

ELSTREE and BOREHAMWOOD TOWN COUNCIL

00234/1

Matthew Wilson
Senior Planning Officer
Hertsmere Borough Council



Fairway Hall,
Brook Close,
Borehamwood,
Herts. WD6 5BT

[By Courier]

H.B.C.
PLANNING UNIT

27 MAR 2014

RECEIVED

24 March 2014

Dear Mr Wilson

Elstree Way Corridor Area Action Plan Consultation

Thank you for providing Elstree and Borehamwood Town Council with the opportunity of commenting on the above consultation. The documentation was considered by Full Council at its meeting on 20 March 2014.

- **Infrastructure:** The primary concern, as made by the Town Council in its submission on the previous consultation on this topic (submitted on 12 February 2013), was the ability for the local infrastructure to be able to meet the requirements of the scale of envisaged development:
 - Transport: it was felt that the local roads were not built to cope with the increased number of cars that would accompany the development. Similarly, the adequacy of the public transport network was queried to cope with increased demand.
 - Healthcare: in addition to increased demand on healthcare professionals and increased list sizes for GP surgeries and health centres, it was suggested that parking problems could be associated with the three areas identified for possible GP surgeries within the plan.
 - Education: the ability for schools to cope with increased pupil numbers was queried.
 - Crime: the ability for Hertfordshire Constabulary (and other emergency services: Fire and Ambulance services) to cope with increased demand was queried.
 - Utilities: assurances were sought that the provision of basic utilities (gas, water and electricity) would not be compromised by the envisaged increase in residential properties.
 - Cohesion: it was felt that infrastructure improvements needed to match the development as it progressed (especially in the centre of

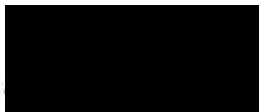
Borehamwood), i.e. a timescale was needed to ensure that the infrastructure developments could keep up with the pace of development.

- **Maxwell:** Members were concerned about the potential loss of the Community Centre and/or Guide Hut on Maxwell Road should a school be built on the site. It was felt that the facilities at 96 Shenley Road would not be sufficient to cover the loss of service and amenity provided in these buildings (for example, table tennis, indoor bowls and dance school). In addition, it was felt that it would be difficult for a school on the site to accommodate existing Maxwell Community Centre services in a realistic way. Concern was also expressed about the potential loss of 'open ground' at Maxwell Park.
- **Affordable Homes:** Members were unanimous in opposing any drop in the number of affordable homes that could potentially arise (currently 35%).
- **Family Homes:** It was suggested that Borehamwood lacked family homes and a greater emphasis on larger homes and flats was proposed together with social homes with priority given to local families.
- **Oyster Cards:** Concerns were raised about the ability (or non ability) to use Oyster Cards on all public transport services in the area and the impact that this might have for increased resident numbers.
- **Consultation Awareness:** Members felt that more could be done to inform the public of the consultation and that the Town Council should encourage residents to respond.

The Town Council looks forward to being kept informed of developments and would formally request to be consulted again, where appropriate.

I hope that this is helpful.

Yours sincerely



H R O Jones
Town Clerk

cc M Silverman – Policy and Transport Manager (Hertsmere Borough Council)

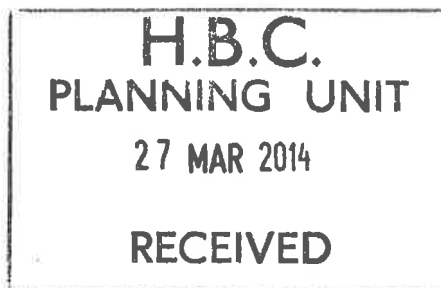
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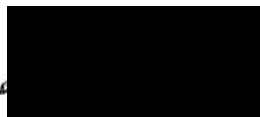
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