REP 136 01096/1

[redacted]

29th March 2014.

To whom it concerns.

I am a visually impaired person and I use Maxwell Park Community Centre regularly.

I belong to the Over Fifties Art Class & the Visually Impaired Club, these being only two of the Over Fifties and many other Community Projects held in this purpose built centre. There is plenty of space for games and other physical activities essential in keeping us oldies fit and active.

I have been informed that the County Council and/or the Borough Council are proposing to demolish this vital community asset and build a dual use Primary School in its place. But surely we will not be able to use it during the day when the school is in session! Late afternoon & evenings will be of no use to us. Also with all the other new building plus the Elstree Way Corridor Plan we will surely need more recreational facilities for both adults, teenagers and children.

With so many extra families moving into B/W we will be in danger of having a culture of gang violence and/or anti social behaviour if we do not have sufficient recreational facilities.

I do not believe that 96 Shenley Road will be sufficiently flexible to accommodate all the functions MPCC at the present provides. Also MPCC helps a lot of people who cannot afford the prices at 96 and it has not enough storage for all the equipment used by us.

I hope you will listen to the community.

Yours sincerely

[redacted]

RCP 137

01098/1/001
/002
/004
/006

[redacted]

27th March 2014.

Dear Sir,

I am objecting to the changes planned in Boreham and have enclosed a covering letter.

My phone number is 0208 2071818.

email. joandomington@outlook.com.

Yours truly

[redacted]

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

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

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.

Transport/Parking

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.

Infrastructure capacity

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.

Maxwell Parks - [illegible]

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.

Maxwell Park

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.

Transport / parking

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.

Loss of green space

Elstree Way Corridor Area Action Plan DEP138

For office use only
Reference No: 01099/1
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		

*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.

HERTSMERE B.C.
CUSTOMER SERVICES
BOREHAMWOOD
31 MAR 2014

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

Part B

Please use a separate sheet for each representation

Name or organisation: [redacted]

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 4.1 states that the area comprising the Guide Hut & 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 WEC 4 further states that Maxwell Park Community Centre will be reprovided for at No. 96 Shenley Road. This is not realistic nor practical, in fact impossible as 96 Shenley Rd could not replace 7 current buildings - the Library, the Museum, Youth Connexions shop, Village Hall, Church Sunday School, Guide HQ and Maxwell Park Community Centre. All these buildings provided important recreational & leisure activities for people which will be lost.
The main Hall at No. 96 is too small to accommodate for some activities e.g. indoor bowls and table tennis. Besides the equipments can not be store at No. 96. The activities at Maxwell Park Centre can not be

(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.

* 6. (continued)

accommodated adequately neither at No. 91 nor at other community centres due to many factors e.g. lack of parking, cost, availability and storage.

The Guide Hut & Marwell Park Community centre site is also 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.

** 7. (continued)

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

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 Moorcroft Park Community centre Guide Hut site, and to provide for its activities at 96 Shirley Rd 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 Shirley Rd is already replacing the Village Hall, the Library, the museum, the Sunday School and Youth Connections Shop. It cannot absorb Moorcroft Park Community centre and the Guide Hut as well.
The suggestion of the proposed primary school having shared facilities for school/community use is also not feasible as

(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?

[X] **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:** 31/03/2014

[X] **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 139

For office use only
Reference No: 4/100/1
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

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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.

HERTSMERE B.C.
CUSTOMER SERVICES
BOREHAMWOOD
31 MAR 2014

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**	
(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 §4.1 states that the area comprising the Guide Hut & 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 provided for at No 86 Shenley Road. This is not realistic nor practical, in fact impossible as 86 Shenley Road cannot replace 7 current buildings - the library, the museum, Yardley Community shop, Village Hall, Church Sunday School, Guide Hut and Maxwell Park Community Centre. All these buildings provided important recreational & leisure activities for town residents and will be lost.
The main hall at No 86 is too small to accommodate for some activities e.g. indoor bowls and table tennis. Beside the equipment cannot be stored at No 86. The activities at Maxwell Park Centre cannot be

(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.

6. continued)
accommodated adequately neither at No 96 nor at other community centres due to many factors e.g. lack of parking cost, availability and storage.
The Guide Hut & Maxwell Park Community Centre site is also 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 reduced green space against the SADM policy.

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 redevelope The Maxwell Park Community Centre Guide Hut site, and to provide for its activities at 86 Sunley Road need to be removed completely from the plan as a site for re-development. 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. 86 Sunley Rd. is already replacing the Village Hall the Library, the Museum, the Sunday school and Youth Connexions Shop. It cannot absorb Maxwell Park Community Centre and the Guide Hut as well.
The suggestion of the proposed Primary School having shared facilities for school/community use is also not feasible as no one x)

(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)

x) would be allowed on site during school hours due to child protection requirements.

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:** 31st 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**

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.

[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 140

For office use only
Reference No: 01811
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

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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.

HERTSMERE B.C.
CUSTOMER SERVICES
BOREHAMWOOD
31 MAR 2014

Part B

Please use a separate sheet for each representation

Name or organisation:

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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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:** 29.3.2014

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