



Oxhey Hall Residents' Association

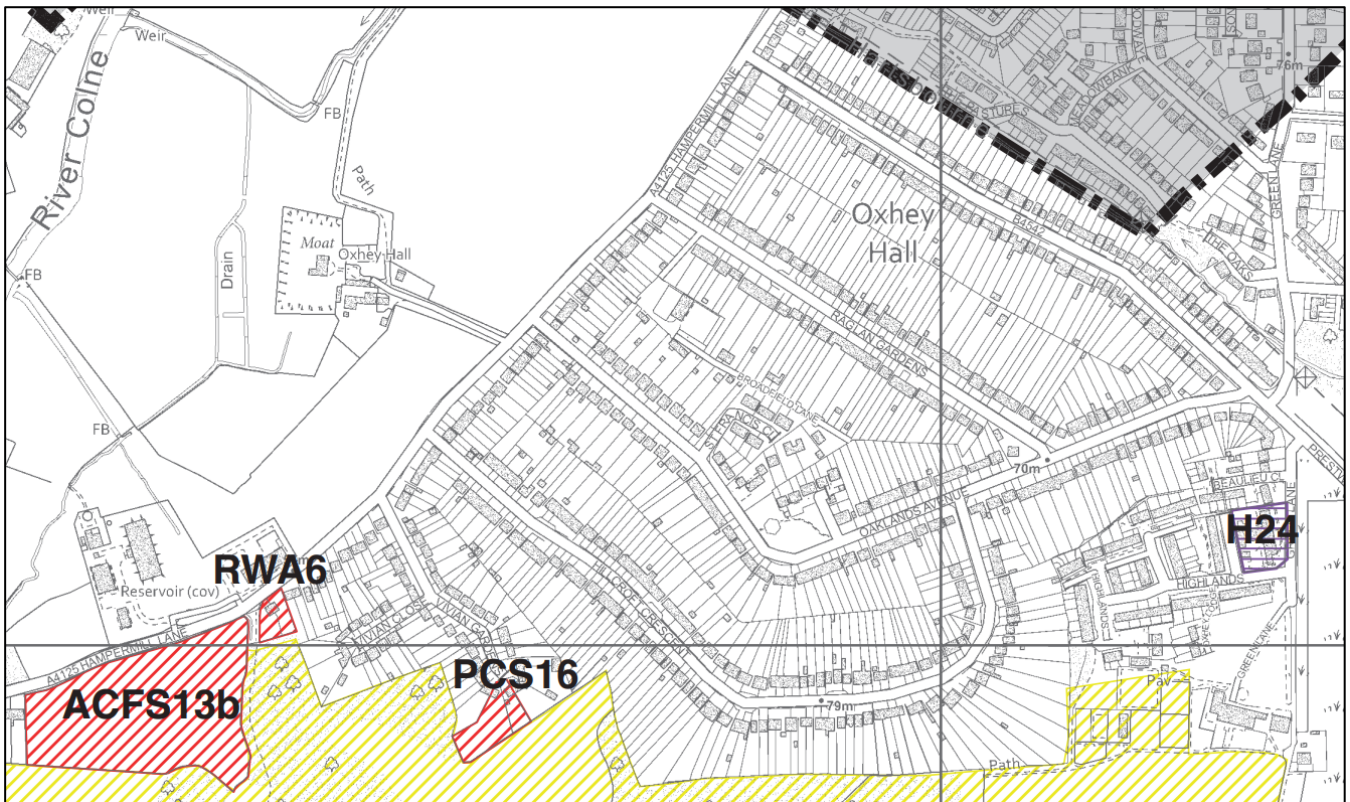
Website: www.ohra.community
 Email: committee@ohra.community

Oxhey Hall's Green Spaces Need You

You will know from both our last newsletter and from other circulars that the Three Rivers District Council (TRDC) is conducting a public consultation on the latest version of its local plan proposals. What you may not know is that the **deadline** for comments has been extended to **August 20th at 17.30**. So, this is a final reminder that you have time to contribute.

If you believe in protecting the Green Belt locally then please make sure you respond to THE PUBLIC CONSULTATION on proposed housing developments as shown in the **TRDC** new draft **LOCAL PLAN**

This Local Plan consultation was announced in Mid-June, and we really need residents to respond in their droves given that huge swathes of Green Belt around us is at risk of housing development. The four areas affected in Oxhey Hall are shown in the map below



The detail of each is shown below.

Site Ref.	Location	Dwelling	Phasing
ACFS13b	Land at Hampermill Lane (large section)	133	6-10 years
RWA6	165-167, Hampermill Lane	6	1-5 years
PCS16	Vivian Gardens	8	1-5 years
H24	Care Home at The Fairways, Green Lane	32	1-5 years

Of these RWA6, the ex-Water Board houses, are already subject to a refused planning application, PCS16 at Vivian Gardens has already been rejected twice, and H24, The Fairways, is a brownfield site that has been subject to redevelopment for some time, subject to its re-use during the Covid-19 crisis.

Our principal concern is ACFS13b which would put a substantial development of 133 dwellings onto the Green Belt space on Hampermill Lane.

A number of points have been identified. We have concentrated on the site fronting Hampermill Lane where 133 houses are proposed but have also made comments on the other 3 smaller sites, 2 of which are brown field sites so cannot be objected to in principle. (Full information about the proposals can be viewed at www.threerivers.gov.uk/egcl-page/new-local-plan under 'Part 2' - Sites for Potential Allocation.)

- The impact on green belt
- The lack of funding or plan for any needed infrastructure development
- The busy nature of an already narrow A road
- Difficulty and cost of widening Hampermill Lane due to water infrastructure alongside it
- The implications for rainwater runoff adding to the road flooding problem
- The absence of any additional capacity for doctors, dentists, schools as this site is not near to any such facilities
- The traffic impact into Watford as all roads lead to an unchangeable bottle neck
- The fact that Hampermill Lane already has sighting issues on this stretch which combined with absence of pavement adds to pedestrian hazard and increases the chance of accidents.

You may well have planning points you wish to make.

Responses should be focused on:

- *Loss of community facilities/amenity for existing residents*
- *Sustainability of development (lack of local amenities for new residents).*
- *Environmental (e.g. wildlife, biodiversity, noise, pollution, flood, water/sewage, traffic).*
- *The need to first use alternative brownfield sites for this type of development.*
- *National Policy statements about the importance of green belt*

You can also view a hard copy of the sites by visiting the TRDC offices in Rickmansworth. To have your say and give your response go to the TRDC public consultation page:

www.threerivers.gov.uk/egcl-page/new-local-plan

As well as via the TRDC website you can respond to the draft Local Plan by email to:

localplanconsult@threerivers.gov.uk

or by writing to:

Economic & Sustainable Development, Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, WD3 1RL

You will need to include the individual ***reference number to the actual site, your name and address*** in your response and concentrate on planning aspects, not personal opinion.

These proposed Green Belt developments will affect you no matter where you live in Oxhey Hall, by increasing the stress on already busy local facilities especially as there is no infrastructure plan or money included in any of these plans

Write in with your objections before August 20th.

NB: that responses must be individual, and planning based, petitions will only be counted by the council as one objection.