

Three Rivers District Council Site Allocations LDD

Statement in Response to Main Issue 7:

1.0 Whether the SALDD creates an adequate framework for the regeneration of South Oxhey.

1.1 Question 7.1

1.2 Whether, the net gain in housing envisaged is deliverable and appropriate to needs.

1.3 Yes. The net gain in housing envisaged is deliverable and appropriate to needs.

1.4 Deliverable

1.5 The net gain figures indicated in the SALDD have subsequently been tested in two ways since the SALDD was submitted. A concept scheme has been submitted on behalf of the Council and the planning team have had the opportunity to explore some of the practical issues as part of their pre application response. This scheme demonstrated that it was possible to exceed the SALDD numbers.

1.6 Secondly, the Council has undertaken an initial developer selection exercise and as part of that process several designs have been presented to the Council and many of these exceed the SALDD net gain indicating that the industry believes the number is achievable. The current options being considered range from 318 to 415 net gain in South Oxhey depending on whether a lower density or higher density strategy is adopted.

1.7 Appropriate to need

1.8 In terms of whether the net gain in housing is appropriate to needs, the proposed scheme would replace existing sub-standard social rented housing with new accommodation and 45% of the scheme will be affordable housing, providing a mix of accommodation in terms of type and size. TRDC Housing Team confirm that there is a demand for this and will agree the final mix so that house types are appropriate. In addition the central location on a mixed use scheme would be particularly popular with older residents in terms of accessibility and transport.

1.9 Housing developers who have appraised the site have also indicated that they believe a mixture of private flats and houses would be popular in this location.

2.0 Question 7.2 & Question 7.3

2.1 Question 7.2 Whether the resources are available to realise the vision for the area within the plan period.

2.2 Question 7.3 Whether implementation mechanisms complementary to the land allocations for housing, shopping and mixed use development have been identified and, if so, whether there is sufficient confidence that they will be able to deploy the available resources effectively.

2.3 The Council owns the freehold of the majority of the sites within the area shown on the Land Use Plan. The main implementation mechanism for the South Oxhey Regeneration Area (also referred to as the South Oxhey Initiative) is a developer selection process to find a suitable developer with mixed use experience who will bring the scheme forward, with the Council probably retaining the freehold interest

in the land. As part of the developer procurement process the developer's proposals for resourcing the implementation of the scheme will be demonstrated.

- 2.4 In preparation Deloitte Real Estate have undertaken significant soft market testing with key retail tenants and they are confident that there is strong interest. They have also advised on residential demand.
- 2.5 The Council intends to submit an outline application early in 2014 to facilitate delivery and increase certainty for the developers and stakeholders.
- 2.6 The developer will enter into a development agreement that will oblige them to submit detailed planning applications(s) on a site by site basis within a set timescale.
- 2.6 Once planning is granted the Council will use its CPO powers to ensure the third party interests are bought in and a budget has been allowed for the resourcing of this work.
- 2.7 The proposed scheme is still evolving. It is a mixed use development consisting of a minimum 22,000 sq ft food store and between 25,000 and 36,000 sq ft of other retail, all on the ground floor around a central street, with more than 448 homes, mainly at podium level above the retail. There is also provision for community space to replace that being demolished.
- 2.8 The proposed timetable is to submit an outline planning application in 2014 and start on site on the first phase of a six year programme in 2015/16.