Watford's Authority Monitoring Report 2019

   

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Contents

1. Introduction

1.1. Purpose of the Report

1.1.1. Authority Monitoring Reports have an important purpose in the ongoing management of planning policy by identifying changing circumstances and providing the context against which to consider the need for any review of the planning policies in place at the time. This Monitoring Report covers the period 1 April 2018 to 31 March 2019. However, additional information beyond this period relating to more recent developments is supplied within the commentary where it was practical to do so.

1.1.2. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out that an Authority's Monitoring Report should:

- Report progress on the timetable for the preparation of documents set out in the local development scheme including the stages that each document has met or the reasons where they are not being met
- Identify where a local planning authority are not implementing a policy specified in a local plan together with the steps (if any) that the local planning authority intend to take to secure that the policy is implemented
- Include information on net additional dwellings and net additional affordable dwellings
- Report where a local planning authority have made a neighbourhood development order or a neighbourhood development plan
- Where a local planning authority has prepared a report in accordance with regulation 62 of the Community Infrastructure Levy Regulations 2010(b), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations i.e. details of CIL expenditure and receipts
- Any action taken during the monitoring period where a local planning authority have co-operated with another local planning authority, county council, or relevant body
- A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.

1.1.3. Watford's Local Plan Core Strategy was formally adopted on the 30 January 2013 and the development plan for Watford currently consists of:

- Watford Local Plan Part 1 – Core Strategy 2006 - 2031
- Remaining saved policies of the Watford District Plan 2000, until replaced
- The Waste Core Strategy and Development Management policies 2011-2026 within the Minerals and Waste Local Plan, prepared by Hertfordshire County Council.

1.1.4. This means that the Core Strategy forms part of the development plan and is being used in determining planning applications. The council will continue to have regard to the remaining saved policies of the Watford District Plan 2000.

1.1.5. For monitoring purposes, the Core Strategy identifies a monitoring framework. This AMR is based on this monitoring framework. In some cases, it was no longer practical to do this and this has been noted in the relevant section.

1.1.6. The Authority Monitoring Report is published on the council's website at: www.watford.gov.uk/info/20012/planning_and_building_control/1051/watford_local_plan/5

1.1.7. The council welcome views on the Authority Monitoring Report's format and content so that we can make improvements on future reports. Please note that every effort has been made to ensure the accuracy of the data provided. However, in the event of any honest errors please send these or any other comments to the address below, or alternatively, you can email comments to strategy@watford.gov.uk

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2. Duty to Cooperate

2.1. How we respond

2.1.1. The Duty to Co-operate (the Duty) is set out in Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act 2011). This applies to all local planning authorities, county councils in England, and to a number of other "prescribed" bodies.

2.1.2. Local planning authorities, county councils and other "prescribed" bodies are required to co-operate with each other to address strategic matters relevant to their areas in the preparation of a development plan document.

2.1.3. The duty requires councils and public bodies to "engage constructively, actively and on an ongoing basis" to develop strategic policy, to set out planning policies to address such issues; and to consider joint approaches to plan making

2.1.4. The council had been working with neighbouring authorities to prepare evidence to inform the now discontinued Local Plan Part 2: Site Allocations and Development Management Policies. WBC is currently working on a new Local Plan and regularly liaisons are on-going with neighbours on a number of local plan related matters including an updated evidence base.

2.1.5. A Memorandum of Understanding has been prepared to identify the key strategic issues relevant to the Duty to Cooperate. Over the past year the council has engaged with neighbouring districts Dacorum, Hertsmere, Three Rivers and St Albans on their local plan preparation. Watford Borough Council is currently keeping a log of meetings with neighbours and other stakeholder authorities.

2.1.6. This joint working has so far included potential work on shared evidence bases to inform the preparation of the respective local plans in the South West Herts area.

2.1.7. Watford Borough Council along with Hertsmere, Three Rivers, St. Albans and Dacorum have established a joined up approach for preparing a South West Herts Joint Strategic Plan. This is a new initiative to ensure a coordinated approach to the delivery of new homes, employment facilities and infrastructure. Liaisons between the local authorities are on-going with regard to this work.

2.1.8. The council are working closely with Hertfordshire County Council including on the delivery of the Hertfordshire Local Transport Plan 4, adopted in April 2019, and the SW Herts Growth and Transport Plan as well as the emerging Minerals and Waste Local Plans. As part of the transport work, the council regularly hold joint meetings to progress local transport schemes, particularly with Hertfordshire County Council. These meetings cover new road and junction improvement schemes, enhancements to the public realm including improvements to assist pedestrians and cyclists, long term land use and transport planning including transport modelling work and enhancements to public transport.

2.1.9. At the Hertfordshire County wide level, Watford has played an active role in the Hertfordshire Infrastructure and Planning Partnership, the Hertfordshire Planning Group and the Hertfordshire Development Plans Group. The work of these groups is helping to progress a number of joined up strategies including on infrastructure needs, development viability and agreeing future joint working arrangements.

3. Local Development Scheme

3.1. Timetable

3.1.1. The timetable setting out the programme for production of Local Plan Documents is known as the Local Development Scheme (LDS). Authority Monitoring Reports set out the progress with preparing local plan documents during the monitoring year meets targets set in the LDS, and whether changes to the LDS are required.

3.1.2. Watford Local Plan Part 2 was identified for adoption in 2018. However, the plan was subsequently discontinued in favour a preparing a new local plan [Watford Local Plan 2020 – 2036]. The new LDS was adopted by Cabinet in early 2019.

3.1.3. The following chart shows the timetable for the new local plan.

Table 3.1 Local Development Scheme

Notification	**December 2016**
Issues and Options consultation	**September – October 2018**
First Draft Local Plan consultation (Preferred Options)	**September – October 2019**
Publication	**May 2020**
Submission	**September 2020**
Examination	**October 2020 - February 2021**
Adoption	**May 2021**

3.1.4. The regulations require authorities to identify if the stages in the LDS are being met and if not why this is the case. It is important to note that although notification was given, there were delays due to the decision to discontinue Local Plan Part 2 in favour of a new plan. The Issues and Options Consultation for the new plan was completed in October 2018.

3.1.5. A comprehensive evidence base was published on the council's website www.watford.gov.uk to accompany the Core Strategy and the preparation of the (now dropped) Local Plan Part 2. Additional evidence is now being prepared to inform the new Local Plan.

4. Contextual Characteristics of Watford

4.1. Geography

4.1.1. Watford is a local authority borough measuring approximately 8.3 square miles, 20% of which is Metropolitan Green belt. It is located in South West Hertfordshire, immediately north of North West London. Two principal rivers, the Colne and the Gade, pass through the borough, as does the Grand Union Canal on the western section of the borough close to Cassiobury Park.

4.1.2. Key transport routes include the mainline rail connections to London, the Midlands and the North; Metropolitan tube line and Overground Line connections to London, its north-west suburbs and the rural Chilterns; community rail connections to St Albans, coach services to Heathrow airport, bus services to Luton airport as well as local buses, and road connections via the M1, M25 and A41.

4.1.3. The town's origins date from the 12th century. Much of the character of the area is formed by the streets of terraced Victorian housing, which were followed by an extensive variety of planned housing estates during the twentieth century.

4.1.4. Watford is the centre of a sub-region serving around 500,000 people, living within a 20 minute traveling time catchment. It is a popular regional shopping and business centre and a focus for culture and recreation. Watford is strongly influenced by London; and whilst this brings the benefits of a buoyant economy, it also brings significant growth pressures including housing land, employment land and infrastructure pressures.

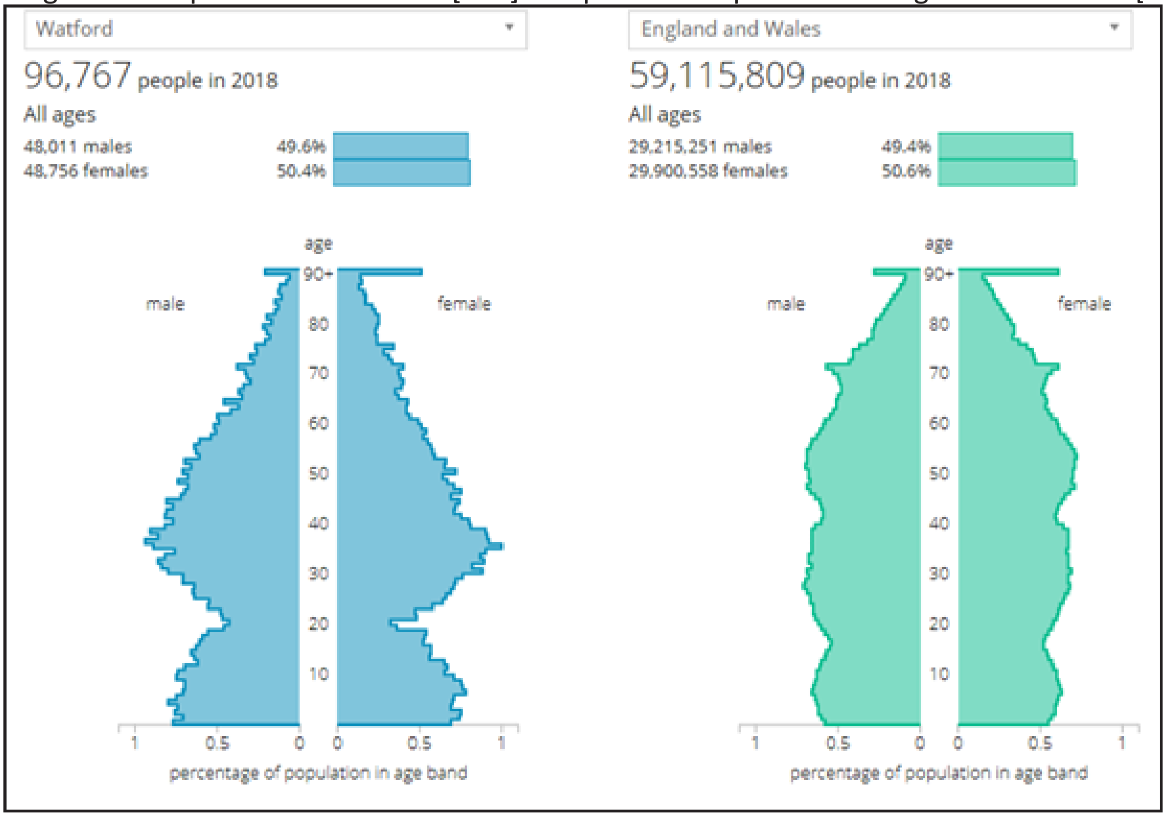
4.2. Demographics and Projections

Population

4.2.1. The 2011 Census showed that Watford's resident population was composed of 89,600 household residents and 700 residents of communal establishments – a resident population estimate for Watford on Census Day 2011 was 90,300. The number of households in Watford with at least one usual resident provided by the 2011 Census was 36,700. The household definition has been updated from the 2001 Census so is not directly comparable.

4.2.2. At the time of writing the population estimates for mid-2018 were released. Watford has an estimated population of 96,767 people on this date (an increase of 0.1% from the 2017 Mid-Year Estimate), 48,011 of which are males with 48,756 females. The following figure illustrates the population pyramid of Watford compared to England and Wales as a whole.

Figure 4.1 Population of Watford [Left] compared to Population of England and Wales [Right]



Source:www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/annualmidyearpopulationestimates/mid2018

4.2.3. As illustrated in Figure 4.1, a prevailing demographic trend in Watford is the relatively young population, particularly in the 0 to 19 cohort where 26.5% of the population are between those ages, compared with 23.6% nationally. Similarly the 30 to 49 cohort accounts for a significantly higher proportion of the Watford population at 32.1%, as compared to 26.1% nationally.

4.2.4. The following table (4.1) details a comparison of all age bands for the Census 2001, 2011 and 2018 mid-year estimates. According to the 2011 census, the largest amount of residents (by 5 year age bands) in Watford was in the 30-34 (8,100 or 8.98%) and the 25-29 (8,000 or 8.86%) age groups. This has shifted slightly [based on 2018 mid-year estimates] with the 35-39 age bands now accounting for the largest share of the population at 8.97%, with the 30-34 age groups now accounting for 8.44%. The 25-29 age group accounts for 6.90%.

Table 4.1: Population by age 5 year age bands 2001, 2011, and 2018 estimate

WATFORD	2018 Mid-Year Estimates	Total Resident Population 2011 Census	Total Resident Population 2001 Census
All Ages	96,767	90,300	79,726
0-4	7,108	6,700	5,117
5-9	7,082	5,400	5,305
10-14	6,247	5,300	5,053
15-19	5,194	5,300	4,380
20-24	4,820	5,700	5,004
25-29	6,678	8,000	7,206
30-34	8,169	8,100	7,528
35-39	8,681	7,300	7,093
40-44	7,445	7,000	5,783
45-49	6,756	6,400	4,807
50-54	6,315	5,400	4,781
55-59	5,325	4,400	3,871
60-64	4,296	4,000	3,249
65-69	3,467	3,100	2,866
70-74	3,132	2,600	2,587
75-79	2,285	2,200	2,177
80-84	1,861	1,700	1,480
85-89	1,208	1,000	936
90 and over	698	600	506

Source:www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

Population Density

4.2.5. Watford has a relatively high population density, which has risen to 42 persons per hectare in 2011 from 37 persons per hectare in 2001. This compares with an average of 7 persons per hectare in Hertfordshire and 4 persons per hectare in England overall. It is the most densely populated local authority in Hertfordshire, with Stevenage being the next most densely populated (32 persons per hectare).

4.2.6. To put this into perspective, the 19 most densely populated local and unitary authorities in England and Wales were all London boroughs and the only non-London area in the top 20 was Portsmouth, with the top 20 ranging from 50 to 138 persons per hectare. If the 2018 mid-year population estimates are taken into account, the current population density stands at 45 persons per hectare.

Place of Birth

4.2.7.

Tables 4.2 and 4.3 provide a summary of the place of birth of Watford residents, together with comparative figures for the county, the region and England. According the 2011 Census, Watford's population has grown more diverse. The largest percentage change between 2001 and 2011 in 9

Watford's residents has been in the British White population, which includes English, Welsh, Scottish and Northern Irish, decreasing from 79.1% to 61.9%. Watford's non British White population (also referred to as Black and Minority Ethnic, or BME) therefore equates to 38.1%, as compared to the county average of 19.2% and the average for England of 20.2%.

Table 4.2 Watford residents by place of birth

	U.K.	Europe (inc. U.K.)	Africa	Middle East and Asia	Americas and the Caribbean	Antarctica and Oceania (inc. Australia and Australasia)	Other
Watford	75.30	83.64	4.80	9.74	1.49	0.33	0.001
Herts	86.59	91.94	2.75	3.90	1.04	0.37	0.000
East Region	89.02	93.81	1.76	3.08	1.10	0.26	0.000
England	86.16	91.21	2.43	4.77	1.25	0.34	0.000

Source: ONS, 2011 Census, extracted from Table QS203EW (detailed classifications amount to 20 pages)

4.2.8. The 'Irish White' group has decreased from 2.9% to 2.3% and a new 'Gypsy or Irish traveller' group has been introduced registering 0.1%. There has been a significant percentage increase in Watford to the 'Other White' group, (not British or Irish) almost doubling from 3.9% in 2001 to 7.7% in 2011. These groups, together with the British White population, make up the broader grouping of the total White population in the following Table 4-3.

Table 4.3: Ethnic Composition of Resident Population in percentages

	Total Res. Pop.	Census year	White	Mixed	Asian	Black	Other
HERTS	1,116,062	2011	977,495 87.6%	27,497 2.5%	72,581 6.6%	31,401 2.9%	7,088 0.6%
	1,033,977	2001	93.7%	1.4%	3.5%	1.1%	0.3%
WATFORD	90,301	2011	64,946 71.9%	3,104 3.4%	16,170 17.9%	5,229 5.8%	852 0.9%
	79,726	2001	85.9%	2.1%	8.8%	2.7%	0.5%

Source: ONS, 2011 and 2001 Census

4.2.9. The total White population in Watford has decreased from 85.9% in 2001 to 72%, with Watford's non-White population doubling from 14% in 2001 to 28% in 2011, which is more than twice the county average of 12.4% and almost double the average for England of 14.6%. The largest proportion of Watford's non-White population is Asian or Asian British, which has increased from 8.8% to 17.9%, as compared with 6.6% overall in Hertfordshire. People identifying as Black or Black British in Watford increased from 2.7% to 5.8%, as compared with 2.9% in Hertfordshire as a whole.

Population Projections

4.2.10. Revised subnational population projections were released by ONS on 24th May 2018. These give a 25 year projection of the usual resident population based on the mid-2016 sub-national population estimates and supersede previous projections.

4.2.11. It is important to note that population projections become increasingly uncertain the further they are carried forward due to the inherent uncertainty of demographic behaviour. This is particularly so for smaller geographical areas and detailed age and sex breakdowns.

4.2.12. Population projections are not forecasts and do not take any account of future government policies, changing economic circumstances or the capacity of an area to accommodate the change in population. They provide an indication of the future size and age structure of the population if recent demographic trends continued.

4.2.13. The following table provides a comparison of change in population over 10 years and 20 years. Population projections are trend-based projections, which mean assumptions for future levels of births, deaths and migration are based on observed levels mainly over the previous five years.

Table 4.4: Comparison between 2014 and 2016 based estimates for population growth

	ONS 2014 BASED POPULATION ESTIMATE					ONS 2016 BASED POPULATION ESTIMATE				
	2014 base	2023 projected figure	% Change	2033 projected figure	% change	2016 base	2025 projected figure	% change	2035 projected figure	% change
Watford	95,505	108,367	13.5%	119,025	24.6%	96,577	104,801	8.5%	110,295	14.2%
Herts	1,154,766	1,265,176	9.6%	1,374,001	18.9%	1,176,386	1,259,289	7.0%	1,327,887	12.9%

Source:https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/previousReleases

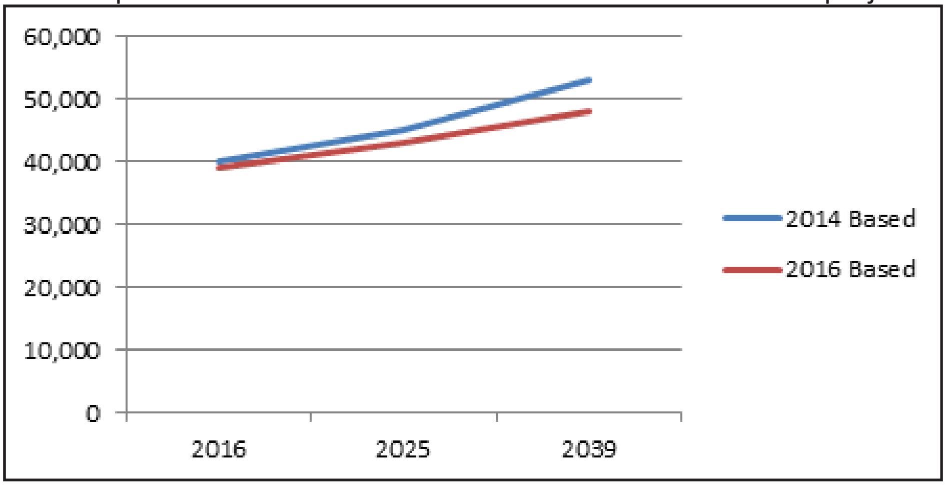
4.2.14. The 2016 based estimate sees a reduction on the 2014 based projection estimates. Based on a 10 year horizon it sees Watford's population in 2025 at 104,801. Similarly over a 20 year horizon, the 2016 based estimates see Watford's projected population being 110,295 in 2035. This is a significant difference to the 2014 based projection which envisaged the population of Watford surpassing 119,000 person by 2033.

4.2.15. For Hertfordshire, there is a similar trend. With the 2016 based estimates projecting far less population growth over the following 10 and 20 years. The population of Hertfordshire is expected to increase by 7% by 2025 and 12.9% by 2035.

Projected Household Growth, Size and Composition

4.2.16. A brief summary of the 2016 based household projections is provided here, the 2014 projections are retained also as a reference.

Figure 4.2: Comparison between the 2014 and 2016 based Household projections.



Source:https://www.ons.gov.uk/releases/2016basedhouseholdprojectionsinengland

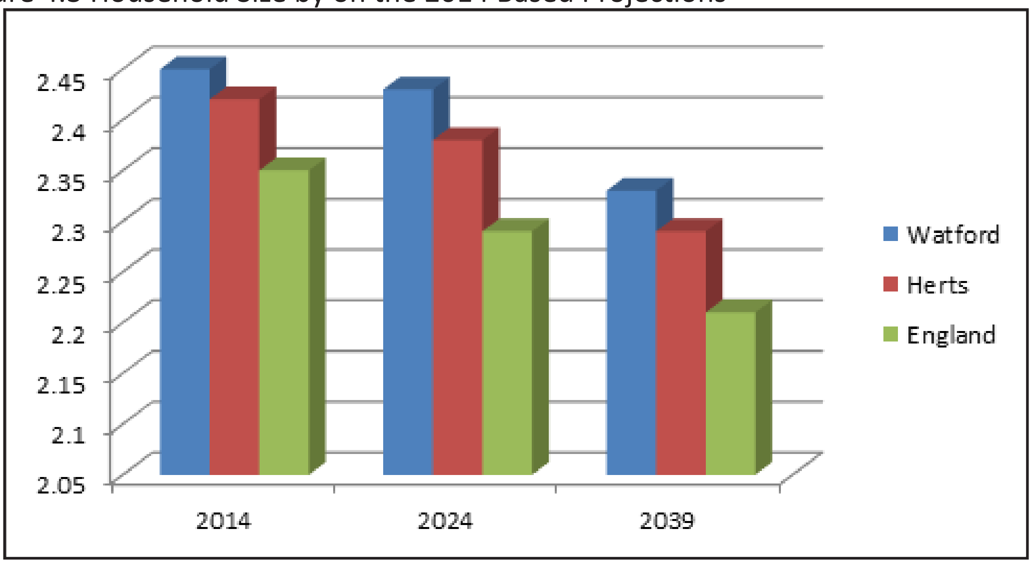
4.2.17. The above line graph shows the difference between the 2014 based projections and the 2016 based projections for the years 2025 and 2039 for projected households. The 2016 based projections indicate 43,000 households in Watford in 2025. This is compared to 45,000 households based on 2014 estimates.

4.2.18. In percentage terms, the 2014 based projections envisaged a 15.4% growth rate in houses between 2016 and 2025. However, the 2016 based projections indicate a more modest growth of 10.3%

4.2.19. The following chart illustrates the change in household size in Watford, Hertfordshire and England as a whole. These figures are based on the 2014 based household projections.

4.2.20. Generally speaking there is reducing household size envisaged for the entire of England. This is replicated at both regional level, and local authority level. Interestingly the Watford average household size is envisaged to drop to 2.33 person household in 2039, however, this is still larger than the English average (2.21 in 2039) and the Hertfordshire average (2.29 in 2039).

Figure 4.3 Household Size by on the 2014 Based Projections



https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables

Household composition

4.2.21. The household projections are an indication of the likely increase in households given the continuation of recent demographic trends, making assumptions on future levels of fertility, mortality, net migration and household formation. They are not an assessment of housing need nor do they take into account the effect of future government policies. Household projections are acknowledged to be more uncertain at district level.

Table 4.5: Household projections by household type for Watford

	2016	2041	Change 2016-2041	% Change 2016-2041	% of total (current)
One person	12	16	4	33.3%	30.8%
Other Households with two or more adults	14	17	3	21.4%	35.9%
Households with dependent children	13	14	1	7.7%	33.3%
Total	39	47	8	20.5%	100%

Source: MHCLG 2016-based household projections
N.B. Household numbers are in thousands

4.2.22. The 2016 based projections indicate that the biggest increase will be in 1 person households, which will see a 33.3% increase up until 2041. Households with dependent children will see a modest increase of 7.7% over the same period. This is far less than what was envisaged by the 2014 based projections which projected a 38% increase in households with dependent children. Please see table 4.5 for full information.

4.3. Health

4.3.1. The 2018 NHS Health Profile's summary[1] conclusion is that the health of people in Watford is 'varied' compared with the England average. Some further highlights for Watford include:

- Life expectancy at birth for males in Watford is 79.3 as compared to the English average of 79.5 which is 'not significantly worse' than the English average. For women the average life expectancy is 83.0 which is broadly similar to the national average of 83.1. However, life expectancy is 6.6 years lower for men and 3.4 years lower for women in the most deprived areas. Appendix C details the Index of Deprivation for Watford.

- Child health indicates that In Year 6, 21.3% (230) of children are classified as obese. In Watford, the rate of alcohol-specific hospital stays among those under 18 is better than the average for England. About 11.5% of children now live in low income families, an improvement on the 14% (2,700) of children living in low income families in the previous report year.

- In terms of adult health, there has been an improvement in the percentage of physically active adults [68%] which is now above the England average. Excess weight in adults (55.4%) is significantly better than the England average (61.3 %).

5. General Development Progress

5.1. Project Updates

5.1.1. The Core Strategy noted a number of major developments anticipated coming forward over the next period. A brief summary of each is included here.

Town Centre

5.1.2. Policy SPA1 Town Centre sought to strengthen Watford's regional centre in retail hierarchy, by seeking a balance of town centre facilities and infrastructure. The £200 million scheme to transform INTU/Charter Place in Watford town centre began in November 2015 and was completed in October 2018.

5.1.3. This has created a 1.4 million sq ft. single retail and leisure destination. Furthermore, new public realm Improvement works have been undertaken as part the redevelopment. It is envisaged the project will result in 1,125 new jobs in retail, catering and leisure.

5.1.4. The Business Improvement District (BID) company structure has been in place since 1 April 2016 and is progressing a Business Plan of around £3 million of investment in a range of town centre projects including support for the town centre businesses through to 2021. Further details can be found at: http://www.watfordbid.co.uk/about/index.php

Watford Junction

5.1.5. Policy SPA2 Watford Junction places strong importance on Watford Junction as a mixed use regeneration scheme. Discussions are continuing between the key parties involved in an attempt to resolve the many complex issues and find a viable scheme for the site. A masterplan for the area is being prepared and partners are progressing schemes by planning application.

Riverwell

5.1.6. Policy SPA3 details the ambitions for the mixed use major development project at Riverwell. During the next 15-20 years over 750 homes and around 1,000 new jobs will be provided, along with local retail, leisure and play facilities and public open space. The Riverwell partners, (the council, West Hertfordshire Hospital NHS Trust and Kier Property) are keen to ensure employment opportunities, including traineeships and apprenticeships, are taken up by local people where possible.

5.1.7. The planning permission incorporating both outline and detailed elements for the mixed-use development at Riverwell was issued by the council on the 6 January 2015. The approved S106 planning agreement will provide monies for education provision, new and better bus services, local traffic calming, road improvement and junction works; it also requires 35% affordable housing on site. To date 503 units have been granted permission in addition to a 253 bed elderly care home. Construction of the first residential elements is now underway. For more information, please visit the website: http://riverwell-regeneration.com

Western Gateway

5.1.8. Western Gateway is seen as an area where there is potential for major regeneration, physical and transport improvements through the redevelopment of key sites in the area and opportunities for restructuring. Ascot Road Community Free School moved into the new purpose built site in Ascot Road in June 2015.

5.1.9. The council will continue to work with landowners and developers of the Ascot Road site in order to deliver further employment opportunities and other aspirations of Policy SPA6. Permission was granted in October 2017 for 485 units and at the time of writing work has commenced. In addition, work has been completed for 40 short term accommodation units and 36 apartments in Croxley View adjacent to Tolpits Lane.

Croxley Rail Link/ Met Line Extension

5.1.10. Regarding the Croxley Rail Link/ Met Line Extension, the Transport and Works Act for the Metropolitan Line Extension expired in August 2018 effectively ending the project. Work has started on the consideration of alternative transport solutions. The council continues to liaise with stakeholders on Abbey Line and Watford Junction improvements.

6. Housing

6.1. Plan Period and Housing Targets

6.1.1. The Core Strategy (adopted January 2013) sets a minimum total target of 6,500 homes from 2006 to 2031, an average delivery rate of 260 dwellings per annum.

6.1.2. In advance of new plans in the South-West Hertfordshire area coming forward, a Strategic Housing Market Assessment was completed in 2016. The assessment concluded that Watford's objectively assessed need (OAN) for housing is 577 dwellings per annum

6.1.3. However, the council recognised through the following an appeal decision on the 13 April 2017 [APP/Y1945/W/16/3157103] that this figure should be considered as the most up to date housing need figure. Accordingly, the figure was used in the 2017/18 Authority Monitoring Report, however, clarifications set out as part of the Government's Housing Delivery Test mean that the Core Strategy figure of 260 dwellings per annum should still be applied.

6.1.4. The housing requirement from the start of the plan period in 2006/07 to 31 March 2019 is calculated as follows:

- April 1 2006 to July 18 2018 = (260 x 12) + (260 x 0.3 years) = 3,198
- July 18 2018 to March 31 2019 = 793 x 0.7 = 555
- Total requirement April 1 2006 to March 31 2019 = 3,753 dwellings

6.1.5. The housing requirement from April 1 2019/20 to 31 March 2031 is calculated as follows:

- April 1 2019 to March 31 2031: 788[1] x 12 years = 9,456 dwellings

6.1.6. Total requirement 2006/07-2030/31 = 14,136 dwellings (compared to 6,500 set out in the adopted Core Strategy which is now more than five years old)

New Approach to Calculating Housing Need

6.1.7. In March 2018 the Government revised its planning guidance with the intention to increase the amount of new housing being built nationally. The Government aims to see the number of new homes being completed each year across the country rise to 300,000. As a result, local authorities across the South East England where affordability is an important issue are likely to see increasing pressure to deliver new homes at a faster delivery rate than previously experienced.

6.1.8. The revised guidance, titled 'Housing and economic needs assessment' and was confirmed in February 2019, sets out a standardised methodology to calculate housing need. This method includes adjustments to account for the affordability of an area. For Watford, where the average price of a home is more than twelve times the median salary in the borough, the proposed methodology results in a new housing need figure is increased from 260 dwellings per year as set out in the Core Strategy to 788 dwellings per year. This is equivalent to approximately 9,456 new homes required in the Watford area in the twenty years between from 2019 to 2031.

1 This figure changes annually. This is the most recent figure from central government. This variation is evident through the 788 figure in paragraph 6.1.5 and the 793 figure in paragraph 6.1.4

6.2. H1: Housing Trajectory

6.2.1. The housing trajectory demonstrates housing provision by providing the actual numbers of net annual completions in the past and projected numbers of completions in the future, and compares these to the targets for new housing.

Net additional dwellings – in previous years

6.2.2. The main purpose of the trajectory is to support forward planning by monitoring housing performance and supply. This highlights whether any action is necessary in amending planning policy or other means of support to the housing market.

6.2.3. A total of 4,803 net housing completions have been delivered between 2006/07 and 2018/19. The requirement for 2006/07 to 2018/19 has been calculated as 4,680 new homes, therefore, Watford has exceeded its housing delivery target to date.

6.2.4. Table 6.1 shows the number of units provided year on year. Table 6.2 on page 21 shows the figures in tabular form (separate figures are provided for private and affordable housing completions).

Table 6.1 Net additional dwellings for the reporting year of 1 April 2006 to 31 March 2019

2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
245	292	327	516	633	417	541	398	246	245	346	329	268

Source: Watford Borough Council

6.2.5. There have been 268 net housing completions during 2018/19.

6.2.6. Taking into account the 268 net housing completions in 2018-19, Watford's dwelling stock is estimated to be around 40,194 as at 31 March 2019.

Housing Delivery Test

6.2.7. The housing requirement is used to inform the 5-year housing supply which looks forward in the context of housing delivery. The Housing Delivery Test was introduced by the Government in 2018 to monitor how effectively new homes are being delivered within respective local authority areas. This test is based on requirements set out in the Core Strategy looking back over a three year period. In Watford, the figure of 260 new homes per year is applied and will continue to be until the figure calculated using the Government's standard method has been applied for three years (a figure of 788 dwellings per year will be applied from 2019/20).

- Housing delivery Test requirement = 260 x 3 = 780
- Watford Housing Delivery = 346 + 329 + 268 = 943
- Housing Delivery Test compliance = 943/780 = 121%

6.2.8. Watford has complied with the Housing Delivery Test.

6.2.9. In Hertfordshire, increased delivery of housing is expected in coming years. Government guidance states that 'Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'.

6.3. Net additional care home bedrooms

6.3.1. The council monitor the number of care home bedrooms completed. These are separate from, and in addition to, the annual net housing completions.

6.3.2. There were no individual care home bedrooms completed during 2018/19. This means a total of 218 additional care home bedrooms have been completed since 2006. Accordingly, the total completions for 2018/19 are unchanged at 268 units.

6.4. Net additional dwellings: in future years

6.4.1. Local planning authorities are required to identify a supply of deliverable sites. Table 6.2 and Figure 6.1 show the estimated projections for 2018/19 to 2030/31. However, it is more appropriate to use the 5-Year Housing Supply[2] to ascertain a supply of deliverable sites for the forthcoming 5 Years.

6.4.2. The trajectory illustrated in Table 6.2 and Figure 6.2 identifies an average delivery rate for the remaining years up until 2031. It needs to be noted that there is a methodological gap in terms of identifying build out rates and completions. Not all planning permissions are implemented.

6.4.3. Therefore, for the purposes of the trajectory, an average annual build out and completion rate based on the past 13 years has been taken. This assumes an average of 352 units per year (including any windfall) completion rate.

6.4.4. Based on past build out rates, 4901 units would be estimated to come forward over this period. However, with the Government's new methodology to calculate housing requirements Watford should anticipate 788 dwellings per year coming forward to the end of the plan period in 2031. As of the 31st March 2019, 3,802 units have planning permission/prior approval.

6.4.5. Provided separately in Appendix D is a list of the outstanding allocated sites without planning permission as at 31 March 2019, which shows the estimated likelihood of whether development will proceed and when figures for these sites are included in the projections within the housing trajectory.

2 https://www.watford.gov.uk/downloads/file/3279/watford_5_year_housing_supply_statement_-_mar_2020

Table 6.2 Watford Housing Trajectory[1]											
Year	**Net Annual Comp (Market)**	**Net Annual Comps (Affordable)**	**Projected Comps Market (past delivery trends)**	**Projected Comps Affordable (past delivery trends)**	**Projected Comps Market Gov. Std. Method)**	**Projected Completions Affordable (Gov. Std. method)**	**Housing Target (Core Strategy + Gov. Std. method**	**Cumulative Comps (Gov. Std. method from 31 March 2019)**	**Net Annual Comps**	**Projected Annual Comps (past delivery trends)**	**Projected Annual Comps (Gov. Std. method)**
06/07	235	11					260	246	246		
07/08	219	72					260	537	291		
08/09	279	48					260	864	327		
09/10	302	214					260	1,380	516		
10/11	327	306					260	2,013	633		
11/12	322	95					260	2,430	417		
12/13	357	184					260	2,971	541		
13/14	316	82					260	3,369	398		
14/15	167	79					260	3,615	246		
15/16	220	25					260	3,860	245		
16/17	270	76					260	4,206	346		
17/18	192	137					260	4,535	329		
18/19	205	63					630[2]	4,795	268		798[3]
19/20			267	110	512	276	788	5,591		377	788
2006 to 2031			3,204	1,320	6,146	3,310	13,202	14,251	4,803	4,524	9,456

1 In the 2017 and 2018 iterations of the Authority Monitoring Report a housing target of 577 units per year was applied following a successful appeal that ruled the revised figure in the 2016 South West Hertfordshire Strategic Housing Market Assessment should be used instead of the adopted Core Strategy figure of 260 units per annum. The Government's Housing Delivery Test has clarified that the Core Strategy figure should still be applied as part of the Test therefore the table has been amended to reflect this guidance.

2 This has been calculated using the Core Strategy figure of 260 units per annum from April 1 to July 18 2018 and the Government methodology figure of 798 from July 19 to March 31 2019.

3 This figure will change annually as the national affordability figures are revised each year.

6.5. 5 Year Housing Supply

6.5.1. The most recent Five Year Housing Supply Statement can be found on the following link.

6.6. Total Net Housing Completions by Allocation and Windfall Type

6.6.2. Windfall sites refer to development proposals that come forward that have not been previously identified as available in the Local Plan process. Large windfall sites are developments where there are at least 10 dwellings or more, and small windfall sites are developments of less than 10 dwellings.

6.6.3. Watford has a history of a substantial delivery rate on windfall sites (both large and small). Windfall development accounted for 100% of all developments in 2017/199% of the total housing completions since 2006/07 were from windfall sites, as can be seen in more detail in Table 6.3.

Table 6.3: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2006/07 to 2018/19

Year	No. of Allocated Housing Site Units Completed	Allocated Housing Site Units as % of Total Net Comple-tions	No. of Large Windfall Site Units Completed	Large Windfall Site Units as % of Total Net Comple-tions	No. of Small Windfall Site Units Completed	Small Windfall Site Units as % of Total Net Comple-tions	Total Net Housing Comple-tions	Total Wind-fall Site Units (large & small)	Total Windfall Site Units as % of Total Net Comple-tions
2006/07	72	29%	123	50%	51	21%	246	174	71%
2007/08	88	30%	118	41%	85	29%	291	203	70%
2008/09	8	2%	243	74%	76	23%	327	319	98%
2009/10	0	0%	452	88%	64	12%	516	516	100%
2010/11	0	0%	577	91%	56	9%	633	633	100%
2011/12	28	7%	292	70%	97	23%	417	389	93%
2012/13	162	30%	316	58%	63	12%	541	379	70%
2013/14	46	12%	266	67%	86	22%	398	352	88%
2014/15	66	27%	79	32%	101	41%	246	180	73%
2015/16	8	3%	142	58%	95	39%	245	237	97%
2016/17	12	3%	238	69%	96	28%	346	334	97%
2017/18	58	18%	150	46%	121	37%	329	271	82%
2018/19	0	0%	167	62%	101	38%	268	268	100%
Totals	548	12%	3,163	66%	1,092	23%	4,803	4,255	89%
Avg.p.a.	42	12%	243	62%	84	26%	369	327	88%

Source: Watford Borough Council

6.6.4. During 2018/19 8 residential units were completed under the permitted development rights as set out by the Town and Country Planning Order General Permitted Development (Amendment) (England) Order 2013. This represents 3% of the total of 268 net completions for the year. Comparatively, last year approximately 5% of new homes were delivered through permitted development.

Slippage

6.6.5. Monitoring data shows that, historically, non-implementation rates, known as slippage, of planning permissions has been very low. However, there are a number of factors, including economic, which could mean that housing completions will not follow the projections anticipated. Examples include building works may take longer than currently scheduled and not all planning permissions are implemented and new developments may not come forward for reasons such as viability and the economic climate. Factors such as these are outside local authority control, as are downturns in the housing market.

6.6.6. The estimated figure contained in Watford's 2018/19 trajectory for net housing completions was 798 units, and the actual net housing completions amounted to 268 units. This is a relatively significant slippage reflecting the uplift in housing required as defined by the Government's higher housing targets using the standard method. It would be prudent to estimate a trajectory using the average build out rate over the past 13 years as the council has done in the past, however, this is no longer a feasible option to be considered because of the requirements set out in planning guidance.

6.7. New and Converted Dwellings on Previously Developed Land (PDL)

6.7.7. The National Planning Policy Framework and the Core Strategy Policy HS1 seeks to make effective use of land and make best use brownfield sites (previously developed land). There is a local target of 80% of all residential development to be on Previously Developed Land.

6.7.8. In 2018/19, there were 292 gross dwellings completed in total during the year. 82% (239 units) were on previously developed land. The level of brownfield development has accounted for between 81% and 100% of all new developments consistently over the past 10 years. However, this is not surprising given the urban nature of the borough.

Table 6.4: Percentage of new and converted homes (gross) on previously developed land

2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
99	100	100	100	98	93	97	91	91	94	87	93	82

Source: Watford borough Council

N.B. PDL definition amended 9/6/10 to exclude private residential gardens and applied to data from 2010/11. Some data since 2010/11 will include completions of permissions that were granted under the previous definition, and this obviously affects any comparisons made between results prior to and after this date.

6.8. Net Additional Pitches (Traveller Provision)

6.8.9. Watford Borough Council currently accommodates a 10-pitch public gypsy/traveller site (which can accommodate 20 caravans) at Tolpits Lane in the south of the town, managed by Hertfordshire County Council. There are no transit sites in Watford.

6.8.10. The Core Strategy Policy HS4 set a target of 20 pitches by 2021 and has stated that 'a site in the vicinity of the existing Tolpits Lane site will be the preferred location.' The most recent Gypsies and

Travellers Needs Assessment (2019) did not identify any need for pitches within Watford.

- During 2018/19, no additional pitches were delivered.

6.8.11. The Ministry for Housing, Communities and Local Government (MHCLG) collect and publish data from local authorities who carry out the count of caravans on traveller sites twice a year, in January and July.

6.8.12. At the time of the January 2019 count, the total number of traveller caravans in England was 22,662. Of these, 6,590 (29 per cent) were on socially rented sites; 13,261 (59%) were on privately funded sites; 2,022 (9%) were in unauthorised developments on land owned by travellers; and 789 (3.5 per cent) were in unauthorised encampments on land not owned by travellers. Since 2016 the number of caravans has increased from 21,312 to 22,662. The proportion of caravans on all authorised sites has risen from 79% in January 2007 to 88% in January 2019.

6.8.13. Data recorded in January 2019 shows the last seven counts since January 2016; the record for Watford is shown in the following table, and most notably the count in January the caravan count dropped by 53%. All of the sites in Watford were socially rented caravans.

6.8.14. Each January the count has included a count of caravans occupied by travelling showpeople in each local authority in England and the latest data gives annual totals since 2015. There were no travelling show people caravans recorded in Watford during any count. Environmental Health recorded 12 illegal encampments in Watford during 2018/19.

Table 6.5 Count of caravans on traveller sites in Watford

Year	Month	Socially Rented Caravans
2016	January	18
	July	17
2017	January	16
	July	16
2018	January	38
	July	15
2019	January	18

Data source: MHCLG, Traveller Caravan count www.gov.uk/government/statistics/traveller-caravan-count-january-2019

6.8.15. The council acknowledges a need for 10 transit pitches in South West Hertfordshire to complement the existing South Mimms site. The council will work with neighbouring authorities to identify the most appropriate location(s) for these pitches. These targets will be kept under review. Any applications for pitches will be assessed on a case by case basis against the policies of the Core Strategy and other relevant guidance.

6.9. Affordable housing completions and housing mix

6.9.16. The Core Strategy states that 35% affordable housing will be sought on major applications of 10 residential units and above (or sites of more than 0.5 ha), with a mix of 20% social rent, 65% affordable rent and 15% intermediate (e.g. shared ownership) affordable housing. This was informed by the Strategic Housing Market Assessment (SHMA) 2008.

6.9.17. In 2018/19, there were 63 affordable dwelling completions, 50 of which were affordable rented, 13 shared equity and none were social rent. This is a decrease from the number of affordable homes delivered during the previous year.

Table 6.6: Affordable housing completions mix provided

	Social rent		Affordable rent		Intermediate & Shared Equity		Total
	Number of units	% of total aff. units provided	Number of units	% of total aff. units provided	Number of units	% of total aff. units provided	Affordable units provided
13/14	10	12%	34	41%	38	46%	82
14/15	12	15%	48	61%	19	24%	79
15/16	0	0%	25	100%	0	0%	25
16/17	0	0%	64	84%	12	16%	76
17/18	45*	33%	78	57%	14	10%	137*
18/19	0	0%	50	79%	13	21%	63

Source: Watford Borough Council
*14/00827/FUL (Horwood Court Hillrise Avenue) was for an internal refurbishment to provide 33 units. These are identified as social rent via CDP Smart and therefore technically logged as an affordable provision. If this scheme is excluded there were 12 Social Rent units and 104 affordable units completed.
N.B. 'Affordable rent' category introduced 2011/12

6.10. Percentage of Affordable homes

6.10.18. 100% of the residential units on two of the four qualifying sites has been achieved, increasing the stock of affordable homes. The permission at 1-7 Lord Street and 56-58 Queens Road achieved 32% affordable units. On the Community Support Centre site only 24% of the units were affordable. Reasons for not achieving the policy requirement may include viability issues associated with developing the land.

Table 6 7: Number of affordable homes provided 2018/19 and as % of gross housing completions on qualifying sites.

Planning Permission Reference	Address	No. of affordable homes and % per permission total housing units	No. of affordable homes completed 2018/19
14/00859/FULM	Boundary Way, Watford	100% affordable	2
15/01662/FULM	Community Support Centre, 14 Stratford Road, Watford, WD17 4QH	9 affordable units representing 24% of total 38 res. Units	9
18/00213/VAR	Land Off Tolpits Lane, Tolpits Lane, Watford	100% affordable	44
18/00339/NONMAT	1-7 Lord Street and 56-58 Queens Road, Watford, WD17 2LL	8 affordable units representing 32% of total 25 res. units	8
		Total	**63 homes**

Source: Watford Borough Council

6.10.19. By way of comparison, affordable housing data since 2006/07 is provided, together with totals for overall net housing completions. The council provides the percentages for affordable homes completed as average % of the net number of new housing completions', however, it is to be noted that affordable housing is not required on sites of less than 10 dwellings. Additionally, on some large developments, all the affordable homes can be completed in one particular year while the number of market homes may be completed over several years. This means that that lower percentages of affordable housing in some years are often compensated by higher percentages in other years.

6.10.20. Since 2006/07 1,294 affordable homes have been completed. This is an average of 100 affordable homes per annum and is 27% of the total net housing completions in the borough during this time frame. It should be noted that since the Government issued the National Planning Policy Framework to replace the previous guidance structure based on Planning Policy Guidance and introduced flexibility into the planning system related to viability, there has been a negative impact on the delivery of new homes in Watford since 2015 as planning policy requirements are increasingly subject to challenge by the development industry as proposals come forward.

Table 6.8: Affordable homes provided 2006/07 to 2018/19

	Affordable Homes provided	Net Housing Completions (includes market and affordable)	Affordable Homes provided as average % of Net Housing Completions
2006/07	11	246	4.5%
2007/08	72	291	24.7%
2008/09	48	327	14.7%
2009/10	211	516	40.9%
2010/11	306	633	48.3%
2011/12	55	417	13.2%
2012/13	184	541	34.0%
2013/14	82	398	20.6%
2014/15	79	246	32.1%
2015/16	-12	245	-5.2%
2016/17	66	346	19.1%
2017/18	129	329	39.2%
2018/19	63	268	23.5%
Total	1,294	4,803	26.9%

Source: Watford Borough Council

N.B. To the year ending 31 March 2007, affordable housing completions monitored in this table are only those identified as a component part of a planning application - these do not include affordable acquisitions, if any. However, from the 2008 reporting year, the planning definition for affordable completions was revised to include acquisitions and conversions as well as new-build completions.

6.11. Affordable Housing Commitments

6.11.21. There are currently 693 affordable homes proposed with planning permission that have not been completed to date.

6.12. Gross Housing Completions by size

6.12.22. The significant majority of dwellings completed in Watford in 2018/19 were small units (1 and 2 bed). 121 units representing 41% were 1 bed units, while 142 units representing 49% were 2 bed units. The previous year during 2017/18, 44% were one bedroom while two bedroom properties accounted for 43%.

6.12.23. 3 and 4 bed units accounted for 10% of all new developments. This is a drop in comparison to the previous year, when 3 and 4 beds accounted for 13%. The past 13 years have seen 1 and 2 bed units accounting for 84% of all units, with 3 and 4 bed units only accounting for 16%.

6.12.24. The difference year on year only significantly effects 1 and 2 beds. For example, in many cases a reduction in 1 beds results in an increase in 2 bed provision, and vice versa.

Table 6.9 Gross* Housing Completions 2006/07 to 2018/19 by size

	1 Bed	2 Bed	3 Bed	4 Bed+	Unknown	Total
2006/07	98	161	17	17		293
2007/08	92	184	25	16	19	336
2008/09	143	158	35	31	2	369
2009/10	227	224	33	56		540
2010/11	310	305	33	17		665
2011/12	130	254	32	63		479
2012/13	139	276	45	108		568
2013/14	184	159	51	37		431
2014/15	105	129	22	15		271
2015/16	180	87	15	26		308
2016/17	205	129	26	24		384
2017/18	157	153	36	11		357
2018/19	121	142	10	19		292
Total	2091	2361	380	440	21	5293*

Source: Watford Borough Council
*Gross Completions differ from Net Completions therefore the figures in this table will be different from other housing tables.

6.12.25. Table 6.9 illustrates a considerable imbalance in the amount of 1 and 2 bed units being completed in the borough. Core Strategy HS2 sets out the requirement for housing mix across the borough. While individual schemes may deviate from the requirement reflecting its location and characteristics of the site, other sites should compensate for this to deliver a balanced housing mix across Watford during the plan period. Past completion rates demonstrate there is a significant under delivery of larger family sized units compared to smaller 1 and 2 bed units. Planning will seek to address this in the upcoming new Local Plan.

6.13. Gross Housing Completions by size

6.13.26. The 2011 Census confirmed that there was a significant increase in flatted development in the borough between 2001 and 2011. The proportion of the housing stock that was flats increased from 27% to 34% during those 10 years. This increase of 7.3% was entirely purpose-built flats, which increased from 20% in 2001 to 27% in 2011. Additionally, converted flats remained at 6% of the stock and flats in commercial buildings remained at 2%. As regards houses, the Census showed that the proportion of the total housing stick declined by 7%, from 73% in 2001 to 66% in 2011.

6.13.27. The proportion of total dwellings completed in 2018/19 that are flats has increased to 88%. This is an increase on last year's figure of 79%. On average, the percentage of flats completed for the period 2006/07 to 2018/19 is approximately 83%.

Table 6 10: Gross* Housing Completions 2006/07 to 2018/19 by type

Year	Bungalow	Flat/ apartment or maisonette	House	Total Gross Housing Completions
2006/07	1	261	31	293
2007/08	2	298	36	336
2008/09	1	293	75	369
2009/10	1	449	90	540
2010/11	1	602	62	665
2011/12	4	373	102	479
2012/13	0	404	164	568
2013/14	2	340	89	431
2014/15	0	228	43	271
2015/16	0	252	56	308
2016/17	2	333	49	384
2017/18	1	281	75	357
2018/19	7	254	31	292
Totals 2006/19	22	4,368	903	5,293

Source: Watford Borough Council
*Gross Completions differ from Net Completions therefore the figures in this table will be different from other housing tables.

6.13.28. The proportion of houses constructed this year is 10.6%, which is large drop from the 21% figure of the previous year. Houses and bungalows now represent approximately 13% of completed units.

6.14. Housing Density

6.14.29. The Revised National Planning Policy Framework 2018 puts stronger emphasis on the optimising land potential and making effective use of land. Policy HS2 in the Core Strategy sets out requirements for housing mix and density.

6.14.30. Densities will vary according to the accessibility of locations, with the highest densities around the town centre, key strategic sites and areas with good connections to public transport and employment centres.

6.14.31. The density of the site will be informed largely by site specific circumstances, such as accessibility of the site, any particular planning constraints, housing mix compliance and quality design.

Table 6.11: Percentage of new-build dwellings (gross, not including conversions or COU) completed by net density

Year	New Build Dwellings (Gross completions, excluding conversions and changes of use)	Net Development Area (ha)	Average density per hectare	% dwellings less than 30 dph	% dwellings between 30 and 50 dph	% dwellings greater than 50 dph
2006/07	226	2.83	80	3	6	92
2007/08	235	2.61	90	5	3	92
2008/09	264	4.79	55	6	26	68
2009/10	480	6.04	80	7	15	78
2010/11	543	3.62	150	1	8	92
2011/12	410	6.65	62	4	21	74
2012/13	521	7.81	67	4	32	64
2013/14	286	5.44	53	2	27	70
2014/15	190	1.87	101	3	14	84
2015/16	109	2.8	39	19	36	45
2016/17	283	3.67	77	5	10	85
2017/18	203	3.32	61	5	14	81
2018/19	228	4.23	54	20	52	156

Source: Watford Borough Council

N.B. Please note these figures relate to new-build dwellings completed and exclude conversions and C.O.U. for the purposes of density calculations. Percentages may not sum 100% due to rounding. Dph = dwellings per hectare

6.14.32. The housing density indicator is calculated on new build dwellings only, excluding conversions and changes of use. New build dwellings number 228 in 2018/19 and represent 85% of the total 268 net housing completions. This is an increase on last year which was when new builds accounted for approximately 62% of new homes created.

6.14.33. The average density for 2018/19 has decreased to 54 dwellings per hectare (dph), with 68% of new build dwellings at a density greater than 50 dph. 23% of new developments were between 30dph and 50dph, while 9% of new developments were very low density; less than 30 dph.

7. Economic Development and Employment

7.1. Employment Data

7.1.1. The following indicators include employment data on new floor space and changes of land use to and from employment. Employment type is defined by the planning use Class Order:

B – Business, encompassing:

- B1 (a) - Offices (other than those permitted in class A2 – Financial and Professional Services)
- B1 (b) - Research and development
- B1 (c) - Light industry
- B2 - General Industrial – carrying out an industrial process other than within class B1
- B8 - Storage or Distribution
- B0 - a mix of 'B' Uses.

7.1.2. The data monitors the employment floor space in terms of gains and losses. The report also provides a net change in floor space in the borough. If demolitions are involved, these can often take place in one year and the replacement premises are not completed until the following year (or years in the case of larger sites). This can sometimes be the cause of an apparent net loss.

7.1.3. Totals for each year since 2006/07 with respect to indicators BD1 – BD4 are provided in Appendix B. Any reference to employment areas in this Monitoring Report refers to those contained in the Watford Local Plan 2000.

7.2. Amount of employment floor space completed in Watford

7.2.1. Table 7.1 illustrates changes to employment floor space (gross internal floor space) completed within the borough during 2018/19.

Table 7.1: Amount of employment floor space completed in Watford

BD1(i)	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sqm	0	1,016	2,964	0	613	613	613	5,819
Loss sqm	0	50	2,800	0	0	2,424	6,681	11,955
Net sqm	0	966	164	0	613	-1,811	-6,068	-6,136

Source: Watford Borough Council

7.2.2. Any negative value is a loss. N.B. Category B1a is also captured under BD4 where the same figure is quoted.

7.2.3. In 2018/19, 5819 sqm of employment floor space was gained while there was a loss of 11,955sqm. This equates to an overall loss of 6,136 sqm. In particular, storage and distribution space (B8) reduced significantly (6,068 sqm net change). This brings the total employment floor space loss since 2006 to approximately 167,565 sqm.

Table 7.2: Amount of additional employment floor space completed in employment areas

BD1(i)	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sqm	0	1,016	2,782	0	613	613	613	5,637
Loss sqm	0	0	2,505	0	0	1,659	6,426	10,590
Net sqm	0	1,016	277	0	613	-1,046	-5,813	-4,953

Source: Watford Borough Council
Any negative value is a loss.
N.B. Category B1a is also captured under BD4 where the same figure is quoted.

7.2.4. Overall, 5,637sqm of employment floorspace was gained in the designated employment areas while a loss of 10,590 sqm was experienced in these areas. This represents a net loss of 4,953sqm in the financial year. A total of 6,859 sqm of employment floor space was lost in the B2 and B8 use classes.

7.2.5. Employment areas saw more losses than gains compared to the overall local authority area. 89% of all employment land losses occurred in employment areas. 97% of gains were also in employment areas. However, 4,953 sqm more floor space was lost than gained.

7.3. Total amount of employment floor space on previously developed land

7.3.1. Previously developed land (PDL) may be commonly referred to as brownfield land for the purposes of Watford.

7.3.2. Although, there was uncertainty over the definition of one of the applications for a gain of 1,840 sqm at Caxton Way, this has been identified as previously developed land. Accordingly, 100% of employment development within Watford took place on previously developed land which exceeds the Core Strategy target of 90%. Since 2006/07 no greenfield land has been used for employment development.

7.4. Employment land available by type in Watford (sites for which planning permission has been granted, but not implemented)

7.4.1. Outstanding planning permissions and prior approvals which have not been implemented to date should result in a net gain in employment use classes of 55,917 sqm. This is a significant amount of committed employment floor space.

Table 7.3: Employment floor space available in Watford (with planning permission, not yet implemented/completed)

BD3	B0	B1	B1a	B1b	B1c	B2	B8	Total
Proposed gross gain sqm	0	10,833	89,328	498	498	3,324	3,896	108,377
Proposed gross loss sqm	0	383	30,322	2,320	10,359	834	8,242	52,460
Total	0	10,450	59,006	-1,822	-9,861	2,490	-4,346	55,917

Source: Watford Borough Council

7.5. Total amount of floor space for Town Centre Uses

7.5.1. 'Town centre uses' encompasses the completed amount of floor space for retail (A1), financial and professional services (A2), office (B1a), and leisure (D2) development. Ideally these types of uses should be concentrated in the town centre as opposed to less central and less accessible locations. Business development data in this report uses the town centre boundary as represented on the Proposals Map that accompanies the Watford District Plan 2000.

7.5.2. A large quantity of floor space appropriate for a town centre location was created in in 2018/19. The town centre provided 89% of the total completed A2, B1a and D1 related floor space in the past financial Year. 28,450 sqm of retail space has been gained in the town centre, mainly due to the completion of the Intu development.

Table 7.4: Total amount of completed retail, financial and professional services, and office and leisure development within Watford and the town centre

Total gain in Watford	A1	A2	B1a	D2	Totals
Gross gain sqm	28,742	1,119	2,964	13,148	45,973
Gross loss sqm	5,699	393	2,800	0	8,892
Net change	23,043	726	164	13,148	37,081
Gain in the town centre	**A1**	**A2**	**B1a**	**D2**	**Totals**
Gross gain sqm	28,450	646	0	12,003	41,099
Gross loss sqm	4,714	162	0	0	4,876
Net change TC	23,736	484	0	12,003	36,223
% gain in the town centre as % of gross gain in Watford overall	**99.0%**	**57.7%**	**0%**	**91.3%**	**89.4%**

Source: Watford Borough Council

NB: Floor space is specified as square metres. Unconfirmed as gross internal floor space and any negative value under net change is a net loss.

7.6. Total jobs recorded

7.6.1. Watford's Core Strategy seeks a minimum of 7,000 additional jobs in the district during 2006-2031. The figure for total jobs includes employees, self-employed, government-supported trainees and HM forces.

7.6.2. Progress against the target is monitored by using the East of England Forecasting Model (EEFM)[1]. Recent data from the EEFM (2018) suggested that there were 76,800[2] current jobs in Watford. This is an increase of 15,500 jobs since 2006. The data implies a total employment growth to 83,200 [21,900 additional jobs] in 2031 from a baseline year of 2006 could be anticipated pending economic circumstances.

7.7. Job Density and Active Enterprises

1 As a reference, ONS data in 2017 indicates that there are 99,000 jobs. Previous AMRs in Watford had reservations regarding this figure and accordingly is not used in this AMR. It is mentioned here as a record.

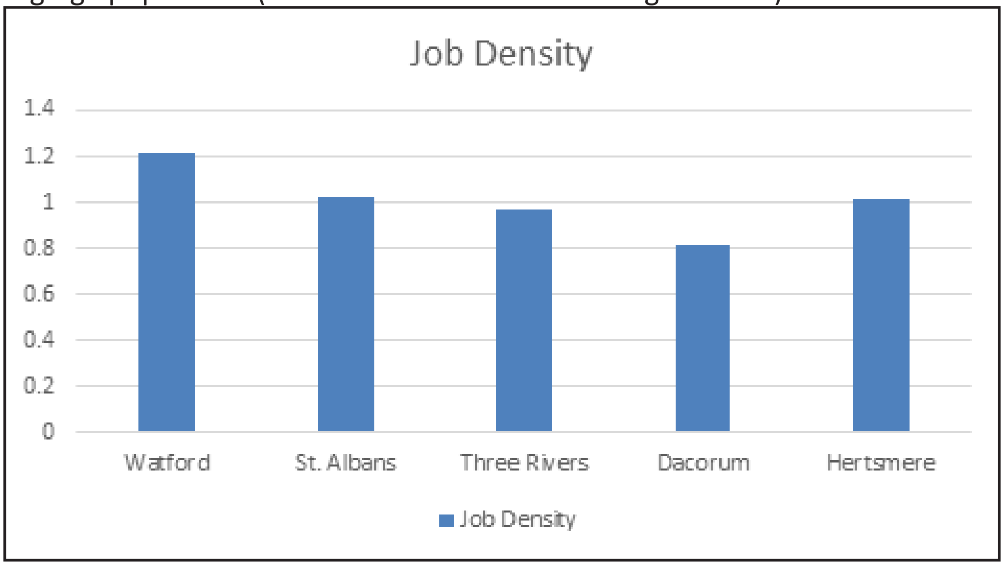
2 Please note that 75% of jobs in the Employment Activities Sector have been subtracted from the total jobs figure from the EEFM. 75% of these jobs are estimated to be outside Watford.

7.7.1. Job density is the number of jobs per residents of working age (16-64). It is considered to be an appropriate indicator for comparing numbers of jobs between different types of areas. High job densities are where there is at least one job for every working-age resident, a ratio of 1.0 or above. By these standards Watford has a relatively healthy economy. Using EEFM figures, Watford has a current job density of 1.21. Watford's jobs density was approximately 1.13 in 2007.

Note: that previous Authority Monitoring Reports used the job density figure from the Office for National Statistics (ONS). However, this is based on a 99,000 total job figure Watford (density of 1.58), which is considered an over estimation. Accordingly, by using the total working age population in Watford and the total employment jobs from the EEFM, it is possible to calculate job density as 1.21.

7.7.2. As a comparison with other authorities in the South West Hertfordshire Area, the following table illustrates that Watford has a higher jobs density than its neighbours.

Figure 7.2: Jobs density in 2018 in South West Herts representing the ratio of total jobs to working-age population (includes males and females aged 16-64)[3]



Source: Office for National Statistics
Note: Previous years gave a breakdown in the number of part time and full time jobs. Again this was based on a 99,000 jobs figure for Watford which is considered an over estimation. The EEFM does not breakdown jobs by part time and full time and therefore is not provided in this year's Authority Monitoring Report. As a reference, the Office for National Statistics figures can be accessed here.

7.7.3. The number of active enterprises and business start-ups and closures provide an indicator of the level of entrepreneurship and of the health of the business population.

Table 7.5: Count of active enterprises in Watford

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
3,705	3,785	3,860	4,010	3,945	4,035	4,390	4,705	5,115	5,450	5,670	5,735

Source:https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/businessdemographyreferencetable

7.7.4. The count of active enterprises in Watford shows a mostly increasing trend, despite a slight drop

3 https://www.nomisweb.co.uk/reports/lmp/la/1946157230/report.aspx?t%20own=watford#tabempunemp

in 2011. There are currently 5,735 active enterprises in the borough. This equates to 900 active enterprises per 10,000 people of working age (mid-2018 estimates). This is an increase from the 2013 equivalent of 709 active enterprises per 10,000 people of working age (mid-2013 estimate) and the 2012 equivalent of 663 active enterprises per 10,000 people of working age.

7.8. Percentage of Employee Jobs by Industry Groups

7.8.1. The largest employment group in Watford is professional services industries, representing approximately 20% of all jobs. Retail accounts for 10% and health care account for 8%. The following table gives the full breakdown.

Table 7.6 Employment by sector in Watford

Sector	Number of jobs
Agriculture	0
Mining & quarrying	0
Manufacturing	2,000
Utilities	5
Waste & remediation	175
Construction	3,500
Wholesale and Retail Trade	12,000
Transportation and Storage	1,250
Accommodation And Food Service Activities	4,500
Information And Communication	4,500
Financial And Insurance Activities	1,500
Real Estate Activities	1,000
Professional, Scientific And Technical Activities	18,000
Administrative And Support Service Activities	40,000 (13,000)*
Public Administration And Defence; Compulsory Social Security	900
Education	3,500
Human Health And Social Work Activities	7,000
Arts, Entertainment And Recreation	1,250
Other Service Activities	1,000
Full time	45,000
Part time	58,000
Total**	103,000**
Adjusted Total	**76,500**

*Note: The number of administration jobs in the borough is likely to be closer to 13,000 as job registrations through agency work are likely included in the original figure. Therefore, the adjusted figure of 13,000 jobs should be accounted for in this sector.
Source: https://www.nomisweb.co.uk/reports/lmp/la/1946157230/report.aspx?town=watford#tabquals

7.9. Article 4 directions on designated employment sites

7.9.1. Article 4 directions are used to remove permitted development rights on sites or properties.

Changes can still be made, however this must be done through a planning application. In January 2019, the council issued article 4 directions on all designated employment areas in Watford (a total of five directions). These removed the permitted development rights that enabled premises to change their existing use from office space (B1a use), storage/distribution (B8 use) or light industrial (B1c use) to a residential unit (C3 use) without obtaining planning consent. The intention is to protect employment in the town and ensure it contributes to make a value contribution towards the local economy and community.

7.10. GCSE results

7.10.1. There have been a number of changes to the GCSE in England. August 2018 was the second summer that the reformed GCSEs graded 9 – 1 have been awarded. The new system is still be phased in and accordingly it is very difficult to do a time comparison on previous years.

7.10.2. The following table details the GCSE and equivalent entries and achievement of pupils at the end of key stage 4 for each local authority in the East of England Region.

7.10.3. Hertfordshire had 12,372 pupils enrolled with an average attainment score of 51.5 which is the second best in the region, after Southend on Sea. Hertfordshire also had the second highest percentage of pupils who achieved a 9-5 pass standing at 53.1%.

Table 7.7 Hertfordshire GCSE Equivalent

Region/Local Authority	Number of pupils at the end of key stage 5	Average Attainment 8 score per pupil	Percentage of pupils entered for components	Percentage of pupils who achieved grade 9-5	Percentage of pupils who achieved grade 9-4
Bedford	1,832	45.8	97.8	40.4	62.6
Cambridgeshire	5,491	48.0	96.8	46.1	66.2
Central Bedfordshire	2,579	45.2	96.4	41.5	64.4
Essex	14,040	46.1	97.2	41.0	63.5
Hertfordshire	**12,372**	**51.5**	**97.9**	**53.1**	**73.3**
Luton	2,567	43.3	97.1	35.9	56.6
Norfolk	7,486	45.1	97.5	39.6	62.4
Peterborough	2,305	42.0	95.7	35.5	55.5
Southend-on-Sea	2,019	52.0	95.9	55.3	71.5
Suffolk	6,775	45.5	97.2	41.3	64.0
Thurrock	1,634	42.9	96.9	38.7	60.4
East	59,100	47.0	97.2	43.9	65.3

Source: Local Authority Tables https://www.gov.uk/government/statistics/key-stage-4-and-multi-academy-trust-performance-2018-revised

7.11. Qualifications of Working Age Population

7.11.1. There has been a mostly increasing trend in Watford over recent years in qualifications held. NVQ1 and above stands at 90%. See table 7.8 for full breakdown.

Table 7.8: Qualifications of working age resident population (age 16-64)

Calendar Year	NVQ4 and Above	NVQ3 and Above	NVQ2 and Above	NVQ1 and Above	Other Qualifications	No Qualifications
2007	31.7	53.4	68.8	79.1	N/A	9.7
2008	25.9	44.9	58.7	70.5	N/A	11.9
2009	29.7	49.6	66.0	77.7	N/A	6.8
2010	31.5	48.1	66.9	76.7	N/A	8.1
2011	35.8	50.4	71.9	85.2	N/A	8.4
2012	43.7	63.5	81	93	N/A	N/A
2013	48.1	59.7	77.4	88.3	N/A	N/A
2014	42.3	61.1	75.9	88.6	N/A	N/A
2015	43.4	63.7	79.3	88.8	N/A	N/A
2016	44.4	57.4	76.7	83.5	N/A	10
2017	42.1	53.4	79.1	87.7	N/A	9.6
2018	46.6	60.2	82.4	90.0	N/A	N/A

Source: https://www.nomisweb.co.uk/reports/lmp/la/1946157230/report.aspx?town=watford#tabquals

Definitions of qualification levels:
NVQ4 and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent
NVQ3 and above: e.g. 2 or more 'a' levels, advanced GNVQ, NVQ3 or equivalent
NVQ2 and above: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ2 or equivalent
NVQ1 and above: e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ1 or equivalent
Other Qualifications: includes foreign qualifications and some professional qualifications
No qualifications: no formal qualifications held (the sample size for Watford is too small to be considered reliable)

8. Sustainable Development

8.1. Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds

8.1.1. The council seeks to determine planning application based on the guidance of the Environment Agency and the National Planning Policy Framework. The council consults the Environment Agency on certain types of planning applications received, such as all large sites over one hectare and any major planning applications in flood risk areas.

8.2. Average household water use (litres per head per day)

8.2.1. Affinity Water provide Watford with water. Their customers on average use 150 litres per person per day (Affinity Water) compared with the national average of 140 litres (Waterwise).

8.3. Renewable Energy

8.3.1. Monitoring of renewable energy developments to get an accurate estimation of energy generated through these sources is problematic. Not all renewable energy installations require planning permission which are what are monitored. Small scale domestic installations may be considered permitted development. The amount of energy generated using renewable energy technologies is often not supplied in planning applications where renewable energy is included. Once the new Local Plan is adopted a new monitoring requirement will be considered.

8.4. Per capita Carbon Dioxide (CO2) emissions

8.4.1. Since 2015, 370 of 391 local authorities have seen decreases in carbon emissions. The East of England has a CO2 per capita emissions rate of 5.3 ktCO2 while Greater London has a 3.4 kt O2 rate per capita.

8.4.2. Table 8.2 on page 43 details Watford's situation. The current 3.8 ktCO2 per capita emission rate is more akin to London rather than the 5.3 ktCO2 rate for the east of England generally. This is likely due to the relatively high population density of the borough. Watford's rate has reduced consistently since 2005, with a drop of 11.6% since 2015. There has been a fairly consistent drop in emissions per capita over the past 10 years.

8.4.3. Both industrial and domestic electricity emissions in Watford dropped significantly between 2015 and 2017, by 30% and 29.4% respectively. Transport emissions increased in the same time period, but only by 3.9%. It is important to bear in mind that local authorities have relatively little influence over some types of emissions but within the dataset, a subset is published which represents carbon dioxide emissions within the scope of local authorities. The table below details this subset.

Table 8.2 S4 Local Authority CO2 emissions estimates 2005-2017 (ktCO2) - Subset dataset

Year	A. Industry and Commercial Electricity	B. Industry and Commercial Gas	C. Large Industrial Installations	D. Industrial and Commercial Other Fuels	E. Agriculture	**Industry and Commercial Total**	F. Domestic Electricity	G. Domestic Gas	H. Domestic 'Other Fuels'	**Domestic Total**	I. Road Transport (A roads)	K. Road Transport (Minor roads)	M. Transport Other	**Transport Total**	**Grand Total**	Population ('000s, mid-year estimate)	Per Capita Emissions (t)
2005	167.3	38.6	-	15.7	0.1	**221.6**	82.7	115.6	1.6	**200.0**	67.9	38.4	0.6	**118.1**	**539.3**	82.1	6.6
2006	173.4	34.5	-	15.1	0.1	**223.2**	88.9	109.9	1.5	**200.3**	67.3	41.8	0.6	**120.8**	**543.8**	82.1	6.6
2007	170.2	33.6	-	15.3	0.1	**219.1**	88.0	104.2	1.4	**193.7**	64.9	43.4	0.6	**119.5**	**531.7**	82.9	6.4
2008	189.2	32.4	-	13.0	0.1	**234.7**	84.2	108.2	1.5	**193.9**	61.6	39.7	0.6	**111.3**	**539.3**	84.8	6.4
2009	175.3	29.0	-	10.7	0.1	**215.1**	76.0	98.8	1.1	**175.9**	59.5	38.2	0.5	**107.4**	**497.8**	86.5	5.8
2010	181.9	37.3	-	10.8	0.1	**230.2**	79.3	108.3	1.1	**188.8**	56.3	37.5	0.5	**104.1**	**522.4**	88.6	5.9
2011	153.4	28.4	-	9.7	0.1	**191.6**	75.4	89.5	1.2	**166.1**	55.9	36.3	0.5	**102.5**	**459.5**	90.7	5.1
2012	185.7	34.2	-	9.9	0.1	**229.8**	80.7	98.5	1.2	**180.4**	56.2	35.4	0.5	**102.2**	**511.7**	91.9	5.6
2013	174.9	34.8	-	8.1	0.1	**217.9**	74.5	102.5	1.3	**178.2**	55.2	35.3	0.5	**101.1**	**496.5**	93.9	5.3
2014	148.1	23.5	0.1	8.8	0.1	**180.6**	62.6	84.1	1.3	**148.0**	52.9	36.3	0.5	**100.3**	**428.1**	95.6	4.5
2015	124.1	32.5	0.3	9.8	0.1	**166.7**	53.0	90.9	1.4	**145.3**	52.7	35.9	0.5	**98.9**	**410.2**	96.3	4.3
2016	98.2	32.0	0.3	9.9	0.1	**140.6**	43.6	94.8	1.3	**139.7**	54.1	37.2	0.5	**101.8**	**381.2**	96.6	3.9
2017	86.9	33.9	0.2	10.0	0.1	**131.2**	37.4	91.3	1.7	**130.3**	52.3	39.1	0.5	**102.8**	**363.4**	96.7	3.8

Source: UK local authority and regional carbon dioxide emissions national statistics: 2005-2017 sourced here: https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016

8.5. Air Quality Management Areas and Air Quality monitoring

8.5.1. The council monitors air quality at several locations across the borough (these are currently under review). In the past year the council has stopped monitoring two Air Quality Management Areas. This leaves two Air Quality Management Areas within the borough. These are:

- Watford AQMA 2: Vicarage Road
- Watford AQMA 3A: Aldenham Road/Chalk Hill

The council has prepared an Air Quality Action Plan. The plan can be accessed on our website www.watford.gov.uk/airquality. The annual air quality status report updates air quality monitoring data which is also published on the council website.

8.5.2. The main pollutants of interest in Watford continue to be NO2 and PM10 particulates. These are primarily associated with road traffic. There were 19 monitoring sites in 2018. Some points are noted here:

- NO2 concentrations have decreased at almost all monitoring locations, and at the automatic monitoring site there was a further reduction in the NO2 annual mean concentration, and there were no exceedances of the 1-hour mean objective;
- Exceedances of the annual mean all occurred within existing AQMA's. However, there was a decrease in concentrations on Pinner Road, Chalk Hill and Lower High Street in AQMA 3A and on Farraline Road in AQMA 2;
- After applying the distance correction, the predicted concentration at receptor was above the AQS objective at only Farraline Road and Chalk Hill;
- The improvement is considered to be the result of a gradual shift over time to vehicles that are less polluting, and this trend will hopefully continue with newer vehicles and a shift to less polluting vehicles including electric and hybrid vehicles;
- There were no exceedances of the air quality objectives for PM10;
- Monitoring of PM2.5 to date has shown concentrations to be below the national objective annual mean target of 25 µg/m3

8.6. Noise complaints per 1,000 population

8.6.3. Noise complaints are calculated per 1,000 population. There were 1,084 noise complaints equivalent to 12.6 per 1,000 population in 2010/11. The number of noise complaints has since decreased to 791 in 2018/19, equivalent to 7.9 per 1,000 population.

Table 8.3: Noise complaints

Watford	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Total noise complaints	1,084	874	756	716	714	724	736	737	797
Number of complaints per 1,000 population	12.6	9.6	8.2	7.6	7.5	7.5	7.6	7.6	8.2

Source: Watford Borough Council

N.B. The relevant mid year population estimate is used in calculations. 96675

9. Green Infrastructure

9.1. Change in areas of biodiversity importance

9.1.1. Priority habitats are local nature reserves, wildlife sites, 'Sites of Special Scientific Interest' (SSSIs) and 'Regionally Important Geological Sites' (RIGS). The council's aim is for there to be no reduction in the number or area of these habitats within Watford.

9.1.2. There are no SSSIs within the borough. The closest SSSIs are Whippendell Wood (important as Ancient Woodland), Croxley Common Moor and Bricket Wood. The Hertfordshire Environmental Records Centre last updated the boundaries of around 120 Local Wildlife Sites across the county in 2015. Five of the wildlife sites in Watford are designated Local Nature Reserves:

1. Albans Wood;
2. Harebreaks Wood;
3. Lairage Land;
4. Cassiobury Park; and
5. Garston Park.

9.1.3. Data currently exists up until 2016. However, it is understood that no changes have occurred in the extent of the Local Nature Reserves in Watford in 2018/19. The council will seek more up to data in forthcoming Authority Monitoring Reports.

Table 9.1: Change in areas of biodiversity importance in Watford

	2013 No. of sites	2013 Site area (ha)	2014 No. of sites	2014 Site area (ha)	2015 No. of sites	2015 Site area (ha)	2016 No. of sites	2016 Site area (ha)	2017 No. of sites	2017 Site area (ha)	2018 No. of sites	2018 Site area (ha)
LNRs	5	94.67	5	94.67	5	94.67	5	94.67	27	94.67	5	94.67
Wildlife sites	27	247.8	27	247.2	27	246.93	27	246.93	27	247.44 [1]	5	247.44
SSSIs	0	0	0	0	0	0	0	0	0	0	0	0
RIGS	0	0	0	0	0	0	0	0	0	0	0	0

Source: Hertfordshire Environmental Records Centre and Watford Borough Council
N.B. LNRs = Local Nature Reserves; SSSIs = Sites of Special Scientific Interest;
RIGS – Regionally Important Geological Sites.

9.1.4. The areas may continue to vary from year to year with the addition and de-selection of sites, as well as major boundary amendments (particularly to Wildlife Sites). Throughout the year, there are also numerous minor changes to boundaries as new information becomes available (e.g. the removal of areas with no ecological value). Re-digitising is also necessary when Ordnance Survey baseline mapping data is updated.

1 The change in site area is a result of amendments to the GIS data.

9.2. Green space managed to Green Flag Award status.

Table 9.2: Amount (hectares) of eligible open spaces managed to Green Flag award

Site	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Alban Woods	N/A	N/A	N/A	3.8	N/A	N/A
Callowland Recreation Ground	N/A	3.7	3.7	3.7	3.7	3.7
Cassiobury Park	74.9	74.9	74.9	74.9	74.9	74.9
Cheslyn Gardens	1.1	1.1	1.1	1.1	1.1	1.1
Goodwood Recreation Ground	N/A	N/A	N/A	3.7	3.7	3.7
Harwoods Recreation Ground	N/A	N/A	N/A	N/A	N/A	2.4
North Watford Cemetery	N/A	N/A	N/A	12.6	12.6	12.6
Orchard Park (formerly North Watford Playing Fields)	N/A	N/A	3.5	3.5	3.5	3.5
Oxhey Park	14.0	14.0	14.0	14.0	14.0	14.0
Paddock Road Allotments	N/A	N/A	N/A	5.48	5.48	5.48
St. Mary's Churchyard	0.4	0.4	0.4	0.4	0.4	0.4
Waterfields Recreation Ground	N/A	N/A	2.3	2.3	2.3	2.3
Woodside Playing Fields (exc. Alban Wood)	21.6	21.6	21.6	21.6	21.6	21.6
Total	**112.0**	**115.7**	**121.5**	**147**	**143.3**	**146.0**

Source: Watford Borough Council
N.B. See www.greenflagaward.org.uk for criteria of the green flag award

9.2.1. Our target to maintain the amount of open space managed to Green Flag Award standard has been exceeded again in 2019. Harwoods Recreation Ground has been awarded Green Flag status bring the total number of green spaces with the award to 12. Gaining additional Green Flags for Watford was one of the aims of the action plan in 'A Green Spaces Strategy for Watford 2013-2023' adopted in November 2013.

9.2.2. Watford has twelve award winning green spaces. This brings the amount of open space managed to Green flag Award standard to 146 hectares. This is equivalent to 47% of Watford's total open space managed (311.3 hectares) as at 31 March 2019. See table 9.2 for full list of parks.

9.2.3. Further improvements are planned to Oxhey Park with a £3.8 million investment in a new café, sport and recreation facilities, including a skate park, BMX pumptrack and new play facilities. Other parks earmarked for improvement will include a £350,000 programme of refurbishment of Garston Park to Green Flag standards. This follows on from an £1.4 million investment in 2 adventure play grounds at Harwoods and Harebreaks Recreation Grounds.

9.3. Change in total open space managed by Watford Borough Council

9.3.1. The importance of open space in Watford's urban environment is recognised and protected by Core Strategy Policy GI1: Green Infrastructure and GI2: Green Belt, alongside saved planning policies from the Watford District Plan 2000, L8: Open Space Provision in Housing Development and L9: Children's Play Space.

9.3.2. There has been no change during 2018/19 in the total amount of open space managed by WBC. The importance of open space in Watford's urban environment is recognised and protected by Core Strategy Policy GI1: Green Infrastructure and GI2: Green Belt, and also addressed by the saved planning policies from the Watford District Plan 2000, L8: Open Space Provision in Housing Development and L9: Children's Play Space.

Table 9 3: Change in total hectares of open space managed by Watford Borough Council

2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Change in hectares between 2014/15 & 2018/19
339.9	311.3	311.3	311.3	311.3	311.3	311.3	311.3	311.3	311.3	311.3	0.0

Source: Watford Borough Council

N.B. The change between 2008/09 and 2009/10 measurements was due to implementation of GIS and a resulting improvement in accuracy.

9.4. Maintain the general extent of the Green Belt

9.4.1. Policy GI2 of the Core Strategy 2013, sets out the broad approach of retaining the existing Green Belt boundary. However, Green Belt will only be undesignated via the plan making process and a Green Belt review. Watford's Green Belt designation is approximately 407ha equates to 19% of Watford's total area.

10. Urban Design and Conservation

10.0.1. Watford Borough Council expects developers to follow current best practice when designing new buildings and delivering new development. Core Strategy policies UD1 'Delivering High Quality Design' and UD2 'Built Heritage Conservation' are used as indicators which were introduced in the Core Strategy in order to monitor progress.

10.1. Design Guides

10.1.1. There is a range of design guidance produced at local, county and national level which are available on the council's website. There have not been any additions or changes to the design guides during the in the 2018/19 period.

10.2. Housing Quality Building for Life Assessments

10.2.1. It is Watford Borough Council's aim to improve the quality of new buildings in the borough. The council started to use Building for Life assessments in 2010. Subsequently, the format of Building for Life assessments was revised nationally in 2012.

10.2.2. The process involves trained officers making assessments following a number of set questions. Due to resource issues it has not been possible to undertake this assessment for schemes completed in the 2018/19 period.

10.3. Conservation Character Area Appraisals

10.3.1. There are currently 10 conservation areas in Watford. These include:

- Civic Core Conservation Area
- Estcourt Conservation Area
- Grove Mill Lane Conservation Area
- High Street/King Street Conservation Area
- Macdonnell Gardens Conservation Area
- Nascot Conservation Area
- St Mary's Conservation Area
- The Square Conservation Area
- Watford Heath Conservation Area
- Oxhey Conservation Area

10.3.2. Work is being undertaken on a potential designation of a conservation area in the Cassiobury area which will complement the most recent reviews that have been completed of several conservation areas in 2017.

10.3.3. The council has committed to updating the Character Appraisals for the conservation areas every five years. A complete map of conservation areas in Watford is available on our conservation webpage together with all the character appraisals and the Conservation Areas Management Plan.

10.4. Conservation Area Management Plans

10.4.1. The Conservation Areas Management Plan contains various indicators which will help to monitor change when it is reviewed and updated, together with the character appraisals; the aim is to carry out a review every five years. The review is planned for 2019.

Locally listed Buildings

10.4.2. Local listed buildings have been designated as such because of their local architectural and/or historic value, and any development adversely affecting these buildings will be resisted. In February 2019, the council added 28 buildings to the Local List and removed 5 for a net gain of 23 buildings. Removals included 36 and 73-75 Clarendon Road (both demolished), 39-41 and 54-56 High Street (both demolished and Sugden House (now nationally listed).

Nationally Listed Buildings

10.4.3. Nationally listed buildings are buildings or structures that have been judged to be of national historical or architectural interest. Listing ensures that the architectural and historic interest of the building is carefully considered before any alterations, either internally or externally, are agreed.

10.4.4. Nationally listed buildings and structures are included on a register known as the statutory list, drawn up by the Department of Culture, Media and Sport (DCMS) under the Planning (Listed Buildings and Conservation Areas) Act 1990, and assisted by Historic England (HE). The most recent addition was the Peace Memorial by the Town Hall which was upgraded to grade II* in June 2016 in recognition of the rarity of the memorial involving a female sculptor and the use of male nudes in such a memorial. No upgrades were noted in 2018/19. The heritage value of Sugden House has been further recognised by being added to the national list.

10.5. Listed Buildings at Risk Register

10.5.1. The majority of listed buildings are well maintained. However, a small but significant number have been neglected and are under threat. The list of Buildings at Risk was most recently updated in 2017. No changes have been made during 2018/19.

10.5.2. On the Lower High Street, permission has been granted for restoration of Frogmore House. Work is expected to commence in 2019.

10.6. Listed Building Demolitions

10.6.1. Redevelopment on Clarendon Road has seen the demolition of the locally listed structures at 73 and 75 Clarendon Road. The council has worked with landowners to find a suitable use for the One Bell Public House in the town centre which is also locally listed. The council will continue to actively conserve and protect historic buildings in the district.

11. Transport

11.0.1. Hertfordshire County Council has overarching responsibility for transport. Hertfordshire's Local Transport Plan 4 (LTP4) sets out the overall transport strategy for Hertfordshire and plans for the period 2018 to 2036 and sets out how transport can help deliver a positive future vision. A South West Hertfordshire Growth and Transport Plan is also currently been prepared which identifies particular schemes and projects for Watford and other towns in the region.

Accessibility - Percentage of new residential development within 30 minutes public transport time of key services and 400 metres of a bus stop where a frequent bus service operates i.e. where there are 5 or more journeys each way per day Mon-Sat

11.0.2. Information on accessibility helps identify whether people living in new developments can easily get to jobs, education, health and other key activities. The following table shows the results on net residential development for the period 2006/07 to 2017/18, based on the percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

Table 11 4: Percentage of new residential development (net completions) within 30 minutes public transport time of services/key activities (this data has not been updated for 2018/19 as the data is not yet available)

Service/ key activity	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Bus Stops (frequency 5+ per day)	-	-	-	-	-	-	-	-	-	-	88%	88%	-
GPs	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	-
Hospitals	100%	100%	78%	89%	75%	68%	79%	62%	90%	92%	74%	72%	-
Primary Schools	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	-
Secondary Schools	100%	100%	100%	100%	100%	100%	100%	100%	100%	97%	100%	100%	-
Employment	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	-
Retail Centre	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	-

Source: Hertfordshire County Council and Watford Borough Council
N.B. Results can be affected because of the particular parameters set and bus/train timetables and routes can change.

11.0.3. The model output showed that Watford is relatively accessible location overall, with most key services easily accessible from 100% of new homes. This is not unexpected in an urban borough. Hospital services are slightly less accessible, with 28% of new homes built during the year being more than 30 minutes from Watford General Hospital by public transport.

11.0.4. In 2017/18 88% of net residential development was within 400m of a bus stop. However, it is important to note that the attractiveness of bus routes including fare pricing, journey times and consistency of bus routes strongly influences patronage.

11.1. Percentage Change in Total Vehicle Distance (km) on HCC roads in Watford

11.1.1. Much of the motorway and trunk road network is of a long-distance nature so a comparison of traffic on just HCC controlled roads provides a measure of locally generated traffic change. In Watford there has been a decrease of 2.1% in total vehicle distance (km) on HCC roads in Watford up until 2016/17.

Table 11 5: % Change in Total Vehicle Distance (km) on HCC roads in Watford

2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/15	2015/16	2016/17
-2.9	-1.35	+1.77	+2.58	-4.86	-2.80	+1.5	-1.2	+3.9	+0.1	-2.1

Source: Hertfordshire Traffic and Transport Data Reports 2004-2017 (latest data 2016/17).
N.B. HCC roads – Hertfordshire County Council controlled roads, which excludes motorway and trunk roads;
+ denotes an increase and – denotes a decrease in traffic flow levels. No counts on the motorway/trunk road network in Watford or Three Rivers are included in the annual monitoring programme

11.1.2. Previous Authority Monitoring Reports have noted increases in population and economic growth in Hertfordshire. If not planned and managed, this can exacerbate road congestion. Watford is currently forecast to have an 18.7% increase in traffic between 2017 and 2031 across all types of roads which compares with a Hertfordshire average of 18.0% increase (Hertfordshire Traffic and Transport Data Report, 2018).

11.2. Travel to Work Mode Shares

11.2.1. The 2011 census showed that the highest levels of car ownership in Hertfordshire are found in East Herts, Three Rivers and St Albans (only 13% of households in East Herts and 14% in Three Rivers and St Albans have no car). Stevenage and Watford, both densely populated urban areas, have the lowest levels of car ownership (23% and 22% of households respectively, have no car).

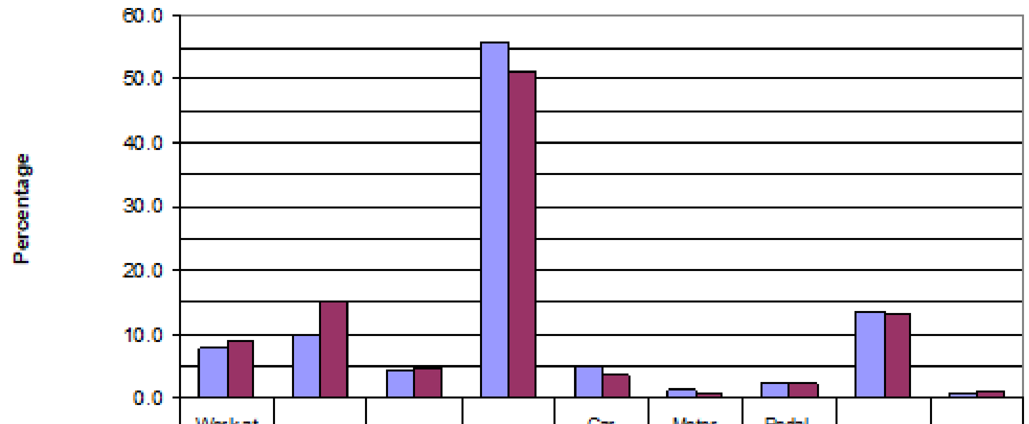
- Fewer Watford residents in employment travel to work in 2011 by car at 54.6%, than the 60.5% in 2001, a decrease of 5.9% (51% as driver and 3.6% as passenger). Overall in Hertfordshire, the proportion travelling to work by car has decreased by 3.9%, from 64.4% in 2001 to 60.5% in 2011.

19.5% of residents in Watford travel to work by public transport in 2011, as opposed to 14.1% in 2001, which is an increase of 5.4% (most of the increase coming from train or underground, rather than bus). The Hertfordshire average for residents travelling to work by public transport is lower at 16.5%, although this has also increased from 13.7% in 2001. However, train use in Hertfordshire is higher than the England average of 9%.

- The proportion of Watford residents who work at home more than doubled between 1991 and 2001 to 7.8% and this increased to 8.8% in 2011, with 11.4% being the Hertfordshire average. The 2018 Hertfordshire Travel Survey noted that 29.1% of working Hertfordshire respondents work from home once a week or more, indicating a high incidence of home working on occasional days.

- In 2011, Watford had a much higher proportion (13.2%) of residents walking to work than any other district in Hertfordshire (average 8.5%); also, a higher usage of travelling to work by bicycle at 2.2%, as compared to the county average (1.6%). The Hertfordshire average for both modes of travel to work has decreased slightly since 2001, less so in Watford. The 2018 Hertfordshire County Travel Survey showed that walking mode share is highest in Watford (28.2%), followed by North Hertfordshire (23.6%) and Welwyn Hatfield (23.5%). Conversely walking is lowest in Hertsmere (14.6%) and Three Rivers (16.2%).

Figure 11.1: T3: Travel to Work Mode Share by Watford residents in employment – 2011 and 2001 Census



	Work at home	Rail	Bus	Car driver	Car passenger	Motor cycle	Pedal cycle	On foot	Other
Watford 2001	7.8	9.8	4.3	55.7	4.8	1.2	2.3	13.4	0.8
Watford 2011	8.8	14.9	4.6	51.0	3.6	0.8	2.2	13.2	0.9

Source: ONS, 2011 & 2001 Census
N.B. The above table relates to how Watford residents in employment travel to work, some of whom commute to other areas – it does not represent all employees working in Watford.

11.2.2. The Census and Hertfordshire County Travel Surveys (2018) have identified a generally downward trend, since 1999, of households without access to a car. This trend occurred until 2009, when the economic recession caused levels to revert back to those in 2001. Conversely, using the car to travel to work is also trending downwards whilst rail use and home working seem to be on the increase.

11.2.3. As a comparisons TravelWise surveys from 2012-2014 indicate that 81% of all people entering urban areas in Hertfordshire travel by car, a high proportion, followed by 11% by bus. Each settlement has a cordon of count sites around the town centre and the method of travel for every person along main routes from 7am to 10 am is noted. The TravelWise urban monitoring programme provides data on mode share during the peak morning hours into 23 major urban centres in Hertfordshire – each urban area is monitored once every three years on a rolling programme.

11.2.4. Bus use outside of London continues to decline generally in England. The county travel survey shows that 2.4% of work journeys (excluding working from home) were made by bus/coach/minibus. While bus journeys in Watford account for only 5% of all journeys.

11.2.5. In terms of rail there were 91.2 million Bedfordshire and Hertfordshire journeys in 2016/17, which is a 2% increase from the previous year. In 2016/17 the busiest three stations in Hertfordshire were: Watford Junction (8.3 million pa), St Albans City (7.4 million pa) and Stevenage (4.8 million pa).

11.3. Distance travelled to work

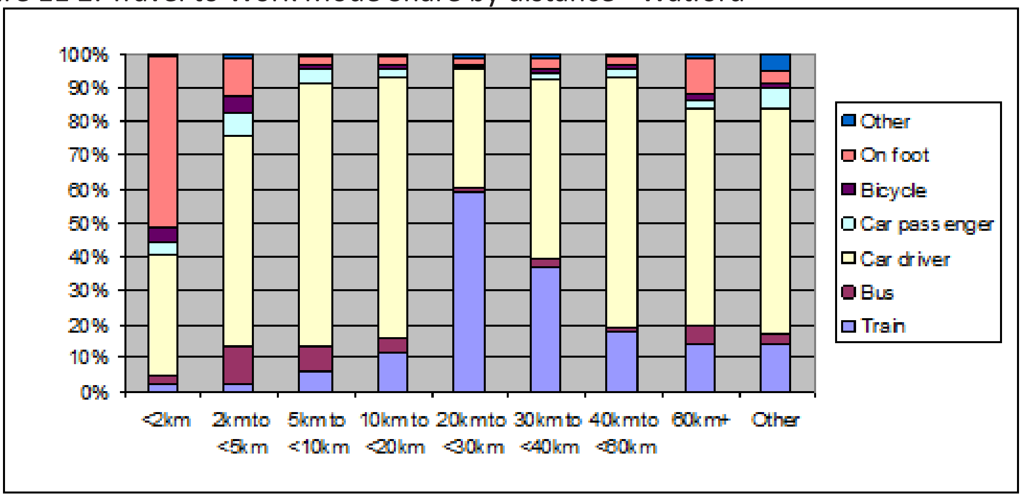
11.3.1. The average distance commuted to work by Watford's employed residents has increased from 11.4km in 2001 to 13.1km in 2011. Although Watford's 15.5% change between 2001 and 2011 is the highest in Hertfordshire, the average distance travelled is still the lowest of all the Hertfordshire districts.

11.3.2. The Hertfordshire average distance commuted changed from 14.7km to 16.1km; in England and Wales, the average distance increased by 12%, from 13.4km in 2001 to 15km in 2011. On average, workers resident in the East of England (17km) had the longest commutes while working residents in London had the shortest commutes (11km).

11.3.3. Figure 11.2 shows that driving a car is the favoured mode for most distances, apart from those less than 2 km, where walking is the predominant mode and those journeys between 20 km to 30km, where the train is the highest proportion of transport (probably reflecting for the greater part, those that commute to London).

11.3.4. Commuting data derived from the 2011 Census was released in 2014, and shows that Watford is still an important employment centre although larger numbers of residents than previously are travelling out of Watford to work. The number of people commuting into Watford is 28,814, very similar to that in 2001 (28,636) but the number of Watford residents commuting out of Watford has increased by about 4,000 people, to 24,903. This results in net in-commuting of around 3,900 people in Watford (a decrease by almost 50% from the 7,700 plus recorded in the 2001 Census).

Figure 11 2: Travel to Work Mode Share by distance - Watford



Source: ONS, 2011 census

11.3.5. Fifty-six per cent of Watford's total workplace population of 51,469 comes from outside the borough, similar to the 58% recorded in 2001. However, the number of people that both live and work in Watford is 14,428, which is a decrease of 30% from the 20,700 living and working in Watford in 2001.

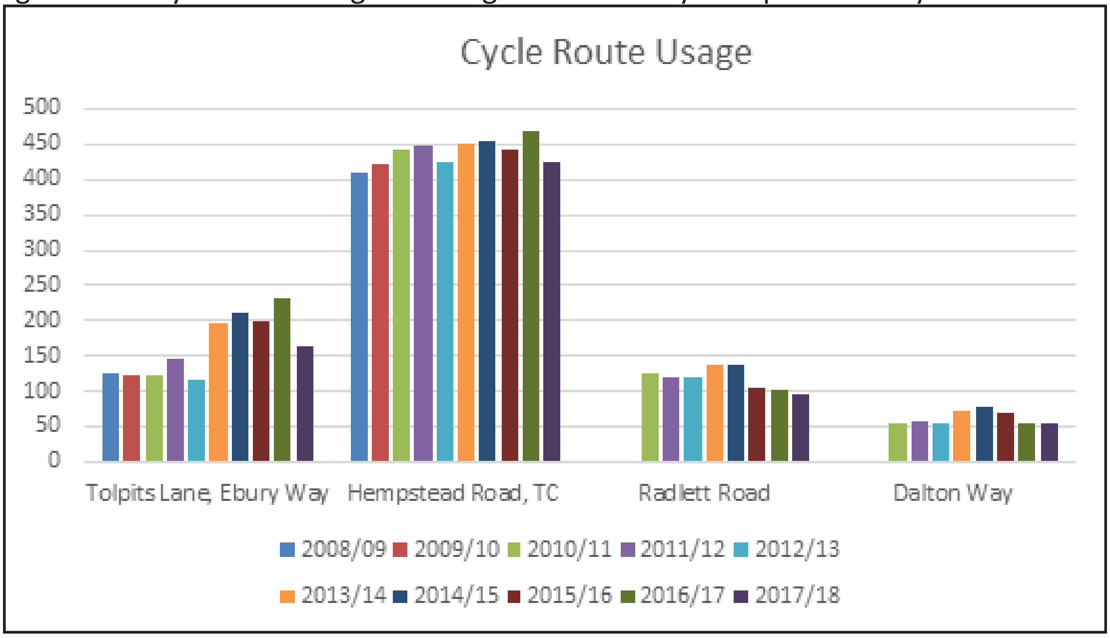
11.3.6. 47% (11,676) of those commuting out of Watford travel into the London area; 41% travel to other districts in Hertfordshire, including the local authority where the highest number of Watford residents commute to, which is Three Rivers (3,483, about 14%). Overall in Hertfordshire, 36% of trips to work are outside of Hertfordshire, including 28% into Greater London.

11.3.7. 50% of in-commuters to Watford (not including those 14,428 that live and work in Watford) travel from other districts in Hertfordshire – again, the local authority with the highest number of commuters to Watford is Three Rivers, (5,747, about 20%). Around 7,880 people commute into Watford from the London area (27% of the in-commuting total).

11.4. Watford's cycle route usage – average number of cyclists per day

11.4.1. In 2015 the proportion of trips made by cycling less than 3 miles was 2.2%, which is a reduction from the 2012 level and 2009 base year of 2.7%. The 2015 County Travel Survey also revealed some inter district variation in cycling levels. Residents from Watford (2.6%), Three Rivers (2.4%) and Welwyn & Hatfield (2.1%) had the highest mode share per district, with Dacorum (1%) and Broxbourne (1.1%) having the lowest.

Figure 11 3: Cycle route usage – average number of cyclists per weekday



Source: Hertfordshire Traffic and Transport Data Reports 2008 – 2017.
N.B. Number of cyclists is recorded on weekdays between 6:00-22:00. Data not available pre. 2010/11 on Radlett Road and Dalton Way sites.

11.5. Annual output for cycle routes in Watford

11.5.1. Cycling as a mode of transport is cheap, healthy and sustainable and Watford Borough Council has been strongly committed to encouraging cycling by developing a safe network of useable routes and improved storage facilities in Watford. In 2018, the on-road cycle route along Nascotwood Road was reprovided following construction works.

Table 11 3: Annual output in km for cycle routes in Watford

2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
4.30	6.10	1.30	0.50	0.00	1.90	0.00	0.5	0.80	0.00	0.26	4.70	2.63	0.0

Source: Watford Borough Council and Hertfordshire County Council

12. Infrastructure Delivery and Planning Obligations

12.1. Infrastructure Provision

12.1.1. Infrastructure encompasses services necessary to serve development. This includes flood defences, open space, recreation and sports facilities, roads and transport facilities, education and health facilities to support the area.

12.1.2. The Infrastructure Delivery Plan (IDP), which was updated in 2017, collates the different types of infrastructure projects that are needed to support the planned increase in new homes, business premises and other facilities arising from the population and job growth in the borough up to 2031, as outlined in the Core Strategy. It includes an assessment of existing provision and analysis of future requirements. It is accompanied by infrastructure delivery schedule, which details schemes proposed during the plan period.

12.1.3. The main conclusions of the IDP include the need to provide new infrastructure for the following over the plan period:

- schools
- health care facilities
- transportation
- green infrastructure
- additional cemetery capacity

12.1.4. Section 8 of this AMR deals with green infrastructure, while section 10 deals with transportation. Section 4 deals with major project/ policy areas which are likely to include some infrastructure provision.

12.2. Community Infrastructure Levy and S106 planning obligations

12.2.1. Whilst some infrastructure is funded directly by both public and private organisations, much is only needed as a result of the impact of new development. To ensure that the burden of providing the additional infrastructure that is needed does not fall on existing communities, planning authorities are able to seek appropriate funding contributions for this infrastructure from developers, negotiated as part of the planning application process.

12.2.2. Watford became a Community Infrastructure Levy (CIL) Charging Authority on 1 April 2015. CIL is now the main way in which the council collects contributions from developers for infrastructure provision to support the Local Plan. Charges are based on the size, type and location of the new development and are set out in a charging schedule available alongside a CIL guidance note at www.watford.gov.uk/info/20012/planning_and_building_control/1050/community_infrastructure_levy_in_watford.

12.2.3. The adoption of the Community Infrastructure Levy has meant that section 106 Planning Obligations are used less often, however, they remain essential in delivering onsite infrastructure and affordable housing as set out in Local Plan policy. Monies secured from section 106 agreements are kept separate from the CIL money as they are specific to each development.

12.3. IN1: Infrastructure provided - Section 106 funded schemes 2017/18 and CIL funded schemes

12.3.1. Watford Borough Council currently negotiates developers' contributions towards site specific infrastructure including affordable housing, open space and children's play space (affordable housing details are provided in the Housing section of this report). £1.8 million has been fed into the capital programme for the funding of infrastructure projects.

12.4. The following table details schemes funded by S106 during 2018/19.

Table 12.1: Section 106 funded schemes 2018/19

Section 106 Funded Schemes 2018/19	
Garston Park Improvements	£16,539.00
Watford Junction Cycle Park Hub	£12,362.00
Watford Cycle Hire Study	£4,460.00
Brow Development (Social Rented Housing)	£300,000.00

Source: Watford Borough Council

12.4.1. There was no CIL expenditure for the financial year.

12.5. Section 106 income and CIL income received 2018/19

12.5.1. Section 106 receipts for 2018/19 amounted to £1,301,531.

12.5.2. CIL receipts for 2018/19, amounted to £1.4 million compared to £762,986.63 for the previous financial year.

Appendix A: Schedule of WDP 2000 Policies post Core Strategy adoption

SE7	Waste, storage, recovery and recycling in new development
SE20	Air quality
SE21	Air quality management areas
SE22	Noise
SE23	Light pollution
SE24	Unstable and contaminated land
SE25	Potentially Hazardous or polluting development
SE26	Watercourses
SE27	Flood prevention
SE28	Groundwater quality
SE36	Replacement trees and hedgerows
SE37	Protection of trees, woodlands and hedgerows
SE39	Tree and hedgerow provision in new development
SE40	Landscape Character Area Assessment
T10	Cycle parking standards
T21	Access and servicing
T22	Car parking standards
T24	Residential development
T26	Car free residential development
H9	Back garden development
H10	Planning agreements for educational and community facilities
H13	Conversions
H14	Conversions – provision of family sized units
H15	Non-residential properties in residential areas
H16	Retention of affordable housing
E1	Employment areas
E2	Employment use outside identified employment areas
E5	Environmental considerations
S5	Non-retail uses in prime retail frontage
S6	Non-retail uses within the Harlequin shopping centre
S7	Secondary retail frontage
S9	Non-retail uses in North Watford shopping centre/local shopping frontages
S11	Use class A3 food and drink
S12	Planning conditions for use class A3 food and drink
L8	Open space provision in housing development
L9	Children's play space
CS3	Loss of community facilities
CS6	Childcare facilities
CS8	Change of use/redevelopment
CS9	Health provision

U15	Buildings of local interest
U17	Setting of conservation areas
U18	Design in conservation areas
U19	Small-scale development in conservation areas
U20	Demolition in conservation areas
U24	Shopfronts
U25	Advertisement and signs

Appendix B: Employment Data - Employment Data 2006/07 – 2018/19

Theme – Business Development	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2006/07 to 2018/19
'B' Use Class completions	Sq m of completed employment floorspace in Watford LA		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	**Total 2006/07 to 2018/19**
	B0	Gross	2042	4021	0	0	0	0	0	0	0	0	0	0	0	6063
		Net	-420	3898	-3400	-468	0	0	0	0	0	0	0	0	0	-390
	B1	Gross	680	198	0	186	51	3320	316	324	0	0	550	883	1016	7524
		Net	-1755	198	-648	-260	-281	2924	-3016	324	-38	-1060	550	636	966	-1460
	B1a	Gross	813	428	1398	1034	1408	2400	490	460	596	2126	251	1637	2964	16005
		Net	-758	-9185	-599	663	-582	887	-991	-5783	-9680	-7286	-2936	-10836	164	-46922
	B1b	Gross	0	0	0	0	0	180	0	0	0	297	0	1625	0	2102
		Net	0	0	0	0	0	180	0	0	0	297	0	0	0	477
	B1c	Gross	0	0	222	120	324	2302	0	1825	0	64	421	1928	613	7819
		Net	-125	0	-405	-192	324	-880	-1579	-907	-439	-1608	-674	0	613	-5872
	B2	Gross	289	2065	0	446	671	0	3460	0	0	1023	1359	3282	613	13208
		Net	-700	-8000	0	446	321	-11882	3460	-1168	-823	-282	-130	250	-1811	-20319
	B8	Gross	880	0	1126	2366	216	10470	1155	2095	715	881	421	3284	613	24222
		Net	-838	-3255	616	1007	-1302	7389	-423	-18627	360	-623	-3744	2149	-6068	-23359
	Totals	**Gross**	**4704**	**6712**	**2746**	**4152**	**2670**	**18672**	**5421**	**4704**	**1311**	**4391**	**3002**	**12639**	**5819**	**76943**
		Net	**-4596**	**-16344**	**-4436**	**1196**	**-1520**	**-1382**	**-2549**	**-26161**	**-10620**	**-10562**	**-6934**	**-1466**	**-6136**	**-91510**

Theme – Business Development	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2006/07 to 2018/19
‘B’ Use Class completions	Sq m of completed employment floorspace within employment areas		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	**Total 2006/07 to 2018/19**
	B0	Gross	2042	4021	0	0	0	0	0	0	0	0	0	0	0	6063
		Net	-420	3898	0	-468	0	0	0	0	0	0	0	0	0	3010
	B1	Gross	0	76	0	186	0	0	0	324	0	0	0	883	1016	2485
		Net	-520	76	-592	186	-210	0	-3332	324	-38	-170	0	883	1016	-2377
	B1a	Gross	515	0	130	284	702	1002	402	98	0	2075	182	1572	2782	9744
		Net	515	-4040	130	284	627	235	-241	-2504	-8366	-2822	-1784	312	277	-17377
	B1b	Gross	0	0	0	0	0	0	0	0	0	297	0	0	0	297
		Net	0	0	0	0	0	0	0	0	0	297	0	0	0	297
	B1c	Gross	0	0	222	0	309	2302	0	1671	0	0	421	0	613	5538
		Net	0	0	178	0	309	-880	-1154	-919	0	-1617	-674	0	613	-4144
	B2	Gross	289	1397	0	0	320	0	3332	0	0	960	1359	883	613	9153
		Net	289	1397	0	0	-30	-8071	3332	-1168	-823	-91	1359	753	-1046	-4099
	B8	Gross	880	0	543	2266	216	9974	1094	2095	80	881	421	884	613	19947
		Net	880	-1397	543	1128	-469	6893	-434	-13334	40	-5	-3364	-191	-5813	-15523
	Totals	**Gross**	**3726**	**5494**	**895**	**2736**	**1547**	**13278**	**4828**	**4188**	**80**	**4213**	**2383**	**4222**	**5637**	**53227**
		Net	**744**	**-66**	**259**	**1130**	**227**	**-1823**	**-1829**	**-17601**	**-9187**	**-4408**	**-4463**	**1757**	**-4953**	**-40213**

Theme – Business Development	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2006/07 to 2018/19
'B' Use Class completions	Total gross gain - amount and % of completed employment floorspace on PDL in LA		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	**Total 2006/07 to 2017/18**
	B0	Gain on PDL	2042	4021	0	0	0	0	0	0	0	0	0	0	0	6063
		% on PDL	100%	100%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%
	B1	Gain on PDL	680	198	0	186	51	3320	316	324	0	0	550	883	1016	7524
		% on PDL	100%	100%	N/A	100%	100%	100%	100%	100%	N/A	N/A	100%	100%	100%	100%
	B1a	Gain on PDL	813	428	1398	1034	1408	2400	490	460	596	2126	251	1637	2964	16005
		% on PDL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	B1b	Gain on PDL	0	0	0	0	0	180	0	0	0	297	0	1928	0	2,405
		% on PDL	N/A	N/A	N/A	N/A	N/A	100%	N/A	N/A	N/A	100%	N/A	N/A	N/A	100%
	B1c	Gain on PDL	0	0	222	120	324	2302	0	1825	0	64	421	0	613	5891
		% on PDL	N/A	N/A	100%	100%	100%	100%	N/A	100%	N/A	100%	100%	N/A	100%	100%
	B2	Gain on PDL	289	2065	0	446	671	0	3460	0	0	1023	1359	3282	613	13208
		% on PDL	100%	100%	N/A	100%	100%	N/A	100%	N/A	N/A	100%	100%	100%	100%	100%
	B8	Gain on PDL	880	0	1126	2366	216	10470	1155	2095	715	881	421	3284	613	24222
		% on PDL	100%	N/A	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Totals	Gain on PDL	4704	6712	2746	4152	2670	18672	5421	4704	1311	4391	3002	12639	5819	76943
		% on PDL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Employment Land Supply	Sites allocated for employment in WDP 2000.	The Core Strategy (adopted January 2013) allocates Special Policy Areas for major mixed use regeneration schemes: SPA2 Watford Junction, SPA3 Health Campus, and SPA6 Western Gateway. Strategic site locations have been identified by the Core Strategy but specific boundaries will be allocated by the Site Allocations process, including a revised Town Centre boundary in respect of SPA1 Town Centre in the Core Strategy. Business Development data in this report uses the existing town centre boundary as per the Watford District Plan 2000. General updates on the progress of SPA2, SPA3 and SPA6 are provided under Local Indicator LT7 Development progress on major schemes. N.B. Area of land in hectares does not necessarily equate to floorspace sq.m, which can be over a number of floors.	
	N.B.	Between 2006/07 and 2012/13, the data supplied below was the gross gain in hectares of extant planning permissions for employment @ 31 March annually, as required by Core Output Indicator 'Employment Land available for employment use, by type'. This Core Output Indicator is no longer mandatory.	From 2014/15, data is supplied in terms of sq m floorspace for extant planning permissions @ 31 March annually, gross/net

Employment Land Supply	Extant planning permissions granted for employment use @ 31 March annually		Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Sq m	Sq m	Sq m	Sq m	Sq m	Totals not applicable - data supplied at 31 March annually
	B0	Gross	2.77	1.66	1.66	0.58	0	0	0	0	0	0	0	0	0	N/A
		Net									0	0	0	0	0	N/A
	B1	Gross	0.42	0.03	0.09	0.42	7	6.65	6.02	5.98	2898	12143	11593	10710	10833	N/A
		Net									-1207	9098	8548	10710	10450	N/A
	B1a	Gross	0.86	3.07	0.97	1.1	0.76	0.49	0.48	0.12	7019	9441	11809	70300	89328	N/A
		Net									-10469	-4987	-15046	44924	59006	N/A
	B1b	Gross	0	0	0	0	0	0	0.12	0.12	2139	3402	3467	0	498	N/A
		Net									2139	3402	3467	-2582	-1822	N/A
	B1c	Gross	0.12	0	0.08	0.08	0.57	0.54	0.89	0.27	3677	4819	4982	613	498	N/A
		Net									2027	3224	2232	-3994	-9861	N/A
	B2	Gross	0.38	0.24	0.59	0.59	1.47	1.13	1.16	1.18	4225	5674	5699	1096	3324	N/A
		Net									2280	3545	4808	-231	2490	N/A
	B8	Gross	1.11	1.24	1.12	1.16	3.17	1.4	3.11	3.23	13125	8175	8985	1274	3896	N/A
		Net									4127	611	-1555	-11408	-4346	N/A
	Totals	**Gross**	**5.66**	**6.24**	**4.51**	**3.93**	**12.97**	**10.21**	**11.78**	**10.9**	**33083**	**43654**	**46535**	**83993**	**108377**	**N/A**
		Net									**-1103**	**14893**	**2972**	**37419**	**55917**	**N/A**

Theme – Business Development	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total 2006/07 to 2018/19
Town Centre Uses	Sq m of completed retail, office and leisure development within TC		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	
	A1	Gross	0	445	0	0	11	0	218	604	645	147	195	484	28450	**31199**
		Net	-663	-323	-609	-884	-216	-109	-133	529	-1004	-7974	-463	347	23736	**12234**
	A2	Gross	0	0	133	145	386	109	307	235	0	0	120	0	646	**2081**
		Net	-266	0	-91	-315	315	-468	307	93	0	-1123	-48	0	484	**-1112**
	B1a	Gross	298	0	489	0	0	0	0	155	0	0	37	0	0	**979**
		Net	-638	0	237	-140	-225	-83	0	-1327	-515	-3590	-93	-1059	0	**-7433**
	D2	Gross	0	0	0	0	1185	323	0	0	0	0	0	394	12003	**13905**
		Net	0	0	0	0	-300	323	0	0	0	-1438	0	294	12003	**10882**

Town Centre Uses	Gross gain in TC as % of gross gain in LA	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	
	A1	0%	100%	0%	0%	2%	0%	18%	7%	72%	12%	13%	20%	99%	N/A
	A2	0%	0%	75%	50%	33%	47%	67%	68%	0%	0%	100%	0%	58%	N/A
	B1a	37%	0%	35%	0%	0%	0%	0%	34%	0%	0%	15%	0%	0%	N/A
	D2	0%	0%	0%	0%	42%	13%	0%	0%	0%	0%	0%	20.50%	91%	N/A

Town Centre Uses	Sq m of completed retail, office and leisure development in LA		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	
	A1	Gross	777	445	778	184	482	1069	1196	8169	890	1224	1480	2480	28742	**47916**
		Net	114	-120	-266	-1743	-230	349	360	7277	-2301	-8324	-163	-4053	23043	**13943**
	A2	Gross	0	465	177	288	1164	233	459	345	217	353	120	65	1119	**5005**
		Net	-305	465	-47	-257	918	-393	311	115	-702	-2213	-340	65	726	**-1657**
	B1a	Gross	813	428	1398	1034	1408	2400	490	460	596	2126	251	1637	2964	**16005**
		Net	-758	-9185	-599	663	-582	887	-991	-5783	-9680	-7286	-2936	-10836	164	**-46922**
	D2	Gross	240	330	4955	0	2798	2443	463	1374	2863	1273	1045	1918	13148	**32850**
		Net	-1218	210	4955	0	1000	2443	463	-1323	-397	-675	49	1449	0	**6956**

Appendix C: Index of Multiple Deprivation

LSOA code (2011)	LSOA name (2011)	Ward	IMD 2019 Score	IMD 2019 Watford Rank	IMD 2019 Herts Rank	IMD 2019 National Rank	IMD 2019 National Decile
E01023860	Watford 009B	Central	37.481	1	5	5055	2
E01023865	Watford 011C	Holywell	31.621	2	21	7239	3
E01023876	Watford 003D	Meriden	30.225	3	26	7924	3
E01023866	Watford 011D	Holywell	29.414	4	27	8294	3
E01023906	Watford 001C	Woodside	25.078	5	61	10719	4
E01023883	Watford 012B	Oxhey	25.012	6	62	10758	4
E01023857	Watford 006C	Callowland	24.782	7	67	10894	4
E01023877	Watford 003E	Meriden	24.231	8	73	11225	4
E01023870	Watford 004C	Leggatts	23.779	9	78	11515	4
E01023891	Watford 002B	Stanborough	23.126	10	89	11970	4
E01023873	Watford 003A	Meriden	22.791	11	92	12191	4
E01023899	Watford 010A	Vicarage	22.656	12	96	12282	4
E01023864	Watford 011B	Holywell	22.159	13	101	12652	4
E01023859	Watford 009A	Central	20.744	14	117	13736	5
E01023861	Watford 009C	Central	20.187	15	123	14182	5
E01023862	Watford 009D	Central	20.131	16	125	14230	5
E01023868	Watford 004A	Leggatts	19.916	17	133	14418	5
E01023905	Watford 001B	Woodside	18.301	18	167	15868	5
E01023869	Watford 004B	Leggatts	17.945	19	173	16161	5
E01023900	Watford 010B	Vicarage	17.795	20	175	16316	5
E01023874	Watford 003B	Meriden	17.21	21	184	16813	6
E01023867	Watford 011E	Holywell	17.152	22	186	16861	6
E01023904	Watford 001A	Woodside	16.206	23	213	17746	6
E01023858	Watford 006D	Callowland	16.118	24	217	17827	6
E01023903	Watford 010E	Vicarage	15.876	25	225	18059	6
E01023855	Watford 006A	Callowland	15.224	26	241	18708	6
E01023863	Watford 011A	Holywell	15.089	27	243	18834	6
E01023871	Watford 004D	Leggatts	14.824	28	252	19094	6
E01023901	Watford 010C	Vicarage	12.931	29	298	21129	7
E01023902	Watford 010D	Vicarage	12.507	30	312	21607	7
E01023888	Watford 008C	Park	12.24	31	318	21895	7
E01023886	Watford 008A	Park	12.137	32	322	22005	7
E01023856	Watford 006B	Callowland	12.071	33	324	22090	7
E01023892	Watford 002C	Stanborough	11.621	34	333	22619	7
E01023890	Watford 002A	Stanborough	11.492	35	335	22748	7
E01023875	Watford 003C	Meriden	11.045	36	343	23284	8
E01023872	Watford 004E	Leggatts	11.036	37	344	23297	8
E01023897	Watford 005C	Tudor	10.958	38	348	23389	8
E01023884	Watford 012C	Oxhey	10.492	39	362	23890	8

E01023880	Watford 007C	Nascot	10.15	40	370	24310	8
E01023907	Watford 001D	Woodside	8.956	41	396	25842	8
E01023893	Watford 002D	Stanborough	8.92	42	397	25885	8
E01023895	Watford 005A	Tudor	7.868	43	425	27228	9
E01023879	Watford 007B	Nascot	7.159	44	459	28114	9
E01023896	Watford 005B	Tudor	6.636	45	477	28739	9
E01023882	Watford 012A	Oxhey	6.211	46	493	29193	9
E01023885	Watford 012D	Oxhey	5.584	47	517	29922	10
E01023881	Watford 007D	Nascot	5.225	48	526	30292	10
E01023894	Watford 002E	Stanborough	4.545	49	555	30973	10
E01023898	Watford 005D	Tudor	4.125	50	574	31377	10
E01023878	Watford 007A	Nascot	3.848	51	581	31626	10
E01023887	Watford 008B	Park	2.849	52	621	32312	10
E01023889	Watford 008D	Park	2.103	53	653	32633	10

Data source: The English Indices of Deprivation 2019 https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019

N.B. Lower Layer Super Output Areas (LSOAs) now number 32,844 in England (32,482 in IMD 2010), of which the LSOA with a rank of 1 is the most deprived and 32,844 the least deprived. There are now 676 LSOAs in Hertfordshire (683 in IMD 2010) and 53 LSOAs remain in Watford. LSOAs are small areas or neighbourhoods of relatively even size (around 1,500 people).

Appendix D: Housing Sites listed in Watford District Plan 2000 – Status as at 31/3/19

Key	LP	Lapsed permission	UC	Under construction
	P	With planning permission or resolution to grant subject to S106	C	Completed
	WDN	Planning application withdrawn	PB	Planning Brief

WDP 2000	Site Address	Approx. capacity	Actual Units (where known)	2012/13	2013/14	2014/15	2015 /16	2016/17	2017/18	Comment as at 31/03/17 (sites which have not been wholly developed are in bold).	Included in 5 Year Housing Supply
2	Watford Fields Pumping Station	51	59	-	-	-	-	-	-	Completed 2002-03	
3	1-22 Bromet Close	30		LP	LP	LP	LP	LP	LP	No recent planning applications received for residential – will be reappraised for suitability as part of the new local plan.	
5	103-111 Queens Avenue	16	24	-	-	-	-	-	-	Completed 2003-04	
7	111 Langley Road	14	24	-	-	-	-	-	-	Completed 2005-06	
8	R/O 285-289 Sheepcot Lane (previously R/O 277-289)	9	7	-	-	-	-	-	-	Completed 2003-04	
9	201 & adjacent High Street	10	17	-	-	-	-	-	-	Completed 2001-02	
12	Lady's Close	2		LP	LP	LP	LP	LP	LP	Lapsed planning permission, no recent applications received – will be reappraised for suitability as part of the new local plan	
14	Metropolitan Station Approach	210	305	-	-	-	-	-	-	271 completed 05/06 and 34 completed 06/07. (Planning application 01/00320/FUL granted 28.3.03 & 05/00072/FUL granted 5.4.05)	
	Residual Strip of land (by railway) at Met. Station App.	100		-	-	-	-	-	-	Site encompassing residue H14 will be reappraised for suitability as part of the new local plan	
15	(part of) Abattoir Site, known as EDF site, Vicarage Road	26	86	-	-	-	-	-	-	Completed 2007-08	
16	Rounton, 28 Nascot Wood Road	19	19	-	P	P	U/C	C	-	Planning application 14/00497/REM for 20 units, 19 net, approved 26/6/14. Eight units completed 2015/16, twelve units completed 2016/17.	

17	59-63 Langley Road & 1 Langwood Gardens	13	22	-	-	-	-	-	-	Planning application 04/00670/OUTM granted 27.9.04 – completed 06-07	
18	North Orbital Road	76		P	U/C	C	-	-	-	Majority of site completed 2004-05. Additional planning permissions 11/00057/FULM approved 31/3/11 for 11 units & completed 2013/14; 11/00388/FUL approved 17/8/11 for 8 units, & 12/00164/FUL approved 3/4/12 for 9 units, both completed 2014/15.	
19	Watford College Annex, Gammons Lane	26	50	-	-	-	-	-	-	Completed 2003-04	
20	790-794 St. Albans Road	7	16	-	-	-	-	-	-	Planning application 04/00549/FULM granted 26.8.04 - completed 06-07	
21	R/O Red Lion Garage, Vicarage Rd	4		LP	LP	LP	LP	LP	LP	No recent planning applications received for residential - will be reappraised for suitability as part of the new local plan.	
24	Cassio College, Langley Road, West Herts Site	135	223	UC	C	-	-	-	-	Planning Brief & 08/01378/FULM approved 9/3/09 for 223 dwellings, completed 2013/14	
25	Council Depot Site, Wiggenhall Road	85		-	-	-	-	-	-	Planning application 01/00427/DC withdrawn 26/10/04 – will be reappraised for suitability as part of the new local plan.	
26	Site bordering Hertsmere and Railway, Blackwell House, adjacent 28 -34 The Larches	38	50	P	U/C	C	-	-	-	Outline permission 09/00905/OUTM for 50 units & reserved matters 11/00707/REM granted 2010/11, completed 2014/15 (forms part of larger development of 180 units -remainder within Hertsmere)	
27	Rear of 139-143 Rickmansworth Road	21	14	-	-	-	-	-	-	Planning application 04/01189/FULM granted 21/03/05 and 06/00170/VAR granted 10/8/06 for 14 dwellings - 10 in total completed by 2008/09 – further development will be considered as part of the local plan.	
28	Adj. Leveret Close	6		-	-	-	-	-	-	No recent planning applications received – will be considered for future local plan	
29	Site opposite Reeds Orphanage	170		-	-	-	-	-	-	No recent planning application – will be considered for future local plan.	
30	112-114 Langley Road	5		-	-	-	-	-	-	Completed 2001-02	

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