

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

The Town and Country Planning Act 1990 Section 226(1)(a), and the Acquisition of Land Act 1981

TO: The Owner/Lessee/Tenant/Occupier of 1 Luffenham House, South Oxhey, Watford, Herts, WD19 7AH

Plot No. G/16

1

The Three Rivers District Council made on the 27 April 2016 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 under Section 226(1)(a) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981. It is about to submit this order to the Secretary of State for Communities and Local Government for confirmation, and if confirmed, the order will authorise Three Rivers District Council to purchase compulsorily the Land described below both for the purpose of facilitating the carrying out of development, redevelopment and/or improvement on or in relation to the order land including the demolition of existing buildings, for the provision of mixed use development including residential, and commercial uses comprising C3, A1, A3, D1 and D2 use with associated infrastructure, car parking and other community facilities thereby achieving the promotion and/or improvement of the economic, social and environmental wellbeing of the area.

2

A copy of the order and of the map referred to therein have been deposited at the offices of Three Rivers District Council, Three Rivers House, Northway, Rickmansworth WD3 1RL and at the Oxhey Library, Bridlington Road, South Oxhey WD19 7AG and may be seen at all reasonable hours. A copy can also be seen by appointment at the Watford Rural Parish Council Offices, Oxhey Drive, South Oxhey, Hertfordshire, WD19 7SB.

Location	Opening Hours
Three Rivers District Council	Monday-Thursday 8.30 am to 5.30pm
	Friday- 8.30am to 5pm
The Oxhey Library	Monday – 2pm to 6pm
	Tuesday- 9.30am to 6pm
	Wednesday- closed
	Thursday-Friday- 9.30am to 6pm
	Saturday- 9.30 am to 1pm
Watford Rural Parish Council Offices	By appointment only which can be arranged by telephoning :020 8428 0449

3

If no relevant objection as defined in section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the confirming authority is satisfied that every objection made relates

exclusively to matters of compensation which can be dealt with by the Upper Tribunal, the confirming authority may confirm the order with or without modifications.

4

In any other case where a relevant objection has been made which is not withdrawn or disregarded, the confirming authority is required, before confirming the order either—

(i) to cause a public local inquiry to be held; or

(ii) to afford to the objector an opportunity of appearing before and being heard by a person appointed by the confirming authority for the purpose; or

(iii) with the consent of the objector to follow a written representations procedure.

5

The confirming authority may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, confirm the order with or without modifications. In the event that there is no objection, whether by a qualifying person or otherwise, the confirming authority may in certain circumstances permit the acquiring authority to determine confirmation of the order.

6

Any objection to the order must be made in writing to the Secretary of State for Communities and Local Government, c/o National Planning Casework Unit, 5 St Philips Place, Colmore Row, Birmingham, B3 2PW, before **27 May 2016** and should state the title of the order, the grounds of objection and the objector's address and interests in land.

DESCRIPTION OF LAND:

The acquisition of land and buildings between Henbury Way, Oxhey Drive, Bridlington Road, St Andrews Road, The Parade, Prestwick Road, Fairfield Avenue and Station Approach, South Oxhey to include all interests in:

1. The following commercial premises at Station Approach Prestwick Road, South Oxhey, Watford:
Numbers: 1, 2, 3, 4, 5, 6, 7 and 8
2. The following commercial premises at The Parade, Prestwick Road, South Oxhey, Watford:
Numbers: 1, 2, 3, 4, 5, 6-7, 8, 9, 10, 11, 12, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39.
3. The following residential premises at The Parade, Prestwick Road, South Oxhey, Watford:
Numbers: 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54 and 55
4. The following commercial premises at Bridlington Road, South Oxhey, Watford:
Numbers: 1, 2, 3, 4, 5, 6-7, 8, 9-10, 11, 28, 29, 30, 31, 32-33, 34, 35, 36, 37, and 38
5. The following residential premises at Bridlington Road, South Oxhey, Watford:
Numbers: 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53
6. The following commercial premises at St Andrews Road, Prestwick Road, South Oxhey, Watford:
Numbers: 1, 2, 4, 3-5, 6, 7, 8-10, 9, 11, 12, 13-15, 14, 16, 17, 18, 19, 20 and 22
7. The following residential premises at St Andrews Road, Prestwick Road, South Oxhey, Watford:
Numbers: 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36A, 36B, 37, 38, 39, 40, 41, 42A and 42B
8. The following residential premises at Luffenham House, Fairfield Avenue, South Oxhey, Watford:
Numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21 and 22
9. The following residential premises at Pennard House, Oxhey Drive, South Oxhey, Watford:
Numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21 and 22
10. 1596 square metres or thereabouts of car-park known as Station Approach Car Park, footway and shrubbery, Prestwick Road, South Oxhey, Watford;
11. 3139 square metres or thereabouts of public road and footway (Station Approach), South Oxhey, Watford;
12. 469 square metres or thereabouts of land and commercial premises known as 51 Prestwick Road, South Oxhey, Watford;
13. 34 square metres or thereabouts of building to the east of 4 Station Approach, South Oxhey, Watford;
14. 655 square metres or thereabouts of hard standing and buildings to the south of Station Approach, Prestwick Road, South Oxhey, Watford;
15. 2282 square metres or thereabouts of public road and footway (The Parade) and landscaped areas, Prestwick Road, South Oxhey, Watford;
16. 3232 square metres or thereabouts of public footway (Fairfield Avenue), access road to Luffenham House, car-parking and grassed areas, Fairfield Avenue, South Oxhey, Watford;
17. 803 square metres or thereabouts of dustbin storage area, hard standing and grassed area, 1-22 Luffenham House, Fairfield Avenue, South Oxhey, Watford;
18. 2 square metres or thereabouts of dustbin storage area, Luffenham House, Fairfield Avenue, South Oxhey, Watford;
19. 2 square metres or thereabouts of dustbin storage area, Luffenham House, Fairfield Avenue, South Oxhey, Watford;
20. 11 square metres or thereabouts of land to the rear of 4 and 5 The Parade, South Oxhey, Watford;
21. 28 square metres or thereabouts of land and stairway to residential premises, The Parade, Prestwick Road, South Oxhey, Watford;
22. 25.8 square metres or thereabouts of land and stairway to residential premises, The Parade, Prestwick Road, South Oxhey, Watford;
23. 50.2 square metres or thereabouts of land between 36 and 37 The Parade, Prestwick Road, South Oxhey, Watford;
24. 10.6 square metres or thereabouts of land and access to residential premises known as The Parade, Prestwick Road, South Oxhey, Watford;
25. 18 square metres or thereabouts of land and stairway to residential premises, Bridlington Road, South Oxhey, Watford;
26. 6.76 square metres or thereabouts of land to the rear of 5 and 6-7 Bridlington Road, South Oxhey, Watford;
27. 8.12 square metres or thereabouts of land to the rear of 32-33 and 34 Bridlington Road, South Oxhey, Watford;
28. 53.5 square metres or thereabouts of land between 34 and 35 Bridlington Road, South Oxhey, Watford;
29. 21.0 square metres or thereabouts of land and stairway to residential premises, Bridlington Road, South Oxhey, Watford;
30. 2637 square metres or thereabouts of public road and public footway (Oxhey Drive), access road to Pennard House, car-parking and grassed area, Oxhey Drive, South Oxhey, Watford;
31. 779 square metres or thereabouts of dustbin storage area, hardstanding and grassed area, 1-

- 22 Pennard House, Oxhey Drive, South Oxhey, Watford;
32. 2682 square metres or thereabouts of public footway (St Andrews Road), South Oxhey, Watford;
33. 19.1 square metres or thereabouts of land and stairway to residential premises, St Andrews Road, Prestwick Road, South Oxhey, Watford;
34. 20.3 square metres or thereabouts of land and stairway to residential premises, St Andrews Road, Prestwick Road, South Oxhey, Watford;
35. 20.2 square metres or thereabouts of land and stairway to residential premises St Andrews Road, Prestwick Road, South Oxhey, Watford;
36. 25.1 square metres or thereabouts of land between 20 and 22 St Andrews Road, Prestwick Road, South Oxhey, Watford;
37. 18.1 square metres or thereabouts of land and stairway to residential premises St Andrews Road, Prestwick Road, South Oxhey, Watford;
38. 2290 square metres or thereabouts of public road and footway (Bridlington Road) South Oxhey, Watford;
39. 1099 square metres or thereabouts of land and public house known as The Ox, Bridlington Road, South Oxhey, Watford;
40. 587 square metres or thereabouts of land and premises known as Baden Hall, Henbury Way, South Oxhey, Watford;
41. 111 square metres or thereabouts of hard standing and an electricity sub station to the east of Henbury Way, South Oxhey, Watford;
42. 2433 square metres or thereabouts of land and garages to the north of Oxhey Drive, South Oxhey, Watford;
43. 1940 square metres or thereabouts of car park known as Bridlington Road Car Park and buildings to the north of Oxhey Drive, South Oxhey, Watford;
44. 61.9 square metres or thereabouts of premises and land to the north of Oxhey Drive, South Oxhey, Watford;
45. 49 square metres or thereabouts of public footway (Henbury Way), South Oxhey, Watford;
46. 361 square metres or thereabouts of communal walkway and access to residential properties, Fairfield Avenue and The Parade, South Oxhey, Watford;
47. 337 square metres or thereabouts of communal walkway and access to residential properties, Oxhey Drive and The Parade, South Oxhey, Watford;
48. 332 square metres or thereabouts of communal walkway and access to residential properties, Fairfield Avenue and Bridlington Road, South Oxhey, Watford;
49. 284 square metres or thereabouts of communal walkway and access to residential properties, Oxhey Drive and Bridlington Road, South Oxhey, Watford;
50. 332 square metres or thereabouts of communal walkway and access to residential properties on St Andrews Road, South Oxhey, Watford;
51. 21 square metres or thereabouts of stairway and access to residential premises, St Andrews Road, Prestwick Road, South Oxhey, Watford;
52. 671 square metres or thereabouts of offices above 12 St Andrews Road, Prestwick Road, South Oxhey, Watford;
53. 26 square metres or thereabouts of stairway and access to residential properties at St Andrews Road, South Oxhey, Watford;
54. 21 square metres or thereabouts of stairway and access to residential premises, St Andrews Road, Prestwick Road, South Oxhey, Watford;
55. 584 square metres or thereabouts of offices above 12 St Andrews Road, Prestwick Road, South Oxhey, Watford;
56. 26 square metres or thereabouts of stairway and access to residential properties at St Andrews Road, South Oxhey, Watford.

Dated: 29 April 2016
 Anne Morgan
 Solicitor to the Council
 Three Rivers District Council
 Three Rivers House
 Northway
 Rickmansworth
 Herts
 WD3 1RL

