

~~RSP 18.~~

Matthew Wilson

From: Bob & Maria <[REDACTED]>
Sent: 18 February 2013 12:45
To: Core Strategy
Subject: Elstree Way Action Plan

Ref 21

Elstree Way Action Plan – comments:-

Grosvenor Road:- although outside the Action Plan area it does appear proposed changes to road layouts will affect access into / out of Grosvenor Road.

As there is no 'right turn' out of our road drivers currently use the Tesco Roundabout to do a 'u turn' to head towards the station end of Shenley road. If the Tesco and Shenley road roundabouts are removed this will not be possible. The same problem applies to the slip roads in front of the Shenley Road shops either side of Grosvenor Road.

Will traffic still be able to turn right into Grosvenor Road? If not how will we gain access to our road from the Elstree Way end of Shenley Road?

Congestion at the entrance to Grosvenor Road:- could changes to road layout help this problem? For example if the Eldon Avenue end of the slip road in front of the shops was re-opened it would reduce the number of vehicles forced to use Grosvenor Road to exit onto Shenley Road.

Maxwell Park Community Centre – this seems to be in an ideal location for a community centre – near existing and proposed residential areas and next to a park. The new facility in Shenley Road seems much too small to meet a growing towns needs. It would be better to retain / extend the Maxwell Park Centre to help meet community needs now and in the future.

Mr & Mrs R Allan

[REDACTED]
[REDACTED]

~~RSP 19.~~

Matthew Wilson

From: stephanie fitzgerald <~~stephanie.fitzgerald@borehamwood.gov.uk~~>
Sent: 18 February 2013 14:06
To: Matthew Wilson
Subject: new housing developments

Rep 22

I am very concerned about all the new Housing Developments taking place in Borehamwood.

While I appreciate people have to have somewhere to live, has anyone thought how over crowded Borehamwood is going to become when all these dwellings are occupied?

We do not have the infrastructure to cope with all these new people, it is difficult enough to get a Doctor's appointment now what will it be like later, also the traffic in the high street is terrible especially at mid-day so what is the future going to bring with extra cars etc,. Borehamwood will become so overcrowded it will lower the standard of living for everyone. I dont suppose anyone will take any notice of this e-mail, but it makes me feel better to record my protest.

Stephanie Fitzgerald
~~stephanie.fitzgerald@borehamwood.gov.uk~~
~~Borehamwood~~

Creating a sporting habit for life



**SPORT
ENGLAND**

KSP 20

Rep23

Your ref:

Our ref: Local Plan/ Hertsmere

Planning Policy Team
Hertsmere Borough Council
Civic Offices, Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

12 February 2013

Dear Sir/Madam,

ELSTREE WAY CORRIDOR AREA ACTION PLAN

Thank you for consulting Sport England on the above plan. Sport England is the Government agency responsible for delivering the Government's sporting objectives. Sport England is also a statutory consultee on planning applications affecting playing fields. I would like to make comments on the following aspects of the consultation document:

Policy EWC5 – Supporting Community Facilities

It is noted that Maxwell Park Community Centre would be reprovided as set out in policy EWC5. This is welcomed in principle as this would offer the opportunity to provide modern community facilities that are suitable for meeting future needs. The existing hall in the centre is used for some indoor sports such as indoor bowls, table tennis and dance and will be important that a new community centre is also designed so that it is suitable for accommodating such sports. Careful attention will need to be given to ensure that the facilities provided in the new centre address any unmet needs in the community while complementing the public leisure facilities provided at the nearby Venue Leisure Centre to avoid potential duplication which may affect the sustainability of the facilities.

While the design of a new community hall is a matter for a later stage of the process, I wish to draw the Council's attention to Sport England's established "Village and Community Halls' design guidance note which provides detailed guidance on how new community centres can be designed to incorporate indoor sports. This guidance can be downloaded from our website at http://www.sportengland.org/facilities_planning/design_and_cost_guidance/other_design_guidance.aspx.

Sport England, Local office - Central, SportPark, 3 Oakwood Drive, Loughborough, LE11 3QF,

Tel: 0207 273 1777 Email: planning.central@sportengland.org

Web: www.sportengland.org Twitter: sport_england

Creating a sporting habit for life



I hope that these comments are helpful to you in progressing the area action plan.

Yours sincerely

A handwritten signature in black ink, appearing to read "Roy Warren".

Roy Warren

Planning Manager

Direct Line: 0207 273 1831

E-Mail: roy.warren@sportengland.org

Elstree Way Corridor Area Action Plan

Hertsmere Borough Council is inviting comment on the draft Elstree Way Corridor Area Action Plan (AAP). The AAP and associated consultation documents can be seen on our website www.hertsmere.gov.uk. The documents are also available at the Civic Offices and all and at public libraries throughout the Borough.



If you would like a hard copy, please contact us.

Please mark your response, and provide any additional comments.

The deadline for responses is **18 February 2013, 5pm**

Question 1

We have set out a boundary for the Elstree Way Corridor in the AAP which extends from the Tesco roundabout on Shenley Road to the double roundabouts on Elstree Way. Are there any additional areas you think should be added? (The boundary is illustrated on page 5 of the AAP and within the consultation leaflet)

☐ Yes ☐ No

If yes, please tell us where:

NO OBJECTIONS AT PRESENT.
MY QUESTION IS - IF THE
DEVELOPMENT GOES AHEAD -
WILL RESIDENTS STILL BE
ABLE TO COMMENT / COMPLAIN
AS THEY SEE HOW THE
BOUNDARIES UNFOLD ???

HERTSMERE B.C.
CUSTOMER SERVICES
ROPERHAMWOOD
18 FEB 2013
16-15

Question 2

Our vision is for the redevelopment of the Elstree Way Corridor and improvements to the area's connections with the town centre. Do you agree with the vision and objectives for the Elstree Way Corridor AAP? (The vision and objectives are outlined on page 4 of the AAP, and also summarised in the consultation leaflet.)

- ☒ Agree and
- ☐ Disagree
- ☐ Neither agree nor disagree
- ☐ Don't know

Please provide your comments:

I agree and disagree. My concerns are more residential development - which has already taken place - hence having the college (why)?? Borehamwood is stuffed with housing - do you really think you can address and fulfil all facilities that go with more housing in 'the corridor' comfortably and attractively? The vision is persuasive - but I have doubts.

Question 3

The AAP seeks the redevelopment of the Elstree Way Corridor in a coordinated and managed way based upon a set General Development Principles. What do you feel about these? (The Development Principles are outlined on pages 6 and 7 of the AAP)

- ☒ Agree - generally
- ☒ Agree with some - but some doubts.
- ☐ Disagree
- ☐ Not sure

Please provide your comments:

THE IMPROVEMENT OF MAXWELL PARK WOULD BE WELCOMED, BUT AS A MEMBER OF THE '4-PARKS COMMITTEE' - I WOULD, AND OTHERS, LIKE TO KNOW MORE ON THESE PLANS, AT SOME STAGE. SAFE ACCESS FOR THOSE WITH 'MOBILITY PROBLEMS' MUST BE A PRIORITY, AS WELL AS LIMITED OPPORTUNITIES FOR CRIME'. AS A (N/HD) WATCH MEMBER - THIS IS VERY IMPORTANT. HOWEVER, I THINK IT IS ESSENTIAL THAT MORE INFORMATION/UPDATES/PICTURES ARE PROVIDED AT SOME STAGE FOR VIEWING. ALSO - 'DEVELOPMENT PRINCIPLES' ARE JUST A 'BRIEFING' AND COULD BE IMPLEMENTED IN A DIFFERENT WAY AT THE FINAL OUTCOME - THE PUBLIC MUST NOT BE MISLED AT ANY STAGE.

Question 4

The AAP sets out a series of design principles to guide new development within the Elstree Way Corridor, these include guidance on building heights, layout and parking requirements. Do you agree with the design strategy proposals within the AAP?
(The Design Principles are outlined on pages 16-22 in the AAP)

- ☒ Agree *but -*
☐ Agree with some
☐ Disagree
☒ Not sure *at this stage*

Please provide your comments:

YOU NEED, AT SOME STAGE, TO PROVIDE A 'VISUAL PICTURE' OF THE WHOLE DEVELOPMENT. FACTS AND FIGURES ARE NOT SUFFICIENT - YOUR PRINCIPLES ARE CLEAR, BUT RESIDENTS WILL EVENTUALLY NEED TO SEE HOW THE 'FINAL DEVELOPMENT' WILL LOOK.

Question 5

The AAP seeks highway and connectivity improvements as part of the area's redevelopment. This is set to include improvements for pedestrian and cycle movement, signalling of junctions and the possible removal of Shenley roundabout and replacement as a signalised junction. Do you agree with the initial proposals?
(Further details on the initial proposals are outlined on pages 13-15 of the AAP).

- ☐ Agree
☐ Disagree
☒ Neither agree nor disagree
☐ Don't know

Please provide your comments:

MY MAIN CONCERN IS 'MCDONALD'S'. I AM A RESIDENT OF 'ELDON AVENUE' AND THERE HAVE BEEN MANY PROBLEMS IN THE PAST WITH 'ACCESS'. THEREFORE - PLANS TO 'CHANGE' THE ENTRY INTO MCDONALD'S WILL BE A CONCERN. AS I KEEP RE-ITERATING - A 'VISUAL' PICTURE OF ALL THESE CHANGES WILL NEED TO BE PROVIDED - BEFORE YOU SATISFY RESIDENTS' CONCERNS.

Question 6

Is there anything else you think should be included in the AAP ? or do you have any other comments?

☒ Yes ☐ No

Please provide your comments:

SERIOUS THOUGHT ABOUT A 'BALANCE'
BETWEEN 'CONSIDERED AND
SENSIBLE 'RE-DEVELOPMENT', ENCOMPASSING
RESIDENTIAL AND 'OTHER' - TAKING
INTO ACCOUNT THE PRESENT AND
FIRST 'QUESTIONNAIRE' - WILL BE NEEDED.
AGAIN - I WOULD STRESS THE NEED
FOR MORE 'VISUAL INFORMATION' -
AT VARIOUS STAGES AND THE
OPPORTUNITIES THROUGHOUT TO
PROTEST / COMPLAIN. DEMOCRATIC
CONSULTATIONS SHOULD BE THE AIM NOW,
IN THE INTEREST OF PUBLIC SATISFACTION.

KEEPING YOU INFORMED

If you would like to be kept informed of future consultation and submission of this document please complete your details. The information you provide will be used for this purpose only. It will be held and stored securely and not be used for any other purpose, nor passed to a third party.

Name:	P. A. NORDYKINSON fms.f:
Name of Organisation (if applicable)	NA:
Agents/Clients name (if applicable)	NA:
Address	[REDACTED]
Postcode	[REDACTED]
E-mail address	

Thank you for taking the time to fill out this response form.

Please return your form to:

Area Action Plan Consultation
Planning Policy Team
Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

~~RSP 23.~~

Matthew Wilson

Rop 25

From: Carol Bielfield <~~carol.bielfield@bt.com~~>
Sent: 17 February 2013 18:58
To: Matthew Wilson
Subject: Elstree Corridor Development

I welcome the news of new and affordable housing being built along this road, but the scale seems to me to be far larger than the town can accommodate. Shenley Road, Allum Lane, Elstree Village and the Boulevard are all almost gridlocked at busy times already. Where will all the extra people go? On to the already overcrowded roads? As a minimum requirement there should be a new school, community centre and some business development to provide jobs for the incomers.

Please don't turn what used to be a pleasant town with lots of green spaces into a concrete jungle.
Carol Bielfield.

~~RSP 25~~
RSP 26

Our ref: 3/2/695
Your ref: EWC/1/MW

Mr Matthew Wilson
Senior Planning Officer
Hertsmere Borough Council

core.strategy@hertsmere.gov.uk

Jenny Volp
Asset Manager - Area 8

Woodlands
Manton Lane
Bedford MK41 7LW

Direct Line: 01234 796590
30 January 2013

Dear Mr Wilson

ELSTREE WAY CORRIDOR AREA ACTION PLAN PUBLIC CONSULTATION

Thank you for your letter received on 7 January inviting the Highways Agency to comment on the above public consultation. I should make you aware that Chris Shaw has moved on to a new role with the Agency, and I am now your contact for planning matters. Please treat this letter as the Highways Agency's formal comments on the Elstree Way Corridor Area Action Plan.

I note that your preference for the Corridor is that sites are brought forward together. I appreciate that this may not always be possible, but I support and welcome this approach.

Policy EWC3 sets out the Council's aim to provide at least 800 dwellings across the Elstree Way Corridor. I am concerned about the potential impact on the Strategic Road Network (SRN), in particular the A1 and possibly the M1 and M25. I am sure you are aware of the Highways Agency's protocols and the requirements under DfT Circular 02/2007, but it may be useful to potential applicants if these were made clear in the Area Action Plan. For ease of reference - for developments generating more than 30 two-way trips to the SRN during any peak period, a transport assessment and travel plan prepared in accordance with DfT and DCLG's 'Guidance on transport assessment' and meeting the requirements of DfT Circular 02/2007.

I should also mention that we welcome pre-application discussions with both developers and local authorities. As you may be aware these have proved very useful in the past as they provide the opportunity to resolve as many issues as possible prior to the submission of a planning application. Whilst this is not necessarily suitable for inclusion in the Action Plan, it is something you should make developers aware of.

I hope you find the above comments useful. Please do not hesitate to contact me if you feel that you need further clarification.

Yours sincerely



Jenny Volp
ADT - Area 8
Email: jenny.volp@highways.gsi.gov.uk

RJP 24

REP 28

Elstree Way Corridor

Area Action Plan

Public Consultation

Comments

This note sets out my observations in response to the invitation to comment on proposals during the current Public Consultation. They are based on the Consultation Draft (CD) issued by Hertsmere Borough Council and are my personal views as a local resident.

These views consider first whether the proposals as set out in the Consultation Draft might reasonably be expected to satisfy Hertsmere's Strategic Vision.

I have then set out the reasons I lack confidence in the process by which this Public Consultation has been carried out.

Bob Redman

[REDACTED]
[REDACTED]
[REDACTED]

1. The Proposals

I understand the importance of Hertsmere Borough Council (HBC) agreeing an Area Action Plan (AAP) consistent with its Core Strategy which was endorsed by HBC in January 2013, particularly when it is expected that development of multiple and separately owned sites will be piece meal.

I also understand that because the AAP does not refer to a single development the Planning Department of HBC is unable to specify or even suggest guidelines across the area for minimum provision of (for example) community amenities. I assume these will be discussed with each developer on a site by site basis.

HBC's "strategic vision" as set out in its Core Strategy is worth repeating here:

The redevelopment of the Elstree Way Corridor will provide at least 800 residential units and a range of community and cultural facilities for Borehamwood which will contribute to meeting the needs of the wider community. Development will be of the scale, height and quality to denote the importance of the area as a civic and commercial gateway to the Borough. There will be new residential development of a variety of tenures, and new and improved facilities to support new development and the wider community. Development will facilitate connectivity and public realm improvements linking the area to the town centre and improving its physical appearance. The area's redevelopment will help promote Borehamwood as an attractive and sustainable location for business.

Comparing what is proposed to the strategic vision:

Provide at least 800 residential units

I am not questioning whether or not this level of build is "fair". However, I find little evidence within the CD that the impact of increasing the local population from 16,000 to between 17,600 (2 people per unit) to at least 18,400 (3 people per unit) has been assessed with regard to supporting infrastructure (including transport and schools)

In particular, what formal assessment has been made of the expected impact on levels of provision of school places by Herts County Council whose statutory duty it is to provide enough places to cope with projected numbers of children resident in the area?

A range of community and cultural facilities for Borehamwood which will contribute to meeting the needs of the wider community

According to Policy EWC5 (page 12) the impact on supporting community facilities will be limited to:

"reprovide" the Borehamwood Library and Maxwell Community Centre on Shenley Road. It is far from clear that this will increase or even match the current provision. It is clear that it will move them by about 15 minutes' walk from their current location.

retain the Civic Centre and fire station (but why move them?)

"enhance" (possibly) Maxwell Park

provide a new police front desk at the Civic Centre

How can these activities be reasonably claimed to contribute to meeting the needs of the wider (and increased) community?

Development will be of the scale, height and quality to denote the importance of the area as a civic and commercial gateway

The CD says that “buildings fronting onto Elstree Way should have a general height of between 5-6 storeys” so that “the larger scale of buildings fronting Elstree Way will reflect the importance of the road as a gateway into Borehamwood Town Centre”

The CD does not provide a comparison to existing height of buildings, leaving the impression that the proposed heights will create a “canyon” of residential dwellings. There are surely other design options which could also denote the importance of the area rather than simply building large blocks.

There will be new residential development of a variety of tenures

Policy EWC 4 (Page 9) refers to housing mix. There will be a mix of housing size(not tenure), of which about 30% should be 3 bed units. There will be a mix of flats and houses; all units fronting Elstree Way will be flats. Is this as much guidance as we can expect on housing mix?

Point 4.5 asserts that “the Council will seek to secure the provision of affordable housing”. Again, what might this mean in practice?

New and improved facilities to support new development and the wider community

And these “new and improved facilities” would be what?

Development will facilitate connectivity and public realm improvements linking the area to the town centre

Apart from suggesting that occupiers of the new 800-plus units should walk to Shenley Road, how will developments facilitate connectivity?

Point 6.20 asserts that the area is “within reasonable walking distance of the railway station and (has) proximity to the town centre” Subject to confirmation I believe that it would take between 20 and 30 minutes to walk to the train station. Is this “reasonable”?

I also have concerns about the limited level of provision of parking, which seems an exercise in social engineering to discourage car ownership.

The proposals rely on the area being served by existing bus routes. What has been the formal response from bus operators, particularly on the expected increase of vehicle traffic from an added 1,000 or so private cars? What is the estimate impact on local traffic, even after proposed adjustments to local roads (“Movement Framework”)

As for “private realm improvements”, if these are limited to the list in Point 5.7 then such improvements, although welcome, seem marginal.

The area's redevelopment will help promote Borehamwood as an attractive and sustainable location for business.

The CD does not seem to set out specific aspects which would positively encourage new businesses to invest in locating in the Elstree Way Corridor.

Do existing commercial enterprises within or adjacent to the EWC say that the proposals make the area more attractive to them? Have they been asked to express their opinion?

Conclusion

Based on this comparison of Hertsmere's Strategic Vision against the information set out in the Consultation Draft, the Draft does not convince this local resident that the vision will indeed be realised.

2. The Public Consultation Process

After careful review of the Consultation Draft I conclude that the proposed developments will have a major impact on many aspects of Borehamwood, affecting residents and commercial enterprises outside the EWC as defined.

This also seems to be the last opportunity for major development within the current boundaries of the Town, except perhaps for redevelopment of the sites currently occupied by Elstree Studios and by the BBC Elstree Centre.

I understand that it is for the Planning Department of Hertsmere to decide what level of consultation is appropriate and then to organise that consultation.

Although I have been very interested in these proposed developments and am comfortable using the Internet as a source of information, in my view the Public Consultation has been very low profile and lacks the visibility it merits.

Even the display boards in Hertsmere's waiting area are still not displayed prominently, while there seem to be no copies of the leaflet on display either on the notice boards or at the front desk.

2. The Public Consultation Process

Contd.

I would like to know:

Is this the minimum level of consultation which Officers could chose?

Why was distribution of a consultation leaflet limited to 500 local residents when the potential impact affects the entire community?

What was the level of response of these 500 residents? Was it as great as Officers had expected before starting the Consultation?

When will the residents' response be made public to a wider community?

How many people attended either of the two drop-in sessions?
(I attended one but found no list on which to register my interest)

What consultation has taken place with local enterprises? With local transport providers? With local schools?

When will their response be made public?

I could continue but I believe that these questions indicate the extent to which I lack of confidence in the Public Consultation process adopted in the case of these proposals for development of the Elstree Way Corridor.

~~RSP 6~~

Matthew Wilson

From: Alan Prigmore
Sent: 29 January 2013 19:51
To: Core Strategy

Rep 29

Hi

Just a couple of simple questions regarding the extra 800 homes:

(1) Where will these extra children find school places.

My grand-daughter has had to send her two children to Bushey because there wasn't any places in Borehamwood

and

(2) Traffic wise, Borehamwood is already at gridlock not only trying to get through the village but also getting in and out of the town.

What plans are there to overcome this problem?

Look forward to your reply.

Regards

Alan Prigmore

RSP 7

Matthew Wilson

From: Patrick Bateman
Sent: 29 January 2013 13:55
To: Core Strategy
Subject: AAP

Rep 30

Sirs,

I have looked on the web at the proposals for the AAP for Borehamwood and I agree with the need to do something constructive.

However, I disagree with the proposed bus lane which appears to be very short, i.e. from Elstree Film Studios to Tesco's as the supermarket very much needs its own lane to avoid un-necessary congestion, without the additional difficulty of coming from Elstree Way into the town centre, or in my case, of getting to 17 Grosvenor Road.

Blessings on your work, P. G. Bateman

