

MARY SANGSTER

The Local Choice for
Oxhey Hall and Hayling

I am campaigning for

- 1 A better Local Plan**
- 2 Safer roads**
- 3 Accessible local shops**



Promoted by Sophia Corfield, on behalf of Mary Sangster, both of South West Herts Conservatives C/o Rickmansworth Conservative Club, Bury Lane, Rickmansworth, WD3 1DT. Printed by Paragon CC, Park House, Lower Ground Floor, 16-18 Finsbury Circus, London, EC2M 7EB.

 **Vote Conservative**

Introduction to Mary Sangster

I have lived locally for over 30 years. My background is in marketing and retail, working for major chain stores. Recently I have worked in the Third Sector running chains of charity shops.

Over the years, I have shopped regularly in Watford and South Oxhey. The benefits of local shops include convenience, ease of access, and a place to interact with other people.

Our green belt is vital and must be protected. I will work to ensure our area is not overdeveloped, that we have no more high-rise tower blocks, that there is adequate parking, and that our roads are safe.

I recognise the need to provide more housing, but the Liberal Democrats' have failed yet again to stick to the timetable to introduce a Local Plan. This leaves us unable to defend ourselves from the danger of random overdevelopment from greedy developers. It now seems we will be told after this election which sites they are again reviewing for inclusion.

Our area needs a strong representative who is passionate about making sure this remains a great place to live.



Mary will work with County Councillors Reena Ranger (Oxhey Hall) and Chris Alley (Hayling) to defend our green belt.

GET IN TOUCH WITH

Your Conservative Candidate for Oxhey Hall and Hayling

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Mary Sangster



A strong local representative working for you

Find out more at www.swhertsconservatives.org

I will work with the local team to help address important issues...

LOCAL PLAN POSTPONED AGAIN

At their February Council Meeting, the Liberal Democrats voted to delay the Local Plan again, to allow more sites to be considered and also to allow old, disregarded sites to be re-considered.

We won't know where these new sites are until after the elections in May.

This mismanagement of the Local Plan further threatens our green belt against unplanned development. The Local Plan adoption is now predicted for SEPTEMBER 2025. Until then,

Three Rivers District Council has less power to stop planning applications, because without the protection of a Local Plan there is a presumption to develop.

The Lib Dems know this. The Housing Minister wrote to them, stating: 'Only in exceptional circumstances may a local authority propose to alter a green belt boundary'. Later in the same letter, he wrote: 'Local Authorities which have an out-of-date Local Plan expose their communities to greater risk of speculative development.'



Mary Sangster is opposed to high-rise towers, like the Taylor tower that can be seen from Oxhey Hall and Hayling.

ACTION FOR OXHEY HALL AND HAYLING



A BETTER LOCAL PLAN

I will campaign for a community-led Local Plan that protects the green belt and creates communities, not dormitories. We need more homes for people wanting to downsize thereby freeing up larger houses for young families to expand into.



SAFER ROADS

Speeding throughout the ward is a problem. I strongly support the speed and volume surveys organised by Cllr Ranger. Speeding on Hayling Road is also a great concern and I will work with Cllr's Ranger and Alley, and the police to address speeding issues.



ACCESSIBLE LOCAL SHOPS

I strongly believe that thriving local shops are vital to sustaining local communities. I think people should be able to shop locally for necessities. There are huge environmental and social benefits to this.

our plan for Three Rivers

1 SAVE OUR GREEN BELT
The Lib Dems' mismanagement of the Local Plan jeopardises our green belt, gives developers an advantage over the destiny of our district and removes joined-up thinking on planning.

2 THE RIGHT PLAN FOR THREE RIVERS
Deliver a Local Plan that works for our community with the right homes in the right places. No Watford-style tall towers.

3 PROTECTING OUR HIGH STREETS
Support local businesses and help our high streets bounce back after the pandemic. We will ensure 2-hour free parking is available across the district.

4 VOTE BLUE GO GREEN
No-idling zones outside schools, a tree planted for every dwelling built, flood risk assessments for developments and improvement of our environment including protection of our chalk streams.

5 FAIR AND OPEN GOVERNMENT
A transparent and accountable district council. We called for the live streaming of all meetings. We voted against allowance increases for councillors.

6 SUPPORTING LOCAL COMMUNITY GROUPS
To work with and support local community and parish councils to ensure that residents' concerns are addressed seamlessly across different levels of local government.