

**Elstree Way Corridor Area Action Plan**

PCP66

For office use only

Reference No: 01017/1/001  
Date received: 31/03/14

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: [REDACTED]

For office use only

Ref No:

support:

object:

omission:

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

Paragraph

4 - 11

Policy

WEC4

4. Do you consider the Area Action Plan is:

(1) Legally Compliant

Yes

☐

No

☐

DO NOT KNOW

(2) Sound

Yes

☐

No

☒

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)

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.

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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.

The proposal to redevelop the Maxwell Park Community Centre Guide Hut Site, and to provide for its activities at 96 Shenley Road needs to be removed completely from the plan as a site for redevelopment. The plan has already failed to meet its own criteria, which states that all new development has to make provision for, or support, improved and additional community facilities. 96 Shenley Road is already replacing the Village Hall, the Library, the Museum, the Sunday School and Youth Connexions shop. It cannot also absorb Maxwell Park Community Centre and the Guide Hut. The suggestion of the proposed primary school having shared facilities for school/community use is also not feasible as no-one would be allowed on-site during school hours due to child protection requirements.

(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 the Inspector 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: 31/3/14



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

**Elstree Way Corridor Area Action Plan**

Ref 67

For office use only

Reference No: 01018/1/001

Date received: 31/03/14

**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

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**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              |  |                                  |
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**Part B**

**Please use a separate sheet for each representation**

**Name or organisation:** [REDACTED]

For office use only

Ref No:

support:

object:

omission:

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

**Paragraph**

4-11

**Policy**

WEC4

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

(1) Legally Compliant

**Yes**

☐

**No**

☐

Do Not Know

(2) Sound

**Yes**

☐

**No**

☒

*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)

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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.

The proposal to redevelop the Maxwell Park Community Centre Guide Hut Site, and to provide for its activities at 96 Shenley Road needs to be removed completely from the plan as a site for redevelopment. The plan has already failed to meet its own criteria, which states that all new development has to make provision for, or support, improved and additional community facilities. 96 Shenley Road is already replacing the Village Hall, the Library, the Museum, the Sunday School and Youth Connexions shop. It cannot also absorb Maxwell Park Community Centre and the Guide Hut. The suggestion of the proposed primary school having shared facilities for school/community use is also not feasible as no-one would be allowed on-site during school hours due to child protection requirements.

(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.

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

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



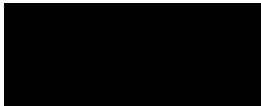
If you wish to be informed of the date of the submission of the document to the Secretary of State, please tick this box



Rep 68

Dear Mr Pickles or Independent Planning Inspector!

I am expressing my views regarding the Elstree Way Corridor. I am outraged that this amount of housing development can be concentrated in one small area. Firstly, who can possibly think that this small area can cope with between 800 and 1200 housing units ? *What* does this *new neighbourhood* offer this *new community of people*? Where are the gardens and parks for these families to play in? Where indeed do you suggest that this new neighbourhood park their cars? Perhaps you would have us believe that because it's units of housing, this new neighbourhood will not own their own cars and all will walk to the train station causing no congestion whatsoever? How do you suggest that the already congested Elstree Way copes with the new traffic that all this proposed housing will create? Are the planners and developers local to the Borehamwood area? and do they themselves see this new neighbourhood as creating a community, or simply reaching the targets of Hertsmere housing need? Given the importance which the local community attaches to the Green Belt, this same local community attaches the same importance to **not** putting 70% of housing all in one concentrated spot . IT MAKES NO SENSE. Please consider reducing the amount of housing and spread it out fairly throughout the Hertsmere local area - not just on one convenient but not really appropriate space. Borehamwood deserves better! I am relying on you, and all the housing powers that you have to do the right thing for the area I hope my children will want to continue to live in, and bring up their own families in.





# Elstree Way Corridor Area Action Plan

Ref 69

For office use only

Reference No: 01020/1/001  
Date received: 31/03/14

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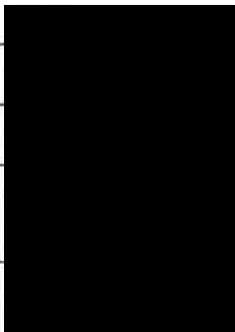
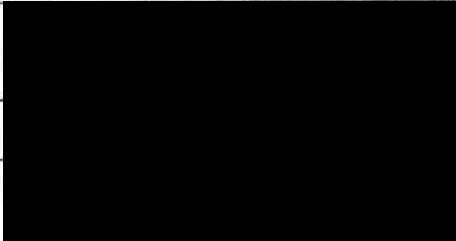
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**Part A** – Personal details (only needed once)

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## PART A

|                               | 1. Personal details*                                                                | 2. Agent details (if applicable) |
|-------------------------------|-------------------------------------------------------------------------------------|----------------------------------|
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| First name                    |                                                                                     |                                  |
| Last name                     |                                                                                     |                                  |
| Job title (where relevant)    |                                                                                     |                                  |
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| Address                       |  |                                  |
| Post Code                     |                                                                                     |                                  |
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## Part B

Please use a separate sheet for each representation

Name or organisation: [REDACTED]

For office use only

Ref No:  
support:  
object:  
omission:

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

Paragraph

4 - 11

Policy

EW C4

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

(1) Legally Compliant

Yes

☐

No

☐

DON'T KNOW

(2) Sound

Yes

☐

No

☒

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

☐

DON'T KNOW

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

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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.

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

Date: 31.3.14

☐

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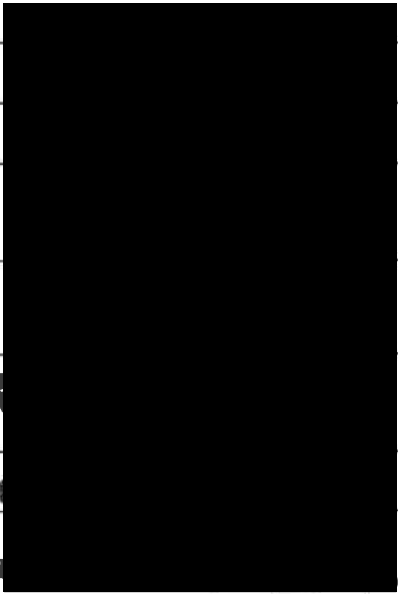
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#### PART A

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| First name                    |                                                                                     |                                  |
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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

4 - 11

Policy

EW C4

4. Do you consider the Area Action Plan is:

(1) Legally Compliant

Yes

☒

No

☐

(2) Sound

Yes

☐

No

☒

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(2) Effective

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(3) Consistent with national policy

☐ DNK

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

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

31/3/2014



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