NGP 56



Objections to Elstree Way Corridor proposals

Dear Planning officer

I have lived in Borehamwood many years. The new housing will have a big impact on all services. They are stretched to the limit now and will be much worse with more people and more cars.

While all these proposals may comply with the law they are not well thought through and cannot be justified for the size of the town.

I attach the objections as they reflect what I feel.

01006/1

Yours sincerely

Objections to EWC PROPOSALS

Para 3.3b Policy EWC 1

No matter what work is carried out on existing road networks there will continue to be traffic congestion for most parts of the day. Our roads were built in the 1930s and will remain narrow and unfit for the 21st century. Getting out of the EWC in the morning is a nightmare with the option of going North on the A1 being the only route free of massive congestion.

Although near to public transport routes;

- persuading residents to give up their cars is aspirational not a reality;
- the routes do not necessarily correspond with where people need to go or want to travel.

Rail transport to and from the town leaves much to be desired and travel to and from the station adds considerably to the congestion, particularly in the morning and evening. In a recent survey First Capital Connect who run the rail service, in a recent Which Report, were rated 17th out of 19 companies for customer satisfaction. This clearly adds to the frustration of commuters living in the EWC. The lack of parking at the station is another bone of contention.

Stakeholders in transport matters are outside the planning authority control.

Solution: Before any development takes place, it is critical that the transport requirements need to be identified and plans set in place, with timescales to ensure that they proceed in parallel.

Para 4.11 & 4.12 Policy EWC 4m leaves merch to be desired and

The site is not suitable for a primary school. It is too small; has poor access and has a busy main road separating the catchment area. The school grounds would encroach onto a valued green space against the SABM policy.

The activities that take place at present at Maxwell Community Centre & Guide HQ could not be accommodated within a school. To comply with safeguarding of children, people would not be allowed on school premises in term time, during school sessions or after school activities. Regular classes could not be run as there would be no guarantee of continuity. Parking, too, would be a problem. Shared use would not work for either the community or the school. It is affect and mans set in place, with large and

Solutions

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- To change 1FE schools into 2 FE schools and apsorb the extra pupils that way.
 St Teresa's, Saffron Green, Kenilworth, Monksmead and St Nicholas are all 1FE.

It is noted that Herts County Council have not set aside any money to purchase sites for new schools.

Para 4.16 & 4.17 Policy EWC 4 and the second fine, during

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The main Hall at 96 is too small for some activities e.g. indoor bowls and table tennis, neither could their equipment be stored at 96. The main hall at 96 can be divided with a partition but it would require 2 quiet or silent activities to take place.

The activities at Maxwell cannot be accommodated at other community centres for many reasons, lack of parking, cost, availability and storage are all factors.

Loss of green space at Maxwell Park would be a travesty. Solution; Build the school elsewhere and allow Maxwell and the Guide hut to remain olicy EWC 8

Para 6.23 policy EWC 8

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Solution: Make the car parking allocations realistic. and the second second too accommodated at other call at all a

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A 12-storey building is not a gateway to the Town but an affront to residents. Residents were not properly consulted about this.

Solution; Encourage the developers to go for their second back up option of change of use to an accommodation of 40 dwellings.

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Elstree Way Corridor Area Action Plan	For office use only
Representations can be made using this form:	Reference No: 01009 /1 /col Date received: 31 /03(14
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NCP57

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

By poet:

Policy and Transport team, Planning and Building Control Unit,

Hertsmere Borough Council, Elstree Way, Borehamwood, Herts, WD6 1WA

By email:

eisteewaycomidor@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.

P._ase read the guidance notes before completing this form.

PART A

	1. Personal details*	2. Agent details (if applicable)
Title	- I was the same of the same o	
First name		
Last name		1
Job title (where relevant)		
Organisation (where relevant)		
Auuress		
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

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

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For office use only Part B Ref No: Please use a separate sheet for each representation support: object: Name or organisation: omission: 2. 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 (2) Sound

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 DO NOT KNOW

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

Page 12 Paragraph 4:11 states that the area comprising the Guide Hut and Maxwell Park Community Centre has been RESERVED

for a Primary School. Page 26 key to map indicates it has been ALLOCATED for a primary school. Policy WEC4 further states that

Maxwell Park Community Centre will be reprovided for on Shenley Road along with the Library. Not only is this a poor choice of

position for a school, due to the lack of access and egress to the site, it will mean that most of the regular weekly activities currently

provided for by Maxwell Park Community Centre will be lost. Enquiries have already been made at 96 Shenley Road and we have

been told that there is no way they can accommodate all of our groups or provide the required storage and parking for those who

could find a time-slot.

(continue on a separate sheet if necessary)

DO NOT KNOW

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The proposal	to redevelop the Maxwell Pa	ork Community Centre Guide Hut Site, and to provid	le .
TOT ITS WICHARD	es at 96 Shenley Road needs	s a site for redevelopment. The plan has already fa	
TO INSECTED OF	wn chicera, which states		Hed
community fa	revelopment has to make pro scilities. 96 Shenley Road is al	vision for, or support, improved and additional	
the village Ha	all, the Library, the Museum t	he Sunday School and Youth Connexions show to	
carmor sizo s	osoro Maxwell Park Commun	ity of the proposed primary school having shared facil	
TOI SCHOOL/CO	mmunity use is also not feasi	ble	4.0
as no-one wo	uld be allowed on-site during	school hours due to child protection requirements	i.
4		AND THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED	
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Elstree Way Corridor Area Action Plan

For office use only

Reference No: 01007 11 (001

Representations can be made using this form:

Date received: 31 63/14

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

Rep 58

By post:

Policy and Transport team, Planning and Building Control Unit,

Hertsmere Borough Council, Elstree Way, Borehemwood, Herts, WD6 1WA

By omail:

www.vcg.enemicherfchrobyeweetste

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PART A

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

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Part B Please use a			for e	each repn	ssenta	itlon		For office Ref No: support: object: omission:	use only	
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If you have en									ase go to C	16 .
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After this stage, further submissions will be only of the request of the Inspector, heard on the modified and because builds in a final control of the contr

at 96 Shenley Road and we have

storage and parking for those who

could find a time-slot.

7. Please set out what change(s) you consider necessary to make the Area Action Plan legally compilant 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 compilant 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.

to be removed to meet its ow that all new do community fa the Village Hal cannot also also Centre and the for school/con	to redevelop the Maxwell Park C is at 96 Shenley Road needs d completely from the plan as a s in criteria, which states avelopment has to make provision clities. 96 Shenley Road is alread il, the Library, the Museum, the S isorb Maxwell Park Community a Guide Hut. The suggestion of the inmunity use is also not feasible aid be allowed on-site during sch	site for redevelopment. on for, or support, <u>impri</u> iy replacing unday School and Yout he proposed primary so	The plan has already failed roved and additional th Connectons shop, it chool having shared facilities
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Nep59

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By post:

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4. Do you consider the Area Acti		Commence of the Commence of th
(1) Legally Compliant Yes	No No	Do Not know
(2) Sound Yes	No	
If you have entered 'no' to 4(2), please	continue to OE In all other of	
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(1) Justified		
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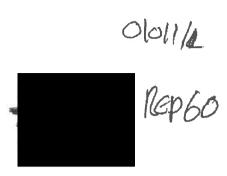
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Objections to Elstree Way Corridor proposals

Dear Planning officer

We are on holiday in Australia and will not return unit after the closing date. We have asked Cllr Pat Strack to contribute our objections as a reflection of our feelings.

While all these proposals may comply with the law they are not well thought through and cannot be justified for the size of the town.

Yours sincerely

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P(s) (44)

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