

NCP 96

Elstree Way Corridor Area Action Plan

For office use only

Reference No: 0149/1/001
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

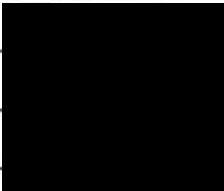


This form has two parts:

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

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Last name		
Job title (where relevant)		
Organisation (where relevant)		
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Part B

Please use a separate sheet for each representation

Name or organisation: [REDACTED]

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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.

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Signature: _____

Date: 30.3.2014.



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

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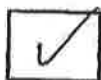
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Rep 98

Dear Sirs,

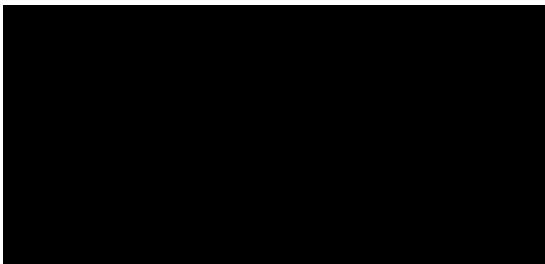
I am a resident of Meadow Road, Borehamwood. I understand the need for additional housing and development to the area but, like others, I am concerned about the traffic issues that will be a major problem. Firstly, whilst redeveloping the area and then the increase in private traffic afterwards. I now see from your plan that you are not now proposing to remove the roundabouts, which was in the initial planning stages – I believe that this is a big mistake – this will be very dangerous for pedestrians trying to cross at these heavily trafficked roundabouts. The initial consultation showcased green areas with bicycle lanes – have this now been scrapped also?

Also, I believe that any relocation of Maxwell Park Community Centre will have to be decided by local residents who use this wonderful community hall. I use this hall as I belong to a yoga group who meet there on a Monday. There are many great groups/clubs which run out of this centre who cater for younger and older members of the community. If this centre was lost it would have to be rebuilt in a central location to the town as not everybody in the town has access to a car. It would be impossible to run every club out of the new library facility. I object to the demolition of Maxwell Park Community Centre unless a suitable all purpose venue was proposed – NOT 96 Shenley Road.

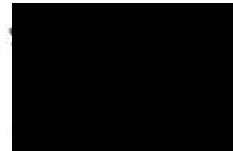
Similarly, we have only one main leisure outlet in the town – currently the swimming pool is used to full capacity – with many of the lanes taken up by swimming groups and lane swimmers – not enough room for recreational users – will this be addressed? Borehamwood is way behind other areas in terms of athletics for children and young adults. I believe that fitness and clubs for children and young adults is a great way to address the anti-social behaviour problems we have in this town. To increase the amount of people living in the area without a thought for additional recreational facilities would be, in my mind, utter madness.

Kindly confirm receipt of my email

Yours faithfully,



REP 99



21st March 2014

Objections to Elstree Way Corridor proposals

Dear Planning officer

I have lived in Borehamwood for 19 years since my parents moved back when I was 2 years old. I am studying at University, now in my final year, and will move back until my future employment is settled.

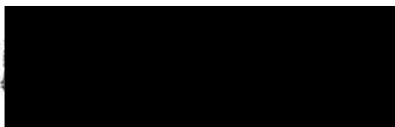
As I grew up here I still have many friends. I am not sure how many will want to live in the Elstree Way Corridor as the housing planned is too much on top of each other. Even if the project goes ahead. The Council must ensure that they build a good percentage of affordable homes.

I cannot afford to drive and own a car so am reliant when I am at home for lifts as the public transport does not really fit my journey needs. I am lucky enough to have part time employment at Sainsburys, London Colney, during student vacations. I am unlucky enough that the bus timetabling does not fit my work needs running 1 an hour in the evening there are longer gaps than none at all.

I attach the objections as I fully concur with them

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

Yours sincerely



on 21st March 2014 during a
session with my work

01053/1

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 4

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 SADM 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.

Solutions

- To build the new school on the Hertswood Academy site at Cowley Hill;
- To change 1FE schools into 2 FE schools and absorb 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

96 Shenley Road does not and could not replace 7 current buildings. The Library, the Museum, Youth Connexions Shop, Village Hall, Church Sunday School and Guide HQ activities were all expected to move to 96 and help to pay the running costs. All these buildings provided important recreational and leisure activities for the Town.

The Library and the Museum have moved into smaller accommodation at 96. Storage is a big problem for the Museum. It is hard to get to and cannot open when the Library is closed.

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

Para 6.23 policy EWC 8

There is not enough parking allowed for residents, visitors, friends, family, GPs, health visitors, district nurses, care workers social workers or deliverymen. Although we would want to encourage less cars and make more use of public transport that is an aspiration not a reality.

Solution: Make the car parking allocations realistic.

Para 1 Policy EWC 9

Isopad House and Hertsmere House were not in the original plan but were added after a planning application slipped through for a 12 storey building of 150 dwellings with 150 car park spaces. It breached the design conditions for the EWC of 5/6 storeys.

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.

Elstree Way Corridor Area Action Plan**REP 100**

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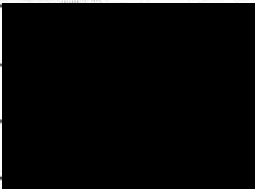
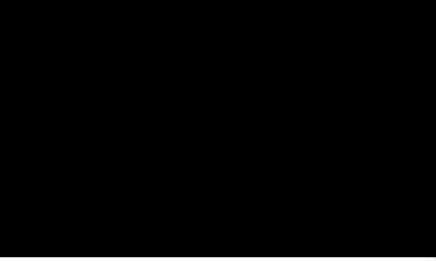
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Paragraph

4-11

Policy

EW C4

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(1) Legally Compliant

Yes

☐

No

☐

Do Not Know

(2) Sound

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