHAMWOOD ACCOMODATE ALL THESE  
NEW DEVELOPMENTS, ALL THIS BUILDING IS  
DESTROYING BOREHAMWOOD, HAS ANY  
THOUGHT BEEN GIVEN TO THE THE EFFECT THIS  
WILL HAVE ON THE TRAFFIC IN THE HIGH STREET?  
OR HOW THE DOCTORS SURGERIES WILL COPE WITH  
ALL THESE EXTRA PEOPLE, IT IS DIFFICULT NOW TO  
GET A DOCTORS APPOINTMENT, SO WHAT HOPE  
WILL THERE BE FOR YOUR RESIDENTS?.  
HOW WILL THE LOCAL SCHOOLS MANAGE?  
THE FUTURE LOOKS VERY BLEAK FOR ALL OF US  
WHO ARE TOO OLD TO MOVE AND WILL HAVE TO  
PUT UP WITH ALL THESE NEW DEVELOPMENTS.





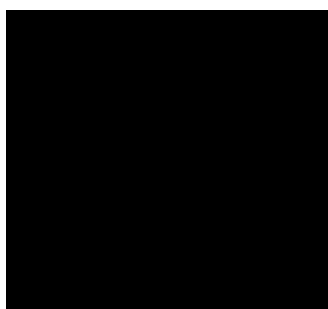
The whole policy to densely populate the south east adding to the sprawl of London is wrong. County and Hertsmere Councilors should be more robust in explaining to out of touch government that it is bad for their voters and bad for Londoners. Hertsmere area has provided more housing in the last 60 years than almost any other council and yet there has been a reduction in A&E units, maternity units, mental health units, schools and college. A concentration of flats results in unsociable behaviour, proved by Dollis Valley estate in Barnet and the estate that had to be demolished at Wembley Park. Elstree Way looks like becoming a high rise concrete and glass corridor. If Isopad House replacement is allowed to be built to 12 storeys it will blight the area.

The Strategic Housing Market Assessment concluded Hertsmere was the joint second authority in London Commuter Belt (West) area with the highest proportion of overcrowding.

The NPPF states local planning authorities should guard against unnecessary loss of valued facilities. The Maxwell Community Centre and Guide HQ is a valued, affordable, well used facility and yet it is a proposed site for a primary school. The hall at the new library was to replace the old village hall and it has no parking like the old library had. The Ark Theatre is planned to be demolished and rebuilt at a far less convenient position at the new Hertswood Lower School site.

The doctor's phone line is usually busy and I have to wait about 3 weeks to see a doctor of my choice. My experience at A&E units is you have a long time to wait even with a broken artery. Health visitors, district nurses, care and social services are all stretched to the limit already. Commuter road routes regularly get grid locked. Central shopping parking at the Boulevard gets full at peak times. More housing will make the above worse and add to pollution.

A few years ago I attended a planning meeting at Hertford County Council and they had concerns about sustainable dealing with waste, water supply, drainage and sewage. Can we be sure the council has sufficient of these for all the new builds without affecting existing residents in view of there being 1500 in the Elstree Way Corridor, 800 in EWC proposals which includes 150 at Isopad House, 276 at Thrift Farm Lane, 130 at Studio Way Horizons site, Cardiff Pinnacle offices predicted 50, 100 at Station Road gas works, 26 at Directors Arms pub Manor Way, 2 garage sites owned by HBC adjacent to Directors Arms, land behind Paxton Court in Manor Way as well as the recently built Oak Trees and Studio Plaza 210? My mains water pressure already varies between peak and non peak times.





Rep 33

# Elstree Way Corridor Area Action Plan

For office use only

Reference No:

Date received:

00685/5

Representations can be made using this form:

Please return to Hertsmere Borough Council by 5pm on 31st March 2014

**By post:** Policy and Transport team, Planning and Building Control Unit,  
Hertsmere Borough Council, Elstree Way, Borehamwood, Herts, WD6 1WA

**By email:** [elsteewaycorridor@hertsmere.gov.uk](mailto:elsteewaycorridor@hertsmere.gov.uk)

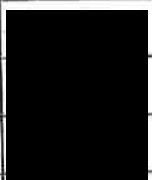
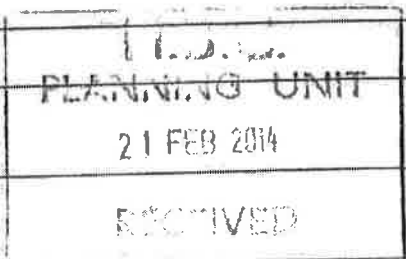
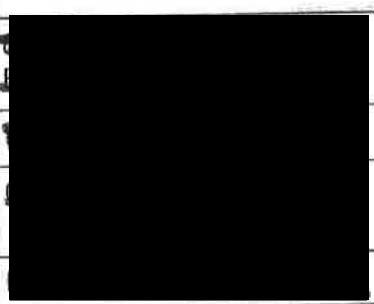
This form has two parts:

**Part A** – Personal details (only needed once)

**Part B** – Your representation(s). Please complete a separate sheet for every representation you wish to make, remembering to insert your name or organisation's name.

Please read the guidance notes before completing this form.

## PART A

	1. Personal details*	2. Agent details (if applicable)
Title		
First name		
Last name		
Job title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone number		
Email address		

\*If an agent is appointed, please enter the person and/or organisation being represented in column 1 and complete all contact details in column 2

Please note that all representations received will be made publically available and cannot be treated as confidential.

## Part B

Please use a separate sheet for each representation

Name or organisation: \_\_\_\_\_

For office use only

Ref No:

support:

object:

omission:

### 3. To which part of the Area Action Plan does this representation relate?

Paragraph

Policy

### 4. Do you consider the Area Action Plan is:

(1) Legally Compliant

Yes

n/a

No

n/a

(2) Sound

Yes

No

x

If you have entered 'no' to 4(2), please continue to Q5. In all other circumstances, please go to Q6.

### 5. Do you consider the Area Action Plan is unsound because it is not:

(1) Justified

(2) Effective

(3) Consistent with national policy

### 6. Please give details of your answer to question 4 or 5 and why you have responded in this way.

Whilst the plans seek to bring in 800 new dwellings, there is no provision for bringing in extra businesses. Bringing in 800 new families to the area, and the social tensions that will inevitably follow, is difficult enough for the community to absorb, but to have no new local jobs for these people will only exacerbate the situation.

It is unreasonable to look at the development in isolation without considering the broader implications to the community, such as, where you anticipate these people finding work. Whilst consideration has been given to local amenities, it is sad to see the commercial district of Borehamwood, where Adecco, Thorn Lighting, One2One, Panasonic, Pizza Hut etc once were now a shadow of its former self. Whilst the Centennial Park in Elstree has installed superfast broadband through local grants, nothing has been done to revitalise Borehamwood and encourage new businesses to move in.

Surely the local economy would be much better served if new businesses were encouraged to move into the area – we need jobs, not houses!

(continue on a separate sheet if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. Please set out what change(s) you consider necessary to make the Area Action Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Area Action Plan legally compliant 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.

As a layperson it is not my place to comment on the legality of the plan – I'm sure you have lawyers to do this for you and frankly it's inappropriate to use that as a criteria for appraisal by the general public.

I would like to see greater efforts made at creating office space and marketing Borehamwood as a place for business, being so well positioned as it is near the M25/A1/M1.

(continue on a separate sheet if necessary)

8. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

☒

No, I do not wish to participate at the oral examination

☐

Yes, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

(continue on a separate sheet if necessary)

Please note that the ~~Secretary of State~~ will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

18/2/2014

☐

If you wish to be informed of the date of the submission of the document to the Secretary of State, please tick this box





00686/1

REP 34



28th Feb 2014

Dear Mr Wilson

Having lived in Borehamwood for approximately 40yrs I am constantly amazed at the lack of information and planning that goes on, and would like to offer my opinion on some past and present developments.

In the past some 5 local schools have been closed and the land sold off, mainly for housing, now all those pupils have to travel to one school, on two sites, upper and lower, and constantly have to walk between those two sites in all weathers for their different lessons, not a brilliant solution, now we are told it must all change again, at great expense, and become one site because the main school is too small.

PLANNING, I DON'T THINK SO.

The original full size swimming pool and lovely purpose built theatre were demolished to be rebuilt, but all we got was an oversize paddling pool and no theatre

PLANNING, I DON'T THINK SO.

We eventually, after many years and battles got a "theatre" but it is actually no more than the school hall which has been "converted", once again at great expense, into a theatre, now the latest news is that this will be demolished along with the school.

PLANNING I DON'T THINK SO.

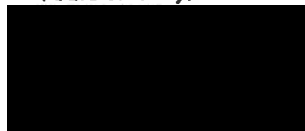
Now for the present. The so called "Elstree Way corridor" which incidentally is firmly in Borehamwood not Elstree, is to become mainly "dwellings", so all the existing Offices, factories and warehouses are to be either converted or pulled down to enable this to take place, question is where are all the people that move into these dwellings going to work?

PLANNING, I DON'T THINK SO.

You are putting up dwellings in every little corner that can be found, I have already had letters wishing to purchase some of my garden for building on, this will make life on top of each other quite intolerable so why do it when there is so much untouched land, for instance look between Potters Lane and Shenley, Allum Lane and Elstree, Theobald Street and Radlett, why not use some of that and give people some breathing space, ok some of it may be green belt but what's the point of acres of that if people are living on top of each other. Local amenities and services are at full stretch already so will not be able to cope with the influx and the very nature of the "Village" will change forever. Let's have some real planning that we can all be proud of.

THINK ABOUT IT, YOU KNOW IT MAKES SENSE.

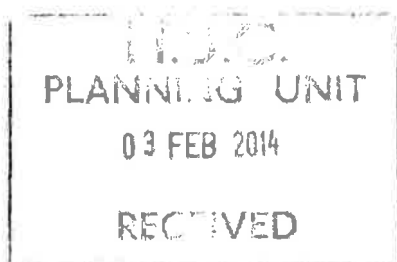
Yours sincerely,





Rep 35

0068711



The Planning Officer  
Hertsmere Borough Council  
Civic Offices,  
Elstree Way  
Borehamwood  
WD6 2HA

Dear Sir,

Elstree Way Corridor Development Plan (EWC)

I write to express my extreme concern about the increasing overdevelopment of Borehamwood, which will be further exacerbated by the proposed Elstree Way Corridor development, and beseech you to reconsider its implementation.

It would appear that the majority of the 800 homes the Council is committed to build under the EWC development scheme will have been provided by current and other proposed housing developments in the area within the near future, without the need to carry out the Elstree Way scheme.

I attended the Council Open Evening on 30<sup>th</sup> October 2013, where I spoke out against the scheme, as did everyone else who attended. Issues of concern include existing local services, such as doctors' practices, schools, and social services, which are already stretched to the limit, without being further overloaded with even many more people to deal with. Another concern is the traffic problem, with rush hour traffic already a headache, it would get significantly worse with even more cars on the road. Associated with that is the fact that provision of car parking within new developments is never sufficient for today's family needs, resulting in even more pressure on on-street-parking, which is at a premium already.

Over the years – and I speak as a resident of 45 years – we have seen the 'village' gradually become more and more built up, until now, it is a town – but now the town is full. We have reached the limit that the local infrastructure can sustain. It is time to call a halt.

I call on the councillors to put the interest of the residents of Borehamwood above any other consideration, so that Borehamwood remains a pleasant place to live, and not condemned to become a vast urban sprawl.

Yours faithfully

