

# Elstree Way Corridor Area Action Plan

For office use only

Reference No: 01102/1  
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](mailto: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.

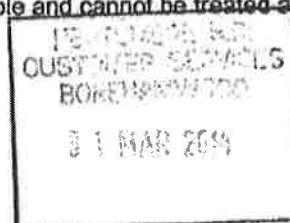
Please read the guidance notes before completing this form.

## 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

Please note that all representations received will be made publically available and cannot be treated as confidential.



**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**

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.

(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: \_\_\_\_\_

Date: 29/3/14

☐

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



Rep 143

01103/1/001

EWC Consultation Planning Department  
Hertsmere Borough Council Civic Offices  
Borehamwood WD6 2HA



/002  
/003  
/004  
/005  
/006

Objections to EWC PROPOSALS

PUBLIC TRANSPORT

Suggestion that "residents" give up cars : -

Counsellors have made this wonderful suggestion now they ought to set this 'good example' the Counselors will do the same give up their cars and all benefits afforded them.

#### BUS ROUTES

*Infrastructure - bus frequency*

- Some areas are covered by two/three buses; some routes rarely; others totally ignored;
- SUNDAY no buses to most remote places in Borehamwood; no buses to St Albans; Radlet, Shenley etc – [unless 'residents' use cars] yes those pesky cars again!
- Apart from Watford, we have no buses going to these areas during Sunday which would be useful. Counselors would of course know this IF THEY USED THE PUBLIC TRANSPORT so here is your chance.

#### FREE TRAVEL:

- This is abused by the young who jump on and off buses; a lot of people do not like to use the bus when we have a large group of children who get on and create a nuisance; free travel should be only for school journeys.

PARA 4.11 & 4.12 AND 4.16 4.17

WHY where three perfectly good school knocked down – two sites built on. Whenever this subject is approached – it is cleverly ignored with rhetoric and of course to keep us placid 'sorry' indignation about that situation is mouthed but then 'let's move on'

MAXWELL PARK is so well used which has been voiced time and again SO WHO IS 'NOT' listening and NOT taking a blind bit of notice - WHY do we constantly repeat our objections, [may we put forward a humble SUGGESTION: simple take the old objections and put that forward the new people don't understand. Counselors are so shallow – it is glaringly obvious : come election time - they are so attentive and will fight to get voted – PLEASE put that same passion into working for the people who put you there.

*Maxwell Park.*

96 is a characterless, cheerless and a clinical building – the old building should have been improved and preserve the character of Borehamwood NOT LEFT TO

FACELSS PEOPLE like developers or as the Council suggest SOMEONE from government...well should these objections not then be sent to NO 10? Whoever they might be.

PARA 6.23

AGAIN all those years ago (15) apparently our "all seeing Council/counsellors" did not 'foresee' the lack of AMENITIES - do we need to say any more about the people who preach without any experience of the area?

BOREHWMOOD RESIDENTS are on the ball we have the answers and would have had them those 15 years ago had WE BEEN NOTIFIED : as now, no one seems to have been notified! The Council and counsellors are very good at fudging the issues and then telling us IT IS A DONE DEAL!!!

*Consistent*

Para We will soon see a lot of social problems – we already have them and the police's hands are tied; the council are certainly toothless and inept at handling the problems now WHAT WILL THEY DO WITH THESE EXTRA HOMES.

Council says these orders have come from government – so we ought to send BOREHWMWOOD'S objections to them at NO 10 n'est past?

*level of growth.*

These are objections by several people.

## 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 21<sup>st</sup> 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 17<sup>th</sup> 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.





~~0208~~  
0208  
3862875

FLAW - the development of Borehamwood high street was done some 15 years ago - I don't recall it. What was the public reaction then - can only judge going by today's standard not much.

Can we now place poster of the development in local places such as 'supermarkets; Dr Surgeries; bus stops; libraries; sport centres; and schools. Newspaper is pointless sometimes we get it sometimes we don't and the paper does not seem to investigate public opinion nor is it very good on investigative work when it comes to finding out what is going wrong in the community.

If Pinnacle and Devonshire House are being turned into houses why the need for the unsightly flats. These two properties mentioned : where their future use ever published all 15 years ago? LOOK AROUND there are many many houses being crammed into every nook and cranny. AND AGAIN WHAT IS AFFORDABLE HOUSING?

*Level of growth*

How many people who currently live here in Borehamwood been housed in the overwhelming development of Borehamwood. Our schools, fields footpaths, green paths are all being devastated. The Council cannot cope with what we had prior to development of our playing fields how on earth are they going to manage the future? I see them trying to pave over the devastated/destroyed green verges of Theobald and Aycliff Road at the moment...how long before they are parked on and again demolished - penalise the car owners -

We years now there have been no schools, doctors, parking spaces, walking spaces, dog walking areas or even places where you can enjoy a pic nic with your family: THIS DID HAPPEN NOT SO LONG AGO; *infrastructure capacity*

Cars parking on green verges; churning up the earth to deep crevices; knocking down saplings; parking on pavements has become 'the right of car owners' putting pedestrians lives in danger; there have been many near misses - forget calling the police there are none there or busy elsewhere...but there are plenty on the High Street - move them around to the back streets where there is a lot of illegal parking or is that allowed?

The cafes and so called grocery shops on the high street take up more room - we are left bumping into one another and on some occasions a rise in temper - of course never ending dog excrement - that too is like the parking - the owners seems to think it is their right...no dog wardens! Why? the council can't afford it...

Rubbish strewn all over - not enough bins - all this is beyond belief and our council want more HOUSING DEVELOPMENT and everything that goes with that... what do they imagine is going to happen in the future: when they are toothless with what they have now?

They have knocked down schools - now they want to build more...please can we get rid of whoever is supposed to be in charge of Borehamwood. I hope the people



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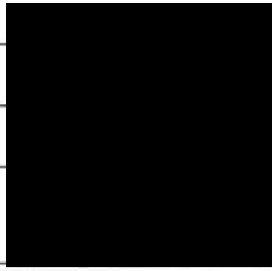
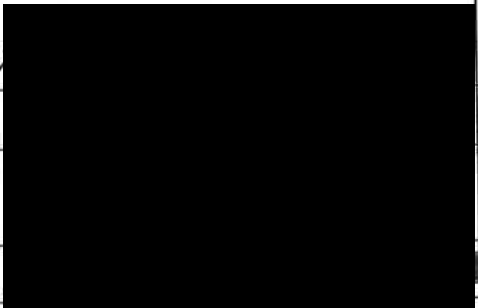
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## PART A

|                               | 1. Personal details*                                                                | 2. Agent details (if applicable)                                                     |
|-------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Title                         |  |                                                                                      |
| First name                    |                                                                                     |                                                                                      |
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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

EW 4

### 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.

1. PARA 4.11 STATES THAT AREA HAS SOME RESERVES FOR A PRIMARY SCHOOL. PAGE 26 OF THE PLAN STATES THAT THE AREA HAS BEEN REPAIRED ONE/ON ALLOCATED.
2. EW 4 STATES THAT THE MAXWELL PARK COMMUNITY CENTRE WILL BE PROVIDED ON THE SHONCEY RD. THIS IS NOT VISIBLE IT IS FAR TOO SMALL TO ACCOMMODATE ALL THE BOWLING EQUIPMENT AND THE NUMEROUS ACTIVITIES NOW TAKE PLACE AT THE SUBJECT COMMUNITY CENTRE. IN THE PROPOSED BOWLING IN MARKET TOWN IS TOO SMALL TO ACCOMMODATE THE LIBRARY, BOWLING, GYMNASIUM, ROOM, MUSEUM, ETC. PLEASE NOTE THAT THERE IS NO PARKING ALONG SHONCEY RD. WHAT DO YOU PROPOSE FOR US (BOWLING GROUP) TO PARK FOR AT LEAST 5 HOURS!

(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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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.

I THINK THAT THE PROPOSAL TO REDEVELOP THE MAXWELL COMMUNITY CENTRE, AND PROVIDE THE SAME ACTIVITIES AT 96 DAINING RD. IS ABSOLUTELY RIDICULOUS BECAUSE THE NEW & IMPROVED SITE WILL NOT BE ASKED TO CATER FOR ALL THE ACTIVITIES NOW TAKEN PLACE AT MAXWELL C.C. IT IS FAR TOO SMALL, AND THERE IS NO PARKING. I UNDERSTAND THAT THE PROPOSED RD. SITE IS TO ACCOMMODATE THE VILLAGE HALL, MUSEUM, LIBRARY, CONFERENCE ROOM, GUILD HALL, SUNDAY SCHOOL, & YOUTH CONNECTIONS SHED. IN TRUTH IT CANNOT EVEN STORE THE BOXING EQUIPMENT, THEREFORE THE IMPROVED PROPOSAL SITE IS FAR TOO SMALL AND NOT FIT FOR PURPOSE. THIS PROPOSAL SHOULD BE REJECTED, AND LEAVE THE MAXWELL C.C. ALONE, AND TO CARRY ON THE WORK WHICH IT HAS DONE FOR DECADES.

(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:

NO, I DO NOT WISH TO PARTICIPATE IN AN ORAL PART. THE PEOPLE OF BORTHAMWOOD ARE ALREADY SHORT ON SPACE DUE TO THE LARGE INFLUX OF PEOPLE FROM THE E.U. WHICH WILL RESULT IN MORE HOUSING, AND COMMUNITY CENTRES NOT LEFT.

(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: 28.3.2014



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

## 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 an 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)

## Elstree Way Corridor Area Action Plan

RCP 144

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Reference No: 0005/1/001

Date received: 31/03/14

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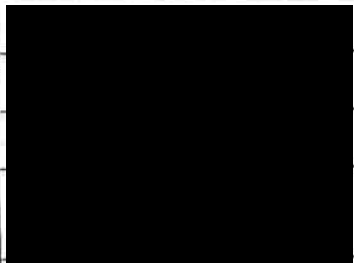
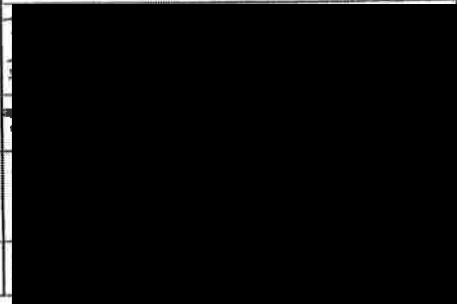
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**Name or organisation:** \_\_\_\_\_

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Ref No:

support:

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omission:

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

**Paragraph**

**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

x

(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 .**



The Action Area Plan is unsound and unjustified with regard to policy EW4 Supporting community facilities because it is proposing the reserving (para 4.11) or allocating (para 7.11 section 7) of key community facilities ie Maxwell Park Community Centre and the Guide headquarters for a primary school. This is in direct contradiction to core strategy policy CS19 which states that the loss, reduction or displacement of facilities or sites will not be permitted unless it can be demonstrated that they are surplus to the needs of the local community or are no longer fit for purpose. The Community Centre is well used, in excellent state of repair and no alternative facility is being proposed which in any way meet the needs of the community. The suggested use of a shared facility with the primary school which will at most consist of a single hall available outside school hours will not replace the three halls and communal areas used all day and evening by several groups every day and the guide headquarters. The facility at 96 Shenley Road is not able to offer regular guaranteed weekly booking or the storage facilities required by many clubs.

(continue on a separate sheet if necessary)

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This element of the plan is unsound and should not be included even as a reserved element of the plan.  
The Hertfordshire County Council do not appear to have attempted to carry out any review of other possible sites for a primary school and this element of the plan Para 4.11 and para 7.11 section 7 should be removed from the plan and a full and comprehensive review of potential sites for the school carried out.

(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:

To ensure that the inspector understands the loss to the community and damage to the social fabric if these facilities are lost and the inadequacy of the alternatives proposed.

(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: 30 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

☒

Rep 145

01106/1/001

[REDACTED]

Planning Policy Team, Hertsmere Borough Council, Civic Offices, Elstree Way,  
Borehamwood, Herts WD6 1WA

Dear Sirs

25<sup>th</sup> March 2014

**RE. MAXWELL PARK COMMUNITY CENTRE & GUIDE HUT**

Following a meeting at Maxwell Park I am writing to express my concerns regarding the closing and demolition of this hall. Since given to the town this has had the most marvellous facilities for all ages of the community and will be even more in demand once the new houses are built. It is completely self-sufficient and does not cost the council 1p.

While the new hall at 96 Shenley Road is very nice, whoever planned it did not take into consideration all the many activities which take place at Maxwell (apart from no parking). All the other halls in the town are fully booked constantly therefore not available on a regular basis.

Whilst realising that there will be a need for another primary school in the town I believe there is a sensible answer to this problem. I know that Allum Hall Community Association have made the County Council a six figure offer to buy Maxwell hall and the Guide Hut so with this cash they could build the new primary school on the site of the refurbished school site at Cowley Hill. I am told that they are awaiting a reply so really hope this offer can be given serious consideration and recommend that you advise the County Council this would be the best solution.

Yours faithfully

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