REP61

Proposed Elstree Way Corridor Area Action Plan

Comments on the Action Plan:-

The area action plan makes no provision to deal with existing congestion problems on Shenley Road through the Village Centre. Shenley road and approach roads are frequently at a standstill during rush hour and other busy times, traffic flow needs to be greatly improved but adding more homes in Elstree Way will increase problems rather than addressing them. Insufficient parking with new homes will encourage commuting by car rather public transport.

Proposed housing is too high density and will overburden local infrastructure.

Encouraging new (or existing) residents in the Elstree way corridor to use bicycles is pointless unless Shenley Road can be made suitable for bike use or cyclists will continue to use the footpaths as they do now which is unsafe for pedestrians particularly the elderly and disabled. Insufficient parking at Elstree & Borehamwood station discourages the use of trains for commuting.

All this makes the current plans for Elstree way unsustainable!

Suggestions:-

Tackling 'problem points' along Shenley road could help reduce congestion.

Major improvements are needed at the Station Road roundabout.

Opening the 'Eldon Avenue end' of the slip road in front of the shops could help reduce congestion at the junction of Shenley and Grosvenor Roads.

Widening the carriageway at the Clarendon Road roundabout would allow larger cars to get round the roundabout in 'one go' without having to reverse on the roundabout, this is unsafe and increases congestion.

Drastically reducing the number of humps in Shenley Road should help speed up throughput, Zebra crossings at strategic points improving pedestrian safety.

Removing the central reservations should allow emergency vehicles easier passage at busy times, and the wider carriageway might make it safe to use cycles on the road rather than on the pavement.

A multi story car park in place of one of the proposed blocks of flats in Station Road could help with commuter parking at the station and reduce commuting by car.

The Maxwell Park Community Centre is ideally located close to the planned new housing so should be retained, preferably with space to expand when needed.

New housing should all be low density, no high rise buildings at all, this would help reduce the number of new homes and the impact on the local infrastructure.

Only when carriageway and other improvements are in place will it be possible to assess if more homes can be accommodated in the area and we think the Elstree Way plans should be put on hold until improvements are in place and tested!



Elstree Way Corridor Area Action Plan

10062

For office use only

Reference No: 01013/1/601 Date received: 3/1/05/14

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, Eistree 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 detalls*	2. Agent details (if applicable)
Title	The second secon	
First name		
Last name		
Job title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		THE PARTY OF THE P
Telephone number		73/10/21 21/21/3
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	a separate she	et for e	ach represent	ation		For office use only Ref No: support: subject: omission:
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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.

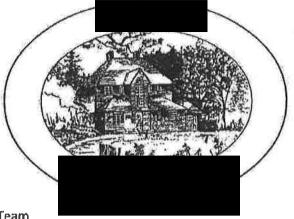
7. Please set out what change(s) you consider necessary to make the Area Action Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Area Action Plan legally compliant or sound. It 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 participate at the oral examination examination 9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary: PLEASE SEE ATTACHED LETTER (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.

Secretary of State, please tick this box

If you wish to be informed of the date of the submission of the document to the

Signature:







31st March 2014

Policy and Transport Team
Planning and Building Control Unit
Hertsmere Borough Council
Elstree Way
Borehamwood
Herts WD6 1WA

Dear Policy and Transport Team

Re: Elstree Way Corridor Area Action Plan in relation to Maxwell Park Community Centre

I am appalled that redeveloping the Maxwell Park Community Centre site is even being considered. Especially when there has already been significant additional homes built in the area and many more being proposed. I noted at a recent meeting that it was said that the infrastructure always comes after the new home are already built and I know from personal experience that this is true, as I moved to Borehamwood in 1953 at which time the infrastructure was non-existent and to be fair has never been abundant in the Borehamwood area. In 1953 there were no schools and my brother had to be transported to High Cannons which was the only available school in the area and he was almost 6 years old before he commenced his education. What amazes me is that no lessons were learnt from this diabolical state of affairs and you have commenced a massive building programme on the sites of the schools that were built and you now want to dispose of community facilities to rebuild the schools that you have so recently allow to be redeveloped.

Bearing this in mind it would be madness to dispose of a valuable and well used, exisiting community facility when there is already a paucity of such facilities in the area. Especially when taking into consideration that so many local meeting places such as public houses, have already been redeveloped, the role of Maxwell Park Community Centre has become even more crucial to the social adhesion and health of the residents of the local area. I implore you to protect Maxwell Park Community Centre.



Elstree Way Corridor Area Action Plan

flep 63

For office use only

Reference No: 0 L014 1 001 Date received: 31 104/14

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Hertsmera Borough Council, Elstree Way, Borehamwood, Herts, WD6 1WA

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PART A

	1. Personal details*	2. Agent detalls (if applicable)
Title		S.
First name		
Last name		
Job title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone number		
Email address		

[&]quot;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

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(2) Sound Yes	No 🚺
if you have entered 'no' to 4(2), please continue to Q5. I	
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(2) Effective	
(3) Consistent with national policy	DO NOT KNOW
6. Please give details of your answer to questio responded in this way .	n 4 or 5 and why you have
Page 12 Paragraph 4:11 states that the area comprising Community Centre has been RESERVED for a Primary School. Page 26 key to map indicates it in Policy WEC4 further states that Maxwell Park Community Centre will be reprovided for Not only is this a poor choice of position for a school, due to the lack of access and egroup of t	as been ALLOCATED for a primary school. r on Shenley Road along with the Library.
the regular weekly activities currently provided for by Maxwell Park Community Centre will b at 96 Shenley Road and we have been told that there is no way they can accommodate	e lost. Enquiries have already been made

(continue on a separate sheet if necessary)

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could find a time-slot.

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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: Data: 31-3-2012 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 Wa	Corridor	Area	Action	Plan
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Representations can be made using this form:

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Reference No: 0105 / 1/001

Date received: 31/03/14

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Policy and Transport team, Planning and Building Control Unit,

Hertsmere Borough Council, Elstree Way, Borehamwood, Herts, WD6 1WA

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PART A

	1. Personal details*	2. Agent details (if applicable)
Title		
First name		
Last name		
Job title (where relevant)		
Organisation (where relevant)		
Address	2	504. 46.7
Post Code		
Telephone number		
Email address		

[&]quot;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

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For office use only Ref No:

Name or organisation:	The state of the s
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(continue on a separate sheet if necessary)

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Please set out what change(s) you consider necessary to make the Area Action
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Elstree Way	Corridor	Area	Action	Plan
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For office use only

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Representations can be made using this form:

Reference No: 0 | 016 | 1 | 00 |
Date received: 31 | 03 | 14

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Hertsmere Borough Council, Elstree Way, Borehamwood, Herts, WD6 1WA

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elsteewaycorridor@hertsmere.gov.uk

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Title		
First name		
Last name		
Job title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone number		
Email address	2	

[&]quot;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	Ref.No:				
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