Rep 51

0099911

Matthew Wilson
EWC Consultation Planning Department
Hertmere Borough Council Civic Offices
Borehamwood
WD6 2HA

[redacted]

H.B.C.
PLANNING UNIT
28 MAR 2014
RECEIVED

28 March 2014

Dear Sirs

Objections to Elstree Way Corridor Proposals

We are very concerned about the extra traffic this proposal is going to generate.

We are very concerned that there will not be sufficient school places for these extra residents

We are very concerned that the Doctor's surgeries are crammed now – how will they cope.

We are very concerned that Maxwell Park community centre is going to be closed – what about the residents who have used this facility for many years.

We are very concerned that the Council gave permission for Developers to erect a 12 storey block in the heart of the town when it had already been agreed that the maximum of 6 stories had already been set out. **Who is responsible for ignoring the 6 storey criteria??** The Developers must be approached to reduce this building to accommodate 40 dwellings.

We are very concerned that we attended a meeting with regards to EWC proposals and it was agreed that every property in Borehamwood would have an advice leaflet setting out the proposals in layman terms delivered through their door. **Has this in fact been implemented?**

We are very concerned that the infrastructure of Borehamwood as it is at present could not possibly withstand this vast building programme with all the major problems it will carry to current residents.

We do hope the council will be able to ensure that the Development does not go ahead until all these concerns have been addressed.

Yours faithfully

[redacted]

cc Cllr Harvey Cohen, cc Cllr Morris Bright, cc Sandra Parnell

Rep 52

Elstree Way Corridor Area Action Plan	For office use only Reference No: 10001 Date received:

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		

H.B.C.
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*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.

For office use only
Ref No:
support:
object:
omission:

Part B

Please use a separate sheet for each representation

Name or organisation:

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**	
(2) Sound	**Yes**		**No**	✓

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

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

(1) Justified	✓
(2) Effective	✓
(3) Consistent with national policy	

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

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.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. Please set out what change(s) you consider necessary to make the Area Action Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Area Action Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

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] **Date:** 26/3/2014

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

[redacted]

Elstree Way Corridor Public Consultation
Policy & Transport Team
Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

H.B.C.
PLANNING UNIT
31 MAR 2014
RECEIVED

26th March 2014

Dear Sir or Madam,

Elstree Way Corridor Area Planning Document

I am writing to express my deep concerns as a local resident in Borehamwood, having read the Elstree Way Corridor Area Action planning document.

I fully accept the need to provide more housing in Borehamwood, and also the concept that Elstree Way is in need of re-development and is an ideal site for expanding the residential part of the town.

However, the section of the document which I feel is totally flawed, is that dealing with the Maxwell Park Community Centre, Maxwell Road Guide Hut, and part of the green area of Maxwell Park.

Page 12, paragraph 4:11 states that this area has been identified by H.C.C. as suitable for a new Primary School and has been reserved for it, and the map on P26, also shows it being allocated for a Primary School.

The document (4:12) states that Hertsmere B.C would prefer that an alternative site be found for the School, and that the open space remains as such, and goes on to state that
*"loss, reduction or displacement of the Guide Hut and Maxwell Park Community Centre would **not be permitted unless it can be demonstrated they are surplus to the needs** of the Community, or **no longer fit for purpose**...and any required reprovision nearby, within an existing or new building(single or multi-use) is **satisfactory for all of it's users."***

This Community Centre is extremely well-used by the local community. It is usually fully booked both day and evenings during the week, (I understand 18 groups at present regularly use it, and some have more than one session), with additional 'casual' bookings such as wedding receptions, birthday celebrations using the hall at weekends, in addition to several religious groups also meeting there regularly on Saturdays or Sundays, depending on their day of worship. In total I understand this is a minimum of 470 people per week. It caters for all age groups. I believe that the number of children alone using it weekly for activities such as K's Dance runs into hundreds.

The Centre contains the second largest hall in the town, (seating 180) and in addition there are two other separate meeting rooms, so several activities can take place at the same time. Furthermore, and most important for some of its users, it offers storage space. In the case of the Table Tennis Club, this means for five large tables. In the case of the Indoor Bowling, this means all their equipment including mats, bowls etc. No other Centre in Borehamwood is able to offer this, so both of these activities would definitely be forced to close completely if the Community Centre is demolished.

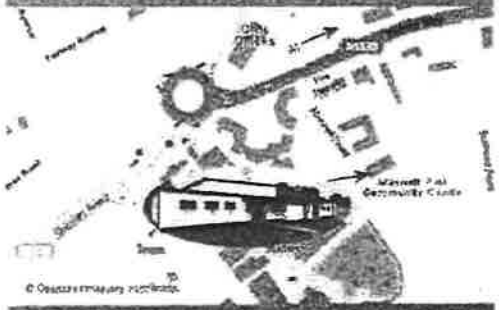
Cont.

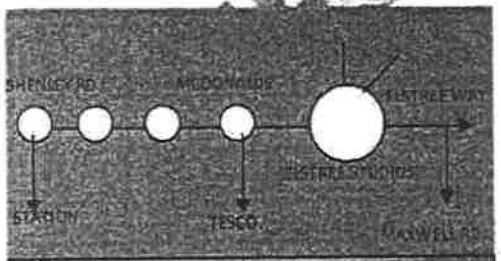
How to find us

The Centre is easily accessible by road or public transport, buses stop at top of Maxwell Rd.

The nearest mainline station is Elstree & Borehamwood, approx 15mins walk through town centre. Maxwell Road is off Elstree Way, Borehamwood, next to the Fire & Ambulance Station, and almost opposite the Civic Offices.

The Centre is at the end of Maxwell Road, just before the park.





The Main Hall

Maxwell Park
Community Centre

Contact:

The Centre Manager

Maxwell Park Community Centre

Maxwell Road,, Borehamwood,

Herts., WD6 1JJ

Tel: 020 8953 4295

Email: june@maxwellpcc.org

www.maxwellpcc.org

Maxwell Park Community Centre

Tweet to: @MaxwellPCC

Maxwell Park
Community Centre

www.maxwellpcc.org

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Borehamwood,

Herts., WD6 1JJ

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• Fw: Objection to:- The Demolishing of The Maxwell..

[redacted]

Copy emailed to matthew wilson

----- Forwarded Message -----
From: [redacted]
To: "matthew.wilson@hertsmere.gov.uk" <matthew.wilson@hertsmere.gov.uk>
Sent: Wednesday, 26 March 2014, 9:25
Subject: Objection to:- The Demolishing of The Maxwell Community Centre site for a Primary School.

01001/1

I have lived In Borehamwood for 54 years and cannot believe that The Maxwell Community Centre is possibly going to be used for a Primary School.
This was originally built and donated to the Youth of Borehamwood.

1. This Centre is used for 40 different activities, 7 days per week.

2. It is self funded.

3. The building is structurally very sound and in no need of any repair.

4. There are 4 different rooms, one of which is the second largest In Borehamwood. They can all be used at the same time, as they are structurally sound.

5. The main hall seats around 150 people.

6. There is ample parking for anyone using the hall

7. There is also ample storage room for the equipment used for the activities that take place.

8. It would be an expensive business to try and replace this building and would be a complete waste of money to do so

9. The site is not large enough for a School and the access is via an already congested busy Road. What is the sense in demolishing it when so many people are due to come to live in Borehamwood, where could they possibly go for so many activities as takes place at Maxwell Road Community Centre.

I hope that someone will see sense In keeping this Centre going, and find alternative sites to build a School, after all we want to try and keep this
as a Community and not make it into just a housing complex with no activity facilities.

[redacted]

H.B.C.
PLANNING UNIT
31 MAR 2014
RECEIVED

Rep 54

[redacted]

Objections to Elstree Way Corridor proposals

Dear Planning officer

I have lived in Borehamwood many years. The new housing will have a big impact on all services. They are stretched to the limit now and will be much worse with more people and more cars.

While all these proposals may comply with the law they are not well thought through and cannot be justified for the size of the town.

I attach the objections as they reflect what I feel.

01003/1

Yours sincerely

[redacted]

HERTSMERE B.C.
CUSTOMER SERVICES
BOREHAMWOOD
31 MAR 2014

Objections to EWC PROPOSALS

Para 3.3b Policy EWC 1

No matter what work is carried out on existing road networks there will continue to be traffic congestion for most parts of the day. Our roads were built in the 1930s and will remain narrow and unfit for the 21st century. Getting out of the EWC in the morning is a nightmare with the option of going North on the A1 being the only route free of massive congestion.

Although near to public transport routes;

- persuading residents to give up their cars is aspirational not a reality;
- the routes do not necessarily correspond with where people need to go or want to travel.

Rail transport to and from the town leaves much to be desired and travel to and from the station adds considerably to the congestion, particularly in the morning and evening. In a recent survey First Capital Connect who run the rail service, in a recent Which Report, were rated 17th out of 19 companies for customer satisfaction. This clearly adds to the frustration of commuters living in the EWC. The lack of parking at the station is another bone of contention.

Stakeholders in transport matters are outside the planning authority control.

Solution: Before any development takes place, it is critical that the transport requirements need to be identified and plans set in place, with timescales to ensure that they proceed in parallel.

Para 4.11 & 4.12 Policy EWC 4

The site is not suitable for a primary school. It is too small, has poor access and has a busy main road separating the catchment area. The school grounds would encroach onto a valued green space against the SADM policy.

The activities that take place at present at Maxwell Community Centre & Guide HQ could not be accommodated within a school. To comply with safeguarding of children, people would not be allowed on school premises in term time, during school sessions or after school activities. Regular classes could not be run as there would be no guarantee of continuity. Parking, too, would be a problem. Shared use would not work for either the community or the school.

Solutions

- To build the new school on the Hertswood Academy site at Cowley Hill;
- To change 1FE schools into 2 FE schools and absorb the extra pupils that way. St Teresa's, Saffron Green, Kenilworth, Monksmead and St Nicholas are all 1FE.

It is noted that Herts County Council have not set aside any money to purchase sites for new schools.

Para 4.16 & 4.17 Policy EWC 4

96 Shenley Road does not and could not replace 7 current buildings. The Library, the Museum, Youth Connexions Shop, Village Hall, Church Sunday School and Guide HQ activities were all expected to move to 96 and help to pay the running costs. All these buildings provided important recreational and leisure activities for the Town.

The Library and the Museum have moved into smaller accommodation at 96. Storage is a big problem for the Museum. It is hard to get to and cannot open when the Library is closed.

The main Hall at 96 is too small for some activities e.g. indoor bowls and table tennis, neither could their equipment be stored at 96. The main hall at 96 can be divided with a partition but it would require 2 quiet or silent activities to take place.

The activities at Maxwell cannot be accommodated at other community centres for many reasons, lack of parking, cost, availability and storage are all factors.

Loss of green space at Maxwell Park would be a travesty.
Solution; Build the school elsewhere and allow Maxwell and the Guide hut to remain

Para 6.23 policy EWC 8
There is not enough parking allowed for residents, visitors, friends, family, GPs, health visitors, district nurses, care workers social workers or deliverymen. Although we would want to encourage less cars and make more use of public transport that is an aspiration not a reality.

Solution: Make the car parking allocations realistic.

Para 1 Policy EWC 9
Isopad House and Hertsmere House were not in the original plan but were added after a planning application slipped through for a 12 storey building of 150 dwellings with 150 car park spaces. It breached the design conditions for the EWC of 5/6 storeys.

A 12-storey building is not a gateway to the Town but an affront to residents. Residents were not properly consulted about this.

Solution; Encourage the developers to go for their second back up option of change of use to an accommodation of 40 dwellings.

Elstree Way Corridor Area Action Plan	For office use only Reference No: #1005/1/001 Date received: 31/03/14

Representations can be made using this form:

RepSS

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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PART A

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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

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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** 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
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☑ No, I do not wish to participate at the oral examination

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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] **Date:** 31. 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**