Rep 96

Elstree Way Corridor Area Action Plan

For office use only

Representations can be made using this form:

Reference No: 0 | 41 | 1/00 Date received: 31/05/14

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:

elsteewaycomidor@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

1010111111	1. Personal details*	2. Agent detalls (if applicable)
Title		
First name		
Last name		
Job title (where relevant)	6.	
Organisation (where relevant)	-4	
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: 3. To which part of the Area Action Plan does this representation relate? Paragraph Policy EWC4 4 - 11 Do you consider the Area Action Plan is: (1) Legally Compliant

Yes

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.

(2) Sound

(continue on a separate sheet if necessary)

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DO NOT KNOW

Ref No: support:

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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 Gulde 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 Yes. I wish to participate at the oral participate at the oral examination 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. Date: 30.3.2014. Signature:

Secretary of State, please tick this box

If you wish to be informed of the date of the submission of the document to the



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Part B

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Paragraph L4 - 11 Policy EWC4	
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(1) Legally Compliant Yes No Do Not Know	لہ
(2) Sound Yes No	
If you have entered 'no' to 4(2), please continue to Q5. In all other circumstances, please go to Q6.	
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(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.	A47 7 148 1
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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

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,







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 yea, 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 to 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 llifts 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 then none at all, the same transport to the content of the same transport to the same tr

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 seek nomes

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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. The state of the set with swall Community of the set of the set

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.

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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 The last horrow got to and cannot approved a

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.

The main is a provided the main is a provided to take the

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.

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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 a tension of the state of the sta

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
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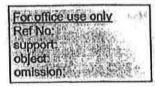
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Name or organisation:

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