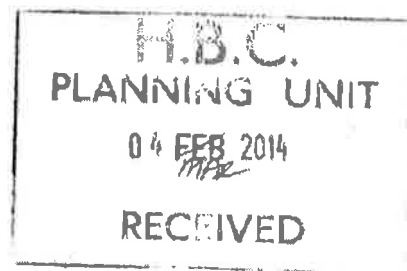


Ref 151

0113/1

1 March 2014

Matt Wilson  
Planning Department  
Hertsmere Borough Council  
Elstree Way  
Borehamwood  
WD6 1WA  
Re Proposed Elstree Corridor development



Dear Mr Wilson

Whilst there cannot be objection to the building of dwellings on brownfield in Borehamwood, the actual quantity of housing currently proposed including that in the Elstree Way Corridor is much beyond the capacity of present infrastructure. This would include roads, parking facilities, schools, medical centres, open recreational spaces and sports facilities. Unless plans and proposals are formulated prior to any substantial dwelling construction I would be strongly against any major housing development in the designated area.

Yours sincerely

[Redacted signature block]

SO



Rep 152

Dear Sir or Madam,

In response to the Elstree Way Corridor Consultation I would like to make the following points.

I fully agree that houses need to be built. There is a housing shortage. Most of those on the Council's waiting list won't be able to afford the new homes. Houses priced at £300,000 plus and flats at £200,000 plus will remain unobtainable to those people.

Hertfordshire County Council has a duty and an obligation to invest in Council Housing in the Borehamwood area. Over the years, council houses were sold off and not replaced. Schools have been closes and had houses built on them. I would suggest that Hertfordshire County Council has done very well out of Borehamwood and it's time Borehamwood received the benefits from the towns assets that have been sold off for development.

I read in one report that 351 houses need to be built every year to keep pace with the housing need in this area. I would again suggest that council houses, sold off under the right to buy scheme, have never been replaced even though the council received many times their value whilst they were rented. To also then sell them off and not replace them has been very detrimental to many young people starting out in life and has a hidden cost in the social problems now faced by society.

Yes, Hertfordshire County Council has done very well, but where has the money gone if not on building houses to replace those sold?

The "black hole" in to which these proceeds have dropped must be very deep.

So, I say, if houses and flats are to be built, make them Council owned. In this way, local people benefit and you wipe out the housing list. On top of those good deeds the Council will also be provided with a steady income from the rent which will add to their resources. The new houses will pay for themselves and more over time.

When all these houses are built many will be occupied by families. These families will need somewhere for their children to go to school. One planned primary school will not be enough.

Some ten years ago Borehamwood changed from a three tier education system to a two tier education system. Schools were closed and the land sold to developers. The proceeds were to be used on the remaining schools. This investment would we were told, make them fit for purpose in the foreseeable future. I can only vaguely see where this has happened. There must still be some funds sitting in that black hole. Let us have enough primary schools because at the moment they are completely full.

Housing and education concern my points above but there is another problem that will need addressing when the new abodes are built. Traffic is a problem now. With another 1,000 cars being stationed in the area the traffic, that is now sometimes gridlocked at noon on a weekday, will become a permanent log jam. A scheme needs to be carefully considered to keep it flowing around the town. Getting rid of roundabouts in favour of junctions with traffic lights would need some explaining. You might need to make some roads one way only.

If as I suspect, only a small proportion of the new homes will go towards those on any council housing waiting list it means that more people will be moving in to Borehamwood. The new residents attracted no doubt because of the closeness to London. If 37% of workers living in Borehamwood currently commute then it's a good estimate that there will be an extra 700 people or

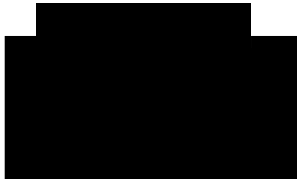
so needing to use the train station. Please be advised that the trains are already full. Careful planning in synchronisation with the Rail network needs to be a high priority.

No doubt the powers that be have already taken into account the points I've outlined above. Nevertheless, I may have sparked a further thought or two.

If building all these homes is practical with the considerations made above taken into account all well and good. If it's not then the County Council needs standing up to. Perhaps the members responsible will take the time to visit the town and discuss the issues involved with the people who currently live here than sit on high without listening to those on the ground who like to think we know what we're talking about.

Thanks for listening.

Yours Faithfully,

A large black rectangular redaction box covering the signature and any accompanying text or stamp.

Rep 15301115/1



27<sup>th</sup> March 2014

Objections to Elstree Way Corridor proposals

Dear Planning officer

I moved back with my young daughter to Borehamwood 9 years ago I grew up here and this is where my family live.. I am concerned that all the housing planned here will not necessarily allow young people to rent or buy locally or to be lucky enough to live near their family for support.

I work in London and travel by Thameslink and connecting with the Tube lines for the commercial district. I catch the 7.35am and sometimes it is rammed. Delayed engineering works etc. have been contributors to a poor service. When running properly this allows excellent quick connections to the City but on too many occasions there are delays. Too much rain, the wrong type of snow, bank slippages are all factors that affect the smooth running of the trains as will the proposed rail interchange at Park Street, St Albans if that gets the go ahead.

There is not enough provision for cars both roads and parking facilities are inadequate. 2000 extra homes in Elstree & Borehamwood will mean 4000 extra cars at least.

It is hard to get a doctor's appointment without delay so with more people this will get even harder. My Practice, the Grove, has already closed it's lists to new patients.

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.

Yours sincerely



## 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.





Rep 154

**Elstree Way Corridor Area Action Plan**

For office use only

Reference No: N/A  
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:** [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 C 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 WECA 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

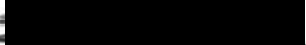


Yes, I wish to participate at the oral examination

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: 3/3/20



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 155

I would like to comment on the Elstree Way Corridor plan and the proposed over development in general.

I appreciate Government has reduced their own Localities Act and 'The Big Society' to a farce in that we seem to have less control than ever over local development. However, I would comment as follows

Borehamwood seems to be taking the majority of the whole home building target for the Borough.

This seems grossly unfair and certainly against the wishes of local residents. Other parts of the borough are spared due to an often cited mandate - that being a decade ago a survey was undertaken of one in ninety of residents across the borough who said no to building on green belt. Firstly, there is an element of nmbly attitude, secondly that is a small sample, thirdly we are now in a different era and fourthly was it explained that green belt also contains old car parks and wasteland.

I believe the Maxwell Centre and Guide Hut should be protected as valuable community assets not just for today but for the future.

I think 'high density' housing, as proposed, whilst maximising revenue for the developers and council, will create a soul less dormitory town. The level of car parking is fine for some utopia but totally unrealistic in a car society that is not going to reverse. Naturally developers will be happy as such a policy allows even more room for housing.

If a Council was planning to develop a new estate of 2,000 homes, surely they would have to provide the necessary infrastructure. It seems currently each proposal is looked at individually yet there is an accumulated effect on traffic, doctors surgeries, school places, etc.

Has any study been undertaken into the current housing stock in terms of number of people in each home? Thousands of homes were built here in the early 1950s and many are now occupied by one or two elderly people. That means within the next 10 years many 2, 3 and 4 bed properties will go back to family habitation and is that growth in population taken into account.

I would sum up by saying everybody I meet seems to feel public consultations are becoming worthless in that the Council has little real control over what is happening and it is a bit like worrying about where the deckchairs are on the Titanic after it hit the iceberg.

  
Borehamwood resident for 60 years



REP 156

Dear Dr Cohen or colleague,

Thank you for sending us a copy of the AAP and asking for comments. In essence, our main concerns are the density of the development and the height of the buildings. We understand from the document that we will be asked to comment on any proposed developments that may affect us, as and when they are tendered. We very much hope that any plans of proposed developments will include views from the existing residences on Bullhead Road. When the Gemini Park development was originally put forward, there were around 100 homes proposed - later increased to 172! This will have a significant impact on our environment, even before the rest of Elstree Way is developed, and no CAD photographs showed the view of this development from the homes of the existing residents - why was that?! It's too big.

Please, please do not surround our homes with high-rise buildings so that we and the new residents end up living in fish-bowls.

Why on earth are you reserving/allocating (wording has changed to the previous document/proposal) Maxwell Park for a primary school? With so many residents, we desperately need to hold onto our green spaces and the well-used community centre in Maxwell Park. We already have many primary schools in Borehamwood - can they not be extended? What is going to happen to the Hertswood School buildings and the Ark when the children move to the other site? Why can they not be used for a primary school? What about the environmental impact of knocking down yet more school buildings and then re-building elsewhere? Yet again! Remember not that long ago that Furzehill School was knocked down.

The Maxwell Park Community Centre provides so many facilities, classes and entertainments that the closure of this would be detrimental to the whole area. There is too much going on there to be moved to 96 Shenley Road, there is ample parking compared to none at 96 Shenley Road and it is ideally situated for all the new residents to take part in community activities and the green space must stay! Please, if nothing else is taken into consideration, let us keep the Maxwell Park Community Centre! Apart from anything else, it is helping to keep local people of all ages fit and well. It provides many of us with a social life. Please, please, give consideration to the green issues involved here and the legacy for our children.

We know that many of our neighbours in Bullhead Road and elsewhere in Borehamwood feel exactly the same. Please do not assume that any lack of response means that people are entirely happy with the AAP. My experience is that many people simply do not believe there is any point in saying anything, that nobody will actually listen, that they are wasting their time. People are despondent, please prove them wrong!

Yours hopefully,

[Redacted signature]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]