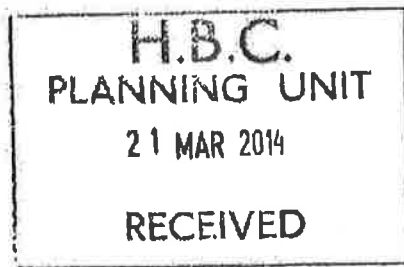


00837/02

~~REDACTED~~ ~~REDACTED~~ Rep36  
~~REDACTED~~



20 March 2014

SADM 00837/1/001

Dear Sirs

SITE ALLOCATION AND DEVELOPMENT MANAGEMENT

We attended the drop-in session in Borehamwood on 17 March. In common with others we spoke to, we left feeling little the wiser. We felt it to be a poor consultation.

A new alternative to Elstree Way was mentioned, but we cannot see how this might be achieved, and feel that congestion is already franksome. We believe you should reconsider the proposal that Borehamwood must take 60% of Hertsmere's new build, which looks it least unjustified and it worst discriminatory.

With regard to the Elstree Way corridor, the planning document available online strikes a good, positive note. It speaks of good quality design, of tree planting and an improved environment, a new civic open space, and public buildings to be in a hub on the north side. But the residential buildings recently erected are squalid-like and ill-planned, and past performance offers no reason to be optimistic that things will

change. We agree though that the way  
should look smart and impressive.

We note there is no provision for a GP surgery, and  
suggest that this needs further consideration.

As to Maxwell Park, and the reserved site for a school,  
given that Hertfordshire CC has sold so many of  
its sites in the last few years, and apparently  
proposes selling land at Hertswood school, we can  
see no reason at all to allow it to suppose  
it can in future use a green field site for a school.  
We believe strongly that Maxwell Park should not  
only be fully retained, but planted with trees  
suitable for its wet, poorly drained ground, and  
generally improved for wildlife and humans alike.  
In any case, we understand there is a covenant  
on the land, and believe that Hertsmere BC should  
honour it. If policy dictates increasingly dense  
building, it is more important than ever that we  
retain and maintain our open space.

Yours faithfully





Rep 37



21<sup>st</sup> March 2014

Objections to Elstree Way Corridor proposals

00868/1

Dear Planning officer

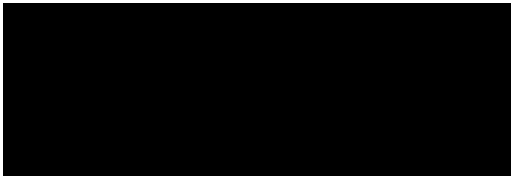
I moved back to Borehamwood with my family in 1995, having grown up in Borehamwood and gone to middle and upper school here. Of course, I realize that homes are needed but not rabbit warrens so tightly packed as proposed and without the infrastructure to support them. We are also suffering in the immediate vicinity with homes being built in back gardens. This is destroying the community and so space we once had.

However hard anyone tries there is no way the road and public transport systems will cope. It is hard to get in and out of Borehamwood for work. I do and will continue to use a car as that is the only way I can get to work.

As a teacher I know how important it is to provide good education in fit for purpose buildings. With a family of 3 children I have often called on health services for my husband and children. These are stretched to the limit. More money is needed to ensure we have 21<sup>st</sup> facilities for our changing health needs.

The objections attached reflect my feelings on the Elstree Way Plan

Yours sincerely



## 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 21<sup>st</sup> 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 17<sup>th</sup> 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**

For office use only

Reference No:

Date received:

Representations can be made using this form:

REP 38

00983/1/001

Please return to Hertsmere Borough Council by 5pm on 31st March 2014

00983/1/002

**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)


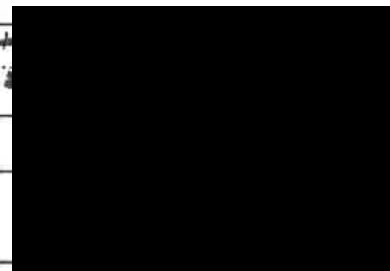
This form has two parts:

**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		<b>H.B.C.</b>
Post Code		<b>PLANNING UNIT</b>
Telephone number		<b>18 MAR 2014</b>
Email address		<b>RECEIVED</b>

\*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: \_\_\_\_\_

For office use only
Ref No: _____
Support: _____
Object: _____
Omission: _____

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

Paragraph

Policy

☒

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.

THE ACTION PLAN IS NOT JUSTIFIED BECAUSE ITS MAIN CONCENTRATION IS IN BORRHAMWOOD!  
IT WOULD BE MORE BALANCED ACROSS THE WHOLE OF HERFORDSHIRE  
ALSO MAXWELL COMMUNITY CENTRE IS A FACILITY THAT IS IN CONSTANT USE, IT IS WELL RUN IN GOOD REPAIR AND SELF FUNDING, IT WOULD BE A GREAT LOSS TO THE COMMUNITY AND IT WOULD NOT BE REPLACED

(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.

PLEASE LOOK AT POSSIBLE GREEN SITES  
TO GET A MORE BALANCED PLAN.  
THIS MAY BE UNPOPULAR BUT IN THE FUTURE  
THIS WILL HAPPEN AND IT WOULD BE BETTER  
TO MAKE THE RIGHT DECISIONS NOW

(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: \_\_\_\_\_

17/3/2014



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

## 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 17<sup>th</sup> February 2014 to 31<sup>st</sup> 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 2004<sup>1</sup> (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 Framework<sup>2</sup>, 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.

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

<sup>2</sup> View the National Planning Policy Framework online at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

Rep 39

Dear Mr M Wilson

We have concerns that the planned 800 to 1200 new homes in the Elstree corridor could cause imbalance and that the following should be in place ahead of the homes being ready for occupation.

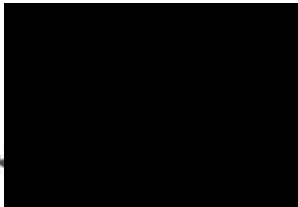
Provision for schools and other education  
Health Centres  
Policing  
Fire Service  
Facilities for Youth activities  
Facilities for the Elderly/Disabled  
Green spaces in the **centre** of the development  
Recycling and Green waste  
Road infrastructure

At this time it can take three weeks to get a doctor's appointment.

There are not enough places for pre-school children.

We are concerned that the 800+ dwellings will need parking provision for over 1600 vehicles and we wonder how this will be met. Parking is very limited in the Borehamwood town centre.

Your sincerely,





Rep 40

**From:** Keely James  
**Sent:** 25 March 2014 14:25  
**To:** customer services  
**Subject:** website comment for processing - thanks

- At 9:04AM on 23 March 2014, [REDACTED] wrote

This comment is awaiting approval

1 stars

I think they should rename Borehamwood as Hertsmere as they seem to be building every house and flat planned for the county here.

Elstree Way is filling up fast. Flats everywhere, we are being swallowed up by the urbans sprawl of London. This is a village when I was born, once you start building tall towers we will lose the country feel. We have lost many schools and our college (in Elstree Way - now full of flats and houses), now we are going to lose part of Hertswood to more flats. Now they have started building in back gardens - Milton Drive! planning given for 4 flats in a road that is so full I avoid driving along it, it is madness and I feel sorry for the people who live there now, no consideration for them. Please stop if there is no where to live in Borehamwood then maybe people can look at place nearby to live.

