

Three Rivers District Council (Land at Henbury Way, Oxhey Drive,
Bridlington Road, St Andrews Road, The Parade, Prestwick Road, Fairfield
Avenue and Station Approach, South Oxhey) Compulsory Purchase Order
2016

Acquiring Authority's Statement of Reasons
April 2016

CONTENTS

Clause	Page
1. INTRODUCTION	1
2. STRUCTURE OF THIS STATEMENT	1
3. DESCRIPTION OF THE ORDER LAND	4
4. BACKGROUND TO THE SCHEME AND THE NEED FOR REDEVELOPMENT.....	6
5. THE COMPULSORY PURCHASE ORDER AND ENABLING POWERS	9
6. DETAILS OF ATTEMPTS TO ACQUIRE INTERESTS BY AGREEMENT	12
7. JUSTIFICATION FOR USE OF THE ENABLING POWER	14
8. APPOINTMENT OF PREFERRED DEVELOPER.....	14
9. TIMESCALE FOR DELIVERY	15
10. FUNDING	17
11. COMPLIANCE WITH GUIDANCE	17
12. DETAILS OF THE SCHEME	19
14. PLANNING POLICY AND ANALYSIS FOR THE SCHEME	22
15. RELATED APPLICATIONS, ORDERS ETC	24
16. SPECIAL CONSIDERATIONS AFFECTING THE ORDER LAND	24
17. HUMAN RIGHTS ACT 1998.....	24
18. EQUALITIES ACT 2010	25
19. VIEWS OF GOVERNMENT DEPARTMENTS	25
20. INQUIRIES PROCEDURE RULES.....	25
21. DOCUMENTS ETC TO BE REFERRED TO OR PUT IN EVIDENCE IN THE EVENT OF A PUBLIC INQUIRY BEING HELD	26
22. CONTACTS FOR FURTHER INFORMATION	26
23. NEGOTIATIONS.....	26
24. COMPENSATION.....	26
25. COPIES OF DOCUMENTS.....	27
APPENDIX 1	28
Core Document List	28

1. INTRODUCTION

- 1.1 This document is the Statement of Reasons produced by Three Rivers District Council (**Acquiring Authority** or the **Council**) explaining the reasons and justification for making the Three Rivers District Council (Land at Henbury Way, Oxhey Drive, Bridlington Road, St Andrews Road, The Parade, Prestwick Road, Fairfield Avenue and Station Approach, South Oxhey) Compulsory Purchase Order 2016 (**Order**).
- 1.2 The Order was made by the Acquiring Authority under the provisions of the Town and Country Planning Act 1990. The Order will be submitted to the Secretary of State for Communities and Local Government to request its confirmation. The Order is required to support the regeneration of land at South Oxhey including an area known as South Oxhey Central. The proposed scheme (**Scheme**) is described in more detailed in section 12. The Acquiring Authority is seeking to acquire land and existing rights over land required for the Scheme which it has not been able to secure by way of private treaty. The area over which land and rights are required for the Scheme is referred to in this Statement as the **Order Land**.
- 1.3 The Acquiring Authority has the power to acquire land compulsorily pursuant to the provisions of the Town and Country Planning Act 1990 (**1990 Act**). The Acquiring Authority has also appropriated land within its ownership for planning purposes pursuant to the provisions of section 122 of the Local Government Act 1972 (**1972 Act**). The enabling powers are explained in more detail at section 3.
- 1.4 This Statement of Reasons has been produced in accordance with the advice in Section 11 of the guidance issued in October 2015 by the Department for Communities and Local Government (**DCLG**) entitled "Guidance on Compulsory Purchase process and The Crichel Down Rules for the disposal of surplus land acquired by, or under threat of, compulsion" (**2015 Guidance**). It sets out the reasons why the powers of compulsory purchase contained in the Order are necessary and why there is a compelling case in the public interest for the Order to be confirmed by the Secretary of State. This Statement of Reasons is a non-statutory document.
- 1.5 This Statement is not intended to constitute the Acquiring Authority's Statement of Case for the purposes of the Compulsory Purchase (Inquiries Procedure) Rules 2007 in the event of a public local inquiry being held into the Order.

2. STRUCTURE OF THIS STATEMENT

- 2.1 Section 11 of the 2015 Guidance provides advice on what the contents of a Statement of Reasons should address. The following sections of this Statement reflect the 2015 Guidance and include:

- 2.1.1 A description of the Order Land (section 3);

- 2.1.2 A description of the Scheme and the proposals for its use or development (section 12);
 - 2.1.3 An explanation of the enabling power under the 1990 Act (section 5);
 - 2.1.4 A statement of the Acquiring Authority's purpose in seeking to acquire the Order Land, justification for use of the enabling power and explanation of how regard has been given to the European Convention on Human Rights (sections 3, 5, 7 and 17);
 - 2.1.5 A statement about the planning position of the Order Land (section 12);
 - 2.1.6 Any special considerations affecting the Order Land (section 16);
 - 2.1.7 A statement on the absence of impediments to the implementation of the Order and delivery of the Scheme (sections 3, 8, 9, 10 and 12);
 - 2.1.8 Details of any views which may have been expressed by a Government department about the proposed development of the Order Land (section 19);
 - 2.1.9 What steps the Acquiring Authority has taken to negotiate the acquisition of the land by agreement. (section 6)
 - 2.1.10 Any other information which would be of interest to persons affected by the Order (section 9);
 - 2.1.11 Details of related orders, applications etc (section 15); and
 - 2.1.12 Details of documents which the Acquiring Authority would intend to refer to or put in evidence in the event of an inquiry (Appendix 1).
- 2.2 This Statement describes the case for compulsory purchase and provides conclusions on the Acquiring Authority's reasons for promoting the Order.
- 2.3 The following terms are used in this Statement:

1972 Act	Local Government Act 1972
1981 Act	Acquisition of Land Act 1981
2015 Guidance	the guidance issued by the Department of Communities and Local Government in October 2015 entitled Guidance on Compulsory Purchase process and The Crichel Down Rules for the disposal of surplus land acquired by, or under threat of, compulsion

Acquiring Authority	Three Rivers District Council
Compensation Code	the body of Statute, Lands Tribunal and Lands Chamber of the Upper Tribunal decisions and case law applicable to the determination of compensation in relation to compulsory purchase
Convention	The European Convention on Human Rights which was incorporated into domestic law by the Human Rights Act 1998
Convention Rights	Convention Articles aimed to protect the rights of the individual
Countryside	Countryside Properties (UK) Limited
DCLG	Department for Communities and Local Government
Home Group	Home Group Limited, the Registered Provider
Order	Three Rivers District Council (Land at Henbury Way, Oxhey Drive, Bridlington Road, St Andrews Road, The Parade, Prestwick Road, Fairfield Avenue and Station Approach, South Oxhey) Compulsory Purchase Order 2016
Order Land	the land included within the Order for compulsory acquisition
Order Map	Map referred to in the Three Rivers District Council (Land at Henbury Way, Oxhey Drive, Bridlington Road, St Andrews Road, The Parade, Prestwick Road, Fairfield Avenue and Station Approach, South Oxhey) Compulsory Purchase Order 2016
Planning Application	the development proposed in respect of the Order Land as shown on the Order Map and the Satellite Sites pursuant to Planning Application Ref No. 16/0005/FUL submitted by Countryside
Satellite Sites	Those sites identified as Hayling Road, Hallows Crescent and Maylands Road all of which are located outside of the Order Land
Scheme	the redevelopment of South Oxhey Central
Secretary of State	the Secretary of State for Communities and Local Government
Thrive Homes	Thrive Homes Limited (Registered Provider)

2.4 A list of the documents which the Acquiring Authority intends to refer to in the event of an inquiry into the Order is provided at **Appendix 1**. The Acquiring Authority reserves its right to add to the list as necessary and will endeavour to notify the inquiry and any

remaining objectors of any such documents as soon as possible prior to the opening of such an inquiry.

3. DESCRIPTION OF THE ORDER LAND

3.1 The land included within the Order to be compulsorily acquired is shown edged red coloured pink being the Order Land and shown on the Order Maps. The total area of land to be compulsorily acquired is approximately 38,400 sq. m. (9.49 acres).

3.2 General Location of the Order Land

3.2.1 South Oxhey lies to the north west of London and to the south of Watford. It is segregated from Carpenders Park to the east by the Metropolitan railway line. Carpenders Park Railway Station is sited between the two, in close proximity to the centre of South Oxhey.

3.2.2 South Oxhey is essentially a large urban estate almost exclusively made up of Council built properties, although many of these houses are now privately owned. The estate was built after the Second World War to help alleviate housing pressures in London.

3.2.3 South Oxhey is approximately two miles south of Watford, located on the border of Greater London. South Oxhey is also well connected to Hemel Hempstead, St. Albans and beyond with linkages to the M25 and M1.

3.3 The Order Land in detail

3.3.1 The Order Land at South Oxhey comprises two parts, the larger area including the shopping precinct, The Ox Public House and Baden Hall between Fairfield Avenue, Henbury Way, Oxhey Drive and Prestwick Road and the second area at Station Approach, located to the west of Carpenders Park Railway Station (which provides convenient access to public transport). The South Oxhey precinct consists of a parade of retail units at ground floor level along The Parade (Prestwick Road), St. Andrews Road and Bridlington Road with residential maisonettes and flats above. These buildings range in height from two to four storeys, with some first floor terrace areas serving the residential units. St. Andrews Road is a relatively wide pedestrianised street with a few benches and very limited soft landscaping. Parking bays front the shops along The Parade and Bridlington Road. The Order Land includes approximately 74 commercial and community use units.

3.3.2 Servicing for these shops and access to the flats above is achieved via Fairfield Avenue to the north and Oxhey Drive to the south. Within these rear areas, fronting Fairfield Avenue and Oxhey Drive respectively, are three

storey flatted developments known as Luffenham House and Pennard House. These are served by very limited amenity areas and parking.

- 3.3.3 There are 126 existing residential units within the Order Land which also includes Bridlington Road Car Park, a row of garages, The Ox public house, substation and Baden Hall (Scout Hut) to the west.
- 3.3.4 The Station Approach area which also forms part of the Order Land slopes down towards Carpenders Park Railway Station. Station Approach consists of small commercial units, a bus turning/drop off area with bus stop and taxi stand, passenger drop off area and public car park.
- 3.3.5 The Order Land predominantly consists of built form and hardstanding, with protected trees to the front of The Ox public house (**The Ox**) on Bridlington Road and some street trees generally located along Oxhey Drive and Fairfield Avenue.
- 3.3.6 The area is, and has, been in a condition of decline and the requirement for significant improvement has been identified in order to make a step change and arrest a downward spiral of deterioration. Some of the structures are derelict, redundant or defective and much of the area is outdated. The Core Strategy makes specific references to South Oxhey being "*particularly affected by income, barriers to education, skills and training, living environment and crime and disorder*". It goes on to identify an aim of reducing inequality across the District "*in particular through regeneration of the South Oxhey area*".

3.4 Description of interests in the Order Land

- 3.4.1 The Order Land is characterised by a number of buildings varying in size, height, style and appearance. The Order Land includes:
 - (a) Residential dwellings in three storey blocks known as Luffenham House to the north and Pennard House at the Oxhey Drive to the south of the Order Land;
 - (b) Two substantial blocks of up to four storeys containing parades of shops and businesses with residential properties above;
 - (c) A public car park, taxi office and garages;
 - (d) The Ox;
 - (e) Baden Hall (being the former Scout Hut);

- (f) Station Approach comprising small commercial units, vehicle turning and a car park, vacant bank building, eight retail units and a vehicle workshop; and
- (g) adopted highways.

3.5 Present Ownership and Occupation of the Order Land

- 3.5.1 The Council is the freeholder of the majority of the Order Land;
 - 3.5.2 Thrive Homes which is a Registered Provider owns the social housing which was transferred to it by the Council in 2008 under a stock transfer. It owns elements comprised in Pennard House and Luffenham House as freeholder and is a long leaseholder of the remainder of the social housing with the Council being the freeholder. Those tenants will be rehoused in the new stock to be constructed as part of the Scheme;
 - 3.5.3 Long residential leaseholders who have acquired their properties under rights to buy entitlements and either remain in occupation or own them as investment properties;
 - 3.5.4 Car park and garages are owned freehold by the Council and the garages are let on weekly tenancies; and
 - 3.5.5 Commercial tenants of units which have, in limited circumstances, residential accommodation incorporated. These commercial retail units are predominantly retail but also include a used car yard and garage, public house and taxi office. They are owned freehold by the Council and subject to occupational leases.
- 3.6 In order to ensure that the regeneration of the area and development can take place it will be necessary for the Acquiring Authority to compulsorily acquire the land needed.
- 3.7 The purpose of the Order is to enable be the delivery of the Scheme to facilitate the carrying out of redevelopment of South Oxhey Central and ensuring that clean title to land can be transferred to the Acquiring Authority and interests granted to Countryside in a timely manner, free of encumbrances which could otherwise prevent development. The Order is also necessary to ensure site assembly in a timely manner.

4. **BACKGROUND TO THE SCHEME AND THE NEED FOR REDEVELOPMENT**

- 4.1 The Local Plan was adopted in July 2001. It included a number of policies relating to South Oxhey and in particular a “South Oxhey Regeneration Scheme” which was one of several schemes identified to ensure the vitality and viability of those centres (the other centres were Abbots Langley and Chorleywood). It was envisaged that regeneration of

those settlements would be implemented during the Plan Period (1996 to 2011) subject to funding being available from the Council and its public and private sector partners. Whilst this did not come forward during that plan period the Council did commence work on a strategy for regeneration of the area.

- 4.2 Terrence O' Rourke was appointed in November 2010 to advise the Council on the Masterplanning aspects of the South Oxhey Initiative. They led a series of workshops and consultation events during 2011 in March, April, June, July and September. It culminated in a final report published in December 2011. This was reported to the Steering Committee on 16th January 2012.
- 4.3 Many wide ranging issues were considered in these consultation events including retail provision, residential design and condition, community facilities, parking, open space and general estate condition.
- 4.4 Although recognising the preference of some residents in South Oxhey for refurbishment of the 'heart', the South Oxhey Initiative document ultimately suggested that a high level of intervention could be pursued. Indeed complete redevelopment would provide a mixed-use development to act as a focus for the community whilst delivering retail improvements. It would also facilitate public realm improvements to make most efficient use of available space and enhancing the image of the area. It would provide additional housing in close proximity to the station and offer most opportunities to respond to planning policy requirements.
- 4.5 The recommendations outlined how a mixed- use development can be progressed and recognised the need for market testing, survey work, and preparation of a Master plan, in line with the parameters plans, as part of the emerging Site Allocations Development Plan Document. The Master Plan would also form the basis for any planning application submission.
- 4.6 As part of this consultation, public votes were sought on four options: do nothing; complete refurbishment; part refurbishment and part redevelopment; and, complete redevelopment. The two most popular options were complete refurbishment and complete redevelopment. The Council committed to considering these two options in greater detail.
- 4.7 To review these two shortlisted options, Lambert Smith Hampton (**LSH**) was instructed by the Council in autumn 2011 to prepare two reports for the Council. The first report appraised the properties within the Order Land to assess their condition and suitability for repair and refurbishment and the second considered the viability of the area for redevelopment.
- 4.8 In the light of LSH's first report (dated November 2011) it was concluded that:

- 4.8.1 The existing buildings were already over sixty years old and the design and facilities of the properties reflected the social and economic factors that existed at the time of construction and they were therefore not suited to modern day retail;
 - 4.8.2 It was then evident that the buildings required significant financial investment beyond the routine maintenance provided by the Council;
 - 4.8.3 The existing buildings could be modernised and adapted to perform for a further period, but this refurbishment would require compromise in comparison to their complete redevelopment, in terms of their layout, accessibility and energy efficiency;
 - 4.8.4 A comprehensive programme of reinvestment would need to be undertaken to improve the feel of the area and provide any chance of alleviating the social decline currently being experienced. This would be very expensive and would achieve limited success; and
 - 4.8.5 In order to implement this comprehensive programme, the existing residents would need to be rehoused for the period of the works (whilst new gas and electrical services are installed) and the existing retailers would suffer varying degrees of disruption. Compulsory purchase may be necessary to proceed with these works.
- 4.9 LSH's second report (also dated November 2011) considered the principle and viability of a comprehensive development and the requirement to fund further work necessary to appoint a development partner.
- 4.10 On 30th January 2012 the Executive Committee of the Council agreed that the Council progress with the regeneration of the heart of South Oxhey and that regeneration be in the form of redevelopment including;
- 4.10.1 The retention of a greater proportion of local spend benefiting creating a more sustainable community;
 - 4.10.2 Least exposure to development risk;
 - 4.10.3 Lowest requirement for capital funding and ultimately self-financing;
 - 4.10.4 Being the driver for a wider area improvement;
 - 4.10.5 Cross-subsidy will allow investment in the public realm;
 - 4.10.6 Providing modern housing to accessibility and sustainability standards;

- 4.10.7 Opportunity for residents to do daily shopping locally rather than travel elsewhere;
 - 4.10.8 Potential income stream without management issues; and
 - 4.10.9 Potential for grant funding.
- 4.11 The Council's adopted Local Plan Core Strategy in 2011 identifies South Oxhey as an area particularly affected by income, barriers to education, skills and training, living environment and crime and disorder. It also noted that some of the housing stock is in need of significant updating. The Spatial Vision within the Core Strategy aims, amongst other things, to "reduce inequalities across the District, in particular through regeneration of the South Oxhey area". In order to achieve the Spatial Vision new development will be directed towards previously developed land. South Oxhey has been identified as a "Key Centre". Section 14 of this Statement of Reasons sets out the specific planning policies supporting the proposed redevelopment of South Oxhey in terms of regeneration and improving the housing stock quality.
- 4.12 The South Oxhey Initiative (SOI) published in December 2011 brought together engagement with stakeholders, the public and other technical work to produce a Masterplan to set out future development in South Oxhey in order to deal with the challenge of reducing inequality in this part of the Borough. It was used to inform the emerging Site Allocations DPD and form the basis for any town centre planning application. The Site Allocations DPD was adopted in November 2014 and includes at Chapter 9 specific reference to the SOI and planning policies for regeneration of the area. Public consultation on possible design solutions was also undertaken in 2012, 2014 and 2015 prior to submission of the Planning Application.

5. THE COMPULSORY PURCHASE ORDER AND ENABLING POWERS

- 5.1 On 21st March 2016 the Acquiring Authority's full Council following a recommendation from its Policy & Resources Committee formally resolved to make the Order under section 226(1)(a) of the Town and Country Planning Act 1990 (**1990 Act**) (as amended by section 99 of the Planning and Compulsory Purchase Act 2004).
- 5.2 The statutory authority for compulsory acquisition is contained within Part IX of the 1990 Act. By virtue of section 226(1)(a) the Acquiring Authority has the power to acquire the Order Land compulsorily, on being authorised to do so by the Secretary of State, if the Acquiring Authority thinks that the acquisition will facilitate the carrying out of development, redevelopment or improvement on or in relation to land.
- 5.3 The Acquiring Authority is satisfied that the use of the powers contained in section 226(1)(a) of the 1990 Act will contribute to the development, redevelopment or improvement on or in relation to the Order Land.

- 5.4 The enabling power is qualified by section 226(1A) of the 1990 Act which states that a local authority must not exercise the power unless it thinks that the development, redevelopment or improvement is likely to contribute to the achievement of any one or more of the following objects:
- 5.4.1 The promotion or improvement of the economic well-being of their area;
 - 5.4.2 The promotion or improvement of the social well-being of their area; and
 - 5.4.3 The promotion or improvement of the environmental well-being of their area.
- 5.5 The Scheme would contribute to the promotion of the environmental, social and economic well-being of the Council's area, in accordance with section 226(1A) of the 1990 Act because:
- 5.5.1 The Scheme will renew the economic vitality of South Oxhey by replacing a dated retail centre, containing many of the typical "high street" problems identified in the Portas Report, with a new vibrant district centre. Recent economic development studies have highlighted the low level of economic activity in South Oxhey compared to its potential. For example 86% or £22m of its potential convenience retail spend is spent outside of the area. The new retail centre will be more concentrated to focus footfall for businesses, it will contain an anchor foodstore and will be more physically attractive and varied to win back shoppers being lost to other centres.
 - 5.5.2 The Scheme aims to safeguard or create permanent employment for the retail and related uses when the Scheme is complete. During construction a significant number of construction jobs will be created. The Council's appointed development partner Countryside will be able to facilitate training and apprenticeship opportunities for local people.
 - 5.5.3 In addition to the jobs and training opportunities, the Scheme will contribute to the social well-being of South Oxhey by creating public spaces that are attractive and welcoming and encourage a sense of community. It will also provide a significant number of new homes built to modern standards that will benefit residents in terms of accessibility, energy efficiency and choice of tenure.
 - 5.5.4 As well as a more attractive public realm being created by the Scheme it also provides other environmental benefits including brown roofs and photo-voltaics. The Scheme is designed to reinforce the district centre in terms of density to better exploit the sustainable location, particularly the links to Carpenders Park Railway Station.

5.5.5 The Scheme represents a project where the Council and Countryside are working together to re-develop the Order Land by improving the quality of life of those living, working or otherwise involved in community life of the South Oxhey area.

5.5.6 Related Highway Stopping Up Orders are in the process of being applied for by Countryside to enable the development and the Council has resolved to appropriate the land in its ownership within the Order Land for planning purposes.

Appropriation

5.6 All of the interests in the Order Land which are not in third party ownership are owned freehold by the Acquiring Authority. Although the Acquiring Authority's interests have been acquired and appropriated for various planning purposes in the past, the Acquiring Authority on 21 March 2016 resolved to appropriate interests within its freehold ownership and as listed in the Order for planning purposes to ensure that all the interests held by the Acquiring Authority are held for the redevelopment purposes now proposed.

5.7 The Acquiring Authority can appropriate land for any purpose for which it is authorised to acquire land by agreement. The appropriation process is set out in the 1972 Act. Section 122(1) provides:

Subject to the following provisions of this section, a principal Acquiring Authority may appropriate for any purpose for which the Acquiring Authority are authorised by this or any other enactment to acquire land by agreement any land which belongs to the Acquiring Authority and is no longer required for the purpose for which it is held immediately before the appropriation; but the appropriation of land by an Acquiring Authority by virtue of this sub-section shall be subject to the rights of other persons in, over or in respect of the land concerned.

5.8 Whilst the Acquiring Authority currently holds the land for various purposes including planning purposes, it is clearly required for regeneration. The Acquiring Authority resolved that all the land in third party ownership should therefore be appropriated for planning purposes prior to its disposal to Countryside.

Extinguishment of private rights of way

5.9 There are a number of private rights of way and other easements over the Order Land. On any compulsory acquisition the Acquiring Authority can use section 236 of the 1990 Act to extinguish private rights of way across the Order Land. For all other easements the Acquiring Authority may rely upon the provisions of Section 237 of the 1990 Act if land has been appropriated for planning purposes. The Acquiring Authority has this statutory power to override easements, rights of way and restrictive covenants affecting

land. Section 237 authorises the overriding of any private rights (such as restrictive covenants and including rights of light) affecting the use of land which is held for planning purposes where development is carried out in accordance with planning permission. The power extends not only to development by the local planning authority itself but also to any person deriving title from it. That being so, statutory undertakers are exempt from the provisions of Section 237 such that their rights cannot be overridden.

- 5.10 The ability to interfere with these rights is important in the context of enabling the development to proceed. Whilst the power exists to override such rights it does not prevent such rights being compensated. Section 237(4) of the 1990 Act provides that compensation will be payable to those parties whose interests have been affected by the appropriation. The justification for proceeding with any appropriation was set out in the Council's reports of 21 March 2016, given the need for comprehensive redevelopment within the relevant plots.

6. DETAILS OF ATTEMPTS TO ACQUIRE INTERESTS BY AGREEMENT

Acquisition of Land

- 6.1 The Council has engaged with all of the categories of interests affected and has maintained a dialogue with the Shopkeepers' association. Where practicable to do so it has sought to acquire interests by agreement.

Commercial Tenants

- 6.2 During November and December 2015, the Council ran a series of CPO "surgery" events at the Parish Council's offices at Oxhey Drive. These events were hosted by representatives from the Council together with their property consultants, Deloitte. All retail occupiers were invited to these events in order to find out more about the Scheme and the potential timetable for a compulsory purchase order. These events also provided an opportunity, where appropriate, for the Council to commence negotiations with landowners for an early acquisition of property and to note any early expressions of interest from existing occupiers to take a retail unit in the Scheme.
- 6.3 Where practicable to do so the Council is seeking to renegotiate occupational terms with commercial occupiers which may include agreements dealing with lease surrender or the grant of short term interests to enable the Council to secure possession without the need to use compulsory purchase powers.
- 6.4 A number of leases without security of tenure will expire before possession is required and the Council will not be looking to renew these unless on a short term arrangement.

Residential Tenants

- 6.5 The Council has sought engagement with all private residential leaseholders and all of these parties were invited to the “surgery” events referred to above. Two interests have been acquired by agreement and the Council is in ongoing discussions with other leaseholders.
- 6.6 Residential long leaseholders were also invited to the CPO “surgery” events referred to above, and where requested by these residents the Council has made efforts to acquire these interests by agreement, where practical to do so. It has made offers to those parties where there has been specific engagement. There will be an opportunity for home owners to acquire one of the open market or shared ownership residential properties in the redevelopment.
- 6.7 The Council and Home Group (a Registered Provider and who, together with Countryside, is the Council’s development partner) are in dialogue with Thrive Homes to seek acquisition of their interests and ensure that the interests of their tenants are protected. The clear strategy is to allow for the re-provision of homes for those tenants displaced by building homes on the Satellite Sites or, for interests required in subsequent phases, units within South Oxhey Central. This will increase the standard of accommodation and fabric of the buildings.

Ongoing Commitment

- 6.8 The Council remains committed to seek to acquire all interests by agreement. Its acquisition strategy has resulted in agreements being reached and in other cases negotiations are ongoing. In order to mitigate the impact on some of the occupiers, and given the timing for anticipated possession for subsequent phases, it is beneficial for many occupiers to remain in occupation until possession is required. In these cases the Council would look to acquire those interests at the appropriate time. Time-scales are addressed in more detail in section 9, below.
- 6.9 A single ownership is required to implement the development because there are currently known multiple leasehold and freehold interests supporting a range of existing commercial and residential uses, together with easements and covenants which need to be extinguished or, where appropriate, re-granted.

Acquisition of Existing Rights

- 6.10 All parties who have the benefit of rights, easements and covenants in land which are affected by a compulsory purchase order and known to the acquiring authority must be served with notices of the making of the Order. Diligent enquiries have been carried out to identify these parties but if there are any parties who have not been notified of the Order who are within this category they may still be notified of the Order by the posting of notices on site.

7. JUSTIFICATION FOR USE OF THE ENABLING POWER

- 7.1 Whilst the Acquiring Authority is a landowner of part of the Order Land and there are negotiations with third parties to acquire by private treaty, a comprehensive site assembly is required to enable the Scheme to proceed in a timely manner and without impediments. Without the use of compulsory purchase powers there is no guarantee that the acquisition of all interests through private treaty could be achieved within the timescales envisaged for the Scheme to proceed. Discussions with affected parties will continue with a view to securing the acquisition of interests at market value and reducing the number of interests which need to be acquired compulsorily.
- 7.2 The use of the power enables the Acquiring Authority's key objective of securing the regeneration of South Oxhey Central to be implemented. Without compulsory purchase the Acquiring Authority has a substantially reduced chance of bringing about the comprehensive regeneration of South Oxhey Central.
- 7.3 The Order Land is in need of regeneration. The proposals put forward by Countryside will secure regeneration of the Order Land and provide an impetus for regeneration of the wider area. It is therefore believed that the use of compulsory purchase powers will promote and/or improve the economic, social and environmental well-being of South Oxhey Central, with consequent benefit to the Council's administrative area as a whole.

8. APPOINTMENT OF PREFERRED DEVELOPER

- 8.1 Having identified the regeneration strategy, the Council followed a structured and regulated OJEU compliant procurement process commencing with the placing of a contract Notice in the Official Journal of the European (OJEU) in September 2014. The Contract notice was supplemented with an advert in the Estates Gazette at the same time. The process then followed the following key stages;
- 8.2 Pre-Qualification stage (PQQ) – Expressions of interests (EOI) were invited from the entire development market. 11 EOI were received and following evaluation testing the capability and financial standing of prospective developers, five were short listed. These five were then invited to participate in a competitive dialogue process.
- 8.3 Outline Solutions (stage 1)– Bidders were issued with an invitation to participate in a competitive Dialogue (ITPD) in October 2014 and required to submit their outline proposals by December 2014. Following evaluation the five bidders were reduced to three.
- 8.4 Outline Solutions (stage 2) - The three remaining bidders were instructed to develop a single design solution engaging in dialogue with the Council's project team, Council's planning team and Herts County Council. Dialogue was closed on the 20th March 2015

and final tenders received on the 27th March from two bidders, Countryside and one other.

- 8.5 Final tenders –the final tender submissions were subject to clarification and evaluation against the set criteria. The Council's Policy and Resources Committee agreed an officer recommendation to select Countryside as the Council's preferred bidder on 20th May 2015.
- 8.6 The Acquiring Authority has since entered into an agreement with Countryside and Home Group Limited for the redevelopment of the Order Land. The Development Agreement was exchanged on 18 December 2015.
- 8.7 The agreement with Countryside will ensure regeneration of the area as set out in planning policies. Countryside and Home Group have proven track records of delivering regeneration schemes of a similar scale to that envisaged here.
- 8.8 The arrangements will achieve amongst other matters the following:
- 8.8.1 the comprehensive regeneration of the core precinct area, and Satellite Sites, consistent with the Council's overall objective for the South Oxhey Initiative;
 - 8.8.2 a range of apartments and family sized houses which should attract a broad range of purchasers to the district;
 - 8.8.3 the inclusion of a mid-sized food store and a range of other shop units to help strengthen the centre's retail function;
 - 8.8.4 a clear methodology for working with the Council to manage the rehousing of existing Thrive Homes tenants; and
 - 8.8.5 A mechanism to explore delivering a higher proportion of affordable housing units, having regard to the Council's aspiration of delivering the project on a "cost neutral" basis.
- 8.9 It is intended that leases are granted in the first instance to Home Group in respect of the Satellite Sites, with Countryside joining as a party to the leases, in order to provide at least 48 social rented units within the Satellite Sites.

9. **TIMESCALE FOR DELIVERY**

- 9.1 The development is proposed at this stage to be built in six phases, as follows:

Phase	Works	Anticipated start

1A	Demolition of garages along Henbury Way and closure of existing car park and taxi office, development of Parcel 1A, temporary car parks open	November 2016
1B	Commencement of redevelopment of Station Approach area	January 2017
2A	Demolition of The Ox public house, Baden Hall, Luffenham House and northern part of The Parade and shops along St. Andrews Road; development of Blocks D1, M, N, N1	March 2018
2B	Demolition of shops to northern part of Bridlington Road; development of Blocks H and I	November 2018
3A	Demolition of Pennard House and southern part of The Parade and St. Andrews Road shops; development of Blocks O, P and Q and Parcels 1C and 1D	March 2020
3B	Demolition of remaining shops on Bridlington Road; development of Blocks J, K and L	March 2020

This phased approach would allow for existing residents to be rehoused and existing retailers to trade for as long as possible. Possession of the land would be secured in advance of these dates and be taken within three years of any confirmed Order.

- 9.2 This timescale will be dependent on the successful confirmation of the Order to acquire third party interests in the Order Land.
- 9.3 It is envisaged that with the Order having been made in April 2016; if objections are made, then it is likely a public inquiry would be held in the later part of 2016. If confirmed the Order would take effect in the early part of 2017. It is expected that as a consequence the relevant interests would be acquired to enable the relevant Phases to be undertaken as set out above.
- 9.4 The Satellite Sites are integral to the delivery and timing of Phase 1, although no compulsory acquisition is needed in respect of those sites. The Hybrid Planning Application includes the Order Land and the Satellite Sites. New homes will be built on the three Satellite Sites first which will provide new homes for some of the people currently living in Central South Oxhey. As occupiers move out demolition work and construction work within the Order Land will then take place on a phased basis as set out above.

9.5 The Satellite Sites will be used to provide affordable and private housing. Maylands Road is open space and it is proposed that 26 affordable homes will be built on this site. Hayling Road is the former Jet public house site. The proposal is that eight private family dwellings will be built at Hayling Road. Hallowes Crescent is the site of the former Crescent Club and it is envisaged 22 affordable flats will be built on this site. All three sites are available now for construction works to commence.

10. FUNDING

10.1 The Council will be funding the acquisition of all interests. This will be drawn from existing resources, the use of which has been approved. The Council also has the option, should it wish to do so, to seek to use prudential borrowing, The Council will also receive on the draw-down of each phase of the Scheme from Countryside a capital receipt. This is therefore not a situation where an appointed developer is indemnifying the Council's costs of either the promotion of a scheme or the land acquisition. Overall the Council anticipates a capital surplus which the Council will look to invest to generate longer term income and overall there will be no net cost to the Council from the Scheme.

10.2 The Council has already agreed terms on a number of acquisitions which will require early expenditure. This has in part been financed by an LEP grant which was secured in late 2015. The Council will be able to fund any claims which are received in respect of the service and acceptance of valid blight notices.

10.3 Countryside will be funding the Scheme either from existing resources or through external funding. As part of its obligations to the Council it needs to set out how Home Group will fund its 50% of the development costs and how it will fund enabling development over and above the receipt of grant funding from the Homes and Communities Agency.

11. COMPLIANCE WITH GUIDANCE

11.1 In promoting a compulsory purchase order, acquiring authorities should have regard to government guidance. The relevant government guidance is DCLG Guidance on Compulsory Purchase Process first published on 29 October 2015 (the **2015 Guidance**). Matters which should be addressed include:

11.1.1 Authorities should seek to acquire interests by negotiation where practicable. A compulsory purchase order is intended as a last resort in the event that attempts to acquire by agreement fail. A summary of the negotiations with third parties is contained in section 6 above.

11.1.2 There must be a compelling case in the public interest to justify the compulsory acquisition.

- 11.1.3 There should be a clear idea of how the Council intends to use the land and that the necessary resources are likely to be available to achieve that end within a reasonable timescale.
 - 11.1.4 Substantive information on the sources of funding of the scheme is required, together with information on the timing.
 - 11.1.5 There must be a reasonable prospect of the scheme proceeding and be unlikely to be blocked by impediments to implementation..
- 11.2 In accordance with the advice contained within Section 1 of Tier 2 of the 2015 Guidance the Council has had careful regard to the following in particular:-
- 11.2.1 the planning framework;
 - 11.2.2 the extent to which the Scheme would comply with the Council's statutory requirements to satisfy the well-being test; and
 - 11.2.3 whether the proposed purpose for which the Council is proposing to acquire the land could be achieved by any other means.
- 11.3 A resolution to grant planning permission, subject to completion of a section 106 Agreement was made on 17 March 2016. It was brought to the Council's attention on 21 March that Thrive Homes had not received notification of the planning application at its registered office. Thrive Homes were reconsulted and they provided representations in advance of the Council's reconsideration of the planning application on 21 April 2016. At that meeting the Council again resolved to grant planning permission subject to completion of a section 106 agreement. It is expected that planning permission will be granted shortly.
- 11.4 Single unencumbered ownership of the Order Land is required to enable the development to proceed. Compulsory Purchase will enable redevelopment to take place at an early date by providing certainty for site assembly and programming and thus enable the Council's policy objectives for the area to be achieved in a timely manner. All of the land comprising the Order Land is required in order to secure the carrying out of the proposed development.
- 11.5 The Council and its appointed agents have attempted, and will continue to attempt, to purchase outstanding interests by agreement. Discussions have taken place and are continuing with those affected by the proposals. However, whilst the Council are owners of some of the land, it is not in a position to ensure that it can obtain vacant possession or necessary title of the whole of the site.
- 11.6 The Council is satisfied that the principle of development for the Scheme proposed is established by planning policy, that the Scheme is supported by the planning

framework, and that it will not be blocked by planning or other impediments. There is a high degree of certainty that the Scheme will proceed.

- 11.7 The Council is of the view that, as a result of the economic, environmental and social well-being benefits of the redevelopment for those who live, work and visit Three Rivers, there is a compelling case in the public interest for the making of the Order and interfering with the human rights of those whose land will be taken or whose occupation of their homes will be disturbed by the Compulsory Purchase Order.

12. DETAILS OF THE SCHEME

- 12.1 Countryside submitted a hybrid planning application for the phased comprehensive redevelopment of the land at South Oxhey Central, Maylands Road, Hayling Road and Hallowes Crescent to include the demolition of existing buildings and provision of residential-led mixed use development comprising Use Classes C3, A1, A2, A3, A4, A5, D1 and D2, with associated site preparation/enabling works, transport infrastructure works, landscaping works and provision of car parking. Up to 514 dwellings are proposed across the four sites, 96 of which are to be affordable (Social Rented). This therefore includes land within boundaries of both the Order Land and the Satellite Sites.
- 12.2 The hybrid application includes some elements in detail and some in outline. For the outline elements access is to be determined only, with appearance, landscaping, layout and scale to be considered at a later (reserved matters) stage.
- 12.3 Full (detailed) planning permission has been applied for:
- 12.3.1 Development of South Oxhey Central Phase 1A (the south west corner of the main site) comprising 84 residential dwellings for private sale;
 - 12.3.2 Temporary car parking – this is not within the Order Land;
 - 12.3.3 Development of land at Maylands Road comprising 26 affordable residential dwellings;
 - 12.3.4 Development of land at Hayling Road comprising eight residential dwellings for private sale;
 - 12.3.5 Development of land at Hallowes Crescent, comprising 22 affordable residential dwellings; and
 - 12.3.6 Associated site preparation/enabling works, Landscaping, access, transport infrastructure and car parking.
- 12.4 Only the elements for Phase 1A and the associated site preparation etc. works fall within the Order Land.

12.5 The proposed housing mix for the detailed elements is as follows:

	1 bed	2 bed	3 bed	4 bed	Total
South Oxhey Central					
Phase 1A	29	55	-	-	84
Maylands Road	17	1	6	2	26
Hayling Road	-	-	8	-	8
Hallowes Crescent	10	8	4	-	22
Total	56	64	18	2	140

12.6 Outline planning permission is sought for the remainder of the proposed development.

The outline components include:

12.6.1 Up to 374 residential dwellings at South Oxhey Central (in addition to the 84 dwellings in Phase 1A), including a minimum of 48 affordable homes;

12.6.2 Up to 5,137 sqm of town centre uses at South Oxhey Central, including a foodstore of up to 1,754 sqm;

12.6.3 Re-development of Station Approach Area;

12.6.4 Temporary car parking; and

12.6.5 Associated site preparation/enabling works, access and transport infrastructure.

12.7 An illustrative housing mix has been provided for the outline components, as follows:

	1 bed	2 bed	3 bed	4 bed	Total
South Oxhey Central	111	241	18	4	374
Total	111	241	18	4	374

12.8 The overall schedule of affordable and private sale residential accommodation for all four sites, as submitted, is as follows:

Mix	No. dwellings	%
Affordable apartments	93	18.1%
Affordable houses	3	0.6%
Total affordable =	96	18.7%
Private apartments	374	72.8%
Private houses	44	8.5%
Total private =	418	81.3%
Total dwellings	514	100%

However, it is noted that additional commuted sum of money has been allocated for affordable housing.

12.9 Dwelling sizes:

Dwelling type	Size	No. of units	
Affordable apartments	1 bed	41	
	2 bed	37	
	3 bed	15	Total affordable apartments = 93
Affordable houses	3 bed	1	
	4 bed	2	Total affordable houses = 3
Private apartments	1 bed	126	
	2 bed	248	Total private apartments = 374
Private houses	2 bed	20	
	3 bed	20	
	4 bed	4	Total private houses = 44

- 12.10 The Planning Application was considered by the Planning Committee and a decision to grant planning permission subject to a Section 106 Planning Agreement was made on 17 March 2016. The Planning Application was again considered on 21 April 2016 when the Committee considered representations made on behalf of Thrive. The Committee resolved to grant planning permission subject to the applicant entering into a Section 106 Agreement.
- 12.11 The proposed mixed use scheme including residential and retail development at South Oxhey is a direct response to local policy aims seeking to meet objectively assessed needs within South Oxhey. The Scheme will facilitate the transformation and regeneration of this area.
13. The uses proposed are all appropriate uses, in line with local policy objectives and will enhance the vitality and viability of South Oxhey.

14. PLANNING POLICY AND ANALYSIS FOR THE SCHEME

The Three Rivers Local Plan

- 14.1 The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies PSP2, CP1, CP2, CP3, CP4, CP6, CP7, CP8, CP9, CP10, CP12 and CP13.
- 14.2 The Development Management Policies Local Development Document (LDD) was adopted on 26 July 2013 having been through a full public participation process and Examination in Public. Relevant policies include DM1, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12 and DM13 and Appendices 2, 4 and 5.
- 14.3 The Site Allocations LDD was adopted in November 2014. Sites H(25), H(26), H(28) and H(29) are relevant. Policies SA1, SA4 and SA6 are also applicable.
- 14.4 The Community Infrastructure Levy (CIL) Charging Schedule and Regulation 123 List were adopted in February 2015.

National Planning Policy Framework (NPPF)

- 14.5 On 27 March 2012, the framework of government guidance in the form of Planning Policy Statements and Planning Policy Guidance Notes was replaced by the National Planning Policy Framework (NPPF). The application has been considered against the policies of the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as the Government's online guidance known as the National Planning Practice Guidance (NPPG). The policies of Three Rivers District Council reflect the content of the NPPF.

Other

- 14.6 Three Rivers Annual Monitoring Report (2013/14).
- 14.7 Three Rivers Retail and Leisure Study (2012).
- 14.8 South Oxhey Initiative Invitation to Participate in Dialogue – Stage 2 (Deloitte, January 2015).
- 14.9 Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document (2012) and Hertfordshire Minerals Local Plan Review 2002-2016 (2007).
- 14.10 National Planning Policy for Waste (2014).
- 14.11 Roads in Hertfordshire: Highway Design Guide (2011).
- 14.12 Hertfordshire County Council Local Transport Plan 3 (2011).
- 14.13 HCC Active Travel Strategy (2013).
- 14.14 HCC Rail Strategy (2011).
- 14.15 South West Hertfordshire Transport Plan – Review and Action Plan (2008).
- 14.16 Manual for Streets (Department for Transport, 2007).
- 14.17 Site Layout Planning for Daylight and Sunlight: A Guide To Good Practice (Second Edition, 2011) by Paul Littlefair of BRE.
- 14.18 Residential Parking Provision in New Residential Developments (Transport for London, 2012).

Summary of compliance with planning policy

- 14.19 Part 4 of this Statement of Reasons sets out the chronology of the proposed regeneration of South Oxhey which was identified in the Local Plan adopted in 2001. That need for regeneration was considered through the Core Strategy Process and planning policies were adopted, specifically policy PSP2 which identify South Oxhey as a “key centre” in particular, Policy PSP2 (h) and (k) state:

“h) Promote development, infrastructure and services that will help tackle deprivation affecting South Oxhey (Ashridge, Hayling and Northwick wards) particularly in relation to improving access to education, skills, training and employment and reducing crime. Some improvements identified include the 'Step Up' building on Oxhey Drive which will provide courses to help people get back into work and counselling to people with mental illness. In addition the 'South Oxhey Initiative' involves engagement with stakeholders,

the public and other technical work to produce a Masterplan to set out how future development in South Oxhey can respond to identified challenges. Detailed proposals will be included in the Site Allocations Development Plan Document.”

“k) Promote regeneration in parts of South Oxhey to improve housing stock quality and reduce inequalities through the provision of targeted services in more efficient ways. This could include mixed use development consisting of new housing, offices, shopping and community uses. The 'South Oxhey Initiative' involves engagement with stakeholders, the public and other technical work to produce a Masterplan to set out how future development in South Oxhey can respond to identified challenges. Detailed proposals will be included in the Site Allocations Development Plan Document.”

- 14.20 The Site Allocations LDD adopted in November 2014 specifically relates to South Oxhey in Chapter 9 and Policy SA6 states that the Council will promote the regeneration of South Oxhey to deliver improvements including improved housing quality and access to housing, improved shopping facilities and better quality leisure and communal facilities, all of which supports the objectives of regeneration of this area.

15. RELATED APPLICATIONS, ORDERS ETC

Countryside is in the process of making an application to the Secretary of State for Transport to stop up the various public highways. As a landowner the Council will continue to be consulted on that process. In the event of there being a public inquiry it is anticipated that this would be joined with any public inquiry for the Order.

16. SPECIAL CONSIDERATIONS AFFECTING THE ORDER LAND

- 16.1 Whilst none of the Order Land is subject to any special considerations in terms of open space, common land or village green, the wider development being promoted by Countryside includes some redevelopment of land which is currently held as open space. That land is at Maylands Road approximately ½ mile South West of the Order Land. All three of the Satellite Sites including the Maylands Road site have been appropriated for planning purposes.

- 16.2 There are no known archaeological sites of any significance.

17. HUMAN RIGHTS ACT 1998

- 17.1 The Human Rights Act 1998 (**HRA**) came into force on 2 October 2000 and must be considered by authorities promoting the use of compulsory purchase. In its report to the Acquiring Authority on 21 March 2016 the Acquiring Authority considered the impact on human rights of those affected by the Scheme. In particular the Acquiring Authority has had regard to the following conventions which can be invoked by individuals pursuant to the HRA:-

17.1.1 Article 8 – the right to respect for private and family life and his/her home

17.1.2 Article 1 of Protocol 1 – the protection of property.

17.2 The Acquiring Authority carried out an assessment of the interference with individuals' rights and in resolving to make the order considered that:-

17.2.1 With regard to Article 8 there is a legal basis for making the Order under Section 226 (1) (a) of the 1990 Act and the Order pursues a legitimate aim to improve the wider public, economic and social well-being of local residents, visitors and stakeholders in the interests of the community. It is considered that in balancing the rights of the individuals who are affected by the Order against the benefit to the community of proceeding with the Order, the making of the Order and the interference with the individuals' rights are justified in the interests of the community in order to effect the Scheme in accordance with the local planning policy and the Planning Application sought.

17.2.2 With regard to Article 1 Protocol 1, it is considered that the interference with the individual's property is justified by the advantages accruing to the public by proceeding with the development particularly taking into account the fact that there is a legal right to compensation for the property taken, rights acquired and rights extinguished under the Order.

18. EQUALITIES ACT 2010

In addition to the HRA, the Council is required to comply with the Equalities Act 2010. The Acquiring Authority has carried out an equality impact analysis. This identifies both the negative and positive impacts of the proposals and considers that, overall, the positive impacts outweigh the negative impacts of the Scheme. In addition, it identifies how any negative impacts might be mitigated and any positive impacts ensured through the delivery of the project.

19. VIEWS OF GOVERNMENT DEPARTMENTS

No views relating to the Order have been expressed by Government departments.

20. INQUIRIES PROCEDURE RULES

This statement is not intended to discharge the Acquiring Authority's obligations under the Compulsory Purchase (Inquiries Procedure) Rules 2007 in the event of a public local inquiry being held.

21. DOCUMENTS ETC TO BE REFERRED TO OR PUT IN EVIDENCE IN THE EVENT OF A PUBLIC INQUIRY BEING HELD

Should it be necessary to hold a Public Local Inquiry into the Order, the Acquiring Authority would intend to refer to or put in evidence the documents identified in Appendix 1. It should however be noted that the Acquiring Authority reserves its right to add to the list as necessary and will endeavour to notify the Inquiry and any remaining objectors of any such documents as soon as possible prior to the opening of the Inquiry.

22. CONTACTS FOR FURTHER INFORMATION

Any queries in relation to this Order can be raised with the Council's case officer in respect of the Scheme:-

Alan Head – Head of Major Projects, Three Rivers District Council,
Alan.Head@ThreeRivers.gov.uk 01923 776611

23. NEGOTIATIONS

Owners and occupiers of property affected by the Scheme who wish to negotiate or discuss matters of compensation should contact:

Graeme Lawes – Director, Deloitte LLP, grlawes@deloitte.co.uk 020 7303 3767

for further details and so that further discussions can take place.

24. COMPENSATION

24.1 Provision is made by statute with regard to compensation for the compulsory acquisition of land and the depreciation in value of properties. More information is given in the series of booklets published by the Department for Communities and Local Government entitled "Compulsory Purchase and Compensation" listed below:

24.1.1 Booklet No. 1 - Compulsory Purchase Procedure.

24.1.2 Booklet No. 2 - Compensation to Business Owners and Occupiers.

24.1.3 Booklet No. 3 - Compensation to Agricultural Owners and Occupiers.

24.1.4 Booklet No. 4 - Compensation for Residential Owners and Occupiers.

24.1.5 Booklet No. 5 - Reducing the Adverse Effects of Public Development: Mitigation Works.

24.2 Copies of these booklets are obtainable, free of charge, from:

Communities and Local Government Publications, Cambertown House, Goldthorpe Industrial Estate, Rotherham S63 9BL, Tel: 0300 123 1124

24.3 In addition, the booklets are available to download for free online at:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/compulsory-purchase-system-guidance>

25. COPIES OF DOCUMENTS

25.1 A copy of this Statement, the Order and maps are available for inspection during opening times detailed in the table below at the following locations:

25.1.1 Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Hertfordshire, WD3 1RL

8:30am to 5:30pm – Monday to Thursday

8:30am to 5:00pm - Friday

25.1.2 Oxhey Library (South Oxhey), Bridlington Road, South Oxhey, Hertfordshire, WD19 7AG

2:00pm to 6:00pm – Monday

09:30am to 6:00pm – Tuesday

Closed – Wednesday

09:30am to 6:00pm – Thursday

09:30am to 6:00pm – Friday

09:30am to 1:00pm – Saturday

Closed Sunday

Watford Rural Parish Council Offices, Oxhey Drive, South Oxhey, Hertfordshire, WD19 7SB

by appointment only which can be arranged by phoning 0208 428 0449

25.2 Further details about the Scheme can be found at: <http://www.threerivers.gov.uk/egcl-page/south-oxhey-initiative>

APPENDIX 1

Core Document List

Doc No.	Document
1.	Compulsory Purchase Order and Supporting Documents
1.1.	Order
1.2.	Order Maps
1.3.	Statement of Reasons
1.4.	Press Notices
1.5.	Specimen Notice of Making of the Order served on owners
1.6.	Specimen Site Notice advertising Making of the Order
2.	Planning Documents
2.1.	Core Strategy 2011 in particular Policies PSP2, CP1, CP2, CP3, CP4, CP6, CP7, CP8, CP9, CP10, CP12 and CP13
2.2.	National Planning Policy Framework (2012)
2.3.	The Development Management Policies Local Development Document 2013
2.4.	Site Allocations DPD 2014
3.	Consent Documents
3.1.	Planning Application Ref No. 16/0005/FUL
3.2.	Committee Reports for Planning Application 17 March and 21 April 2016
4.	Legislation

Doc No.	Document
4.1.	Town and Country Planning Act 1990 (as amended) together with subordinate legislation
4.2.	The Acquisition of Land Act 1981
4.3.	Compulsory Purchase (Inquiries Procedure) Rules 2007
4.4.	CLG Circular 01/08 "The Compulsory Purchase (Inquiries Procedure) Rules 2007"
4.5.	Guidance on Compulsory Purchase process and The Crichel Down Rules for the disposal of surplus land acquired by, or under threat of, compulsion (2015 Guidance)