

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

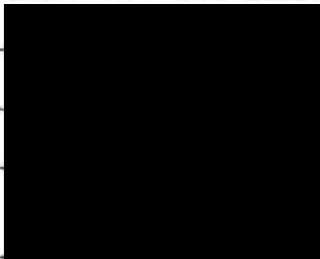
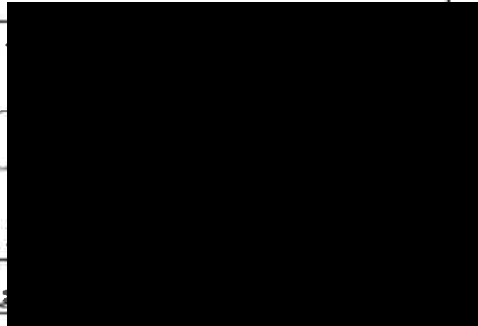
This form has two parts:

**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                         |  |                                  |
| First name                    |                                                                                     |                                  |
| Last name                     |                                                                                     |                                  |
| Job title (where relevant)    |                                                                                     |                                  |
| Organisation (where relevant) |                                                                                     |                                  |
| Address                       |  |                                  |
| Post Code                     |                                                                                     |                                  |
| Telephone number              |                                                                                     |                                  |
| Email address                 |                                                                                     |                                  |

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**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**

WEC4

**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)

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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 to be removed completely from the plan as a site for redevelopment. The plan has already failed to meet its own criteria, which states 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

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:

[Redacted Signature]

Date: 28/03/2014



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



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| support:            |  |
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4 - 11

**Policy**

EW C 4

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(1) Legally Compliant

Yes

☐

No

☐

Do NOT KNOW

(2) Sound

Yes

☐

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☒

*If you have entered 'no' to 4(2), please continue to Q5. In all other circumstances, please go to Q6.*

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(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.**

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Signature: \_\_\_\_\_

Date: 29/3/14



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For office use only

Ref No:

support:

object:

omission:

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**Paragraph**

4.11

**Policy**

EWCL4

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(1) Legally Compliant

Yes

☒

No

☐

(2) Sound

Yes

☐

No

☒

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(1) Justified

☒

(2) Effective

☒

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☐

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OWN 2 SHEETS

(continue on a separate sheet if necessary)

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TAKE MAXWELL HALL OUT OF  
THE PLAN. YOU ARE NOT ABLE  
TO RELOCATE IT AND ITS  
ALL DAY ACTIVITIES

(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:

I WOULD NOT KNOW WHAT HAPPENS AT  
THIS EXAMINATION BUT AS A RATE PAYER  
I DON'T AGREE WITH PARTS OF THIS PLAN  
ONLY 16 RESIDENTS FILLED IN THE 2013 PLAN,  
BECAUSE IT WAS KEPT QUIET IN BOREHAMWOOD,  
LOOKING AT THIS FORM HOW MANY  
PEOPLE LOOKED AT IT AND BINNED IT.  
NOT UNDERSTANDING IT

(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: 31.3.2014

☐

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## 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)

## **Legal Compliance**

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

- The Area Action Plan should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the documents it proposes to produce over a set period. It sets out the key stages in the production of any documents the Council propose to bring forward for independent examination. The LDS is published on the Council's website and available at their main offices.
- The process of community involvement for the Area Action Plan should be in general accordance with the Council's Statement of Community Involvement (SCI). The SCI is a document that sets out the Council's strategy for involving the community in the preparation and revision of planning documents and the consideration of planning applications.
- The Area Action Plan should comply with the Town and County Planning (Local Planning) (England) Regulations 2012<sup>3</sup>. On publication, the Council must publish the documents prescribed in the regulations, and make them available at their principal offices and on their website. The Council notify statutory consultees and any persons who have requested to be notified.
- The Council is required to publish a Sustainability Appraisal Report when they publish the Area Action Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
- The Area Action Plan should have regard to national policy.

## **General advice**

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

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

You should try to support your representation by evidence showing why the Area Action Plan should be changed. It will be helpful if you also say precisely how you think the Area Action Plan should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

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

Where there are groups who share a common view on how they wish to see the Area Action Plan changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

THE AREA ACTION PLAN OF 2013 SAID  
MAXWELL HALL WOULD BE RELOCATED  
INTO 96 SHENLEY ROAD.

SINCE OPENING 96 SHENLEY ROAD  
THE 2014 PLAN HAS COME OUT STILL  
SAYING MAXWELL HALL WOULD MOVE  
INTO 96 SHENLEY ROAD. WHEN WE  
AND COUNCILLORS NEW FROM THE 2013  
PLAN THERE WAS NO CHANCE OF  
FITTING MAXWELL HALLS ACTIVITIES  
AND STORAGE INTO 96 SHENLEY ROAD  
PUTTING MAXWELL HALLS ACTIVITIES INTO  
96 SHENLEY ROAD THEY WOULD HAVE  
TO BUILD AT LEAST 2 MORE  
STORIES TO THE BUILDING.

THEN DON'T FORGET THE UNDERGROUND  
CAR PARK THEY SHOULD BUILD  
TO HELP WITH THE CAR PARKING  
MAXWELL HALL HAS OLDER PEOPLE  
AND MOTHERS WITH BABY ACTIVITIES,  
SO THEY DON'T NEED A LONG TREK  
WITH THEIR BELONGINGS.



AS FOR PUTTING A SCHOOL ON  
MAXWELL PARK, HERTS COUNTY COUNCIL  
SELL OFF THEIR LAND BUT WANT  
TO TAKE LAND OFF HERTSMERE BOROUGH  
COUNCIL TO BUILD A SCHOOL  
THE PARK IS WELL USED BY DOG  
WALKERS AND CHILDREN PLAYING ON IT.  
THE SCHOOL BUILDINGS SHOULD BE  
BUILT ON KENILWORTH AND SAFFRON  
GREEN SCHOOLS WHICH HAVE THE LAND  
AND HERTS COUNTY COUNCIL OWNS.  
HERTS COUNTY COUNCIL OVER THE LAST  
20 YEARS HAVE SHUT SCHOOLS AND  
SOLD OFF THE LAND FOR HOUSING  
KNOW THEY WANT TO TAKE OUR PLAYING  
FIELD OWNED BY HERTSMERE TO BUILD  
A SCHOOL

ITS NOT EFFECTIVE BECAUSE MAXWELL  
HALL CAN NOT RELOCATE TO 96  
SHENLEY ROAD.

THERE IS NO JUSTIFICATION FOR  
GIVING OUR LAND TO HERTS COUNTY  
COUNCIL TO BUILD A SCHOOL.  
WHEN THEY HAVE SOLD SCHOOL  
LAND IN BOREHAM WOOD OFF TO  
DEVELOPERS IN THE LAST 20 YEARS



REP 134

01092/01

Hertsmere Planning Committee.  
Civic Offices,  
Borehamwood,

29<sup>th</sup> March 2014.

Dear Committee,

I have given considerable thought to the proposed changes to Elstree Way. I do not object to the changes in principle but there are some points I wish to raise.

- Replacement of High rise office blocks with apartments, should be no higher than existing blocks.
- The proposed demolition of Maxwell Park Community Centre (MPCC) & Scout/Girl Guide hut is a mistake, for reasons given below.
- I do not find any mention of social housing, a percentage of affordable homes as prescribed by law. But we desperately need social housing at an affordable rent. This would help to bring down the Rent Benefit bill, and maybe help to bring down the high cost of privately owned rented accommodation.

Although I agree that with such a great influx of people a further Primary School & Secondary school will be needed it is a mistake to demolish MPCC. I understand that this excellent centre was given to the people of Borehamwood. It is open seven days a week, has two halls, catering facilities and plenty of storage space for the equipment required/used by the various groups/organisations such as the over Fifties clubs, the Visually Impaired Club and a long list of other activities held there on a regular basis. There is parking adjacent, essential for those of limited mobility.

It is suggested that a new Primary school would be used as shared premises. But this would not be available during school hours, and would not have storage space. The elderly among us do not wish to come out in the evening.

It is proposed that the users of MPCC could be moved to 96 Shenley Road, but there is no parking for the disabled near. Even the two disabled bays have become a Loading Bay. The old Tesco Car park is too far and often the lift does not work for weeks. When I raised this at the Council, I was informed this did not belong to the Council. I have been unable to use the Library since its relocation. 96 is situated midway between two bus stops, too far for those with walking difficulties.

Since I moved to B/W some 38 years ago there have been two large housing developments, both on previous school sites. We also lost a youth Club accidentally demolished by the builders. Before the development of the Lyndhurst site I pointed out that with so much house building we would need the schools, but of course this was ignored. So I hope you will not ignore this letter.

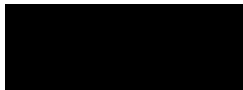
Surely with so many more families we will need more space for recreational purposes, if we



do not want a rise of anti social behaviour and a culture of youth gangs to develop.

With regards to the Infrastructure, I have been assured that this will be improved. I wait to see if this happens. Already I have to buy a permit to park outside my house, being in walking distance (For the able bodied) of the Station. I now find that where the restriction ends, cars park on the corners of Lexington Close & Chandos Road, restricting the view of the road ahead. I await an accident. We need a larger station car park. How about a multi storey car park.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.A black rectangular redaction box covering the address of the sender.



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**Paragraph**

4 - 11

**Policy**

ENC4

**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.*

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The proposal to redevelop the Maxwell Park Community Centre Guide Hut Site, and to provide for its activities at 96 Shenley Road needs to be removed completely from the plan as a site for redevelopment. The plan has already failed to meet its own criteria, which states 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

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: 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

