

THREE RIVERS SITE ALLOCATIONS DPD EXAMINATION

On behalf of Transport for London, Commercial
Development Directorate

Respondent Number: 6018 2/300 48/SA

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ISSUE 7: WHETHER THE SALDD CREATES AN ADEQUATE FRAMEWORK FOR THE REGENERATION OF SOUTH OXHEY.

- 1.1 CBRE Limited (CBRE) is instructed by Transport for London Commercial Development Directorate, Property (TfL Property). Representations to the Proposed Submission SALDD were submitted by TfL Property in December 2012.
- 1.2 This Statement responds to the Inspector's Question 7.1.

Q7.1 : Whether the net gain in housing envisaged is deliverable and appropriate to needs.

- 1.3 Whilst CBRE supports the vision for South Oxhey, it is considered that there remains uncertainty in terms of the deliverability of the project, and particularly whether the net additional units can reasonably be delivered within the plan period. The identified timescales are considered to be optimistic given the requirement to find a viable scheme, which will be subject to extensive public consultation before planning permission can be secured, combined with the need for CPO and the phased implementation of development needed in order to relocate existing uses and tenants during construction and operation.
- 1.4 TRDC's report to its Executive Committee¹ noted that the scheme is not yet fixed. In addition, whilst the Council is entering into discussions with a preferred bidder, it states that the project programme is not yet fixed and will depend upon reasonable progress being made in commercial discussions. Only once these discussions are concluded, can negotiations commence on the acquisition of the various land interests. Therefore, it is considered that there remains uncertainty over the ability to bring forward a viable and deliverable scheme.
- 1.5 TRDC² also state that South Oxhey may now include an additional 98 dwellings. The site, H35, was originally identified to deliver a net addition of 210 units in the Pre-Submission SALDD and this was increased to 280 units in the SALDD. TRDC³ now identifies the delivery of a net addition of 378 dwellings, based upon a density of 222 dwellings per hectare. There is no evidence presented by TRDC to support or justify this increase in dwelling numbers. The TRDC report to its Executive Committee notes that there is as yet no fixed scheme.
- 1.6 It is unclear whether the density of development stated is calculated only for the net additional dwellings or includes the replacement dwellings. It is not possible to assess whether the density proposed is acceptable. In any event the acceptability of this high density of development will only be known once the scheme has been the subject of an EIA and consideration through the planning application process.

CONCLUDING STATEMENT

- 1.7 It is considered that whilst this proposed regeneration initiative should be supported in principle, there is a lack of a credible evidence base, and there remains considerable uncertainty over the delivery of this scheme at the density levels proposed or at all. For the SALDD to be made sound, South Oxhey should not be relied upon to meet the housing

¹ TRDC Executive Committee Report 22 July 2013

² TRDC Letter 31 July 2013

³ TRDC Housing Site Allocations Summary issued on 12 August 2013

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needs of the District, and additional sites should be allocated and safeguarded to ensure the SALDD is sufficiently flexible to meet housing needs during and beyond the plan period.