Rep 126

Dear Sirs,

I am writing to express my comments regarding the Elstree Corridor Proposals.

1. Is the residential elements going to be built to Lifetime home Standards, the Code for Sustainable Homes or the RIBA Homewise recommendations and if not why not?
2. Given the precedent of recent new housing developments in Borehamwood does the Council agree that the minimum parking standards are set too low, given all the cars on such estates inevitably end up parked all down the road on the pavement? The current parking standards only require 1 parking space for a three bed property which in reality it is not beyond reason to suspect that a three bedroom property could contain a household of 6 persons each with their own car. As much as it is encouraged for people to use public transport, the reality is that most people drive and have a car, even if they commute to work by public transport during the week.
3. Page 15 of the Elstree Way Corridor Area Action Plan shows a revised layout of the roads in this area. The first point that I would like to make is the number of bus stops so close to one another and are also in very close proximity to a large roundabout. Is it the wisest place to position stopping points for buses directly after a roundabout? The bus stop heading towards Elstree Studios from the Maxwell Road junction will (and does) stop all the traffic as buses stop meaning that many overtake the bus which is dangerous for oncoming traffic. The other bus station in front of the studios will also cause the same problem. Is it a consideration to use the Tesco bus hub to allow people to access the bus safely and separately from the high volume of traffic in these areas as it is a very short walk from each of these stops?
4. Page 15 of the Elstree Way Corridor AAP also shows the access from the fire station moved from the main road to a side road to then relink to the main road. Surely this will cause an issue for the Ambulance and Fire service, the proposal impedes on there access to a main road directly which could cause a delay to their response times.
5. The new proposed crossings are a positive element as currently it is certainly very difficult to cross the road safely in this area, especially from Tesco towards McDonalds.
6. Has anyone considered using the centre of the roundabouts for anything other than grass? These are fairly large inaccessible space which go unused and only creates a maintenance plan.
7. Quite possibly outside of the scope of the Elstree Way Corridor document, however with all the additional house holds will the Boulevard shopping area be reconsidered. Already during peak time Theobald Street and Shenley Road become inaccessible due to the high volume of traffic going in and out of the Boulevard. A consideration would be to have an additional entrance and exit towards Furzehill Road. This would also act as a gateway to the town for people traveling into the area is many travel into Borehamwood via Furzehill Road.
8. I see a lot of information about housing and the number of affordable units however I do not see much information about industry and jobs. With the influx of people coming to the area is the Council confident that the current infrastructure can support and sustain this amount of people, especially if these people are not going to be commuting into London for work? If it is proposed that these people are going to be working in London has First Capital Connect been consulted, in terms of up scaling their facilities to cope?

Regards,

[redacted]

Elstree Way Corridor Area Action Plan REP 127	For office use only Reference No: 010841/001 Date received: 31/3/2014

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	[redacted]	
First name		
Last name		
Job title (where relevant)		
Organisation (where relevant)		
Address	[redacted]	
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 4 - 11 **Policy** EWC4

4. Do you consider the Area Action Plan is:

(1) Legally Compliant **Yes** ☐ **No** ☐ Do Not Know

(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 ☐ Do Not Know

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

Page 12 Paragraph 4:11 states that the area comprising the Guide Hut and Maxwell Park Community Centre has been RESERVED
for a Primary School. Page 26 key to map indicates it has been ALLOCATED for a primary school. Policy WEC4 further states that
Maxwell Park Community Centre will be reprovided for on Shenley Road along with the Library. Not only is this a poor choice of
position for a school, due to the lack of access and egress to the site, it will mean that most of the regular weekly activities currently
provided for by Maxwell Park Community Centre will be lost. Enquiries have already been made at 96 Shenley Road and we have
been told that there is no way they can accommodate all of our groups or provide the required storage and parking for those who
could find a time-slot.

(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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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 proposal to redevelop the Maxwell Park Community Centre Guide Hut Site, and to provide for its activities at 96 Shenley Road needs
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that all new development has to make provision for, or support, improved and additional community facilities. 96 Shenley Road is already replacing
the Village Hall, the Library, the Museum,the Sunday School and Youth Connexions shop. It cannot also absorb Maxwell Park Community
Centre and the Guide Hut. The suggestion of the proposed primary school having shared facilities for school/community use is also not feasible
as no-one would be allowed on-site during school hours due to child protection requirements.

(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

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(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] **Date:** 31/3/14

☐ **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 Way Corridor Area Action Plan REP 128	For office use only Reference No: 01085/1/001 Date received: 31/03/14

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Last name		
Job title (where relevant)		
Organisation (where relevant)		
Address	[redacted]	
Post Code	[redacted]	
Telephone number		
Email address		

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Please use a separate sheet for each representation

Name or organisation: [redacted]

For office use only
Ref No:
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object:
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Paragraph 4 - 11 **Policy** EWC4

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(1) Legally Compliant **Yes** ☐ **No** ☐ Do Not Know

(2) Sound **Yes** ☐ **No** ☑

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(2) Effective ☑

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as no-one would be allowed on-site during school hours due to child protection requirements.

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(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] **Date:** 31/3/14

☐ **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 Way Corridor Area Action Plan Rep 129	For office use only Reference No: 01086/1/001 Date received: 28/3/2014

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

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Last name		
Job title (where relevant)	—	
Organisation (where relevant)	—	
Address	[redacted]	
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omission:

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

Paragraph 4.11 **Policy** EWC 4

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	?

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In light of the wording of the proposal, some of which appears ambiguous, I am not convinced that the authors fully understand the complex physical
and geographical requirements of community meeting space, or the extent to which it is used in Borehamwood. We are already short of space for the
current population and in order to provide for huge influx of people which will be caused by the new housing plans, we will need more community centres,
not less. I therefore feel that representation needs to be made from outwith the council from those of us with experience in both using and running these
facilities.

(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] **Date:** 28-3-2014

☐ **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 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 2004[1] (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[2], 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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[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

Elstree Way Corridor Area Action Plan REP 130

For office use only
Reference No: 01087/1/001
Date received: 30/03/14

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Last name		
Job title (where relevant)		
Organisation (where relevant)		
Address	[redacted]	
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Telephone number		
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Name or organisation: [redacted]

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Ref No:
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3. To which part of the Area Action Plan does this representation relate?

Paragraph 4 - 11 **Policy** EWC4

4. Do you consider the Area Action Plan is:

(1) Legally Compliant **Yes** ☐ **No** ☐ Do Not Know

(2) Sound **Yes** ☐ **No** ☑

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5. Do you consider the Area Action Plan is unsound because it is not:

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(continue on a separate sheet if necessary)

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Signature: [redacted] **Date:** 30/3/2014

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