

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

	1. Personal details*	2. Agent details (if applicable)
Title		<div style="border: 1px solid black; padding: 5px; text-align: center;"> H.B.C. PLANNING UNIT 25 MAR 2014 RECEIVED </div>
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

Chapter 4
App. A
App. B

Policy

2.20 Policy S1 p.9

4. Do you consider the Area Action Plan is:

(1) Legally Compliant

Yes

☒

No

☐

(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

☐

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

See attached re :-

Closure of Maxwell Park Community
Centre.

(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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Maxwell Park Community Centre Closure

Policy S1 No. 2.20 states that Development which would result in the loss, reduction of, or have an adverse impact on social and community facilities will not be permitted unless etc etc

- Maxwell Park Community Centre was a facility "gifted" to the people of Borehamwood back when I was a child so I am still at a loss to understand how it can arbitrarily be taken away from us.
- It is a very well used community facility and a fit for purpose space for my particular activity which is line dancing and for other space needy activities like indoor bowling, table tennis etc. The hall operates a full timetable. It is impossible to replace such a large dance floor/leisure space and No. 96 Shenley Road (the alleged replacement for all things leisure in Borehamwood) is not fit for purpose. It is too small, housing library, museum etc. and no lady wants to cross Shenley Road to the Boulevard car park at night, plus parking has to be paid for. Maxwell Park has plenty of good, free parking. Most importantly 96 is apparently unable to take "regular" bookings which effectively kills off any local clubs like ours which meet weekly or even more at Maxwell Park who need its specialised floor space.
- Obviously, with 800/1200 extra units arriving on the corridor and all the families that involves, we need to retain all our current leisure facilities, which makes Maxwell Park Community Centre with its family orientated groups and the green space of the park even more vital to sustain a successful community life.
- Another rumour I heard (although I think this can only be a joke) is that the Council were actually considering putting a junior school on the site - have they not seen the access road, you cannot get two cars past each other because of the parking, let alone an emergency vehicle or mummies in cars in a hurry!! The thought of all that extra traffic and children queuing either for Shenley Road or Bullhead Road is an extremely dangerous scenario on already overcrowded roads.
- *Suggestion* : there is a custom built safe school site at Hertswood and I understand their Headteacher is not averse to adding a younger age group to his empire.
- Hertsmere does not lose money operating Maxwell Park as it is and will continue to be very well run and self-financing. Also the Allum Hall community leisure group have offered to buy it and continue to run it as a leisure facility if Hertsmere are not willing or able to. It is and will continue to be self financing and self running so not a financial burden on Hertsmere Council.
- Obviously short sighted Hertsmere council have not planned ahead for community facilities taking account of extra people who will want to use them, their only concern seems to be to make money out of building as many units as they can squeeze in, otherwise why close a vital fully funded and popular facility?
- Traffic is becoming rapidly unsustainable at present in that part of Shenley Road, I know that because I travel to the A1, if 1200 new units are added to the mix - and possibly a school - chaos and gridlock and accidents !!!!

I would urge the Council to SERIOUSLY reconsider the following items in the Action Plan and **retain Maxwell Park** as a vital community amenity.

Chapter 2, Policy and Operational Context

2.20 - Policy S1

2.39 - Moving Maxwell Park Centre "provided that the community activities are retained", (**this can only happen like for like, floor space; parking etc.**) (P.14)

Table 4.1 Community Facilities : Maxwell Park to remain in situ. (P.34) - **MY CHOICE**

Appendix B : Summary of Stakeholder Aspirations

There are strong feelings that Maxwell Park 'Community' Centre should remain open or be replaced (P.59) -

REMAIN - see petition.

Appendix B : Hertsmere Corporate Plan : Ongoing and Future Priorities

Provide sustainable, financially viable and affordable range of leisure services that are accessible to all community sectors in Hertsmere etc. (p.62) - **RETAIN MAXWELL PARK COMMUNITY CENTRE**

Maxwell Park Community Centre fulfils all the criteria for a vital current and future community amenity.

It would be absolute short sighted nonsense to destroy this popular, well utilised, financially viable (both now and and if necessary Allum Hall to buy in future) facility, which will be lost forever if local (vocal) opinion is ignored on this subject (see petition with thousands of signatures in support)

Sunset Line Dance Club (Wednesday evening)

Bar-K Line Dance Club (Tuesday afternoon)

21st March, 2014

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.

See attached.

(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:

[Redacted Signature]

Date:

22nd March, 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

GUIDANCE NOTES

Introduction

These guidance notes have been produced to assist anyone who wishes to make a formal representation on the published Elstree Way Corridor Area Action Plan submission document, which is subject to a period of representations from 17th February 2014 to 31st March 2014. The Area Action Plan is published in order for representations to be made prior to the submission for public examination. The representations will be considered alongside the submitted Area Action Plan, by a independent Planning Inspector.

The Planning and Compulsory Purchase Act 2004¹ (the 2004 Act) states that the purpose of the examination is to consider whether the Area Action Plan complies with legal requirements and is 'sound'. The representations supporting, objecting or commenting more generally should be made within this context.

Soundness

Soundness is explained fully in the National Planning Policy Framework², in paragraph 182. The Inspector has to be satisfied that the Area Action Plan has been positively prepared, is justified, effective and consistent with national policy. To be sound the Area Action Plan should be:

Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

- 1) If you are seeking to make representations on the way in which the Local Planning Authority (LPA) has prepared the published Area Action Plan it is likely that your comments or objections will relate to a matter of legal compliance.
- 2) If it is the actual content on which you wish to comment or object it is likely it will relate to whether the Area Action Plan is justified, effective or consistent with national policy.

Please note that all respondents must complete their personal details as it is not possible for representations to be considered anonymously. Respondents should also note that representations are not confidential and that they will be published on the Council's website and copies will be placed at appropriate venues across the borough for public inspection, although the names and addresses of representations from individuals will be removed.

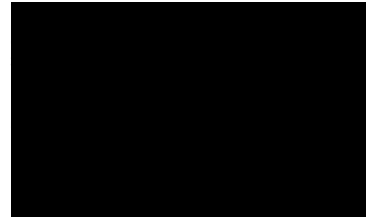
¹ View the Planning Act online at <http://www.legislation.gov.uk/ukpga/2004/5/contents>

² View the National Planning Policy Framework online at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Ref 147

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01/09/11

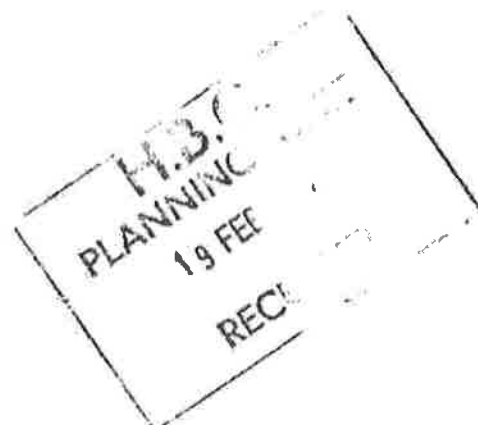


8th February 2014

Dear Sir,

If you want to overpopulate Elstree and Borehamwood with inadequate infrastructure and disregard of cultural sensitivities, then by all means surrender to the wishes of the developers.

Yours sincerely,



REP 148

Elstree Way Corridor Area Action Plan

For office use only
Reference No: 01110/1
Date received:

Representations can be made using this form:

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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

H.B.C.
PLANNING UNIT
10 MAR 2014
RECEIVED

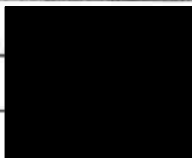
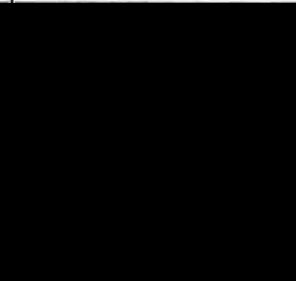
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Last name		
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Part B

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

Section 5.2
Figure 3

Policy

Transport & Movement

4. Do you consider the Area Action Plan is:

(1) Legally Compliant

Yes

☒

No

☐

(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:

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

In Figure 3 on page 15 of the AAP, it is unclear where or how the cycle paths are to be located or routed.

Observation 1:

At present the cycle path along Elstree Way runs parallel with the footpath and cyclists are obliged to adhere to the same rights of way as pedestrians. Pedestrians often obstruct the cycle paths. Figure 3 in the AAP does not provide sufficient details in order to assess the effectiveness of the newly proposed cycle routes to ensure appropriate segregation between pedestrians and motor vehicles.

Observation 2:

At present cyclists travelling from Shenley Rd (W) to the Elstree Way exit get cut off by motorists exiting the roundabout at the Shenley Rd (E) exit. The Traffic & Movement scheme laid out in the AAP does not appear to alleviate this problem.

(continue on a separate sheet if necessary)

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(continue on a separate sheet if necessary)

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☐

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:

I cycle, walk and and down Elstree Way from Todd Close towards Elstree & Borehamwood station on a daily basis.

Having had numerous near misses due to the poor traffic management scheme currently in place, I would be more than happy to provide any useful oral / face-to-face feedback to the traffic management consultant in order to help develop a robust scheme which takes into consideration all road users.

(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:

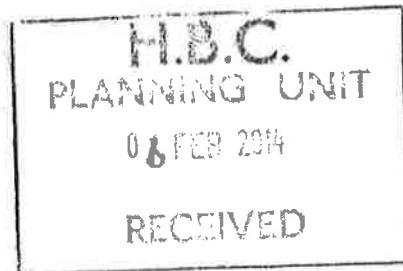


Date: 07/03/2014

☒

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

Ref 149



4th February 2014

0111/1

Hertsmere Borough Council

ELSTREE WAY CORRIDOR AREA ACTION PLANING

I am writing with regards the new planning on the Elstree way corridor, over the last 4/5 years there has been 4 new developments in this area.

- 1, new flat built by Bellway homes, Elstree Way behind the Job centre.
- 2, new flats & house built on the old Oakland college land next to the Venue in Elstree way.
- 3, new flats and house built on the corner of Studio Way & Elstree Way.
- 4, new homes now been built on the corner of Manor Way Elstree way.

I feel because off these 4 new developments in this area how can you build more homes on the Elstree Corridor without having a big impact on the traffic , this will become one big traffic jam .

I do understand that that the Government has plans that we should be building X amount off house over a period of time, but Is the Elstree Way Corridor the answer to Borehamwood housing problems. Can we not build on the out skirts of Borhamwood?

Why should the council give planning to knock down Hertsmere Upper School along with the Ark Theatre, to build new homes? Borehamwood has seen 100s of new homes built in the last 20 years, and only 1 new secondary school at Hillside. With all the planning for new homes we should be building new schools not knocking them down so that developers can make more money.

With regards the new tower block been built on the Nat West building on Shenley Way, has the council looked at different location as this would have a big impact on the traffic in Borehamwood. I know the council and people do not want to see green bulld been used to build homes, Is this an answer to some off the problems. How about building new homes on land next to the Holiday Inn Hotel in Rowley Lane, or the field on the corner of Furzehill Road and Barnet Lane?

Kind Regards



REP 150

01112/1

H.B.C.
PLANNING UNIT

04 FEB 2014

RECEIVED

Dear Sirs

I am writing to you to voice my concerns over what your planning is doing to this town.

I have lived in this town for over 60 years. In that time I have seen it go from a thriving town with a good high street with plenty of good shops of all types. an industrial area with big companies providing jobs for local people.

We now see an half empty high street. No industry apart from warehouses.

You are knocking down offices and what factories that are left. To build houses.

QUESTION.

Where are the new people going to work.

