

Rep 161 00495/1

Councillor Dr Harvey Cohen  
Planning & Localism Portfolio Holder  
Civic Offices, Elstree Way,  
Borehamwood,  
Hertfordshire WD6 1WA

5<sup>th</sup> March 2014

Dear Councillor Cohen,

The Committee of Maxwell Park Community Centre is deeply concerned regarding the most recently amended Area Action Plan Proposals (February 2014) for the following reasons:

On page 12, 4:12 it is stated that *"Should, as preferred, an alternative site for a Primary School be found within Borehamwood, the open space will remain in use as such. However any loss, reduction or displacement of the Girl Guide Hut and Maxwell Park Community Centre will not be permitted unless (1) it can be demonstrated that they are surplus to the needs of the local community or are no longer fit for purpose and (2) any required equivalent reprovion nearby, within an existing or new building (single or multi-use), is satisfactory for all of its users."*

However, page 13, the blue box "Policy EWC4: Supporting Community Facilities appears to contradict this. It states that: "d) Borehamwood Library and Maxwell Community Centre will be reprovided on Shenley Road"

The Library has of course already moved to the new facility, therefore the document is incorrect and out of date. Regarding the ability of the new building at 96 to accommodate Maxwell Park CC activities, in April 2013, we produced a document at the meeting with Hertsmere Borough Council and County Council, demonstrating why our activities could not be accommodated at 96 Shenley Road, there were not adequate space, storage or time slots available.

As we understand, there is not much availability now at 96 Shenley Road and it does not meet the requirements of most of our hirers. Our activities are on the increase, in fact, last Wednesday, K's Dance had 90 children turn up for one single session and bearing in mind there are 3 sessions every week on Wednesdays, that's a lot of children who would not have a dance class if we were to close.

Therefore we were surprised to read that the document still states that Maxwell Park Community Centre would be re-provided in 96 Shenley Road. In addition the site is still being identified as an "Opportunity Site (p.26, figure 5,) with specified building height of 3-4 storeys (p 20 figure 4).

We are asking that the Council reconsider this Document and make the necessary amendments in order that it reflects the true current situation regarding provision of a new school and Maxwell Park Community Centre.

Yours sincerely,

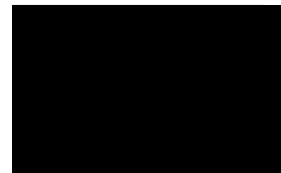
Chairman [redacted] Treasurer [redacted] Vice Chairman [redacted]

Committee Members:

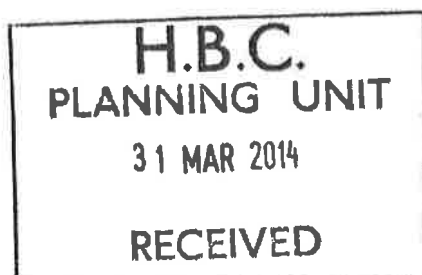
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Secretary [redacted]

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Elstree Way Corridor Public Consultation  
Policy & Transport Team  
Hertsmere Borough Council  
Civic Offices  
Elstree Way  
Borehamwood  
Hertfordshire  
WD6 1WA



28<sup>th</sup> March 2014

Dear Sir or Madam,

Elstree Way Corridor Area Action Plan

I am writing to express my deep concern regarding the proposals on the Elstree Way Corridor Area Action Plan to redevelop the Maxwell Park Community Centre, the Guide Hut in Maxwell Road and part of the Maxwell Park, constructing a primary School and/or housing, in their place. The existing facilities at Maxwell Park cater for the local community and are fully utilised. The Centre was privately constructed by a local benefactor and Rotarian and only due to the reorganisation of the local authorities, did the land there become the property of Hertfordshire County Council. I consider that the proposals as at present outlined, will rob the Community of a place to meet, socialise, and take part in Sports, Religious and other Activities for all ages.

The plan concerning Maxwell Park Community Centre and the Guide Hut is flawed. Page 12, Paragraph 4:11 of the Plan 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. Maxwell Road is a poor choice of position for a school, due to the lack of access and egress to the site.

Paragraph 4:12 states *"However, any loss, reduction or displacement of the Girl Guide Hut and Maxwell Park Community Centre will not be permitted unless (1) it can be demonstrated that they are surplus to the needs of the local community or are no longer fit for purpose and (2) any required equivalent re-provision nearby, within an existing or new building (single or multiuse) is satisfactory for all of its users"*.

The Centre is NOT surplus to needs, and cannot be accommodated elsewhere in the town. It will mean that most of the regular weekly activities currently provided for by Maxwell Park Community Centre will be lost. Policy WEC4 states that Maxwell Park Community Centre will be re-provided for on Shenley Road along with the Library. This is totally unrealistic. 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 for many of the activities and clubs, or provide parking for any who could find a time-slot.

For instance, I belong to the Elstree & Borehamwood Table Tennis Club, I have been a member, using this weekly since 1980, and the Club has currently 39 members, having been founded in 1952. It is the only such club in this area, and this is the only building in this town which has a suitably sized hall to be able to accommodate Table Tennis **and to be able to provide storage** for the five table tennis tables. There are also Bowling activities, but nowhere else has storage facilities for the Bowling Lanes & equipment used at this Centre. Hertsmere Leisure also shares these facilities incidentally.

(Cont)

2)

The proposal to redevelop the Maxwell Park Community Centre and Guide Hut site, and to provide instead for its activities at 96 Shenley Road needs to be removed completely from the plan. 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**. The new building at 96 Shenley Road is already replacing the Village Hall, the Library, the Museum, the Sunday School and Youth Connexions shop. It cannot also absorb the users and activities of Maxwell Park Community Centre and the Guide Hut as well.

The suggestion of the proposed new 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, and Maxwell Community Centre is at present used all day and every day during school hours as well as outside them.

Also, 4:12 " *or are no longer fit for purpose*" The Community Centre has over the past ten years been totally refurbished and is in excellent condition, completely fit for purpose, and we were told by the County Surveyor when he surveyed the building recently, that in his opinion the premises would be suitable for use for another forty years. The Centre contains the second biggest hall in the town and can accommodate 180 people sitting. There are two other rooms which can accommodate simultaneously groups of 30 – 40 people. The new premises at No 96 Shenley road cannot do this even if they were not already booked up for most of the time, as I understand they now are.

I have been told that a minimum of 470 people use Maxwell Community Centre per week and 18 groups regularly use it during the week, at all times of both day and evenings, some having more than one session. It caters for all age groups, hundreds of children use it each week, particularly for the Schools of Dance, and there are additionally casual bookings at weekends (wedding receptions, birthday parties etc). In addition the premises are completely self-financing.

The plans to remove the Community Centre and Guide Hut, as at present envisaged, also take no account of the increase of population due to the extra housing planned in the town over the next few years. The town will be in need of more community facilities, not less, and taking away part of a public park and green space so close to the town centre is unforgiveable.

The proposed school/housing takes no account of the traffic problems that already exist at peak times in Maxwell Road since the adjacent flats (Foster House) were built. An alternative location for the new proposed Primary School in Hertswood Academy grounds in Cowley Hill instead, has also been suggested, which would be a far more suitable location. Changing some of the 'One form entry' schools in Borehamwood into two form entry could absorb the extra pupils that way, St Teresa's, Saffron Green, Kenilworth, Monksmead and St Nicholas are all one form entry at present.

The Elstree, Borehamwood & District Community Association made an offer to purchase the Maxwell Park Community Centre from Hertfordshire County Council last year but the Council's response was just that the offer was noted, and nothing further was heard.

I hope that these points will be given full consideration, and will result in a positive outcome, retaining Maxwell Centre, the Guide Hut and the Park.

Yours faithfully,

[Redacted signature]

[Redacted name]

Secretary of Borehamwood Table Tennis Club and also Chairman of Maxwell Community Centre

**Elstree Way Corridor Area Action Plan**For office use only**Representations can be made using this form:**

Reference No:

Date received:

**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)

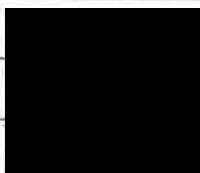
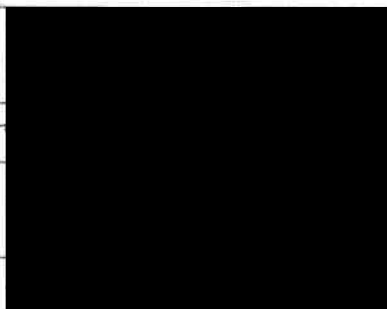
This form has two parts:

**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

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 4:11 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.*

