

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.

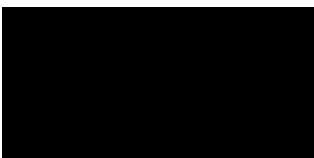
Removing the central reservations should allow emergency vehicles easier passage at busy times, and the wider carriageway might make it safe to use cycles on the road rather than on the pavement.

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**

NCP62

For office use only

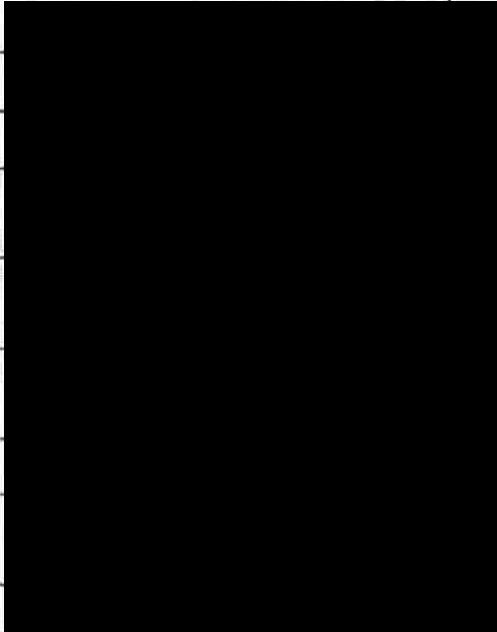
Reference No: 01013/1/001

Date received: 31/05/14

**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, 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		

\*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**

**ENC 4**

**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.

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(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:

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.

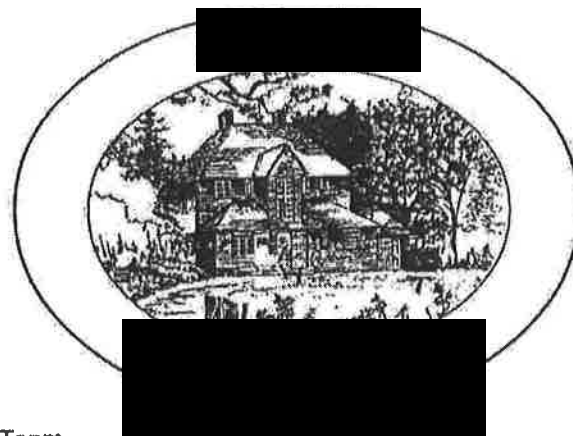
Signature: \_\_\_\_\_

Date: 30th March 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

Tel: [REDACTED]  
Fax: [REDACTED]



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, existing 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.

Yours sincerely [REDACTED]

Ref 63  
**Elstree Way Corridor Area Action Plan**

For office use only

Reference No: 01014/1/001  
Date received: 31/03/14

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**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](mailto:elsteewaycorridor@hertsmere.gov.uk)


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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**

**ENC 4**

**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.**

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



Yes, I wish to participate at the oral examination

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

Date: 31-3-2014



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**Elstree Way Corridor Area Action Plan****For office use only**

Reference No: 0105/11/001

Date received: 31/03/14

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Ref No:

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object:

omission:

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

**Paragraph**

4-11

**Policy**

WECA

**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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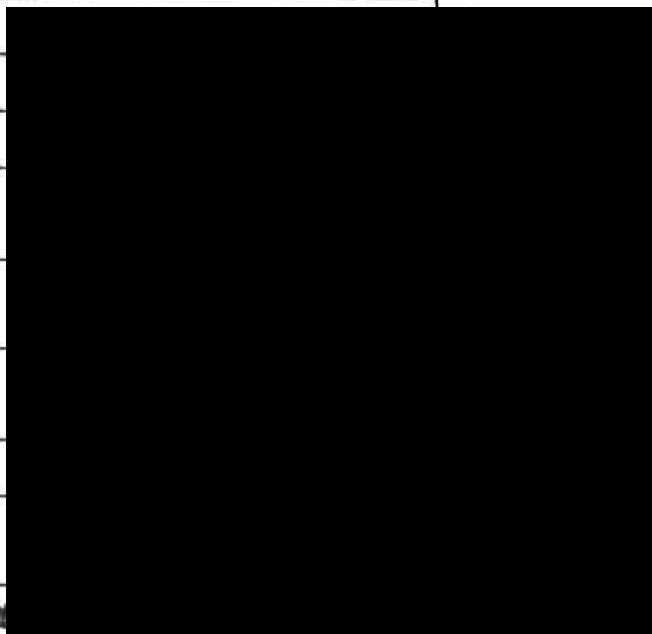
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## Part B

Please use a separate sheet for each representation

Name or organisation: [REDACTED]

For office use only

Ref No:

support:

object:

omission:

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

Paragraph

4 - (1)

Policy

EW C4

### 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

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