



Moor Park (1958) Ltd BiteSize Update



Welcome to Moor Park (1958) Ltd UPDATE Issue 46 – 29 January 2025

Happy New Year to all Residents.

Important Information on Planning Applications in Moor Park...

Development and Conservation Guidelines in Moor Park

The **Moor Park 1958 Board** acknowledges evolving living standards and home requirements while prioritising the estate's openness and beauty. Residents planning property works are advised to:

- Consult with the MP58 planning consultant, **Richard Wyndham-Smith**, for guidance on meeting the requirements in TRDC's **Moor Park Conservation Area Appraisal**.
- Consider submitting **pre-planning applications** to TRDC for preliminary feedback from a planning officer to avoid delays or conflicts.

Tree Preservation

Along with the conservation area status, many trees in Moor Park are protected by **Tree Preservation Orders (TPOs)**. Works near, or on trees require permission to safeguard these natural assets for future enjoyment.

Architects' Awareness

Architects should account for:

- The conservation area status of Moor Park, including restrictions on plot coverage and extension size.
- The need for developments to align with the conservation area appraisal.

Building Hours

Builders are permitted to work **only** during the following times:

- **Monday to Friday:** 8:00 AM – 5.30PM
- **Saturday:** 9.00 AM – 1:00 PM

No building work is allowed on **Sundays or Bank Holidays**. Security monitors compliance, and violations may lead to investigations by TRDC's Environmental Protection team.

For further information, visit: <https://www.moorpark1958.co.uk/planning-in-moor-park/>

Housing Plans for Three Rivers...

Target of 15,000 new homes over 18 years—a 30% increase on the previous advisory number

Moor Park Residents Association is a member of the Three Rivers Joint Residents Association made up of all Residents' Associations in Three Rivers. They meet regularly to discuss matters and share information relevant to residents. We are particularly concerned about the government's new National Planning Policy Framework and its likely impact on the Green Belt.

Their latest statement is below:

The Government has recently revised its National Planning Policy Framework, significantly increasing housing targets for many councils. For Three Rivers, this results in a new mandatory target of 15,000 new homes over 18 years—a 30% increase on the previous advisory number.

The deadline for councils to submit a draft Local Plan under the old framework is 12th March 2025. After discussions with council leaders, officers, and local political parties, it has become clear that the previous proposal of 4,800 homes over the plan period would now be considered unacceptable, even under the old

framework. Adjusting to a higher level (around 8,000 homes) that might be acceptable would require substantial updates to supporting evidence, which cannot be completed in the available time.

Under the new framework, councils are now required to allocate space for housing on Green Belt land if they cannot meet their targets through other means.

What Happens Next?

Three Rivers District Council will commission a new Green Belt review to assess whether and where boundaries could be adjusted without excessively damaging the overall Green Belt, which could provide evidence to reduce the overall housing target.

Residents will have the opportunity to give their views on the revised plan during a public consultation later this year.

Whilst the JRA is extremely disappointed by this turn of events and its potential impact on our area, we accept that the Council has no choice other than to work within the Government's framework.

We will continue working to ensure that any plans balance housing needs with protecting our local environment and community character. We will issue further updates as matters progress.

Estate Managers Report ...

Last week I had the pleasure of visiting the Knight Protection head office in Camberley. During my visit I had a tour of their Response Centre. The setup was very professional and I immediately noticed the Moor Park cameras displayed on the video wall. The Response Centre is where our CCTV and ANPR cameras are monitored 24/7 by Knight Protection. See photos below.



Knight Security Update...

1. Overnight Incidents and Vehicles

Throughout December, we recorded 89 vehicles attempting to access the estate overnight. Many were turned away due to the absence of a valid reason for entry, ensuring the estate remains secure and reserved for authorised users.

On occasions, we identified that the barrier had remained open. We promptly reported these instances to the Estate Office for resolution and continued monitoring.

Our 24-hour Response Centre is always available to assist residents during the overnight closure period. We are also pleased to inform you that legitimate estate users have been successfully added to our database, minimising inconvenience and streamlining access. The Response Centre can be reached at 01276 469988.

Any suspicious activity logged or reported to Knight Protection for investigation from December to date has resulted in nothing untoward and to the best of our knowledge were legitimate visitors to the Estate

2. Projects and Innovation

Resident Update – December Activities

Enhanced Patrols

Our team has maintained a strong presence on the estate, conducting mobile and foot patrols. This approach allows us to identify and address potential issues promptly, ensuring the safety and security of all residents.

Weekend Contractor Monitoring

Special attention has been given to contractors working on the estate during weekends. We have ensured builders adhere to the designated 13:00 finish time, reporting any non-compliance to the Estate Office for follow-up with the relevant property owners.

Addressing Illegally Parked Vehicles

We have been actively addressing the issue of illegally parked vehicles, which can impact safety and accessibility. Our team has issued notices to over 76 cars this month and provided detailed reports, including locations and photographs, to the Estate Office for further action.

Guard Times and Contact Details

Guards are on duty Monday to Friday 7.30am to 5.30pm, Saturday 8.00am to 4.00pm and can be contacted on either 07442 252268 or 07442 323038.

Security

<https://www.police.uk/pu/your-area/hertfordshire-constabulary/oxhey/?yourlocalpolicingteam=about-us&tab=crimemap>

Please click on the above link to search the crime stats in our area, either by road using the A-Z section or the map. Moor Park makes up approximately 2% of total crime in our area and the majority occurs at the station, with most other crimes being anti-social behaviour and domestic violence. Of the crimes reported, 33% were at the station and 30% were anti-social behaviour. No reports of crime occurred at all in Russell Road.

Residents Road Representative meeting...

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The Road Representatives group was established to facilitate improved communication between the Board of Directors and residents of the Estate. It is an opportunity for residents to share concerns and ideas with the Board through their Road reps and for the Board to inform residents of ongoing and future plans for the Estate in areas for which MP58 is responsible: trees, roads, verges, traffic management and general security. If you would be interested in becoming a Road Representative, please email secretary@moorpark1958.co.uk.

Minutes of the last Road Representatives meeting were sent out on 23rd December 2024. If you didn't receive this email and would like a copy of the Minutes, please contact the office.

Road safety and visibility...

Visibility while walking at night on Moor Park Roads is an important safety consideration. The Moor Park Residents Association has **flashing armbands** available to purchase at £3 each if anyone is interested. They come with replaceable batteries. Please email Moor Park Residents' Association at moorparkres@gmail.com or visit their website: visitmoorparkresidents.co.uk.

Litter Pick ...

We had an excellent turnout for the last litter pick and residents are encouraged to spread the word for this important environmental event.



Environmental Moor Park...

Leaf blowers

A resident recently posted an important question on the MP gardening WhatsApp group:

"My gardeners love their leaf blowers. Is it better to leave the leaves on the flowerbeds to keep the Earth warm? Or to blow them off?"

And an environmentally conscious response was provided:

"Leaving them is preferable, blowers are damaging to insects and small amphibians wintering under cover of this leaf mulch ...they will be used by worms etc. I could write a whole essay on leaving leaves!"



We will be including regular interesting articles on conservation and the environment in BiteSize from now on.

Residents are encouraged to share tips on how to look after their gardens as well as Moor Park community environments.

Christmas Events...

Almost £2,800 was raised for Mount Vernon Cancer Centre and the East and North Hertfordshire Hospitals' Charity. This is absolutely wonderful! Well done to all. Please click on the link to read the thank you letter from the charity.

<https://acrobat.adobe.com/id/urn:aaid:sc:EU:57738eb7-0d27-4fba-b715-ce01f728cee7>