

REP1-3

Matthew Wilson

From: Paul Welsh <[REDACTED]>
Sent: 21 January 2013 14:03
To: Core Strategy
Subject: elstree way corridor consultation response

Dear Sirs

I would like to make the following observations on the Draft Area Action Plan and request these be included in the responses.

Firstly I would ask how widely this plan has been circulated excluding electronic means which are not available to everyone and may not embrace low income families, senior citizens and others without ready access to computers.

Have posters been displayed in shop windows and on the Council notice boards including those belonging to the Town Council and in the community centres? How many leaflets have been circulated bearing in mind I believe we have about 33,000 residents in the town? Could or has this consultation been timed to coincide with the Hertsmere News which would ensure every household received details?

Secondly what studies have been undertaken with public transport providers, the education and health authorities in regard to servicing these new home building targets?

Thirdly you mention this will help address the Borough's overall housing target. Please could you provide me, under the Freedom of Information Act, the number of home building permissions granted for Elstree & Borehamwood over the last 10 years compared with the rest of the Borough. It seems hard to escape the conclusion that this town seems to have become 'the dumping ground' for housing targets to save large scale building elsewhere in more 'sensitive' areas of the Borough. Like many other residents I feel the Town is already overcrowded.

You mention 626 homes have been or are about to be built in the Studio Way area of the 'corridor'. You are now proposing an additional 800 plus high density homes for the Elstree Way!

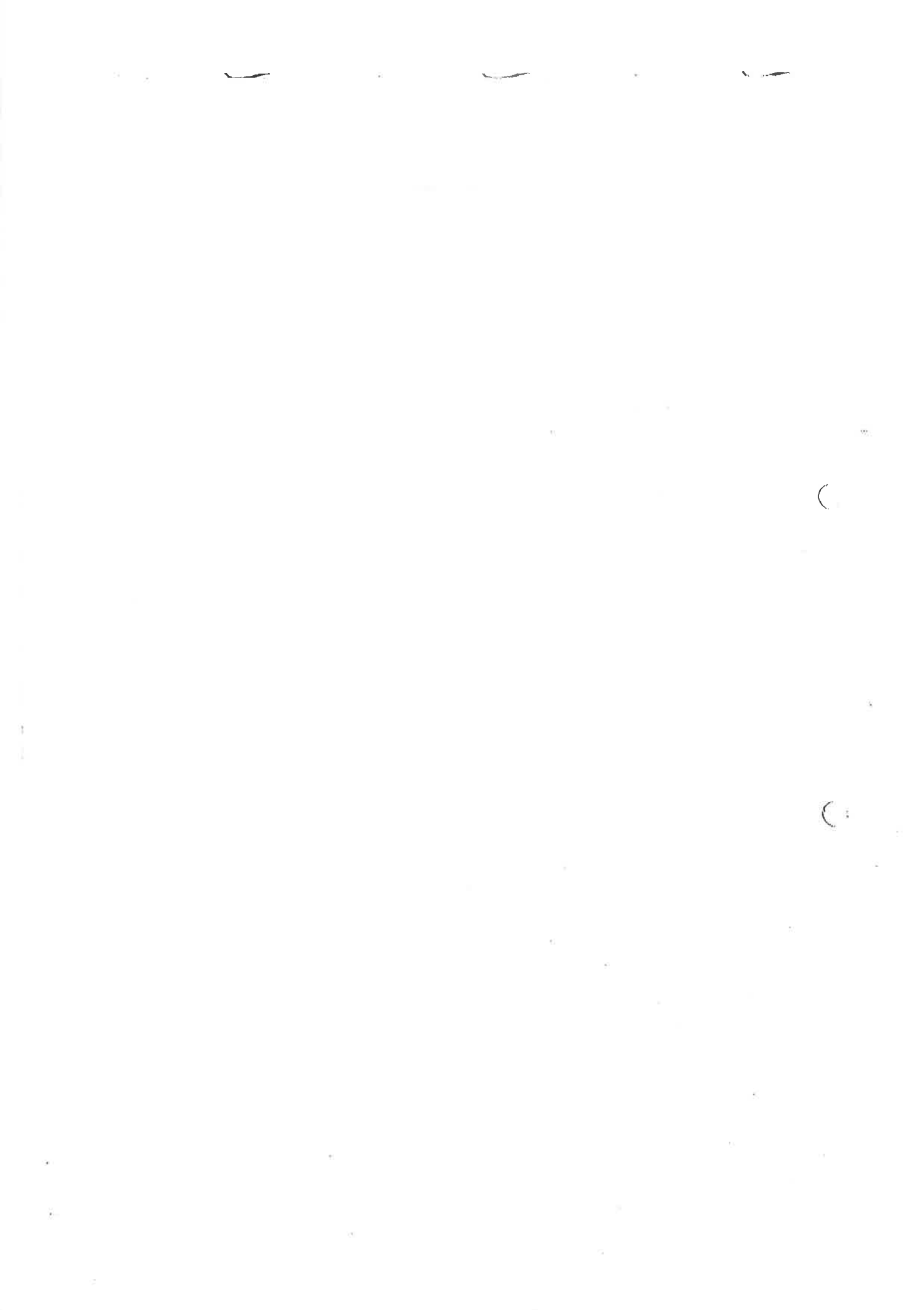
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Fourthly you mention restrictions on the number of car parking spaces for each new home. Fine on paper but they seem to me totally unrealistic in real life in this car obsessed society. How many council officers or members have given up their cars for the greater good?

Fifthly the control of the design of the buildings to create a lovely corridor into the town. The previous track record of the planners along new builds in Elstree Way hardly give one confidence.

Finally, the proposed loss of the well established, well used and very usefully sized Maxwell Centre. Even with the new facility in Shenley Road we should be retaining such community centres not just for the potential users today but for future requirements if all these new properties go ahead.



I am afraid i view this whole plan as a way of satisfying two desires. The Borough Council to meet housing targets by cramming more into Borehamwood and for the County Council to realise the value of it's land by selling it to housing developers. The concept of creating a gateway into the town is a bit of window dressing which would not even be discussed if the aforementioned aspects were not in play.

Paul Welsh MBE
Local Resident

Matthew Wilson

From: Paul Welsh <[REDACTED]>
Sent: 06 February 2013 11:31
To: Matthew Wilson
Subject: Fw: Elstree Way Corridor Area Action Plan

Dear Matthew

Thankyou for your reply and detailed response.

as i expected the figures provided show that over the past 10 years nearly 50% of all homes built in the whole borough have been built in borehamwood. that does not include the figures for 2012/13 which presumably will increase that figure with the new buildings on the college site and in studio way.

i still find it hard to understand how the traffic studies appear to find another 800 plus homes, a tech college and a possible primary school, in addition to the 600 plus homes already being built around studio way, can all feed into the same 1930s road (elstree way) which is the same size it was 80 years ago and acts as a main access route into the town ?

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in regard to the limited public consultation. writing to 500 of 16,000 plus addresses in the town does not seem enough. personally i have not seen any posters and the bwood times now only circulates to about half the homes in the town. i appreciate costs are a concern but surely a leaflet could have been inserted into either the hertsmere news or town crier that are circulated to every household for just a few hundred pounds and the public consultation dovetailed into their normal circulation dates?

i don't believe the consultation will result in any significant changes but it is worth commenting. thankyou for your response which is appreciated.

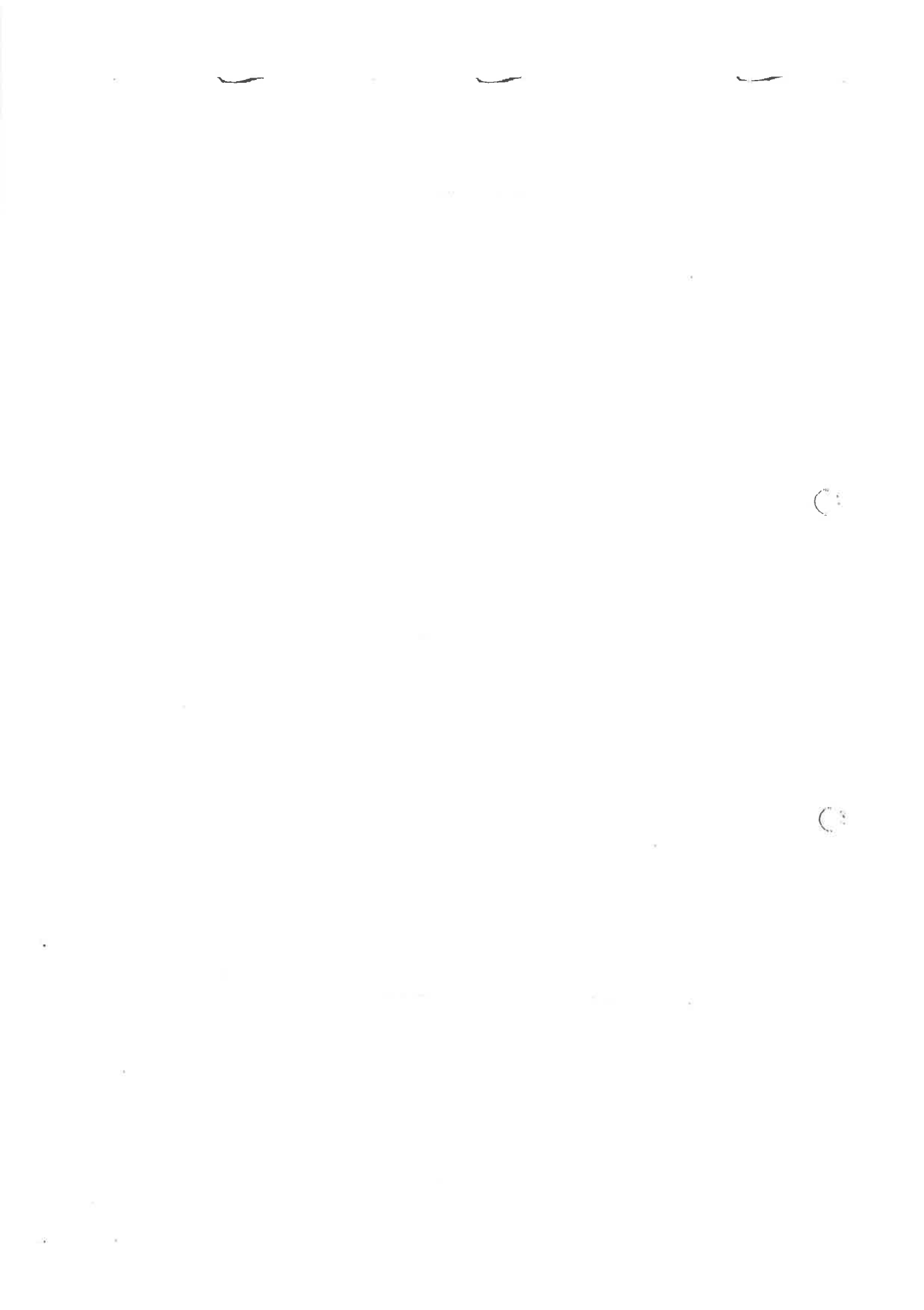
best wishes
paul

----- Forwarded Message -----

From: Matthew Wilson <Matthew.Wilson@hertsmere.gov.uk>
To: "Paul Welsh ([REDACTED])" <[REDACTED]>
Cc: Core Strategy <Core.Strategy@hertsmere.gov.uk>
Sent: Tuesday, 5 February 2013, 15:58
Subject: Elstree Way Corridor Area Action Plan

Dear Mr Welsh

Thank you once again for your email regarding the Elstree Way Corridor Area Action Plan. My colleague also informed me that you attended the drop-in session on the 24th January 2013.



I acknowledge receipt of your comments date 21 January 2013, following the close of the consultation all comments will be considered and where appropriate amendments made to the plan. An amended plan together with all representations received during the consultation will be reported to the Executive and full Council prior to the plan undergoing a final pre-submission public consultation and a public examination by an independent Inspector.

I wish to take this opportunity to respond to a number of your questions, for clarity I will take each point in turn.

1. Full details of the public consultation undertaken is outlined in the Pre-Consultation Statement which supplements the draft Area Action Plan. To summarise the consultation included the following:

- Sending a consultation leaflet to over 500 local residents within the Corridor and the immediate area.
- Providing Local Councillors and the Parish Councils with copies of the AAP and details of the consultation process.
- Making copies of the AAP and supporting documentation available at all Council Offices and libraries.
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In determining the level and scope of the consultation the council must consider the costs of undertaking a public consultation. I consider the level of consultation undertaken appropriate given the AAP seeks to put in place the means to deliver a level of development established in the adopted Core Strategy. The Core Strategy establishes the principle of the residential-led redevelopment of the Elstree Way Corridor and the quantum of development (at least 800 residential units). The Core Strategy underwent borough wide consultation and an Examination in Public, it was found sound by a Government appointed planning Inspector and was adopted by full Council in January 2013.

2. Extensive consultation took place with transport providers, Hertfordshire County Council as and the NHS during the preparation of the Core Strategy. Hertfordshire County Council and the NHS have also been consulted on the preparation of the Elstree Way Corridor AAP.

3. From April 2002 to March 2012 there have been 2264 new homes built in Hertsmere, of which 1055 have been built in Borehamwood. The housing completion figures for the current financial year 2012/13 will be included in the next Annual Monitoring Report (AMR).

The level and distribution of residential growth for Hertsmere as outlined in the Core Strategy was deemed acceptable following a public examination by an Independent Planning Inspector. The level of development proposed for the Elstree Way Corridor will account for a significant proportion of the housing growth of Borehamwood over the next 15 years.

As highlighted in point 2, Hertfordshire County Council and the NHS have been consulted as part of the preparation of the Local Plan Core Strategy. As the AAP states, changes to infrastructure such as alterations to the highway will be needed to allow the proposed level of development to occur.

The Infrastructure Topic Paper which was produced as part of the Core Strategy provides details on the infrastructure needed to support the planned growth. With specific reference to education, Hertfordshire County Council has a statutory duty to ensure there are sufficient school places for children and young people resident in the Borough, they are aware of the proposed level of growth.

4. I fully accept we live in a car dominated society, however the Elstree Way Corridor is within walking distance of Borehamwood town centre and has good transport links. Typically high density development is sold with allocated car parking, therefore future residents will be aware of the limitations on car parking upon purchase. The Council does introduce Controlled Parking Zones (CPZ) where informal car parking negatively impacts on residents.

5. I note your comment with regard to the quality of recent development within the Corridor. The AAP seeks to ensure that future development occurs in a managed and controlled manner, and provides the policies to enforce this.

6. The AAP does not identify individual development sites, rather it seeks to establish policies and guidance for the area as a whole should sites come forward for redevelopment. Any decision on the future of the Maxwell Centre or indeed any site within the Corridor is separate from this process and rests with the landowner, which in the case of the Maxwell Centre is Hertfordshire County Council.

Once again I apologise in the delay in responding to your email.

Yours sincerely

Matthew Wilson
Senior Planning Officer (Policy & Transport)
Hertsmere Borough Council
Telephone: (020) 8207 7582
Extension: 4350
Fax: (020) 8207 7444
Email: matthew.wilson@hertsmere.gov.uk

----- Forwarded Message -----

From: Paul Welsh <p.welsh@hertsmere.gov.uk>
To: "core.strategy@hertsmere.gov.uk" <core.strategy@hertsmere.gov.uk>
Sent: Monday, 21 January 2013, 14:02
Subject: elstree way corridor consultation response

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Local Resident

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The views expressed in this message are personal and not necessarily those of Hertsmere Borough Council unless explicitly stated.

Matthew Wilson

From: Norman Shuker <[REDACTED]>
Sent: 07 February 2013 02:28
To: EBTC Town Clerk; Sandra Parnell; Cllr Pat Strack; John Page; John Alan Page; ann
goddard; Chris Watts; Allum Hall - Manor House; Bob Redman; Paul Welsh
Cc: anna.pandoulas@parliament.uk; Matthew Wilson
Subject: Re: Elstree Way Corridor Area Action Plan --- More People Less Roads

Paul et al,

I went to the exhibition of the road developments at the Manor House.

It is frightening, the roads will be reduced in extent in this area with no new roads being built or planned and traffic lights proposed instead of roundabouts. Reminds me of Elstree crossroads. (This is hidden in the comment about alterations to the highways to allow the proposed level of development to go ahead).
Your remark about schools was ignored.

The area will be gridlocked at peak times. I expect all the officers will have moved on by the time it is actioned so they will not suffer.

There is no extra car parking in the town centre. When was the last time any of you (apart from Paul) walked a mile to the shops or the station? in the rain or snow? (Studio Way to the Station or Boulevard 25).

We need extra parking in town and at the station.
How do the officers get to work?

With most of the business/offices gone where will people work? We will move more to being a commuter satellite of London with little employment locally. Horizon 1 just outside of this area has just had planning given for over a hundred units so we are heading for a total of 1000 units, 2000 more people?

We need to build infrastructure before we pack more people into an already heavily populated area, even if this means building on marginal green belt.

The HCC seem to have abandoned planning and Borehamwood is a dumping ground for extra housing. (up to 180 units per hectare! That's about 130 on a football pitch)

Yes, we need more housing but we need more roads to move people around. Even if cars and buses go electric this will still be the case.

Before you cry banish cars let me remind you of this picture below of London Bridge in 1900! We have almost double the population now.

We are at the heart of a golden triangle with all the increased traffic that brings, but with 1930's roads. There are a number of myths politicians bring up to justify not building roads. Please see a very good summary and paper by the RAC foundation.

<http://www.racfoundation.org/media-centre/road-building-myths-busted>

Roads and reality - Bayliss - Background paper 5 ... - RAC Foundation

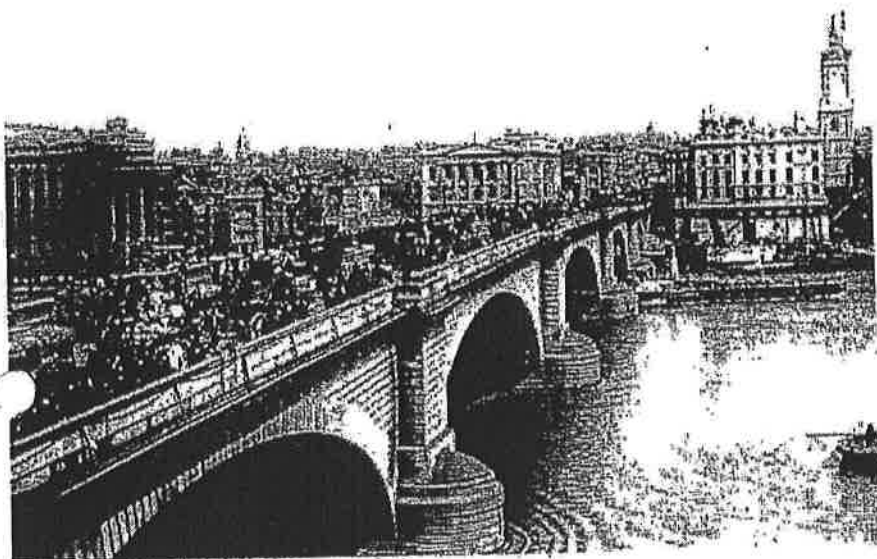
Look in particular at the big increase in pollution as road speed drops!!

I think that we need to ask James Clappison to help.

Paul sounds like the person to get this moving. What about a public meeting?

Best regards

Norman



Original Messages

From: Paul Welsh
To: Bob Redman ; Allum Hall - Manor House ; norman Shuker ; Chris Watts ; ann goddard ; John Alan Page ; John Page ; Cllr Pat Strack ; Sandra Parnell ; EBTC Town Clerk
Sent: Wednesday, February 06, 2013 11:23 AM
Subject: Fw: Elstree Way Corridor Area Action Plan

Hi all

i forward this response for your interest.

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From: Matthew Wilson <Matthew.Wilson@hertsmere.gov.uk>

To: "Paul Welsh (mailto:Paul.Welsh@hertsmere.gov.uk)" <Paul.Welsh@hertsmere.gov.uk>

Cc: Core Strategy <Core.Strategy@hertsmere.gov.uk>

Sent: Tuesday, 5 February 2013, 15:58

Subject: Elstree Way Corridor Area Action Plan

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Yours sincerely

Matthew Wilson
Senior Planning Officer (Policy & Transport)
Hertsmere Borough Council
Telephone: (020) 8207 7582
Extension: 4350
Fax: (020) 8207 7444
Email: matthew.wilson@hertsmere.gov.uk

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To: "core.strategy@hertsmere.gov.uk" <core.strategy@hertsmere.gov.uk>
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Paul Welsh MBE
Local Resident

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Matthew Wilson

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Sent: 07 February 2013 10:28
To: Norman Shuker; EBTC Town Clerk; Sandra Parnell; Cllr Pat Strack; John Page; John Alan Page; ann goddard; Chris Watts; Allum Hall - Manor House; Bob Redman
Cc: anna.pandoulas@parliament.uk; Matthew Wilson
Subject: Re: Elstree Way Corridor Area Action Plan --- More People Less Roads

Hi Norman

excellent comments - i hope you have put them into writing/email and sent to the planning dept?

my younger friends say why do i worry as at my age i will be a resident of allum lane cemetery within next 20 years or sooner :) however, i am afraid i can't take the 'why should i care' attitude about things.

to cut to the chase i suspect any comments from the public will count for little unless we stormed the council offices with 10,000 supporters but that is as likely as me becoming playboy of the month centre spread.

i think it up to our elected reps eg cllrs to speak/vote against it but no doubt the party whip will exclude that happening in a virtual one party council. in addition i doubt the cllrs from potters bar, bushey, radlett - who are the majority - will care and in fact may be grateful they can escape public comment in their own areas as the housing target is being met in borehamwood.

the attitude i get these days from residents and ex residents who return for visits is that borehamwood has been spoiled beyond repair and is now a London suburb dormitory town - no wonder EastEnders can use it as location doubling for the East End.

personally i feel like davy crockett at the alamo - making a valiant but useless stand against overwhelming forces :)

this change of use for the elstree way corridor from municipal/business to large housing estate is being driven by the county and borough councils desires - the former to realise the greatest value for their land and the latter to meet housing targets. as these are the decision makers i feel it is already a lost cause and perhaps i should be grateful that the grim reaper will ensure i am not around when borehamwood eventually becomes another burnt oak.

no doubt the limited consultation will ensure that only a small number of comments are submitted enabling the council to say the general public seem happy with the proposals.

best wishes
paul

From: Norman Shuker
To: EBTC Town Clerk <clerk@elstreeborehamwood-tc.gov.uk>; Sandra Parnell <s.parnell@hertsmere.gov.uk>; Cllr Pat Strack <cllr.pat.strack@hertsmere.gov.uk>; John Page <john.page@hertsmere.gov.uk>; John Alan Page <john.alan.page@hertsmere.gov.uk>; ann goddard <ann.goddard@hertsmere.gov.uk>; Chris Watts <chris.watts@hertsmere.gov.uk>; Allum Hall - Manor House <allumhall@fiscali.co.uk>; Bob Redman <bob.redman@btinternet.com>; Paul Welsh <p.welsh@hertsmere.gov.uk>
Cc: anna.pandoulas@parliament.uk; Matthew.Wilson@hertsmere.gov.uk
Sent: Thursday, 7 February 2013, 2:28
Subject: Re: Elstree Way Corridor Area Action Plan --- More People, Less Roads

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Matthew Wilson

From: Sandra Parnell <[REDACTED]>
Sent: 07 February 2013 12:45
To: Paul Welsh
Cc: Norman Shuker; EBTC Town Clerk; Cllr Pat Strack; John Page; John Alan Page; ann
goddard; Chris Watts; Allum Hall - Manor House; Bob Redman;
anna.pandoulas@parliament.uk; Matthew Wilson
Subject: Re: Elstree Way Corridor Area Action Plan --- More People Less Roads

Paul

I feel very offended by your comments about Councillors you know two that are very hard working for our residents you also know that if we feel strongly about something we do have our say. Your e-mail was not only political but for me extremely offensive to what and how I do my work on the Town and Borough Council and as far as I am concerned totally out of order.

Sandra

Sandra Parnell
Hillside Ward

Leader of Elstree and Borehamwood Town Council
0208 953 0832

On 2/7/2013 10:28 AM, Paul Welsh wrote:

Hi Norman

excellent comments - i hope you have put them into writing/email and sent to the planning dept?

my younger friends say why do i worry as at my age i will be a resident of allum lane cemetery within next 20 years or sooner :) however, i am afraid i can't take the 'why should i care' attitude about things.

to cut to the chase i suspect any comments from the public will count for little unless we stormed the council offices with 10,000 supporters but that is as likely as me becoming playboy of the month centre spread.

i think it up to our elected reps eg cllrs to speak/vote against it but no doubt the party whip will exclude that happening in a virtual one party council. in addition i doubt the cllrs from potters bar, bushey, radlett - who are the majority - will care and in fact may be grateful they can escape public comment in their own areas as the housing target is being met in borehamwood.

the attitude i get these days from residents and ex residents who return for visits is that borehamwood has been spoiled beyond repair and is now a London suburb dormitory town - no wonder EastEnders can use it as location doubling for the East End. personally i feel like davy crockett at the alamo - making a valiant but useless stand against overwhelming forces :)

this change of use for the elstree way corridor from municipal/business to large housing estate is being driven by the county and borough councils desires - the former to realise the greatest value for their land and the latter to meet housing targets. as these are the decision

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Matthew Wilson

From: PANDOULAS, Anna D <anna.pandoulas@parliament.uk>
Sent: 07 February 2013 14:29
To: Sandra Parnell; Paul Welsh
Cc: Norman Shuker; EBTC Town Clerk; Cllr Pat Strack; John Page; John Alan Page; ann goddard; Chris Watts; Allum Hall - Manor House; Bob Redman; Matthew Wilson; cllr Morris Bright gcsx
Subject: RE: Elstree Way Corridor Area Action Plan --- More People Less Roads

Dear All,

James Clappison MP has asked me to respond on his behalf and to let you know that he has spoken to the Leader of Hertsmere Borough Council, Cty Cllr Morris Bright, who has assured him that the issue of the Elstree Way Corridor Area Action Plan is currently at consultation stage and that he is very happy to organise a meeting with concerned residents and interested groups as soon as possible.

I have copied Cty Cllr Morris Bright into this email and I am confident that he will be in touch shortly.

Best wishes,

Anna Pandoulas
Senior Parliamentary Assistant to James Clappison MP
Member of Parliament for Hertsmere
House of Commons
London SW1A 0AA

Tel: 0207 219 4152
Email: anna.pandoulas@parliament.uk

From: Sandra Parnell [mailto:sandra.parnell@hertsmere.gov.uk]
Sent: 07 February 2013 12:45
To: Paul Welsh
Cc: Norman Shuker; EBTC Town Clerk; Cllr Pat Strack; John Page; John Alan Page; ann goddard; Chris Watts; Allum Hall - Manor House; Bob Redman; PANDOULAS, Anna D; Matthew.Wilson@hertsmere.gov.uk
Subject: Re: Elstree Way Corridor Area Action Plan --- More People Less Roads

Paul

I feel very offended by your comments about Councillors you know two that are very hard working for our residents you also know that if we feel strongly about something we do have our say. Your e-mail was not only political but for me extremely offensive to what and how I do my work on the Town and Borough Council and as far as I am concerned totally out of order.

Sandra

Sandra Parnell
Hillside Ward

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Matthew Wilson

From: Paul Welsh <[REDACTED]>
Sent: 07 February 2013 15:03
To: PANDOULAS, Anna D; Sandra Parnell
Cc: Norman Shuker; EBTC Town Clerk; Cllr Pat Strack; John Page; John Alan Page; ann goddard; Chris Watts; Allum Hall - Manor House; Bob Redman; Matthew Wilson; cllr Morris Bright gcsx
Subject: Re: Elstree Way Corridor Area Action Plan --- More People Less Roads

Hi Sandra

I apologise if you feel insulted by my email as that was not my intention and you know i value your friendship and the work you do in the community.

My comments were not aimed at you or Pat and should not be taken as such. I was aiming my comment to infer that even if you do speak out as individual cllrs, the process will move forward regardless. It is not a political comment to refer to the fact that the Borough Council is dominated by a single party just a matter of fact. Indeed some tory cllrs have implied to me they wish there was more opposition. I am not a political animal but do care about the community i have lived in for 60 years and may yet live in for a few more. I hope you agree we should all have views on such issues and doing so does not make those views political. I hope you will agree that comments can be made without them being aimed at individuals or being taken as degrading their work within the community. If i had intended to criticise any individual i would have named them and that was not my intention.

I have and will continue to acknowledge publicly and privately that you and Pat are great councillors , work hard in the community and are willing to speak your minds. I would appreciate your view on the Elstree Way corridor proposals.

best wishes

Paul

From: "PANDOULAS, Anna D" <anna.pandoulas@parliament.uk>
To: Sandra Parnell <[REDACTED]>; Paul Welsh <[REDACTED]>
Cc: Norman Shuker <[REDACTED]>; EBTC Town Clerk <clerk@elstreeborehamwood-tc.gov.uk>; Cllr Pat Strack <cllr.pat.strack@hertsmere.gov.uk>; John Page <[REDACTED]>; John Alan Page <[REDACTED]>; ann goddard <[REDACTED]>; Chris Watts <[REDACTED]>; Allum Hall - Manor House <[REDACTED]>; Bob Redman <[REDACTED]>; "Matthew.Wilson@hertsmere.gov.uk" <Matthew.Wilson@hertsmere.gov.uk>; cllr Morris Bright gcsx <cllr.morris.bright@hertsmere.gcsx.gov.uk>
Sent: Thursday, 7 February 2013, 14:29
Subject: RE: Elstree Way Corridor Area Action Plan --- More People Less Roads

Dear All,

James Clappison MP has asked me to respond on his behalf and to let you know that he has spoken to the Leader of Hertsmere Borough Council, Cty Cllr Morris Bright, who has assured him that the issue of the Elstree Way Corridor Area Action Plan is currently at consultation stage and that he is very happy to organise a meeting with concerned residents and interested groups as soon as possible.

I have copied Cty Cllr Morris Bright into this email and I am confident that he will be in touch shortly.

Best wishes,

Matthew Wilson

From: cllr Morris Bright gcsx
Sent: 07 February 2013 21:36
To: PANDOULAS, Anna D; Sandra Parnell; Paul Welsh
Cc: Norman Shuker; EBTC Town Clerk; Cllr Pat Strack; John Page; John Alan Page; ann goddard; Chris Watts; Allum Hall - Manor House; Bob Redman; Matthew Wilson; Cllr Harvey Cohen
Subject: RE: Elstree Way Corridor Area Action Plan --- More People Less Roads

All

I have read the email string below. I understand that there are concerns around the Elstree way Corridor Area Action plan which is currently out to consultation.

At Hertsmere we have an active Planning and Localism Executive member in Cllr Dr Harvey Cohen. I know he has already had meetings with interested groups locally who wished to express concerns around the consultation. I would urge that you do the same.

I am therefore copying in this reply to Cllr Harvey Cohen and would that you nominate someone, i.e. Norman, to make direct contact with Harvey and organise a time when you can all get together to express those concerns to him as well as produce your own response to the consultation. I would be happy to attend such a meeting if requested as I know Pat and Sandra would.

I can tell you Harvey Cohen has been one of the biggest hellraisers when it comes to expressing concerns about infrastructure needing to be in position if there is to be more housing and it is one of the reasons he was recently given the Planning and Localism brief.

Please do organise a meeting with Cllr Cohen asap and prepare your concerns to be included as part of the consultation. Contrary to Paul's fairly downbeat summation, you will not need to storm the council to be heard and your comments are important.

Best

Morris

From: PANDOULAS, Anna D [mailto:anna.pandoulas@parliament.uk]
Sent: 07 February 2013 14:29
To: Sandra Parnell; Paul Welsh
Cc: Norman Shuker; EBTC Town Clerk; Cllr Pat Strack; John Page; John Alan Page; ann goddard; Chris Watts; Allum Hall - Manor House; Bob Redman; Matthew Wilson; cllr Morris Bright gcsx
Subject: RE: Elstree Way Corridor Area Action Plan --- More People Less Roads

Dear All,

James Clappison MP has asked me to respond on his behalf and to let you know that he has spoken to the Leader of Hertsmere Borough Council, Cllr Morris Bright, who has assured him that the issue of the Elstree Way Corridor Area Action Plan is currently at consultation stage and that he is very happy to organise a meeting with concerned residents and interested groups as soon as possible.

I have copied Cllr Morris Bright into this email and I am confident that he will be in touch shortly.

Best wishes,

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Matthew Wilson

From: Pat Strack <pat.strack@ntlworld.com>
Sent: 08 February 2013 06:36
To: cllr Morris Bright gcsx
Cc: PANDOULAS, Anna D; Sandra Parnell; Paul Welsh; Norman Shuker; EBTC Town Clerk; Cllr Pat Strack; John Page; John Alan Page; ann goddard; Chris Watts; Allum Hall - Manor House; Bob Redman; Matthew Wilson; Cllr Harvey Cohen
Subject: Re: Elstree Way Corridor Area Action Plan --- More People Less Roads

I would really welcome that opportunity.

I have had 2 different versions of plans and timings for the Maxwell Centre and Guide Hut Zones. It would be good to have a meeting asap so we can all properly enter the consultation process in possession of the background. Br delighted if Harvey could chair such a meeting asap

The list on this email suggests a daytime meeting is possible for most. harvey Norman and James tightest
day time availability
regards Pat

Councillor Pat Strack
0208 386 3151
Hillside Ward Town
Kenilworth Ward Hertsmere BC
cllr.pat.strack@hertsmere.gov.uk

Mayor of Hertsmere

On 7 Feb 2013, at 21:35, cllr Morris Bright gcsx wrote:

All

I have read the email string below. I understand that there are concerns around the Elstree way Corridor Area Action plan which is currently out to consultation.

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I can tell you Harvey Cohen has been one of the biggest hellraisers when it comes to expressing concerns about infrastructure needing to be in position if there is to be more housing and it is one of the reasons he was recently given the Planning and Localism brief.

Matthew Wilson

From: Paul Welsh <[REDACTED]>
Sent: 18 February 2013 10:40
To: Norman Shuker; Core Strategy
Cc: Anna PANDOULAS JCMP; Cllr Pat Strack; Cllr Sandra Parnell
Subject: Re: Elstree Way Corridor Area Action Plan --- Representation

I totally agree with Norman's comments.

I tend to find the whole public consultation exercise a pointless box ticking exercise when the consulting is limited (eg only 500 addresses out of 16,000 in the town, not on the council notice boards at least by manor way shops, etc, etc) plus the answer to most objections seems to be 'government policy' , 'out of our hands' 'not our area of responsibility' etc.

I think yet another 800 high density houses in elstree way on top of the 500 plus around the adjacent studio way is a disaster and will present an awful 'gateway into borehamwood'.

would ask have the County and Borough planners looked at and consulted with Government regarding the vast old GEC/Elliotts sports ground and car parks and the old Met Police Sports Ground both of which have been unused for over one or two decades? Technically they may be green belt but are in part already tarmac and of little true green belt merit. They could be linked directly into the A1 and section 106 money from the developers used to improve matters at Stirling Corner, etc.

Paul

From: Norman Shuker <[REDACTED]>
To: core.strategy@hertsmere.gov.uk
Cc: Anna PANDOULAS JCMP <anna.pandoulas@parliament.uk>; Pat Strack H/M Council <cllr.pat.strack@hertsmere.gov.uk>; Sandra Parnell <Sandra.Parnell@hertsmere.gov.uk>
Sent: Monday, 18 February 2013, 3:20
Subject: Elstree Way Corridor Area Action Plan --- Representation

Dear Sir,

Re The Elstree Way Corridor

In addition to reviewing the proposed Action Plan, I have also attended a meeting with interested parties at the Council Offices and also been to the exhibition of the Urban Transport Plan at the Manor House.

It is frightening to see that you propose to justify the building of 800 units, plus the nearby approved plans in Studio Way for over 100 more, whilst reducing roads and infrastructure.

This is not acceptable and cannot be justified. Questions I have raised have not been answered and the general comment is "...we have no choice".

I do not think that you have looked at alternative development opportunities on the fringes of Borehamwood/ Elstree. If we have to find the space for more housing then we need evidence based planning.

The density of housing will in my view lead to a number of social issues (Lack of Schools, Community Facilities, Local Shops) and neighbourhood problems.

Roads will be reduced in extent in this area with no new roads being built or planned and traffic lights proposed instead of roundabouts. This will create choke points (like Elstree crossroads and Shenley Road/Theobalds Street).

This fact is hidden in the comment about alterations to the highways to allow the proposed level of development to go ahead. I understand that proper modelling has yet to be carried out - see the Transport Statement.

The area will be gridlocked at peak times and may well tail back to the A1.

There is no extra car parking in the town centre. It is unrealistic to expect people to walk a mile to the shops or the station especially in the rain or snow. (Studio Way to the Station or Boulevard 25).
We need extra parking in town and at the station.

With most of the business/offices gone where will people work? We will move more to being a commuter satellite of London with little employment locally. Horizon 1 just outside of this area has just had planning given for over a hundred units so we are heading for a total of 1000 units, 2000+ more people?

We need to build infrastructure before we pack more people into an already heavily populated area, even if this means building on marginal green belt. This has happened before (Deacons Hill etc) and I have identified several areas where sensitive development could take place.

The HCC seem to have abandoned planning and Borehamwood centre is a dumping ground for extra housing (up to 180 units per hectare!).

Yes, we need more housing but we need more roads to move people around. Even if cars and buses go electric this will still be the case. There is a strong case for two East/West through routes ie North and South relief roads near which new housing could be built.

We are at the heart of a golden triangle with all the increased traffic that brings, but with 1930's roads. In fact a number of through roads/routes in use then have been cut. This is a damning indictment of the planners.

There are a number of myths politicians bring up to justify not building roads. Please see a very good summary and paper by the RAC foundation.

<http://www.racfoundation.org/media-centre/road-building-myths-busted>

Roads and reality - Bayliss - Background paper 5 ... - RAC Foundation

Look in particular at the big increase in pollution as road speed drops!!

If this plan goes ahead I predict high levels of pollution on Elstree Way.

I am happy to meet to provide further input.

Regards
Norman

Norman Shuker

