

**IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**THE WATFORD BOROUGH COUNCIL (LAND AT THE GOSSAMERS, CENTRAL MERIDEN ESTATE, WATFORD) COMPULSORY PURCHASE ORDER 2019**

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

**TO: The Lessee of [insert address]**

**Plot No. [insert plot number]**

1. The Watford Borough Council made on 15 May 2019 The Watford Borough Council (Land at the Gossamers, Central Meriden Estate, Watford) Compulsory Purchase Order 2019 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 Housing, Communities and Local Government for confirmation, and if confirmed, the order will authorise Watford Borough Council to purchase compulsorily the land described below both for the purpose of purpose of facilitating the carrying out of development, redevelopment and/or improvement on or in relation to the order land comprising the demolition of existing buildings for the provision of mixed use development including residential dwellings, extra care scheme, retail units and 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 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 may be seen at all reasonable hours as detailed below.

Location	Watford Borough Council, Town Hall Hempstead Road, Watford, WD17 3EX	Meriden Community Centre, Garsmouth Way, Watford. WD25 9ET
Monday	8.45am-5.15pm	9am-10pm
Tuesday	8.45am-5.15pm	9am-10pm
Wednesday	8.45am-5.15pm	9am-10pm

Thursday	8.45am-5.15pm	9am-10pm
Friday	8.45am-4.45pm	9am-10pm
Saturday and Sunday	Closed	Closed

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objection as defined in section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the confirming authority is satisfied that every objection made relates exclusively to matters of compensation which can be dealt with by the Upper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 In any other case where a relevant objection has been made which is not withdrawn or disregarded, the confirming authority is required, before confirming the order either—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 Housing, Communities and Local Government, c/o National Planning Casework Unit, 5 St Philips Place, Colmore Row, Birmingham, B3 2PW, before **Friday 7 June 2019** 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 at the Meriden Estate to include all interests (except those owned by Watford Community Housing Trust) in:

- 52 square metres or thereabouts of retail accommodation at 124 The Gossamers, Garston, Watford WD25 9AD;
- 157 square metres or thereabouts of ground 1st and 2nd floor retail and residential accommodation known as 128 and 146 The Gossamers, Garston, Watford WD25 9AD;
- 72 square metres or thereabouts of 1st and 2nd floor residential accommodation known as 148 The Gossamers, Garston, Watford WD25 9AD;
- 85 square metres or thereabouts of ground floor retail accommodation known as 136 The Gossamers, Garston, Watford WD25 9AD;
- 72 square metres or thereabouts of 1st and 2nd floor residential accommodation known as 158 The Gossamers, Garston, Watford WD25 9AD;
- 26 square metres or thereabouts being an unnumbered and the most southerly garage in a parade of 9 to the rear of The Gossamers, Garston, Watford WD25 9AD; and
- 26 square metres or thereabouts being an unnumbered and the 6th garage in a parade of 9 (counting from the most southerly garage) to the rear of The Gossamers, Garston, Watford WD25 9AD.

**Dated: 15 May 2019**

**Carol Chen**  
**Group Head of Democracy and Governance**  
 Watford Borough Council  
 Town Hall  
 Hampstead Road  
 Watford  
 WD17 3EX