

Engagement Report

Outline planning application for up to 256 homes (C3) (including affordable and self/custom build housing), housing with care (C2), a children's home (C2) together with off-site highway works, parking, open space and landscaping (appearance, layout, landscaping and scale as reserved matters), at Land East Of Oxhey Lane Oxhey Lane Carpenders Park Hertfordshire.

Planning application: 25/1020/OUT

Engagement summary

Your Shout has encouraged 436 comments to be submitted to the council on this application, as part of our post-application consultation, including 415 support comments, with in addition 14 objections and 7 neutral comments.

Over 99% of the letters came from within the boundaries of Three Rivers District Council – just one letter was from outside.

All of these came from the three closest three wards to the site – Carpenders Park, South Oxhey, and Oxhey Hall & Hayling.

Map of engagement



Resident stories



Better public transport links in the local area, faster and more on-time/reliable bus services. More affordable housing for young people to buy and rent.

— Youran from Oxhey Hall & Hayling



Resident stories



I absolutely agree to building new affordable housing in this area. It is exactly what we need here, I have lived here for over 30 years and more affordable housing is much needed for our community. I am a parent and would very much like my children and grandchildren to remain here.

— Jacqueline from South Oxhey



Resident stories



Good to see mix of council, affordable and private for families and bit of space for seniors. I'm 73 and lived in area over 40 years. There are over a million on the waiting list, we need more homes.

— Anthony from Oxhey Hall & Hayling



Resident stories



I support the new homes for local people. I support building of young children homes built too.

— Briton from South Oxhey



Resident stories



We need houses, as there is not enough. As long as the plans for social rent are kept as they have promised, then new development is needed.

— Lynn from Oxhey Hall & Hayling



Resident stories



We need more homes for people in general, it is much needed.

— Yenecia from Oxhey Hall & Hayling



Resident stories



Sounds like it would be good for a range of people from all different backgrounds.

— Julie from Oxhey Hall & Hayling



Resident stories



There is a definite need for more affordable housing. If there are spaces that are redundant then it makes sense to use these without impacting on the existing structure of the area.

— Gillian from Oxhey Hall & Hayling



Resident stories



More affordable homes are required. As long as they are affordable. Like the idea of the children's home to support young people.

— Michelle from Oxhey Hall & Hayling



Resident stories



I would like to see more affordable homes for local families and job creation.

— Sarah from South Oxhey



Resident stories



We really need more houses in this area. Please be aware of the road bottleneck at the arches.

— Tobi from Carpenders Park



Resident stories



I do support this building. The new home and job opportunity.

— John from South Oxhey



Resident stories



It's good for our new young families.

— Nicoleta from Oxhey Hall & Hayling



Resident stories



This housing is a good idea, as the waiting list is long.

— Marlene from Oxhey Hall & Hayling



Resident stories



I support the creation of new homes and new jobs for local people.

— Emily from South Oxhey



Resident stories



I support the making of new homes. I support the making of new jobs.

— Jay from South Oxhey



Resident stories



I would like to see more homes for local people.

— Jack from Oxhey Hall & Hayling



Resident stories



I would like the homes for 'local' people. I would like to see more police on the streets.

— Jane Debra from South Oxhey



Resident stories



I support the making of these new homes also creation of new jobs.

— Angel from South Oxhey



Resident stories



Looks like a good idea, trying to save up for a deposit on a house in this economy is awful so I think it is a great idea.

— Roxanne from South Oxhey



Resident stories



I support this, being a local special needs parent, this would benefit local people, also jobs for locals is brilliant and would help the area.

— Rachel from South Oxhey



Resident stories



I would like to see more homes for local people.

— Barry from South Oxhey



Resident stories



Need affordable homes, create jobs.

— Karunakaran from Oxhey Hall & Hayling



Resident stories



Need more affordable homes in the area.

— Chrystal from Oxhey Hall & Hayling



Resident stories



Need more affordable housing.
Need social housing.

— Gillian from Oxhey Hall & Hayling



Resident stories



These proposals are what I would like. I would like to see more development of care facilities for the elderly.

— Jacke from Oxhey Hall & Hayling



Resident stories



As a young person we need more homes in the area.

— Frankie from Oxhey Hall & Hayling



Resident stories



Need for more affordable housing.

— Marvin from Oxhey Hall & Hayling



Resident stories



People need more houses.

— Keisha from Oxhey Hall & Hayling



Resident stories



We need more houses.

— Binterl from Oxhey Hall & Hayling



Resident stories



I support these building and homes created and jobs for people.

— Joan Alice from Oxhey Hall & Hayling



Resident stories



I support this proposal and I hope will be implemented.

— Mustafa from Oxhey Hall & Hayling



Resident stories



I support the project and the jobs it will give to people in the area.

— Patrick from Oxhey Hall & Hayling



Resident stories



I support this project and would like to see support for youth and children. Also, provide local jobs.

— Puneet from Oxhey Hall & Hayling



Resident stories



This is a good idea; we need housing. Please examine potential for a bus service.

— James from South Oxhey



Resident stories



Unless we build affordable homes, the young families don't stand a chance. I've lived here over 50 years, we really do need more homes.

— Elaine from Carpenders Park



Resident stories



I support this development, there is a need for more homes. The jobs created will boost the local economy.

— Jeferson from South Oxhey



Resident stories



I would like to see this for local people. I support more homes for families.

— John from South Oxhey



Resident stories



All good ideas. Facilities, homes and affordable homes much needed.

— Sandra from Oxhey Hall & Hayling



Resident stories



More affordable homes with good families moving in.

— Tommy from South Oxhey



Resident stories



I support this development for local families.

— Wendy from Oxhey Hall & Hayling



Resident stories



Fully support this project.

— Keith from Oxhey Hall & Hayling



Resident stories



I would support this for the local families.

— Daimon from Oxhey Hall & Hayling



Resident stories



Good to see new homes for when the kids grow.

— Joe from Oxhey Hall & Hayling



Resident stories



I would support local family and local people, young and old.

— Donna from Oxhey Hall & Hayling



Resident stories



We need affordable homes in this area. Not enough houses in this area for bigger families.

— Kim from Oxhey Hall & Hayling



Resident stories



Good to have a new children's home and a care facility in the area. It is some much needed infrastructure.

— Brian from South Oxhey



Resident stories



I like that the environment is being considered, the children's home and the relatively high amount of social housing.

— David from South Oxhey



Resident stories



Need more affordable homes locally. It would also help young people when surrounded by a positive area.

— Tyler from South Oxhey



Resident stories



I support for local people and families.

— Manmohan from Carpenders Park



Resident stories



I would like to see local families kept in the area and supported by local housing.

— William from South Oxhey



Resident stories



It's a good idea as will help with more property and more jobs.

— Erene from South Oxhey



Resident stories



Help create affordable homes and jobs.

— Janette from South Oxhey



Resident stories



Good idea to solve the housing crisis and give more affordable homes.

— Mable from South Oxhey



Resident stories



As a mum, I would like to see this development.

— Iryna from South Oxhey



Resident stories



As a husband who has a wife who helps people, I support this. I want to see more development of homes.

— Pit Parayawo from South Oxhey



Resident stories



As a family man, I would like to see these homes for local families.

— Barry from South Oxhey



Resident stories



As a parent, I want to see more affordable homes for local families and for single mums.

— Teresa from South Oxhey



Resident stories



I support this development as I have one disabled child and we need more affordable homes in this region.

— Rodrigo from South Oxhey



Resident stories



As a mother, my son and daughter in law live in a 2 bedroom place with an 11yr old daughter and 4yr old son. I think you need to house local families who need bigger properties, also older people need bungalows, but this is very difficult.

— Aisline from South Oxhey



GDPR and statement about this report

Our work gives a voice to people that wouldn't ordinarily have a voice. We bring the scheme to the attention of people, and ask them whether they wish to engage or not. No pressure is put on anyone, and our fieldworkers are briefed to help people object if they would like to do that.

All the supporters provide their name, address and unique comment, as required by the council, and many even provide their photo so that we can show councillors. This is a task undertaken by the developer's agent as just one way to continue the process of consultation at a post-application stage.

Where we provide photographs of local residents, they have given their express consent for us to use the images in our documents to notify councillors and planning officers of their comment, and have been explained their rights in how we are handling their data. All of these local residents are aged 18 or over.



Produced by Your Shout

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