

Rep 166

Elstree Way Corridor Area Action Plan

For office use only


Reference No: 000946/1/001
Date received: 28/03/14

2/002

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	DR	
First name	ANN	
Last name	GODDARD	
Job title (where relevant)		
Organisation (where relevant)	ELSTREE & BOREHAM- WOOD GREEN BELT SOCIETY	
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.

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.

It is difficult to suggest any good solutions though an improvement in public transport - particularly small electric buses & provision of cycle lanes & even pavements for walking. Car sharing should be encouraged.

(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:

It is necessary to express the opinions held by many in our community & especially among Green Belt members if local democracy - supposed by a national policy - is to be a reality.

(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: 26.3.14

☒

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

Legal Compliance

The Inspector will first check that the Area Action Plan meets the legal requirements under Section 20(5)(a) of the 2004 Act before moving on to test for soundness. You should consider the following before making representation on a legal compliance:

- The Area Action Plan should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the documents it proposes to produce over a set period. It sets out the key stages in the production of any documents the Council propose to bring forward for independent examination. The LDS is published on the Council's website and available at their main offices.
- The process of community involvement for the Area Action Plan should be in general accordance with the Council's Statement of Community Involvement (SCI). The SCI is a document that sets out the Council's strategy for involving the community in the preparation and revision of planning documents and the consideration of planning applications.
- The Area Action Plan should comply with the Town and County Planning (Local Planning) (England) Regulations 2012³. On publication, the Council must publish the documents prescribed in the regulations, and make them available at their principal offices and on their website. The Council notify statutory consultees and any persons who have requested to be notified.
- The Council is required to publish a Sustainability Appraisal Report when they publish the Area Action Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
- The Area Action Plan should have regard to national policy.

General advice

Representations are only valid if your name and address are supplied. Agents should please state the full name or organisation of who they are representing.

If you wish to make a representation seeking a change to a Area Action Plan or part of an Area Action Plan you should make clear in what way the Area Action Plan or part of the Area Action Plan is not sound having regard to the legal compliance check and four tests set out above.

You should try to support your representation by evidence showing why the Area Action Plan should be changed. It will be helpful if you also say precisely how you think the Area Action Plan should be changed. Representations 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 submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

³ View the Planning Regulations online at <http://www.legislation.gov.uk/uksi/2012/767/contents/made>

Elstree Way Corridor Area Action Plan


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Reference No: 0096/1/002
Date received: 28/03/14**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**

	1. Personal details*	2. Agent details (if applicable)
Title	DR	
First name	ANN	
Last name	GODDARD	
Job title (where relevant)		
Organisation (where relevant)	ELSTREE & BOREHAMWOOD GREEN BELT SOCIETY	
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: GUSHAW & BOREHAMWOOD SDRON
BOLT SOCIETY

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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 & 4.12

Policy

EWCL

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.

Placing a Primary School on the Maxwell Gush site would be wrong as the area is too cramped & encroachment on Maxwell Park a serious loss. Access by the public to school facilities would be limited by the security requirements for school children. Traffic in Gushway would present hazards & parking inadequate. Changing the 5 IFE local schools to 2 FE would ease the current shortage (& future shortfall) in Primary places.

(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.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

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 new Primary school should be built on the Hulswood Academy site on Shenley Road. Maxwell Centre & the Everett Guide Hall should be retained as the social activities taking place there cannot be accommodated in 96 Shenley Rd which also has no storage space for the museum stock - let alone sports equipment for clubs. The Hall at 96 is not large enough & the divider is not sound proofed when 2 meetings are scheduled. There is no parking at 96 & Clarendon Road is usually full already.

(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

☒

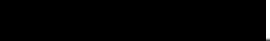
Yes, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Expression of local opinion

(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: 26.3.14

☒

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 & Borehamwood Green Belt Society

Ann Goddard.

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

Para 4.16 / 4.17 GWC 4.

The Library at 96 Shenley Road cannot possibly accommodate the manifold clubs & societies meeting in the Maxwell Centre.

The solution would be to save Maxwell Centre & the Greenbelt Guide Hut & allow Enner & Borehamwood a District Community Association to buy it and run it, it is now. Both buildings are structurally sound. Without recreational & leisure provision the quality of life social cohesion & education of our children would be worsened.

The loss of the Ark Theatre is another blow to people's happiness & there will be at least a year's gap before new facilities in Hulswood Academy are completed. We are grateful for the years stay of execution here.

Enner & Borehamwood Green Belt Society does not oppose building on Brownfield sites & recognises the need for decent housing - & affordable - for all & the necessity for rebuilding Hulswood Academy.

We applaud the intention of Hulswood BC to preserve our Green Belt & the semi rural character of the surrounding countryside. We also care about environmental factors & architectural design standards are so important. (Personally I detest the facade of 96 Shenley Road) Please please please the development & that the infrastructure is ~~not~~ improved at the same time.

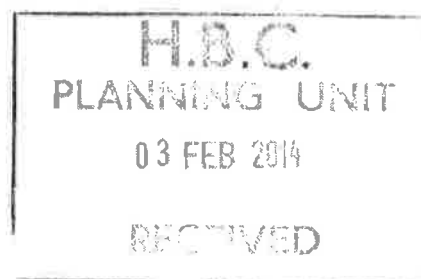
Para 1 Policy GWC 9. Please no 12 storey buildings. The GWC limit is 5/6 storeys.

Elstree & Borehamwood Green Belt Society

00094/2


25 February 2014

Matt Wilson
Planning Department
Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood WD6 1WA



Dear Matt Wilson,

I am writing to let you know the Green Belt view of the Elstree Way Corridor development plans.

We called a public meeting recently (19 Feb) to find out the opinions of our members and local residents and they expressed great concern about the large number of new houses and the heavy demand on the infrastructure – schools, leisure, parking and traffic. They also felt disenfranchised by the lack of consultation over changes to our community which will affect us all.

The Green belt principles of preserving the countryside and using brownfield sites have not been contravened. However the stress of an additional 1000 dwellings , will be severe. We believe the true number may be over 2000 if buildings on the other sites (Grantham Green, The Directors' Arms, Oaklands College, Hackney Close, Haberdashers' Sports Ground) are taken into consideration. There is a need for new housing and provision of affordable homes for young families and some change is inevitable but there is a limit to what can be tolerated.

School places for the additional children could be provided by the plan to rebuild Hertswood Academy and place a new Primary School on the Shenley Road site. This would spare the much used Maxwell Centre and Guide Hut- both valuable social assets.

The loss of The Ark Theatre does great cultural damage. How we now regret the cancellation of the Leisure Centre and Theatre on the present Ibis Hotel site!

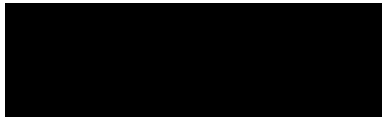
Elstree & Borehamwood Green Belt Society

It is essential to retain those green spaces that remain for playgrounds and upgrade them rather than cover everywhere with bricks and tarmac. Old Haberdashers' Sports ground and Hackney Close are two such areas.

The traffic problems we experience now will be made much worse by the extra cars resulting from the increase in housing- it could be another 2000 vehicles. Borehamwood is gridlocked twice a day already and there is a chronic shortage of parking spaces.

There should be a phased building process with parallel development of infrastructure particularly with regard to traffic flow. Otherwise increased congestion, noise and air pollution will spoil health and quality of life for us all.

Yours sincerely



Ann Goddard Chairman Elstree and Borehamwood Green Belt Society

