

8 SOUTH OXHEY

- 8.1 The Core Strategy identifies South Oxhey as a Key Centre, recognising that South Oxhey is a highly sustainable location with good transport links.
- 8.2 The Core Strategy Spatial Vision sets out priorities for the future of Three Rivers, one of which is to reduce inequalities across the District, in particular through regeneration of the South Oxhey area.
- 8.3 Policy PSP2 sets out that the Council will promote development, infrastructure and services that will help to tackle deprivation affecting South Oxhey, particularly in relation to improving access to education, skills and training and employment and reducing crime. Regeneration of parts of South Oxhey is promoted to improve housing stock quality and reduce inequalities through the provision of targeted services in more efficient ways. This may include mixed use development consisting of new housing, employment, shopping and community uses.
- 8.4 The 'South Oxhey Initiative' is a project aiming to deliver improvements in South Oxhey for the local community. Aims of the Initiative include:
- Improved access to services,
 - Improved housing quality and access to housing,
 - Better quality leisure and community facilities,
 - Improved shopping facilities,
 - Reduced levels of deprivation,
 - Facilitate improved access to employment, and
 - Facilitate improved access to education, skills and training.
- 8.5 The South Oxhey Initiative has been particularly looking at the centre of South Oxhey as the heart of the community, and in September 2011, four options for the future of the centre of South Oxhey were consulted on. The four options were:
- No change
 - Refurbish the existing buildings
 - Refurbish some of the existing buildings and redevelop others
 - Complete redevelopment.
- 8.6 More information on the South Oxhey Initiative and the broad options for the centre is available at <http://www.threerivers.gov.uk/Default.aspx/Web/SOInitiative>.
- 8.7 The Council has not yet made a decision on the level of intervention and which option for the centre should be implemented. A decision is due Spring 2012.
- 8.8 Whichever option for the centre is taken forward, it will be important that it complements plans for the rest of South Oxhey. A parameters plan has therefore been produced to show proposals for the South Oxhey area covering how the mixed-use centre, housing, open space and play improvements, leisure and employment provision and improvements to roads and footpaths could fit together.
- 8.9 Once a decision on the heart of South Oxhey has been made, a site specific masterplan will be prepared to provide more detail on specific proposals and how they relate to the South Oxhey parameters plan. This masterplan will be subject to further consultation and the results

of this consultation will inform the proposals to be included in the Site Allocations Document to be submitted to the Government.

POLICY SA6: SOUTH OXHEY

The Council will promote the regeneration of South Oxhey to deliver improvements in:

- Improved access to services,
- Improved housing quality and access to housing,
- Better quality leisure and community facilities,
- Improved shopping facilities,
- Reduced levels of deprivation,
- Facilitate improved access to employment, and
- Facilitate improved access to education, skills and training.

Development proposals within the South Oxhey area should contribute to objectives for the regeneration of the area.

Planning Parameters Plan

- Urban Area
- Central Area
- Railway
- Core mixed-use centre
- Landscape and wildlife enhancement areas
- Priority footpath and alleyway enhancements
- Priority street enhancements, including footpath and carriageway surfaces and street furniture

Play area enhancement

1. Hayling Road
2. Ballater Close
3. Prestwick Meadows
4. Oulton Way
5. The Mead/Foxleys
6. Greenfields

The Centre

Employment site - Rear of Prestwick Road

Housing development site

1. H(34)
2. H(35)
3. H(36)
4. H(37)
5. H(38)
6. H(39)
7. H(40)
8. H(41)
9. H(42)

