

17<sup>th</sup> March 2014

Dear Resident,

### South Oxhey Initiative: The next steps

#### Background

As you know, Three Rivers District Council has a long term plan to modernise the precinct and sites elsewhere in South Oxhey. We consulted residents on the Masterplan at an Open Day at the Parish Council in May 2012, the majority of residents agreed with the plan and it was later approved by the Council.

The aim of the South Oxhey Initiative is to improve the shopping area and replace the flats above the shops with more modern housing. Some of these homes will be for rent through social landlords and some will be for sale. To do this work the Council needs to make an agreement with a private sector developer partner.

#### What is new?

##### *Planning*

- To give reassurance to current residential and retail tenants and leaseholders, as well as potential developers, the Council intends to make an outline planning application. This will allow residents, neighbours and other stakeholders to express their views.

##### *What we plan to do*

- Since it last consulted with residents and stakeholders the Council has concentrated on central South Oxhey – **this means the shopping precinct and flats above, Luffenham House, Pennard House and the existing car park and garage site.** We want to focus on improving the shopping area and build new housing.
- This area will make up the outline planning application being made by the Council for central South Oxhey; along with potential decant sites at Hayling Road, Maylands Road and the former Jet Public House site.
- Other areas in the original masterplan will not be included in the Council's planning application; however potential developers may want to include them in their plans. **Such areas are the Ox Pub, Kingdom Hall, William Morris Hall and the businesses on Station Parade.**
- In the event that the buildings at Station Parade are not required for the redevelopment, the route to and from the station may still be improved.

#### *Areas now excluded from current plans*

- All the other areas in the original masterplan are **NOT** included in the current plans. **These include Thrive Homes offices, the Parish Council offices, the Police station, Ascend offices, the GP's surgeries and the Scout Hut on Oxhey Drive.**

#### **What are the next steps?**

The Council are undertaking pre-application public consultation on its plans, ahead of the submission of an outline planning application. All who live in South Oxhey, Oxhey Hall and Carpenders Park are welcome to an informal drop-in consultation event on Thursday 27<sup>th</sup> March running from 10am to 8pm, at the Watford Rural Parish Council hall on Oxhey Drive, WD19 7SB.

At that event the architects and planning consultants will be on hand to explain the issues and there will be forms for you to give us your views.

In the autumn the Council will start the process of finding a suitable private sector partner to do the modernisation work.

#### **Timetable**


It is expected that the planning application will be made later in 2014 and that a developer partner will be selected by summer 2015.

If the planning application process goes ahead as expected, the earliest date that vacant possession of any property will be needed will be in the first half of 2017 but could be later. This will also depend on the Council either agreeing terms with the tenants and/or owners of the properties or obtaining the necessary compulsory purchase powers (neither of which has yet happened). This is called a Compulsory Purchase Order.

Some of the key dates may vary as the scheme progresses and a new partner becomes involved, therefore the Council will update you with the latest information as we have it.

We look forward to meeting you at the consultation event but in the meantime please see the Frequently Asked Questions enclosed which are also available on our website. If you feel anything in this letter is not clear please contact the Council and will do our best to help on 01923 776611

Yours faithfully



Alan Head  
Head of Major Projects