

# Watford's Monitoring Report 2016





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## Executive Summary

Authorities' Monitoring Reports ('AMRs') are required to outline the progress made on the local plan timetable and assess the effectiveness of planning policies against various targets and indicators to see whether local planning authorities are achieving local plan objectives.

The AMR must be prepared and published at least once a year in accordance with planning regulations, and Watford's Monitoring Report has been delivered annually since such regulations came into force in 2005.

Watford's Monitoring Report 2016 covers the period 1 April 2015 to 31 March 2016. Additional information that has subsequently become known with regard to more recent developments is supplied within the commentary where it is practical to do so, in order to provide as up to date a picture as possible.

Key results on the delivery of the Local Plan Part 2 and impacts being made on the Core Strategy key objectives are supplied here in the Executive Summary.

## Planning Policy Delivery

- A new timetable for preparing the Local Plan Part 2 was agreed by the council on 16 March 2016 and came into effect on 1 April 2016. This timetable covers the period from 2016 to 2019 and during this period, we intend to progress the Local Plan Part 2 to adoption.
- Publication consultation of **Local Plan Part 2 Site Allocations and Development Management policies** ran from midday on 18 August 2016 for a period of just over six weeks until midday on 3 October 2016, together with consultation on a draft Watford Junction Development Brief and a Masterplanning Study for Croxley View/Ascot Road, Watford. It is intended that feedback on the Croxley View/Ascot Road Study will inform a more detailed brief for the area and that the draft Watford Junction Development Brief will be refined in light of the public's and stakeholder's representations.
- The comments received on the Local Plan are being considered and we are aiming for submission of the Local Plan Part 2 in spring 2017. **A Local Plan review** of our strategy will then be commenced to take account of the most up to date information on development needs in the area.
- A new Supplementary Planning Document **Skyline – Watford's Approach to Taller Buildings** was approved by Cabinet on the 7th March 2016, and sets out the councils' approach for determining applications for taller buildings in Watford, including setting out the design criteria for assessing taller buildings and what is expected to be submitted at application stage.
- An amended version of the **Residential Design Guide** was adopted by Watford Borough Council in August 2016 as a Supplementary Planning Document, replacing



the previous 2014 version. The amendment was required to bring the internal space standards set out in the 2014 document in line with the nationally described standard issued by Government in March 2015. The changes were consulted on between 15th June and 15th July 2016 and approved on 23rd August 2016.

- A consultation was undertaken from 6 November until 4 December 2015 on four revised Character Appraisals on the Civic Core, Estcourt, Nascot and St Mary's Conservation Areas and these were adopted by the council in December 2015.

## A family-friendly town centre

- As part of the ongoing Cassiobury Park restoration works, estimated to be completed in spring 2017, the Cha Café has been refurbished and **Watford's Grade II listed bandstand** has been restored and relocated to Cassiobury Park. The bandstand was restored by a team of experts and painted in the colours of the Capel family – a nod to the park's history as an estate for the Earls of Essex and re-opened in September 2016 on the spot on which it was originally built in 1912 in Cassiobury Park. It looks wonderful, has restored some of the historical character and is now available for arts, music and events in the park.
- Demolition of the former **Charter Place** shopping centre has taken place behind decorated hoardings, and the contractors have tried to cause the least disturbance as possible to local businesses and the public. The £200 million transformation to create around 16 shops, 10 restaurants, and a nine-screen IMAX cinema and leisure offer is continuing and is scheduled to be completed in 2018. In an effort to make the town centre more attractive, especially while the redevelopment works are underway, the Business Improvement District (BID) partnership's first major project was the abundance of red, white and blue flower displays along the Parade, High Street and Queens Road, themed to tie in with the Queen's birthday and the Olympics.
- Purple Flag is an accreditation process which recognizes excellence in the management of the evening and night time economy in town centres, similar to the Green Flag award for parks. Now led by the BID, Watford is proud to have achieved **Purple Flag status** once again, scoring 'above average' for a number of areas, including safety, car parking and pedestrian routes.

## Sustainable neighbourhoods

- **The net figure of 245 housing completions for 2015-16** is more than the revised annual rate of 180 which was required last year to remain on target for 6,500 additional dwellings by 2031. Although 245 completions is slightly less than the current annual average target of 260 homes, this is compensated for by the scale of housing delivery in previous years. Watford has delivered a total of 3,860 new homes between 2006/07 and 2015/16, an average of 386 per annum. However, the housing target will be revised as part of the Local Plan review, taking into account up to date evidence.

- Four developments completed under **permitted development rights** during 2015/16 which resulted in a total of 118 homes. This is the first year that we have seen a large proportion, 46.9% of the total net completions, resulting from permitted development termed as prior approvals. These prior approvals were mainly changes of use from offices on three sites in central Watford, with a change of use from retail on one site providing four homes in North Watford. All known prior approvals for residential development not yet implemented in Watford are included in the housing trajectory and currently amount to 129 homes, 2.5% of all 5,073 housing commitments at 31 March 2016 (and 7.3% of the 1,752 units with planning permission or prior approval).
- Watford is able to demonstrate a 5 year housing land supply  $(2,360/880)*100 = 268.2\%$ . This is equivalent to **13.4 years supply**, which is well above the National Planning Policy Framework requirement of 105% and takes housing delivery in previous years into account to check we are on target to attain the minimum 6,500 additional dwellings by 2031. We also have a sufficient housing land supply to cover the annual average target of 260 homes for more than five years.  $(2360/1300)*100 = 181.5\% = 9.1$  years supply.
- In 2015-16 there were **25 affordable dwelling completions, which were all affordable rented**. Whilst this does not fully meet our target mix for affordable dwellings, in terms of overall provision, the minimum policy requirement of affordable homes has been provided on all applicable sites. Between 35% and as much as 100% of the total residential units on each qualifying site has been achieved, increasing the stock of affordable homes. Since 2006/07, the start of Watford's Local Plan Part 1 – Core Strategy 2006–31, 1,176 affordable homes have been completed, an average of 118 affordable homes per annum.

### **Enhance Watford's regional economic and transportation role**

- The **new link road** from Dalton Way to Watford General Hospital opened in November 2016, currently improving access to the hospital but it will also serve the future development associated with the Health Campus. The new road has been named Thomas Sawyer Way in honour of Captain Tom Sawyer, who lived in the locality close to the Campus scheme and was killed in Afghanistan at the age of 26, whilst serving in the Royal Artillery.
- Construction started in August 2016 on twelve new industrial units which will be known as Trade City Watford on the former carriage shed site at Wiggshall Road. Trade City Watford is the **first commercial zone of the Health Campus** that will start to deliver jobs and employment premises to attract new businesses to Watford. It is due to be completed in autumn 2017 and will be fully landscaped with a dedicated wildlife area to one side, adjacent to the River Colne. The units are expected to provide an additional 180 jobs for the town and much needed high quality employment space. The Health Campus 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.

- Watford's Core Strategy seeks a minimum of 7,000 additional jobs in the district between 2006 and 2031. The latest published data from the EEFM, (dated 11 August 2016) with a 2016 baseline, suggest job growth in Watford of 10,100 from 2006 to 2016 and imply **total job growth of 17,100 for the period 2006 to 2031**. It is considered that the redevelopment of Charter Place is generating 500 construction jobs leading to 1,125 new jobs in retail, catering and leisure and that the Watford Health Campus project will create around 1,000 jobs.
- Employment floorspace during 2015/16 saw a gross loss of 14,953 sq m and a gain of 4,391 sq m **resulting in a net loss of 10,562 sq m**. About 25% of the total gross loss of employment floorspace was due to changes within the B use classes, 30% was changes to education and the largest percentage, 41%, was changes to residential or mixed redevelopment containing residential.
- In terms of overall employment losses, 9,412 sq m (63%) was lost from office space with the remainder from various B class uses. **More than half of the office floorspace lost was under the prior approvals procedure associated with permitted development rights**. This is a large increase on the previous year, where most of the office floorspace lost had planning permission and prior approvals only accounted for around 450 sq m loss of office floorspace.
- 6,485 sq m of employment floorspace (mostly offices) has been redeveloped to residential or mixed use redevelopment, where the majority of the floorspace in mixed use redevelopments has been for residential use. 158 dwellings were completed during 2015/16 from this loss of employment floorspace, with 60% of the floorspace lost from offices under permitted development rights.

### **Enhance Watford's regional health, recreational, educational, cultural and social role**

- With the opening of the new link road, Thomas Sawyer Way and construction progressing on the first commercial units, Watford Health Campus is starting to become a reality. This is a major regeneration project to improve the area surrounding Watford Hospital and to provide an opportunity for hospital improvements on the site. Over 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.
- **There is a cumulative impact arising out of the Local Plan Part 2 site allocations that include the effects of new housing increasing demand for places in some primary school planning areas**. These include an additional 2.8FE demand in Watford Central. The council has been actively engaging with Hertfordshire County Council (HCC) to ensure this demand is met. The sites proposed for primary school expansion/provision in the Local Plan Part 2 first consultation in 2013, were all

delivered between September 2014 and June 2015: Lanchester Community Free School, Hempstead Road - an additional two-form entry school; Orchard School - the school has been expanded to a two-form entry primary school; Ascot Road Community Free School - a new two-form entry primary school.

- Estimates of CO<sub>2</sub> emissions from the Department of Energy and Climate Change can be used to track emission trends over time and measure local contributions to climate change. Latest data available shows that UK emissions decreased overall and in 398 out of the 406 local authorities from the previous year. **In Watford, per capita CO<sub>2</sub> emissions reduced from 5.2 to 4.2 and there has been a mostly reducing trend since 2006, in line with policy objectives.** The main drivers of the decrease in UK emissions were a decrease in the use of coal for electricity generation and a reduction in the use of natural gas for space heating – demand for heating was lower in 2014 as temperatures were on average 1.3 degrees Celsius warmer.
- **The total number of noise complaints per 1,000 population is a new indicator** included in our Monitoring Report from 2016. In Local Plan Part 2, Policy SD14 is proposed in order to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development. There has been a fairly consistent reducing trend over the last six years. In 2010/11, there were 1,084 noise complaints equivalent to 12.6 per 1,000 population and in 2015/16, this has fallen to 724 noise complaints equivalent to 7.5 per 1,000 population.

### **Enhance Watford's environment, green infrastructure and heritage assets**

- Waterfields Recreation Ground and North Watford Playing Fields have joined the six existing parks holding a **Green Flag award**. This brings the amount of open space managed to Green flag Award standard to 121.5 hectares, increasing from 37% to 39% of Watford's total open space managed (311.3 hectares) as at 31 March 2016.
- **Watford also won first prize in June 2016 for 'Best Parks Restoration/Development Project' at the Horticulture Week Custodian Awards**, covering the whole of the U.K. This was in respect of the achievements of the Watford Parks Improvement Programme 2013-15. This followed on from Cassiobury Park being named the 10<sup>th</sup> top park out of over 1500 in the 2015 'Keep Britain Tidy People's Choice awards.
- **River Quality is the second new indicator** being included in our Monitoring Report. In the Local Plan Part 2, Policy G17 is proposed for the protection and restoration of river corridors and watercourses. Within the UK, the Water Framework Directive (WFD) sets a target for all rivers to have a 'good' ecological status or potential by 2027. River quality is monitored on a county basis and the 2015 data for Hertfordshire shows a decrease in the number of water bodies at good and poor status and an increase in the number of water bodies at moderate status compared to 2014. When the health of a water body is worse than the target of Good Ecological Status or Good Ecological Potential, we say that it is failing, and the reasons why are investigated.

- Watford Borough Council negotiates developers' contributions towards site specific infrastructure including affordable housing, open space and children's play space. **In 2015/16, the amount of Section 106 contributions administered by Watford Borough Council that was used to fund schemes was £610,531.44.** Major restoration works are ongoing in Cassiobury Park and substantial investment has been made in various schemes including the Colne River Project, new facilities at the Riverside Recreation Ground, and a new refurbished playground in Berry Avenue.
- The council is working proactively with Hertfordshire County Council to find a way of improving the condition of **Little Cassiobury and was awarded grant funding** from Historic England in June 2016 to undertake survey work and develop a Conservation and Management Plan for the building.

During 2015/16 there have continued to be strong growth pressures on Watford. Our planning policies and supplementary planning documents shape the town in a positive way supporting the delivery of new homes, employment growth and essential infrastructure improvements. Watford remains an attractive place to live, work and invest.

Growing land values and development costs continue to raise viability issues which will need careful management during the plan period to ensure that we attract high quality developments which meet our policy requirements and enhance the town over the coming years. However there have been many national changes to planning and housing legislation in recent years and these are being reflected in Local Plan Part 2: Sites and Development Management Policies which will be submitted for external examination in 2017.

## 1. Introduction

Authorities' 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 2015 to 31 March 2016. Additional information that has subsequently become known with regard to more recent developments is supplied within the commentary where it is practical to do so, in order to provide as up to date a picture as possible.

The National Planning Policy Framework (NPPF), published on 27 March 2012 replaced previous planning guidance, and 'The Town and Country Planning (Local Planning) (England) Regulations 2012' were published on the 6 April 2012. For reference, Part 8, Section 34 of these regulations deals with Authorities' Monitoring Reports in full, but in summary, this includes that they 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.

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.

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 and the Local Plan Part 2 policy documents that are currently being progressed. Publication consultation of Local Plan Part 2 Site Allocations and Development Management policies ran from midday on 18 August 2016 for a period of just over six weeks until midday on 3 October 2016, together with consultation on a draft Watford Junction Development Brief and a Croxley View/Ascot Road Study. The comments received are being considered, and we are aiming for submission of the Local Plan Part 2 in spring 2017. As the Local Plan Part 2 is now at an advanced stage, having reached Publication, the policies contained therein can now be given more weight in determining planning applications.

Neighbourhood planning legislation and regulations, which are intended to allow communities to have a greater say over the planning of places in which they live and work, are now mostly in place. There are not currently any neighbourhood development orders or a neighbourhood development plan in Watford. The neighbourhood planning process should be led by communities although communities are not required to have a neighbourhood plan - the district council's local plan will still be used to determine planning applications. District councils will be able to provide some assistance – mainly with technical and procedural issues. The government has given funding to four organisations, which will provide communities with assistance for neighbourhood planning. Please click on the organisation's name below to visit their website:

- [Planning Aid](#)
- [Locality](#)
- [CPRE](#)
- [The Prince's Foundation](#)

This monitoring report includes indicators which measure the effects of planning policies that the indicators can be directly related to: other indicators used in the document provide a wider context on such aspects as the economy and environment. Two new indicators are provided this year in preparation for monitoring policies contained in the proposed Local Plan Part 2; indicator S6 'Noise Complaints' and indicator G6 'River Quality'; additional indicators will be added to the Monitoring Framework in this respect in the future.

The requirement to submit the monitoring report to the Secretary of State was removed in 2011 but it is still required to be published as soon as reasonably practicable on the council's website at [www.watford.gov.uk](http://www.watford.gov.uk)

We welcome views on the AMR's format and content so that we can make improvements on future reports and request that any comments be sent to the address below, or alternatively, you can email comments to [strategy@watford.gov.uk](mailto:strategy@watford.gov.uk)

Planning Policy Section  
Regeneration and Development  
Watford Borough Council  
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Watford WD17 3EX

## 2. Duty to Co-operate

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.

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.

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.

The council has been working towards the replacement of Watford’s Local Plan. Its replacement will consist of two documents:

Local Plan Part 1: Core Strategy (adopted 2013)

Local Plan Part 2: Site allocations and Development Management Policies.

The Core Strategy sets out the planning framework for delivering growth and development within the Borough, and the infrastructure which supports it. Preparing and consulting on the Core Strategy, working on other borough-wide strategies and initiatives (such as developing the Community Infrastructure Levy), and commissioning and managing numerous technical studies, has involved a close working relationship with other local planning authorities, the County Council and other key agencies and stakeholders.

The emerging Local Plan Part 2 provides locally specific policies and proposals which implement the Core Strategy and seek to further its objectives. It is considered that the majority of the evidence required to show compliance with the Duty to Co-operate will of necessity be about collaborative working on strategic level issues, which have already taken place through the Core Strategy process. This in turn has directly informed the preparation of the Local Plan 2.

Work on the Site Allocations part of Local Plan part 2 began in 2006 and was initially carried out in parallel with the Core Strategy. The council’s approach has included joint commissioning of a number of cross boundary studies as well as some being studies being specific to Watford.

In regards to the joint studies, there has been involvement of local authorities and other public bodies, which were relevant to the particular study e.g. English Nature (now Natural England) were involved in the Green Infrastructure report; the Environment Agency and neighbouring Authorities were involved in the Strategic Flood Risk Assessment and Water Cycle Report in agreement of the output: the recommendations of all commissioned studies were independent – the role of the bodies involved was to ensure that the study met the project brief and that the recommendations of the study logically related to the evidence and expertise of the consultants.



As part of the Local Plan evidence base and August 2016 consultation, a statement of compliance with the Duty to Co-operate has been published. This has focused on co-operation with key public sector bodies up to the Publication of the Local Plan 2. A summary outlining with whom co-operation has taken place is provided in this Monitoring Report as Appendix 9. Further details in this regard, together with proposed co-operation in the future can be found in the 'Local Plan Part 2 – Duty to Co-operate Statement'.

Watford Borough Council ensures that Duty to Cooperate meetings are carried out with neighbouring authorities at regular intervals, to discuss cross boundary issues and often jointly commission studies together where necessary.

Over the last two years, work has begun on preparing a shared evidence base to inform the next Local Plan Review. Watford, Dacorum, Three Rivers and Hertsmere have jointly commissioned a study to establish the housing market area, the functional economic market area and to assess likely future housing and employment needs for the relevant area. St Albans District Council were also invited to join the study but preferred to undertake a separate assessment. This information, along with future joint evidence to be prepared, will inform the plan reviews of the various authorities.

### 3. Local Development Scheme

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

Watford's Local Plan Part 1 - Core Strategy was adopted in January 2013 and sets out the council's vision for development and conservation in Watford to 2031.

#### 3.1. Local Development Scheme

A new timetable for preparing the Local Plan Part 2 was agreed by the council on 16 March 2016 and came into effect on 1 April 2016. This timetable (as below) covers the period from 2016 to 2019 and during this period, we intend to progress the Local Plan Part 2 to adoption.

**Table 3-1: Local Development Scheme Timetable 2016-19**

<b>Title</b>	<b>Local Plan Part 2</b>
Subject Matter	Site allocation and development management policies.
Status	Local Plan Document:
Geographic coverage	Watford Borough
<b>Timetable</b>	
Notification	November 2012
Informal consultation	Autumn 2013 – March 2016
Publication (for consultation)	August 2016
Submission	February 2017
Examination	March – November 2017
Adoption	January 2018

Compiled by Planning Policy, WBC.

#### 3.2. Local Plan Part 2 - progress to date

- We wrote to stakeholders in November 2012 to ask what the Local Plan Part 2 should contain, and used the responses to help prepare draft policies.
- An initial consultation on the Local Plan Part 2 began on the 4 November 2013, between the notification and publication stages, as part of the plan preparation process. This contained initial site allocation proposals, draft development management policies, and draft town centre policies.
- A second consultation on revised policies took place from 17 December 2014 to 4 February 2015.
- A further focussed consultation on proposals for a primary school on land off Bedford Street was undertaken from 24 June to 22 July 2015.
- Following these consultations, changes were made to some policies, and additional evidence was commissioned to support the plan prior to publication. Some

additional policies were proposed which were subject to consultation from December 2015 to February 2016, ahead of publication stage.

- Publication consultation of Local Plan Part 2 Site Allocations and Development Management policies ran from midday on 18 August 2016 for a period of just over six weeks until midday on 3 October 2016, together with consultation on a draft Watford Junction Development Brief and a Croxley View/Ascot Road Masterplanning Study. The comments received are being considered, and we are aiming for submission of the Local Plan Part 2 in spring 2017.

A Local Plan review of our strategy will then be commenced to take account of the most up to date information on development needs in the area.

**Table 3-2: Local Plan Strategy 2016-36**

<b>Title</b>	<b>Local Plan Strategy 2016-36</b>
Subject Matter	The Local Plan Strategy document will set out the overall strategy and broad locations for development in Watford to 2036.
Status	Local Plan Document:
Geographic coverage	Watford Borough
<b>Timetable</b>	
Notification	March 2016
Informal consultation	December 2017 and July 2018
Publication (for consultation)	December 2018
Submission	July 2019
Examination	August 2019 – December 2019
Adoption	February 2020

Compiled by Planning Policy, WBC.

### **3.3. Policies Map**

Strategic sites have been identified by the Core Strategy (maps provided within the Core Strategy document) but boundaries will be identified in Local Plan Part 2. The Policies Map (previously called the Proposals Map) will be updated once Local Plan Part 2 is adopted.

### **3.4. Evidence Base**

A comprehensive evidence base was published on our website [www.watford.gov.uk](http://www.watford.gov.uk) to accompany the Local Plan Core Strategy. Additional evidence has been published as appropriate at each consultation stage of the Local Plan Part 2, and has been made available through the Local Plan consultation portal <https://watford.jdi-consult.net/localplan>

### **3.5. Risks**

The published LDS identifies risks, their potential impacts and possible mitigation measures.

#### **4. Contextual Characteristics of Watford**

Watford is an urban borough in South West Hertfordshire, on the edge of the East of England region to the north-west of London. It covers an area of 2,142 hectares (8.3 square miles), and is the only non-metropolitan borough wholly contained within the M25. However, about 20% of the Borough forms part of the Metropolitan Green Belt and this is supplemented by a variety of open spaces. The Rivers Colne and Gade and the Grand Union Canal give structure to the main open areas, which include the Colne Valley Linear Park/Watling Chase Community Forest and Cassiobury Park, one of eight parks with a Green Flag award, the national standard for quality parks and green spaces.

The Borough has excellent transport links with mainline rail connections to London, Gatwick Airport, the Midlands and the North; Metropolitan tube 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 and convenient road connections via the M1, M25 and A41.

A long established urban centre, with a market charter dating to the 12th century, Watford expanded rapidly from its linear layout along the historic High Street during the nineteenth century with the coming of the railway line. 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. These estates, along with their associated employment areas, reflect the styles of design that predominated at the time of their construction, with the resulting diversity of urban character visible across the Borough.

Watford is the centre of a sub-region serving around 500,000 people, living within a 20 minute traveling time catchment. Known for traditional industries including printing, the town has successfully diversified into an attractive and popular regional shopping and business centre and a focus for culture and recreation. As part of the London commuter belt, Watford is strongly influenced by London; and whilst this brings the benefits of a buoyant economy, it also brings significant environmental pressures such as high levels of traffic congestion, high house prices and, with limited land available for development, pressure on all land, including the green belt.

People in Watford are among the top 10 of those happier with where they live than people anywhere else in Britain. Watford came ninth in the survey by Rightmove, reported in August 2015, which asked 24,000 people to rate how content they are with where they live. Participants of the poll were asked to consider 12 aspects including decor, space, contentment, value, community, area upkeep, pride, costs, safety, amenities, recreation, and neighbourliness. Harrogate topped the poll, while Shrewsbury ranked second, Ipswich third and York and Chester completed the top five.

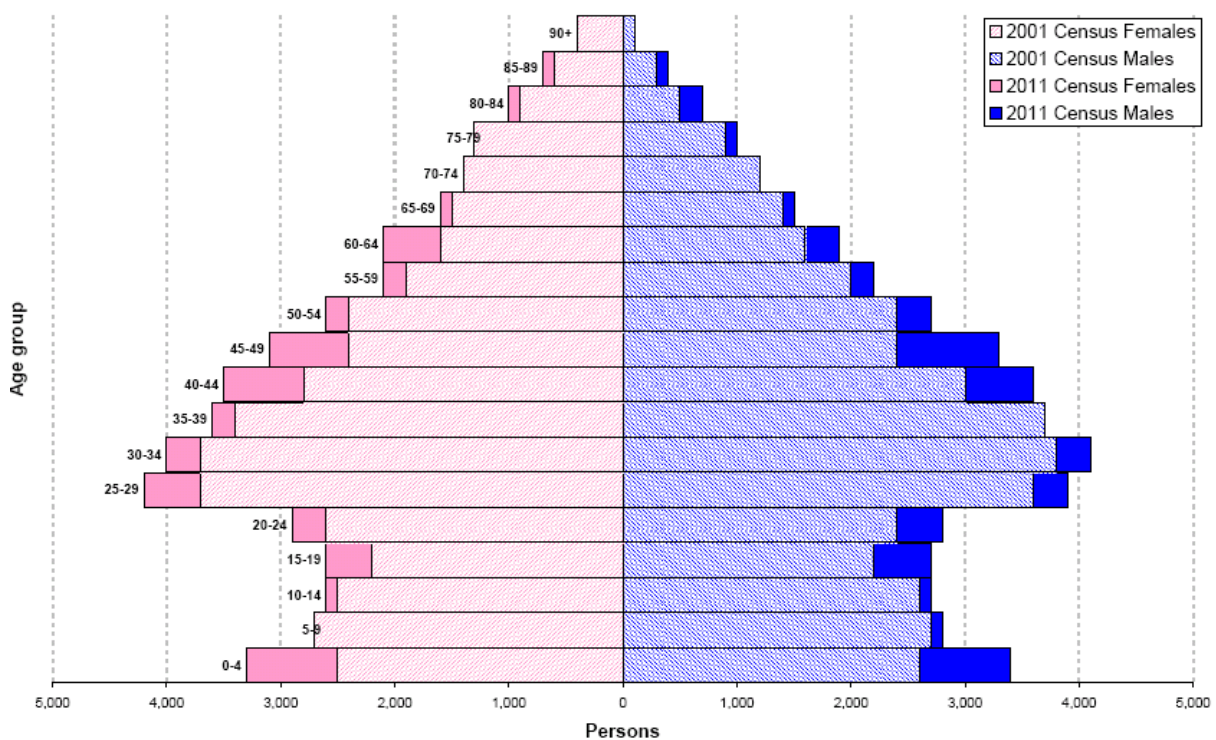
However, the results for Watford were not all good - when asked to respond to the statement "I have enough living space to live comfortably" Watford came out 82nd.

#### 4.1. Demographic Structure and migration

The 2011 Census showed that Watford’s resident population was composed of 89,600 household residents and 700 residents of communal establishments. 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. The latest 2016 estimate for registered households from our council tax department is around 38,700.

The resident population estimate for Watford on Census Day 2011 was 90,300. This was an increase of 13.3% compared to the figure of 79,726 from the 2001 Census.

**Figure 4-1: Age pyramid for Watford – 2001 Census and 2011 Census**



Source: Office for National Statistics 2011 Census and 2001 Census population estimates

49.6% of Watford’s resident population are male, as compared to 49.2% in 2001 and 50.4% are female, as compared to 50.8% in 2001, so the sexes have evened out slightly.

By 5 year age band, the largest amount of residents in Watford is in the 30-34 (8,100) and the 25-29 (8,000) age groups. The largest increases since 2001 can be seen within the infants’ age band (0-4) and people in their forties, clearly apparent from the Age Pyramid provided.

Watford has a high population density, which has risen to 42 persons per hectare from 37 persons per hectare in 2001, compared 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). 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.

**Table 4-1: Age of Population (number of people)**

<b>WATFORD</b>	<b>Total Resident Population 2011 Census</b>	<b>Total Resident Population 2001 Census</b>
<b>All Ages</b>	<b>90,300</b>	<b>79,726</b>
<b>0-4</b>	<b>6,700</b>	<b>5,117</b>
<b>5-9</b>	<b>5,400</b>	<b>5,305</b>
<b>10-14</b>	<b>5,300</b>	<b>5,053</b>
<b>15-19</b>	<b>5,300</b>	<b>4,380</b>
<b>20-24</b>	<b>5,700</b>	<b>5,004</b>
<b>25-29</b>	<b>8,000</b>	<b>7,206</b>
<b>30-34</b>	<b>8,100</b>	<b>7,528</b>
<b>35-39</b>	<b>7,300</b>	<b>7,093</b>
<b>40-44</b>	<b>7,000</b>	<b>5,783</b>
<b>45-49</b>	<b>6,400</b>	<b>4,807</b>
<b>50-54</b>	<b>5,400</b>	<b>4,781</b>
<b>55-59</b>	<b>4,400</b>	<b>3,871</b>
<b>60-64</b>	<b>4,000</b>	<b>3,249</b>
<b>65-69</b>	<b>3,100</b>	<b>2,866</b>
<b>70-74</b>	<b>2,600</b>	<b>2,587</b>
<b>75-79</b>	<b>2,200</b>	<b>2,177</b>
<b>80-84</b>	<b>1,700</b>	<b>1,480</b>
<b>85-89</b>	<b>1,000</b>	<b>936</b>
<b>90 and over</b>	<b>600</b>	<b>506</b>

Source: Office for National Statistics 2011 Census and 2001 Census (2011 Census figures are rounded to nearest hundred; figures may not sum due to rounding)

The 2011 census included detailed results on the year of arrival (for those not born in the U.K) and country of birth. Those born in the U.K. (67,993 persons) account for 75.3% of Watford's resident population, as compared to the 86.2% recorded in the 2001 Census. Of those Watford residents not born in the U.K. (22,308 persons), more than half state their year of arrival within the last 10 years, summarized below:

- Born in the U.K – 75.3%
- Arrived between 2001 and 2011 – 12.9%
- Arrived between 1991 and 2000 – 3.9%
- Arrived between 1981 and 1990 – 2.1%
- Arrived between 1971 and 1980 - 2.2%
- Arrived between 1961 and 1970 – 2.2%
- Arrived between 1951 and 1960 – 0.9%
- Arrived between 1941 and 1950 – 0.3%
- Arrived before 1941 – 0.11%

The following table provides a summary of the percentage of Watford residents born in the UK, and where the remaining residents were born, together with comparative figures for the county, the region and England.

**Table 4-2: 2011 Census: Country of birth – percentage of residents (summary)**

	<b>U.K.</b>	<b>Europe (inc. U.K.)</b>	<b>Africa</b>	<b>Middle East and Asia</b>	<b>Americas and the Caribbean</b>	<b>Antarctica and Oceania (inc. Australia and Australasia)</b>	<b>Other country</b>
<b>Watford</b>	75.30	83.64	4.80	9.74	1.49	0.33	0.001
<b>Herts</b>	86.59	91.94	2.75	3.90	1.04	0.37	0.000
<b>East Region</b>	89.02	93.81	1.76	3.08	1.10	0.26	0.000
<b>England</b>	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). Crown Copyright. Compiled by WBC Planning Policy.

Extremely detailed ethnic categories are available in the 2011 Census and Watford's population has grown more diverse. The largest percentage change between 2001 and 2011 in 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%.

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%. These groups, together with the British White population, make up the broader grouping of the total White population in the following Table 4-3.

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.

**Table 4-3: Ethnic Composition of Resident Population in percentages**

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

Source: Compiled by WBC, Planning Policy. Data sourced from ONS 2011 and 2001 Census.

On the 23 June 2016, ONS released the mid-2015 population estimate, (MYE 2015 - as at the 30 June 2015) and Watford's estimate is 96,400, up by 900 or 0.94% from the MYE 2014 population estimate of 95,500.

This is half the increase of 1,800 or 1.9% estimated to have occurred between the MYE 2013 (93,700) and MYE 2014 (95,500).

The components of change MYE 2014 to MYE 2015 show that:

- Natural change (births minus deaths) and net international migration are almost the same in the MYE 2015, making up 0.77% and 0.76% respectively of the total population change of 0.94%. This is an estimated increase in net international migration as opposed to MYE 2014, and a decrease in natural change.
- The component that has had the biggest impact on overall change is net internal migration, which is now considered to be a minus figure (more people leaving Watford than coming into Watford to live from other parts of the country, with almost twice as many people estimated to be leaving than coming into Watford in the MYE 2014), making up -0.59% of the total population change of 0.94%.

#### **4.2. Projected population growth**

Revised subnational population projections were released by ONS on 25th May 2016. These give a 25 year projection of the usual resident population based on the mid-2014 sub-national population estimates and supersede previous projections. It is estimated that Watford will grow to a population of 100,000 by 2017.

Comparison of change tables are compiled below for the new 2014-based population projections over a 10 year and a 25 year period, with the previous 2012-based population projections provided for reference; also, the interim 2011-based population projections, which were provided for a ten year period only.



**Table 4-4: Comparison of change in population over 10 years**

	ONS Interim 2011-based				ONS 2012-based				ONS 2014-based			
	2011 based estimate	2021 projected figure	Increase over 10 years 2011-2021	Change 2011-21 % increase	2012 based estimate	2022 projected figure	Increase over 10 years 2012-2022	Change 2012-22 % increase	2014 based estimate	2024 projected figure	Increase over 10 years 2014-2024	Change 2014-24 % increase
<b>Watford</b>	90,700	95,300	4,600	5.1%	91,700	103,800	12,100	13.2%	95,500	109,600	14,100	14.8%
<b>Herts</b>	1,119,800	1,234,100	114,300	10.2%	1,129,100	1,246,600	117,500	10.4%	1,154,800	1,277,200	122,400	10.6%

Compiled by WBC, Planning Policy. Data source: Crown Copyright. Office for National Statistics. 2014-based sub-national population projections published 25 May 2016. N.B. all figures are rounded to the nearest 100 in accordance with ONS guidelines.

It can be seen that Watford's estimated growth of 14,100 people over the ten years 2014 to 2024 in the 2014-based population projections equates to 14.8%, having increased from the 13.2% growth (12,100) for the ten years from 2012 in the 2012-based projection and the 5.1% growth (4,600) estimated for the ten years from 2011 in the interim 2011-based projections.

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.

The bulk of the estimated 14.8% increase for Watford over the ten years from 2014 to 2024 is expected to stem from natural change of 8.8% (more births than deaths), net migration within the UK of 5.2% and net international migration of 0.7%. The level of natural change can be attributed to the relatively young age structure of the current population, with a high proportion of child bearing age.

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.

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.

Hertfordshire's average estimated growth over the 10 years from 2014 in the 2014-based population projections equates to 10.6%, having slightly increased from the ten year growth rate of 10.4% in the 2012-based projections and the 2011-based estimated ten year growth rate of 10.2%.

As can be seen in the following table, the 2014-based population projections for Watford equate to a 25 year growth of 30.6%, higher than the 25 year growth of 28.6% estimated in the 2012-based population projections, whereas the projections for Hertfordshire overall have slightly decreased from 24.1% to 23.9%.

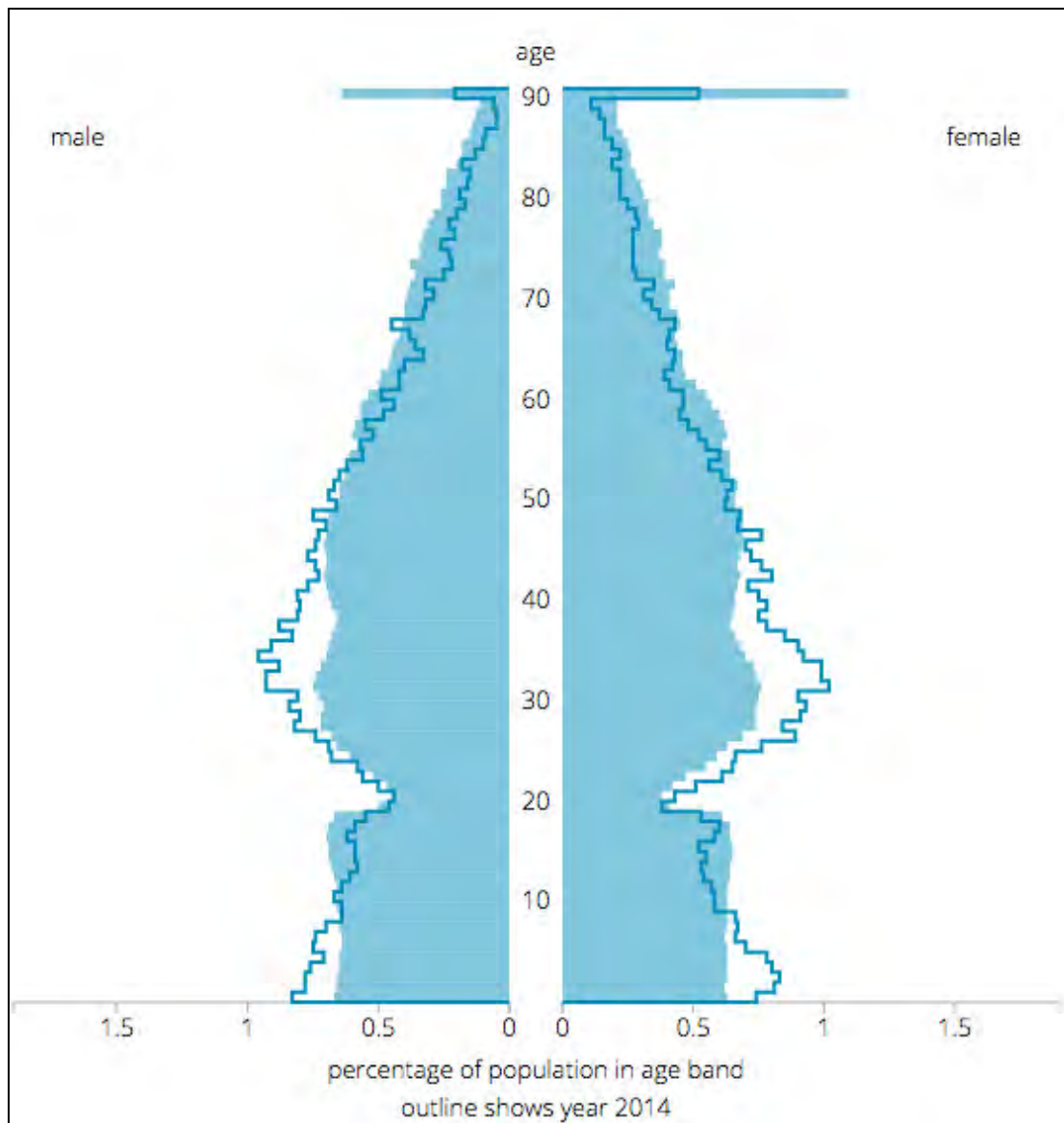
**Table 4-5: Comparison of change in population over 25 years**

	ONS Interim 2011-based				ONS 2012-based				ONS 2014-based			
	2011 based estimate	Produced for period of 10 years only	Increase over 25 years 2011-2036	Change 2011-36 % increase	2012 based estimate	2037 projected figure	Increase over 25 years 2012-2037	Change 2012-37 % increase	2014 based estimate	2039 projected figure	Increase over 25 years 2014-2039	Change 2014-39 % increase
<b>Watford</b>	90,700	N/A	N/A	N/A	91,700	117,900	26,200	28.6%	95,500	124,700	29,200	30.6%
<b>Herts</b>	1,119,800	N/A	N/A	N/A	1,129,100	1,400,700	271,600	24.1%	1,154,800	1,431,200	276,400	23.9%

Compiled by WBC, Planning Policy. Data source: Crown Copyright. Office for National Statistics. 2014-based sub-national population projections published 25 May 2016. N.B. all figures are rounded to the nearest 100 in accordance with ONS.

The 2014 age structure and that expected in 2039 is illustrated in the following age pyramid.

Figure 4-2: Age pyramid 2014 and 2039 – Watford



Source: Office for National Statistics, 2014-based population projections. Crown copyright.

### 4.3. Projected Household Growth, household size and composition

The 2014-based household projections were published by Communities and Local Government in July 2016 and are linked to the 2014-based population projections published by ONS on 26 May 2016. The household projections are over 25 years (2014 to 2039) and supersede the 2012-based household projections.

From a national perspective, the 2014-based household projections generally have a slightly higher rate of household growth than the 2012-based projections over a 25 year period and that is the same for Watford.

**Table 4-6: CLG 2014-based household projections to 2039, percentage growth and average household size**

Area	Watford		Herts		England	
	2014	2039	2014	2039	2014	2039
No. of households	39,000	53,000	472,000	616,000	22,746,000	28,004,000
Percentage growth between 2012 and 2037	37%		31%		23%	
Average household size	2.45	2.33	2.42	2.29	2.35	2.21

Data source: Compiled by WBC, Planning Policy from DCLG 2014-based household projections

The DCLG 2014-based household projections show growth of approximately 37%, (14,000 from a 2014 starting point of 39,000) for Watford - not too dissimilar to the 2012-based projections which showed growth of 36%, (14,000 from a 2012 starting point of 37,000) over a comparable 25 year period.

#### Household size

The 2014 projections estimate that, between 2014 and 2039:

- Watford's average household size will decrease from 2.45 to 2.33
- Hertfordshire's average household size will decrease from 2.42 to 2.29
- England's average household size will decrease from 2.35 to 2.21

Watford has the highest estimated percentage growth in households of the Hertfordshire districts at 37%, with the Hertfordshire average at 31% and England overall at 23%.

**Table 4-7: Total change, average change and percentage change in household projections for local authority districts 2014-2039**

	2014	2019	2024	2029	2034	2039	Total Change (000s)	Average Change (000s)	% Change
<b>England</b>	22,746	23,927	25,015	26,083	27,088	28,004	5,257	210	23
<b>Hertfordshire</b>	472	501	530	559	588	616	144	6	31
Broxbourne	39	41	43	45	47	49	10	0	26
Dacorum	62	66	70	73	77	81	18	1	29
East Hertfordshire	59	64	67	71	75	78	19	1	32
Hertsmere	41	43	46	48	51	54	13	1	31
North Hertfordshire	55	59	63	66	69	73	17	1	32
St Albans	58	61	64	67	71	74	16	1	27
Stevenage	36	38	40	42	44	46	9	0	26
Three Rivers	36	38	41	43	45	47	11	0	30
<b>Watford</b>	<b>39</b>	<b>42</b>	<b>45</b>	<b>47</b>	<b>50</b>	<b>53</b>	<b>14</b>	<b>1</b>	<b>37</b>
Welwyn Hatfield	46	49	52	55	59	62	16	1	34

N.B. Figures in thousands - all figures published must be rounded to nearest 1,000 (not including percentages).

Source: DCLG Table 425 - <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

### Household composition

On a national basis, one person households represent the biggest increase in household growth, 33% of the total increase in households to 2039, with those over 65 making up 62% of the overall rise in households with one person.

Couple households (without children or other adults) make up 22% of household growth in England, households with dependent children make up 19%, other (multi-person adult) households make up 17% and couples with other adults make up the remaining 9% of all estimated household growth.

One person households also see the biggest increase in household growth in Watford, representing 44% of the total household growth. However, households with dependent children see the next biggest rise, with 35% of household growth; couples with other adults make up 9%; other (multi-person adult) households make up 7% and couple households (without children or other adults) make up the remaining 6% of all estimated growth.

**Table 4-8: DCLG 2014-based household projections by household type for Watford**

	2014	2039	Change 2014- 2039	% Change 2014- 2039	% of total change
<b>One person</b>	12	18	6	52%	44%
<b>Couple and no other adult</b>	8	9	1	10%	6%
<b>Couple and one or more other adult</b>	3	4	1	43%	9%
<b>Households with dependent children</b>	13	18	5	38%	35%
<b>Other</b>	3	4	1	34%	7%

Data source: Compiled by WBC, Planning Policy from DCLG 2014-based household projections  
N.B. Household numbers are in thousands

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.

#### 4.4. Crime

Latest estimates from the Crime Survey for England and Wales (CSEW), which is considered to be the best measure of crime trends for the population and offences it covers, showed a 6% fall in the number of incidents against adults for the year ending March 2016, with no significant changes in levels of violence nor sexual assaults compared with the previous survey year.

The police recorded an increase in offences of 8% nationally in the year ending March 2016, compared with the previous year. Of the 44 forces (including the British Transport Police), 40 showed an annual increase in their recorded crime, which was largely driven by rises in violence against the person (27%) and sexual offences (21%). Since the year ending March 2014 onwards, total police recorded crime has increased although it is thought this is principally owing to the renewed focus on the quality of crime recording by the police, and changes to how crimes are recorded, rather than a genuine increase in crime.

The majority (76%) of violent crimes experienced in the latest survey year resulted in minor or no injury, so in just over three-quarters of cases the violence is low level. Violent offences in police recorded data are referred to as “violence against the person” and include homicide, violence with injury and violence without injury. The “violence without injury” sub-category showed an increase of 39% over the same period (up to 562,615 offences),

while the “violence with injury” sub-category showed a smaller increase of 15% (up to 431,258 offences). The increase in “violence without injury” is partially due to a 90% rise in harassment offences in the latest year compared with the previous year (up to 155,809 from 81,796). The rise in harassment is almost entirely the result of the expansion of this category in April 2015 to include 2 additional notifiable offences that were previously not included in the police recorded crime series. These are “Disclosure of private sexual photographs and films with the intent to cause distress or anxiety” and “Sending letters with intent to cause distress or anxiety, the latter thought to account for around 95% of these newly added offences. Overall, the expansion of the harassment category is thought to account for around half of the increase in “violence without injury”.

Police recorded crime is generally not a reliable measure of trends in crime due to such changes in recording practices and varying police activity (for example, a proactive operation on weapon offences) but it is the principal source of subnational crime statistics.

**Table 4-9: Number of recorded offences in Watford**

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% increase or decrease between 2014/15 and 2015/16
<b>Violence against the person</b>	1224	919	973	851	1018	1062	976	1,448	1,986	37.2%
<b>Sexual offences</b>	72	48	66	49	82	78	97	132	158	19.7%
<b>Robbery offences</b>	111	126	114	95	135	76	89	52	71	36.5%
<b>Domestic burglary offences</b>	445	465	357	421	361	272	216	261	238	-8.8%
<b>Vehicle Crime</b>	1144	911	771	779	662	437	539	500	740	48.0%

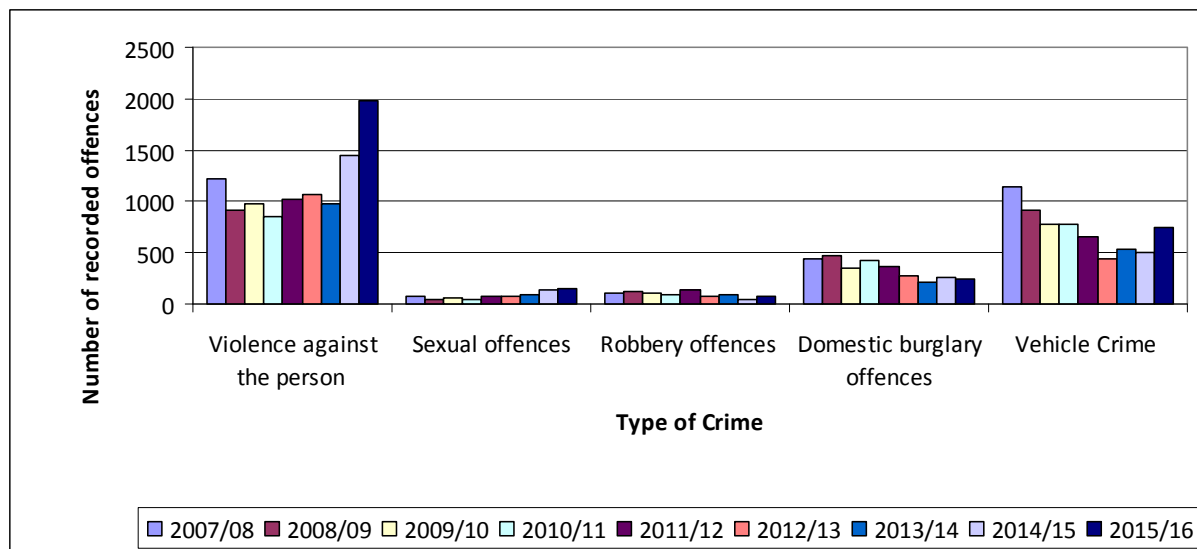
Source: <http://www.ons.gov.uk> Compiled by WBC, Planning Policy

Watford is a densely populated urban town and a key regional centre for shopping and entertainment, which welcomes a high number of visitors on a daily basis and so, has generally higher levels of crime recorded proportionally than Hertfordshire county overall and most districts in Hertfordshire. For the year ending March 2016, the total recorded crime rate per 1,000 population in Watford (77) was higher than the average for the Hertfordshire force area (55) and higher than most districts in Hertfordshire although Stevenage has the highest total recorded crime (78) per 1,000 population.

Recordings of robbery offences and vehicle crime in Watford decreased the previous year, but they have increased by 36.5% and 48% respectively during 2015/16 and recordings of violence against the person and sexual offences have again increased this year by 37.2% and 19% respectively. Domestic burglary is the only offence to have decreased during 2015/16, by 8.8% and is almost half the number recorded at the 2007/08 baseline.

As illustrated in the accompanying graph, there has been a trend over some years of mostly reducing crime recorded in Watford, including domestic burglary offences, robbery and to the most extent, vehicle crime offences. An increasing trend in violence against the person and sexual offences is appearing, although this can be partially attributed to the changes in recording practices.

**Figure 4-3: Key Crime Statistics in Watford 2007/08 to 2015/16**



Source: Compiled by WBC, Planning Policy – source data from <http://www.ons.gov.uk>

It is known from analysis by the police that the night time economy is not the significant contributing factor to the borough’s crime rates. Purple Flag is an accreditation process which recognizes excellence in the management of the evening and night time economy in town centres, similar to the Green Flag award for parks. Now led by the Business Improvement District (BID) partnership, Watford is proud to have achieved Purple Flag status once again, scoring ‘above average’ for a number of areas including safety, car parking and pedestrian routes.

Watford Borough Council is one of the members of the Watford Community Safety Partnership, known as ‘One Watford’ whose aim is to reduce crime, address issues of vulnerability of crime (including anti-social behaviour) and to keep the local community informed about crime related issues. ‘One Watford’ has worked throughout the year with a wide range of partners to understand the reasons for the increase in reports of crime and antisocial behaviour and to tackle this. Whilst the increasing trend mirrors what is being seen across Hertfordshire and London generally it should be noted that changes in categorisation of crime is also having an impact.

#### 4.5. Deprivation

The English Indices of Deprivation 2015 was published by the Government on the 30 September 2015, and updates the previous 2010 Indices, published in March 2011.

The Indices of Multiple Deprivation (IMD) 2015 uses 37 separate indicators, grouped into seven domains (three of which contain sub-domains); the domains are Income; Employment; Health and Disability; Education, Skills and Training; Crime; Barriers to Housing and Services; and Living Environment. In addition to the domains and their sub-domains there are two supplementary income deprivation Indices: Income Deprivation Affecting Children Index (IDACI) and Income Deprivation Affecting Older People Index (IDAOPI).

All the Lower Layer Super Output Areas (LSOAs) in England, as produced for the 2011 Census (as opposed to the 2001 Census), have been ranked according to each of the index or domain scores and these are combined to produce an Index of Multiple Deprivation (IMD). This summary concentrates on the overall Index of Multiple Deprivation and does not include detailed information on individual domain scores (e.g. Income, Employment) which can identify pockets of particular deprivation.

LSOAs are small areas or neighbourhoods of relatively even size (around 1,500 people); there are now 32,844 LSOAs in England (32,482 in IMD 2010) and a rank of '1' equates to the most deprived and '32,844' equates to the least deprived; there are now 690 LSOAs in Hertfordshire (683 in IMD 2010) and 53 LSOAs remain in Watford.

There is no definitive point on the scale below which areas are considered to be deprived and above which they are not. Not all deprived people live in deprived areas and conversely, not everyone living in a deprived area is deprived. Also, a lack of deprivation does not necessarily equate to affluence. The IMD is a relative measure of deprivation and therefore it cannot be used to determine 'how much' more deprived one LSOA is than another. For example, it is not possible to say that LSOA x, ranked 20 is twice as deprived as LSOA y, which is ranked 40. However, it is possible to say that x is more deprived than y.

Users often take the most deprived 10 per cent or 20 per cent of neighbourhoods (or local authority (LA) districts) as the group of highly deprived areas but other thresholds can be used. The IMD 2015 refers to the most deprived LSOAs as those that are amongst the 10 per cent most deprived in England.

The most deprived LSOA in England is Tendring 18a, a neighbourhood to the east of the Jaywick area of Clacton on Sea, the same as in the IMD 2010, and the least deprived is the LSOA Wokingham 020E.

Some of the key results for England are that:

- The majority (83 per cent) of neighbourhoods that are the most deprived according to the 2015 Index of Multiple Deprivation were also the most deprived according to the 2010 Index.



- 61 per cent of LA districts contain at least one of the most deprived neighbourhoods in England (this was 56% in the IMD 2010, 52% in the IMD 2007 and 49% in the IMD 2004).
- The five LAs with the highest proportions of their neighbourhoods in the most deprived 10 per cent in England are the same five as in the 2010 Index, although in a different order (Liverpool was ranked most deprived in the 2010 Index, with 51%):
  1. Middlesbrough – 48.8%
  2. Knowsley – 45.9%
  3. Kingston upon Hull – 45.2%
  4. Liverpool – 45.0%
  5. Manchester – 40.8%
- The 20 most deprived LAs are largely the same as found for the 2010 Index, but the London Boroughs of Hackney, Tower Hamlets, Newham and Haringey have become relatively less deprived and no longer feature in this list (no London boroughs feature, most of the 20 LAs are in northern England, apart from no.13 Hastings – 30.2% and no. 20 Great Yarmouth – 26.2%).

Overall, Watford is not an area with significant deprivation issues and the majority of the LSOAs within the town are in the bottom 50% of LSOAs nationally for deprivation; the borough's position has improved relative to that of 2010.

However, the very local nature of LSOAs means that pockets can be identified where deprivation is potentially more of an issue.

It is important to note that none of the LSOAs in Watford rank among the most deprived 10% in England. However, one LSOA in Watford does rank in the most deprived 20% in England, whereas no Watford LSOA did so in the IMD 2010.

The most deprived LSOA in the borough is Watford 009B, a neighbourhood of Central ward, which is ranked 5,005 in the national rankings, and has moved up from 7,683 in the 2010 national rankings (becoming relatively more deprived), now within the most deprived 20% of LSOAs in England, where there were none in 2010. The most deprived LSOA in Watford in the IMD 2010, 003D, a neighbourhood in Meriden ward, has moved in the rankings from 7,539 to 7,590 (relatively slightly less deprived) and is now second.

Of the 690 LSOAs in Hertfordshire, two are in the 10% most deprived in England (one LSOA in Hertsmere and one LSOA in Three Rivers) and seven are in the 20% most deprived; two LSOAs from Broxbourne, and one LSOA from Dacorum, North Herts, St. Albans, Stevenage and Watford (as above). Neither East Herts nor Welwyn Hatfield has any LSOAs in the most deprived 10% or 20% in England.

Similarly, the LSOAs can be ranked within county and district level, and we have compiled these figures for Watford, together with the national rankings, in Appendix 2; we have also shown by the shaded areas, those Watford LSOAs that come within the most deprived 10% and 20% of each geographical level considered.

There are a total of thirteen LSOAs in Watford which rank in the most deprived 10% in Hertfordshire (the same amount as in the IMD 2010). Most of these LSOAs are the same as in the IMD 2010 (although not in the same order of ranking), apart from Watford 010A, a neighbourhood in Vicarage ward has moved into the most deprived 10% in Hertfordshire with Watford 003E, a neighbourhood in Meriden, no longer in the 10% most deprived.

There are a further four LSOAs which rank in the most deprived 20% in Hertfordshire (less than the six LSOAs in the IMD 2010). All the four LSOAs in Central ward come within the most deprived 20% in Hertfordshire (with three of them in the most deprived 10%), although LSOAs in this category can be found all over Watford, not just around the centre, including LSOAs in most wards in Watford. Only Nascot, Tudor and Park wards do not have any LSOAs within the most deprived 20% in the county.

**Figure 4-4: Variation of Percentile of IMD Rank of Average Rank in Hertfordshire Districts 2004-2015**

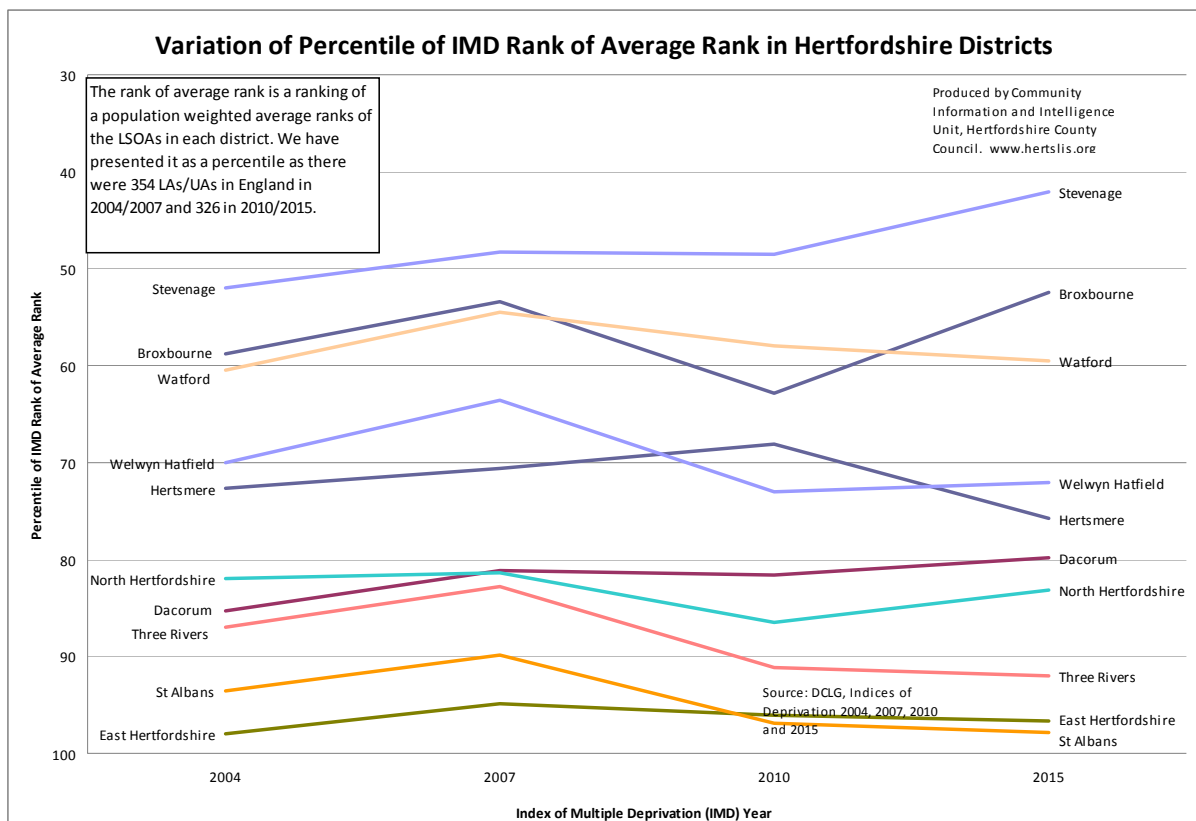


Chart produced by HCC, Community Information and Intelligence Unit. [www.hertslis.org](http://www.hertslis.org)

Local authority summaries have also been produced, which have been ranked on the same lines as the LSOAs. There are 326 LAs in England that have been ranked in each of the domain scores and combined to produce an overall IMD ranking; a rank of '1' equates to the most deprived and '326' equates to the least deprived in the LA summaries. The change over time in the relative rankings of the Hertfordshire districts, from the IMD 2004 to the IMD 2015, is illustrated in Figure 4-4.

Watford is the third most deprived district overall in Hertfordshire, ranking 194 in the rank of average ranks for LAs (becoming relatively less deprived by 5 places, as Watford was second and ranked 189 in 2010), following Stevenage, ranked 137 (ranked 158 in 2010, becoming relatively more deprived by 21 places), and Broxbourne, ranked 171, (ranked 205 in 2010, becoming relatively more deprived by 34 places). Watford remains within the 50% least deprived LAs in England, as are all the districts in Hertfordshire, apart from Stevenage.

There are three Hertfordshire districts ranked in the 10% least deprived LAs in England – Three Rivers, East Hertfordshire and St Albans, with St. Albans being the least deprived, ranked at 319 (316 in 2010), placing it in the top ten least deprived LAs in England. Of all the Hertfordshire LAs, Hertsmeres has improved its ranking the most, ranked at 247, by 25 places (ranked at 222 in 2010). However, both Hertsmeres and Three Rivers have one LSOA in the most deprived 10% nationally.

Further information on The English Indices of Deprivation 2015, can be found in the full report which can be located at:

<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

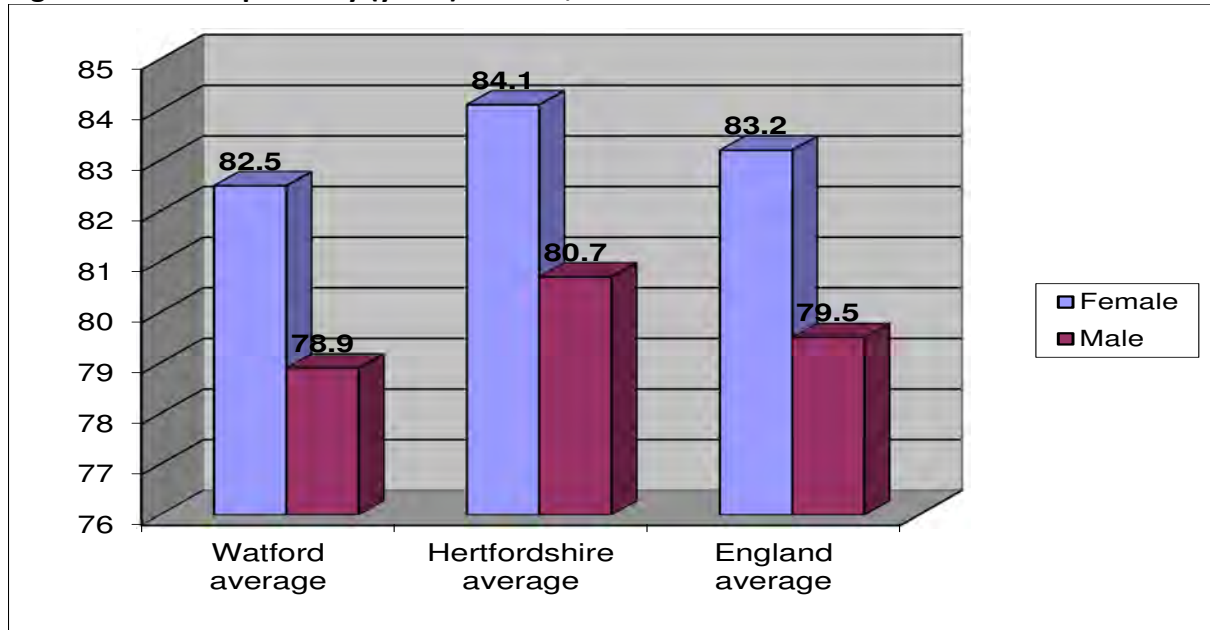
#### 4.6. Health

The 2016 NHS Health Profile's summary conclusion is that the health of people in Watford is 'varied' compared with the England average. About 13% (2,500) of children live in low income families. Life expectancy for men is lower than the England average' (©Crown Copyright, source: Public Health England 2016).

**Life expectancy at birth** is an important indicator of health. Although life expectancy for men in Watford is compared in the profile as 'significantly worse than England average' male life expectancy in Watford actually remains the same as the previous year at 78.9 but the England average has increased by 0.1 to 79.5. However life expectancy is 8.9 years lower for men in the most deprived areas of Watford than in the least deprived areas.

Female life expectancy in Watford has decreased to 82.5 from the previous year's 82.9 years (England average has increased by 0.1 to 83.2) but women's life expectancy in Watford is compared in the profile as 'not significantly different from England average'. The life expectancy gap for women in Watford is less than men at 5.8 years.

Over the last ten years, the under 75 mortality rate from all causes has fallen and is similar to the England average; however, the early death rate is worse than the England average in the most deprived quintile (fifth) in Watford and better in the least deprived quintile in Watford.

**Figure 4-5: Life expectancy (years) at birth, 2012-2014**

Source of data: Department of Health NHS Health Profile 2016

Chart compiled by WBC, Planning Policy

31 indicators make up the health summary in the NHS Health Profile, which as well as life expectancy, is comprised of such factors as disease and poor health, deprivation, lifestyle, education and other social indicators. Most of these indicators show how the health of the people in the local area compares to the rest of England.

As a very broad summary, ten indicators (fifteen in the previous profile) have been measured as 'not significantly different from England average' and thirteen indicators (twelve previously) have been measured as 'significantly better than England average' (which may still indicate an important public health problem); two indicators are not compared. The profile shows four different indicators (three previously) for Watford which have been categorised as 'significantly worse than the England average': sexually transmitted infections, excess winter deaths (which has reduced from the previous ratio of 34.3 to 26.8 but is significantly worse than the England average of 15.6), life expectancy for men and violent crime. Violent crime in Watford (the figures used are reported crimes against the person for 2014/15) previously categorised as 'not significantly different to England average' again compares as 'significantly worse than the England average'.

Statutory homelessness has improved from the previous profile's 'significantly worse than the England average' to 'significantly better than England average'.

Similar to previous NHS profiles it is indicated that local priorities include reducing obesity and increasing physical activity in adults, reducing smoking and helping older people maintain their health.

There has been a drop in physically active adults from 56.6% to 54.4%, although compared as not significantly different from the England average of 57%. There has been an increase from 57.8% to 58.9% in the percentage of adults classified as overweight or obese in Watford, although significantly better than the England average of 64.6% (the indicator for

adults classified as obese has been removed). An improvement has been seen in the percentage of obese children in Year 6 (aged 10-11) from 18.5% to 16% and is now recorded as significantly better than the England average, which remains at 19.1%.

There is a decrease shown in the percentage of adults smoking, now 12% from 14.1% in the previous profile, although not recorded as significantly different from the England average of 16.9%. Smoking related deaths have also improved from 272 to 269 (this represents 105 deaths per year), not significantly different from the England average of 275.

The council is committed to ensuring the quality of our town's environment and has delivered high quality leisure centres and well-maintained streets, and has been improving parks and public spaces - this all contributes to health and wellbeing. Improvements have been made to the top of the town, including the pond, with great new areas for entertainment and events; a diverse range of activities, from the Imagine Watford festival to ice-skating and the Big Beach, have been delivered through the Big Events programme, encouraging the community to increase participation in sports and leisure activities - this should have a positive impact on issues such as obesity, diabetes and heart disease.

#### **4.7. Street Cleaning and Recycling**

Since 2013, the contractor 'Veolia' has managed street cleansing and waste and recycling for Watford Borough Council.

The Watford Community Survey 2015 showed that satisfaction with waste and recycling services remains high (over 90% of local people were satisfied with the service) and street cleansing satisfaction (which historically never scores as highly as waste for satisfaction across all authorities) was over 70%.

In last year's AMR, the last quarter's street cleansing results for 2014/15 were compared to those for the same period in 2013/14, as results for the whole year 2014/15 were not available. For 2015/16, data has been provided for the entire year and results for 2013/14 are supplied in brackets as a reference point only - low results are better:

- Levels of litter – 3.97%, above target of 4.5% (5.06% in 2013/14)
- Levels of detritus – 6.79%, below target of 6% (6.76% in 2013/14)
- Levels of graffiti – 3.82%, below target of 3.5% (was 1.49% in 2013/14)
- Levels of fly posting – 1.84%, below target of 0.33% (was 0.3% in 2013/14)

Street cleansing litter performance was good in 2015/16. Although just below target for the year, the last quarter result (4.39%) for levels of detritus (grit, mud, decaying leaves etc) is below target and shows a marked improvement on previous quarters. Graffiti hotspots are footpaths and subways on retail and commercial highways and attention will be focused on these areas to deliver improvement. Flyposting remains a widespread problem particularly in commercial and retail areas. Further efforts will be made to target flyposting with the aim of improving for 2016/17. A flyposting task group is being set up to look at enforceable avenues to further combat this issue.

Recycling performance and residual waste collected has decreased since 2014/15, (when it was 44.63%) to an overall result of 40.23%. The target was 46% and this below target result is due to a number of factors:

- A change in legislation in 2015/16 whereby any contamination found in processed recycling material is deducted from the overall recycling rate
- A very slow growing season at the beginning of the year resulted in poor overall composting rate which never then recovered in the year (start of 2016/17 is more positive)

Planned initiatives around flats and food waste should also ensure an improved result in 2016/17. We are aiming for the county target of 50% by 2020 for the percentage of waste reused, recycled or composted.

## 5. Housing

### 5.1. H1: Plan Period and Housing Targets

The **Core Strategy** (adopted January 2013) states that we are seeking a minimum total target of 6,500 homes from 2006 to 2031, an average delivery rate of 260 dwellings per annum. The housing supply figures are reviewed at least annually.

### 5.2. H2: Housing Trajectory

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.

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.

Figure 5-1 illustrates the housing trajectory graphically and Table 5-1 shows the figures in chart form – separate figures are provided for private and affordable housing completions.

#### **H2a: Net additional dwellings – in previous years**

Watford has delivered a total of 3,860 new homes between 2006/07 and 2015/16, an average of 386 per annum.

This total is well above the combined annual average required for the years 2006/07 to 2015/16 ( $10 \times 260 = 2,600$ ), making 176 the revised annual rate necessary in order to achieve the minimum target of 6,500 by 2031 ( $6,500 - 3,860 = 2,640/15 = 176$ ).

#### **H2b: Net additional dwellings and net additional care home bedrooms – for the reporting year of 1 April 2015 to 31 March 2016**

- **The net figure of 245 housing completions for 2015-16** is more than the revised annual rate of 180 which was required last year to remain on target for 6,500 additional dwellings by 2031. Although 245 completions is slightly less than the current annual target of an average 260 homes, this is compensated for by the scale of housing delivery in previous years. However, the housing target will be revised as part of the Local Plan review, taking into account up to date evidence.

97% of the total housing completions were from windfall sites, as can be seen in more detail in Table 5-2. Most allocated housing sites came forward for development in earlier years and a summary of all the Housing Sites allocated in the WDP 2000 and their current status is provided in Appendix 6. Further site allocations have been proposed within the Local Plan Part 2 process.

There were four developments which resulted in a total of 118 homes completed during 2015/16 which were proposals under the permitted development rights as set out by the Town and Country Planning Order (General Permitted Development) (Amendment) (England) Order 2013). This is the first year that we have seen a large proportion, 46.9% of the total net completions resulting from permitted development termed as prior approvals<sup>1</sup> (4.5% of housing completions in 2014/15 were permitted development). The 2015/16 prior approvals were mainly changes of use from offices on three sites in central Watford, with a change of use from retail on one site providing four homes in North Watford.

Taking into account the 245 net housing completions to 2015-16, Watford's dwelling stock is currently estimated to be 39,250 (to nearest 10) as at the 31 March 2016.

In Hertfordshire overall, there has been a dramatic upturn in housing completions, the highest since 2008/09 and there has been an unprecedented increase in dwelling commitments, up by around 50% since 2015. The number of dwellings where construction has started has increased, and is at pre-recession levels. Although the number of housing completions has lessened in Watford over the last two years, Watford did not experience much in the way of a slow down during the recession years and there was no under delivery of housing as in some other districts. 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'.

- **There has been no care home bedrooms completed during 2015/16** although prior to this year, there were 216 additional care home bedrooms completed since 2006.

We are keeping a separate account of the number of care home bedrooms completed and these figures can be considered separate to and above the stated annual net housing completions.

## **H2(c): Net additional dwellings – in future years**

Local Planning Authorities are required to identify a fifteen year supply of deliverable sites and Table 5-1 and Figure 5-1 show the estimated projections for 2016/17 to 2030/31. Watford has identified housing commitments of 5,073 units which are due to come forward over this period, of which 1,752 units already have planning permission/prior approval.

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<sup>1</sup> From 30 May 2013, the Town and Country Planning (General Permitted Development) Order 1995 was amended to allow greater flexibility under permitted development for the change of use of commercial premises, subject to a notification procedure with the local planning authority, termed as prior approvals. The existing permitted development right which allows for a change of use from offices to residential initially only applied for a period of three years and was due to expire in May 2016. This has now been extended indefinitely since 6 April 2016, allowing conversion of office space to residential to be subject only to prior approval rather than an application for full planning permission.



All known prior approvals for residential development not yet implemented in Watford are included in the housing trajectory and currently amount to 129 homes, 2.5% of all 5,073 housing commitments at 31 March 2016 (and 7.3% of the 1,752 units with planning permission or prior approval).

The method used for assessing when deliverability of each permission/prior approval or site is likely to come forward is based on the criteria in the NPPF, also taking into account such factors as to whether:

- the development has started
- planning permissions are full or outline and when they will expire
- discussions with Development Management or developers on progress or when/if likely to proceed.

Also provided separately in Appendix 5 is a list of the outstanding allocated sites without planning permission as at 31 March 2016, 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.

Planning applications will be considered and determined having regard to the NPPF, Development Plan policies and other material considerations. Further sites for housing and other uses have been assessed and published for consultation as part of the Site Allocations process, contained within the Local Plan Part 2.

## **H2 (d): Managed delivery target**

The purpose of the managed delivery target is to keep track of our housing delivery performance. We calculate the delivery rate necessary to achieve the housing requirement by the end of the relevant plan period, showing how levels of future housing are expected to come forward and taking into account the number of homes provided since the start of the relevant plan period.

The managed delivery target for each year is illustrated as 'Revised Annual Rate' within Table 5-1 and the corresponding Housing Trajectory graph, Figure 5-1.

- Taking into account the total completions of 3,860 units between 2006/07 and 2015/16, this equates to 2,640 units remaining to be achieved and a residual annual rate requirement or 'managed delivery target' of 176 dwellings for the remaining period ( $6,500 - 3,860 = 2,640/15 = 176$ ) in order to achieve the minimum target of 6,500 by 2031.

As each future year's estimated completions vary, so does the annual rate required to reach the target, and is thus revised each year as shown. This enables us to monitor housing delivery performance over the relevant plan period, identify any shortfall and plan accordingly.

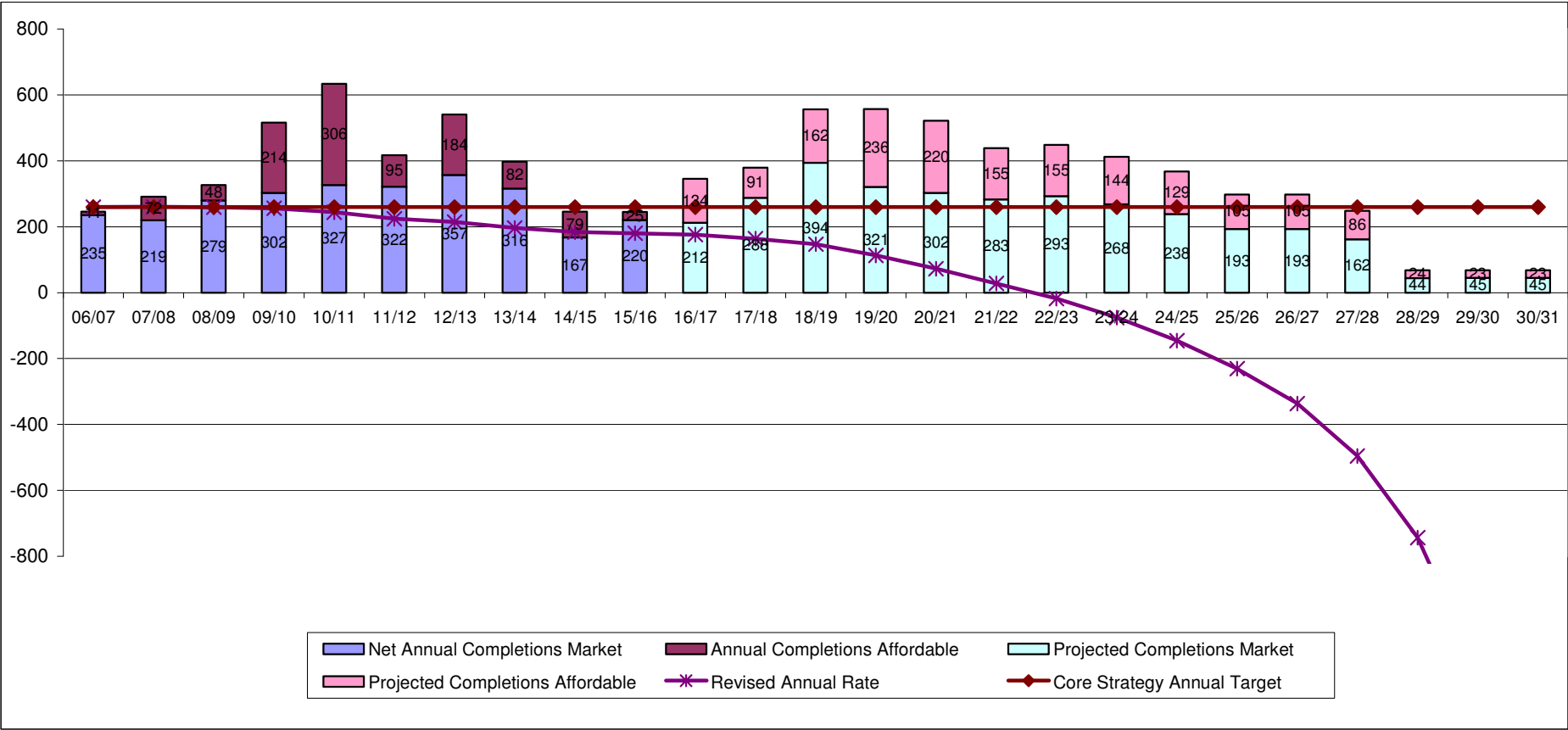
**Table 5-1: H2: Net Housing Completions and Projected Completions @ 31/3/16**

Year	Net Annual Completions Market	Annual Completions Affordable	Projected Completions Market	Projected Completions Affordable	Revised Annual Rate	Core Strategy Annual Target	Cumulative Totals	Net Annual Completions Totals	Projected Annual Completions Totals
06/07	235	11			260	260	246	246	
07/08	219	72			261	260	537	291	
08/09	279	48			259	260	864	327	
09/10	302	214			256	260	1380	516	
10/11	327	306			244	260	2013	633	
11/12	322	95			224	260	2430	417	
12/13	357	184			214	260	2971	541	
13/14	316	82			196	260	3369	398	
14/15	167	79			184	260	3615	246	
15/16	220	25			180	260	3860	245	
16/17			212	134	176	260	4206		346
17/18			288	91	164	260	4585		379
18/19			394	162	147	260	5141		556
19/20			321	236	113	260	5698		557
20/21			302	220	73	260	6220		522
21/22			283	155	28	260	6658		438
22/23			293	155	-18	260	7106		448
23/24			268	144	-76	260	7518		412
24/25			238	129	-145	260	7885		367
25/26			193	105	-231	260	8183		298
26/27			193	105	-337	260	8481		298
27/28			162	86	-495	260	8729		248
28/29			44	24	-743	260	8797		68
29/30			45	23	-1149	260	8865		68
30/31			45	23	-2365	260	8933		68
	<b>2744</b>	<b>1116</b>	<b>3281</b>	<b>1792</b>		<b>6500</b>		<b>3860</b>	<b>5073</b>
				<b>Core Strategy target (min)</b>		<b>6500</b>			
				Less cumulative total to 2031		8933			
				<b>Target exceeded at 2031 by</b>		<b>2433</b>			

Source: Compiled by Planning Policy, WBC

N.B. Annual completions affordable portrayed in the table are only those identified as a component part of a planning application and form part of the net annual completions totals. Affordable acquisitions, if any, are not included within these figures.

Figure 5-1: H2: Housing Trajectory 2016



Source: Compiled by Planning Policy, WBC

N.B. Annual completions affordable portrayed in the chart are only those identified as a component part of a planning application and form part of the net annual completions totals. Affordable acquisitions, if any, are not included within these figures.

### **5.3. H3: Five Year Housing Land Supply Assessment**

A more detailed assessment is required for the first five years; a summary is given below and further details are provided in Appendix 7.

- The **Core Strategy** covers the period 2006-07 to 2030-31, where we are seeking 6,500 dwellings over 25 years.
- Taking into account the total completions of 3,860 units between 2006/07 and 2015/16 already delivered, this equates to 2,640 units remaining to be achieved and a residual annual requirement of 176 dwellings for the remaining period to 2031. ( $6,500 - 3,860 = 2,640 / 15 = 176$ ). This corresponds to a five year housing requirement of 880 (y) dwellings ( $176 * 5 = 880$ ).
- The number of projected completions between 2016/17-2020/21 has been identified as 2,360 (x).
- **The five year housing land supply is calculated as  $(x/y) * 100$ . Watford's 5 year housing land supply is  $(2,360/880) * 100 = 268.2\%$  (= 13.4 years supply), which is well above the National Planning Policy Framework requirement of 105%.**

**We also have a sufficient supply to cover the annual average target of 260 homes ( $260 * 5 = 1300$ ) for more than five years.  $(2360/1300) * 100 = 181.5\% = 9.1$  years supply**

A summary of the five year housing supply assessment is available at Appendix 7 and is also available separately to download from our website. In the five year housing supply assessment listing, the larger sites (10 units and over) are detailed individually (prior approvals for permitted development can be located by searching for application references ending in PD), and summary totals are provided for the smaller sites (under 10 units).

The full trajectory listing detailing all housing commitments is available from the Planning Policy team by e-mailing [strategy@watford.gov.uk](mailto:strategy@watford.gov.uk) or writing to us at our address on the back page of this document.

Additional sites may come forward - sites have been assessed and published for [consultation](#) as part of the Site Specific Allocations DPD process within the proposed Local Plan Part 2. Planning applications will be considered and determined having regard to the NPPF, Development Plan policies and other material considerations.

The five year housing supply assessment is updated on an annual basis to reflect changes identified in the housing supply and the next assessment will follow the collection and analysis of data over the period 1 April 2016 to 31 March 2017.

### **5.4. H4: Total Net Housing Completions by Allocation or Windfall Type**

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. Watford has a history of a substantial windfall delivery rate as can be seen in Table 5-2. Windfall sites (both large and small) comprise 80% of the total net housing completions since 2001.

**Table 5-2: H4: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2001-16**

Year	No. of Allocated Housing Site Units Completed	Allocated Housing Site Units as % of Total Net Completions	No. of Large Windfall Site Units Completed	Large Windfall Site Units as % of Total Net Completions	No. of Small Windfall Site Units Completed	Small Windfall Site Units as % of Total Net Completions	Total Net Housing Completions	Total Windfall Site Units (large & small)	Total Windfall Site Units as % of Total Net Completions
2001/02	12	19%	19	31%	31	50%	62	50	81%
2002/03	93	56%	30	18%	42	25%	165	72	44%
2003/04	195	82%	12	5%	31	13%	238	43	18%
2004/05	89	25%	216	61%	51	14%	356	267	75%
2005/06	189	32%	300	51%	96	16%	585	396	68%
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%
<b>Totals</b>	<b>1056</b>	<b>20%</b>	<b>3185</b>	<b>60%</b>	<b>1025</b>	<b>19%</b>	<b>5266</b>	<b>4210</b>	<b>80%</b>
<b>Avg.p.a.</b>	<b>75</b>	<b>20%</b>	<b>228</b>	<b>60%</b>	<b>73</b>	<b>19%</b>	<b>376</b>	<b>301</b>	<b>80%</b>

Source: Compiled by Planning Policy, WBC

A conservative allowance has been made within the housing trajectory from year 6 onwards of 68 units per annum in respect of windfalls. This allowance is calculated from the average windfall delivery rate for the period 2001-2016 on 'small' sites only ( $1025/15 = 68$ ). Although Watford does have a history of large windfall sites, we are not relying on past figures in this respect as this number of 'large' sites may not be repeated. We have also chosen not to include any windfall allowance in years 1 to 5 of the trajectory, to ensure that there is no double counting of sites with planning permission.

### Slippage

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 outlined; for those under construction, building works may take longer than currently scheduled; not all planning permissions are implemented and new developments may come forward. Factors such as these are outside local authority control, as are downturns in the housing market.

The estimated figure contained in our 2015 trajectory for net housing completions during 2015-16 was 267 units, whereas the actual net housing completions amounted to 245 units. There were various small differences between the estimates contained in the 2015 trajectory and the actual results – some developments completed earlier than estimated or did not complete during 2015/16 as expected.

The net housing completions total also takes account of housing losses where redevelopment has not yet taken place; for example, 25 units were demolished at Lincoln Court where there is to be a redevelopment of 22 units, thereby having a negative effect of -25 on the net housing completions total for 2015/16.

### 5.5. H5: New and converted dwellings – on previously developed land ('PDL')

**In 2015/16, there were 308 gross dwellings completed in total during the year, of which 94.2% (290 units) were on previously developed land.**

The National Planning Policy Framework (NPPF) states in paragraph 111, that 'Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land'.

Within the Core Strategy, Policy HS1 'Housing Supply and Residential Site Selection' details factors that will support residential allocation or will be considered in determining planning applications, and includes previously developed land – our local target is 80% of all residential development on previously developed land, as specified in the Core Strategy's 'Monitoring Framework' and our results remain well above target.

**Table 5-3: H5: 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
99.66%	100%	100%	100%	97.90%	92.50%	97.00%	91.00%	90.80%	94.20%

Source: Compiled by Planning Policy, WBC.

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.

### 5.6. H6: Net additional pitches (Traveller provision)

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. It also contains two privately-owned travelling show people's sites in the north of the town. There are no transit sites in Watford.

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 Local Plan Part 2 – Site Allocation document has identified a potential site adjacent to the existing site.

- **During 2015/16, no additional pitches have been delivered.**

The Department for Communities and Local Government (DCLG) collect and publish data from local authorities who carry out the count of caravans on traveller sites twice a year, in

January and July; data recorded in January 2016 was published in May 2016. This showed the last five counts since January 2014 which recorded for Watford:

**Table 5-4: H6a: Count of caravans on traveller sites in Watford**

Year	Month	Socially Rented Caravans
2014	January	15
	July	15
2015	January	17
	July	13
2016	January	18

Data source: DCLG Traveller Caravan count from [www.gov.uk](http://www.gov.uk)

The DCLG data also records the number of unauthorised encampments in each local authority: **there were no unauthorised encampments recorded in Watford.**

Each January 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 2013: **there were no travelling showpeople caravans recorded in Watford at each count.**

The council acknowledges a need for 10 transit pitches in south and west Hertfordshire to complement the existing South Mimms site and will work with neighbouring authorities to identify the most appropriate location(s) for these pitches. There is not considered to be a need for any additional plots for travelling showpeople in the District. 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.

### **5.7. H7: Affordable housing completions and housing mix**

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.

Affordable targets for Watford were developed through the Core Strategy, informed by the evidence produced by various studies such as the Development Economic Study (DES) and the Strategic Housing Market Assessment (SHMA) 2008 that were commissioned in partnership with neighbouring local authorities.

In 2015-16, there were 25 affordable dwelling completions, which were all affordable rented. This is not fulfilling our target mix and this will be taken into account in the next Local Plan review. However in terms of overall provision the minimum policy requirement of affordable homes has been provided on all applicable sites.

To help inform future plan-making Dacorum, Hertsmere, Three Rivers and Watford Borough Councils commissioned consultants in 2015 to prepare two interlinked studies, the SHMA (produced by GL Hearn) and the Economic Study (Regeneris, assisted by GL Hearn). These

documents are being considered as part of new evidence for the review of the Local Plan 'Watford's Local Plan 2016-2036'.

**Table 5-5: H7: Affordable housing completions mix provided**

	Social rent		Affordable rent		Intermediate		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
<b>11/12</b>	79	83%	0	0	16	17%	<b>95</b>
<b>12/13</b>	122	66%	31	17%	31	17%	<b>184</b>
<b>13/14</b>	10	12%	34	41%	38	46%	<b>82</b>
<b>14/15</b>	12	15%	48	61%	19	24%	<b>79</b>
<b>15/16</b>	0	0%	25	100%	0	0%	<b>25</b>

Source: Watford Borough Council

N.B. 'Affordable rent' category introduced 2011/12

### 5.8. H8: Percentage of affordable homes on qualifying sites

Between 35% and as much as 100% of the total residential units on each qualifying site has been achieved, increasing the stock of affordable homes.

**Table 5-6: H8a: Number of affordable homes provided 2015/16 and as % of gross housing completions on qualifying sites**

Planning Permission No.	Address	No. of affordable homes per permission and % of permission's total housing units	No. of affordable homes completed 2015/16
14/00025/FUL	Land At Junction of Vicarage Road And Moor View, Watford	9 – 100% of total 9 units)	9
14/00176/FULM	Recycling And Garage Site, Tolpits Lane, Watford	10 – 100% of total 10 units	10
14/00262/FULM (part supersedes 11/00952/FULM)	Rembrandt House, Whippendell Road, Watford, WD18 7PW	12 – together with 25 aff. units in 11/00952/FULM = total of 37 aff. units and 35% of total 107 res. units	6
		<b>Total</b>	<b>25 homes</b>

Source: Watford Borough Council

Similarly to last year, two sites completing during 2015/16, land at the junction of Vicarage Road and Moor View (9 affordable homes) and the Recycling and Garage site, Tolpits Lane (10 affordable homes) achieved 100% affordable housing. The Rembrandt House permission formed part of a larger scheme, where 35% affordable housing was achieved overall.



By way of comparison, historical affordable data since 2006/07 is provided, together with totals for overall net housing completions. Please note that we also supply the percentages for 'affordable homes provided as average % of net housing completions' for information but this result is not representative of the effectiveness of our policy, which does not apply on sites with less than 10 units; also, on many large developments, all the affordable homes can be supplied in one particular year although there can be completions of other units in market housing over a number of years, so that lower percentages of affordable housing in some years are often compensated by higher percentages in other years.

Since 2006/07, the start of Watford's Local Plan Part 1 – Core Strategy 2006–31, 1,176 affordable homes have been completed, an average of 118 affordable homes per annum.

**Table 5-7: H8b: Affordable homes provided 2006/07 to 2015/16**

	Affordable Homes provided	Net Housing Completions (includes market and affordable)	Affordable Homes provided as average % of Net Housing Completions
<b>2006/07</b>	11	246	4.5%
<b>2007/08</b>	72	291	24.7%
<b>2008/09</b>	48	327	14.7%
<b>2009/10</b>	224	516	43.4%
<b>2010/11</b>	356	633	56.2%
<b>2011/12</b>	95	417	22.8%
<b>2012/13</b>	184	541	34.0%
<b>2013/14</b>	82	398	20.6%
<b>2014/15</b>	79	246	32.1%
<b>2015/16</b>	25	245	10.2%

Source: Watford Borough Council, Planning Policy

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.

### **5.9. H9: Affordable Housing Commitments**

In addition to 644 affordable homes proposed with planning permission there are also currently another 1,180 affordable homes anticipated to come forward (as at 31 March 2016). This makes a current total of 1,824 affordable homes anticipated to come forward over the period 2016/17 to 2030/31, around 36% of the estimated total 5,073 housing commitments outstanding. The majority of the anticipated affordable homes that are as yet without planning permission, form part of the identified development schemes at Watford Junction (Special Policy Area 2 - estimated 525 affordable units) and Ascot Road (Special Policy Area 6 – estimated 140 affordable units). The total number of affordable homes anticipated is subject to schemes proving viable and funding being identified.

The five year assessment sites listing is available at Appendix 7 in this document and separately on our website to download; the full housing trajectory listing detailing all housing commitments, together with an affordable housing trajectory is available from the Planning Policy team by e-mailing [strategy@watford.gov.uk](mailto:strategy@watford.gov.uk) or writing to us at our address on the back page of this document.

### 5.10. H10: Gross Housing Completions 2006/07 to 2015/16 by size

The majority of dwellings constructed, 58.4%, during 2015/16 were one bedroom with a smaller proportion of two bedroom properties, at 28.2%, than last year (47.6%).

Less three bedroom properties have been completed this year, decreasing to a proportion of 4.9% and overall the percentage of larger dwellings with three bedrooms or more has decreased to 13.3% during 2015/16.

**Table 5-8: H10: Gross Housing Completions 2006/07 to 2015/16 by size**

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed+	Unknown	Total Gross Housing Completions
<b>2006/07</b>	98	161	17	16	1	0	0	<b>293</b>
	33.4%	54.9%	5.8%	5.5%	0.3%	0.0%	0.0%	
<b>2007/08</b>	92	184	25	8	8	0	19	<b>336</b>
	27.4%	54.8%	7.4%	2.4%	2.4%	0.0%	5.7%	
<b>2008/09</b>	143	158	35	23	8	0	2	<b>369</b>
	38.8%	42.8%	9.5%	6.2%	2.2%	0.0%	0.5%	
<b>2009/10</b>	227	224	33	41	15	0	0	<b>540</b>
	42.0%	41.5%	6.1%	7.6%	2.8%	0.0%	0.0%	
<b>2010/11</b>	310	305	33	15	2	0	0	<b>665</b>
	46.6%	45.9%	5.0%	2.3%	0.3%	0.0%	0.0%	
<b>2011/12</b>	130	254	32	57	6	0	0	<b>479</b>
	27.1%	53.0%	6.7%	11.9%	1.3%	0.0%	0.0%	
<b>2012/13</b>	139	276	45	93	13	2	0	<b>568</b>
	24.5%	48.6%	7.9%	16.4%	2.3%	0.4%	0.0%	
<b>2013/14</b>	184	159	51	26	11	0	0	<b>431</b>
	42.7%	36.9%	11.8%	6.0%	2.6%	0.0%	0.0%	
<b>2014/15</b>	105	129	22	9	3	3	0	<b>271</b>
	38.7%	47.6%	8.1%	3.3%	1.1%	1.1%	0.0%	
<b>2015/16</b>	180	87	15	15	10	1	0	<b>308</b>
	58.4%	28.2%	4.9%	4.9%	3.2%	0.3%	0.0%	

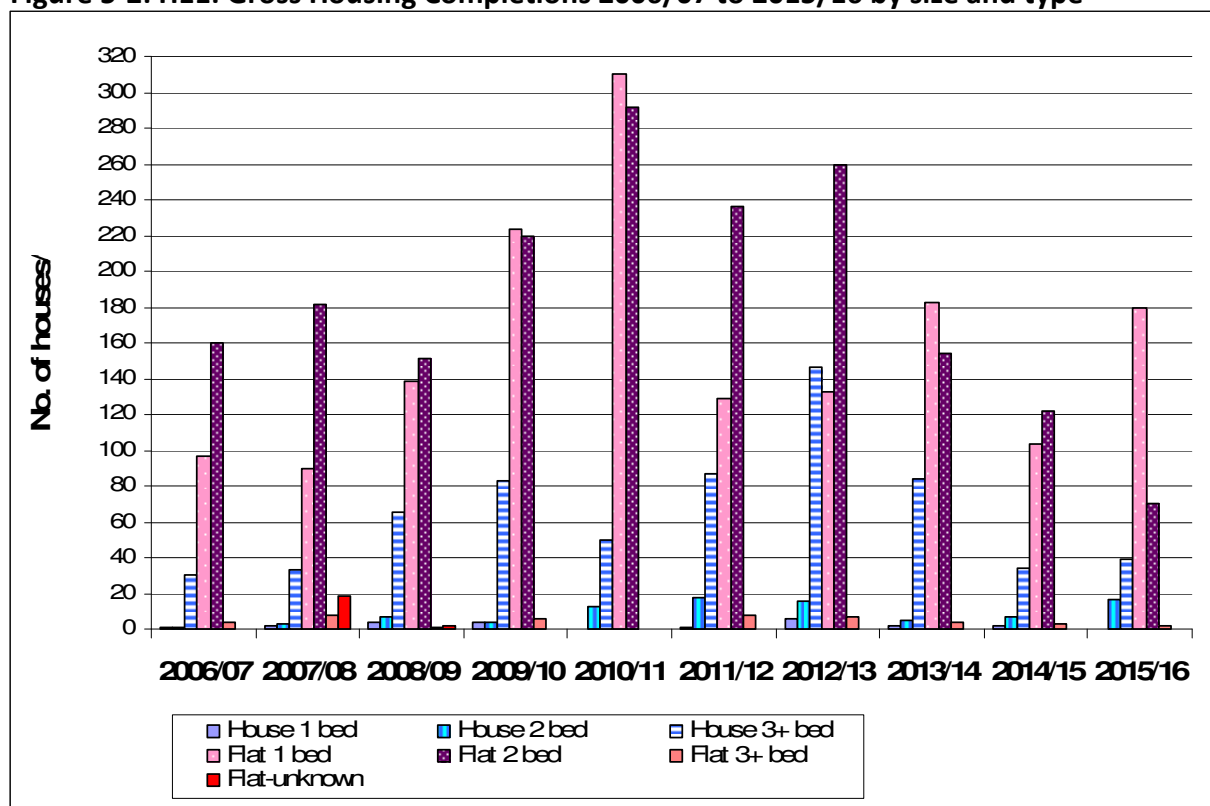
Source: Watford Borough Council, Planning Policy

### 5.11. H11: Gross Housing Completions 2006/07 to 2015/16 by size and type

The 2011 Census confirmed that there was a significant increase in flatted development in the borough between 2001 and 2011, with the proportion of the housing stock that was flats increasing from 26.7% to 34.0%. This increase of 7.3% was entirely purpose-built flats, which increased from 19.7% in 2001 to 27% in 2011, whilst converted flats remained at 5.5% of the stock, and flats in a commercial building remained at 1.5%.

The proportion of total dwellings completed that are flats in 2015/16 has slightly decreased to 81.8%. Since 2001/02, the highest number and proportion of flats completed was the flat-building peak in 2010/11 when the 602 flats constructed represented 90.5% of total housing completions.

**Figure 5-2: H11: Gross Housing Completions 2006/07 to 2015/16 by size and type**



Source: Watford Borough Council, Planning Policy

As regards houses, the Census showed that the percentage declined by 7.1% overall, from 73.1% in 2001 to 66% in 2011; detached housing decreased from 11.6% to 10.5%, semi-detached housing decreased from 30.7% to 28.1% and terraced housing decreased from 30.8% to 27.4%.

**Table 5-9: H11: Gross Housing Completions 2006/07 to 2015/16 by type**

	Bungalow	Flat	House	Total Gross Housing Completions
<b>2006/07</b>	1	261	31	<b>293</b>
	0.0%	89.1%	10.6%	
<b>2007/08</b>	2	298	36	<b>336</b>
	1.0%	88.7%	10.7%	
<b>2008/09</b>	1	293	75	<b>369</b>
	0.0%	79.4%	20.3%	
<b>2009/10</b>	1	449	90	<b>540</b>
	0.0%	83.1%	16.7%	
<b>2010/11</b>	1	602	62	<b>665</b>
	0.0%	90.5%	9.3%	
<b>2011/12</b>	4	373	102	<b>479</b>
	1.0%	77.9%	21.3%	
<b>2012/13</b>	0	404	164	<b>568</b>
	0.0%	71.1%	28.9%	
<b>2013/14</b>	2	340	89	<b>431</b>
	0.5%	78.9%	20.6%	
<b>2014/15</b>	0	228	43	<b>271</b>
	0.0%	84.1%	15.9%	
<b>2015/16</b>	0	252	56	<b>308</b>
	0.0%	81.8%	18.2%	

Source: Watford Borough Council, Planning Policy

The proportion of houses constructed this year is 18.2%, which is slightly up on last year's 15.9%. The largest number of houses completed in recent years was 164 in 2012/13, which represented 28.9% of the total dwellings completed.

### **5.12. H12: Housing density**

The NPPF indicates that it is for local authorities and communities to decide for themselves the best locations and types of development in their areas. Policy HS2 in the Core Strategy deals with housing mix including density.

Densities will vary according to the accessibility of locations, with the highest densities around the town centre and key strategic sites. Housing development will be required to make efficient use of land but in all areas the appropriate density for development will be informed by the Residential Design Guide (character area map) and the Watford Character of the Area Study, keeping with the character of the area appraisals and supporting the development of sustainable, balanced communities.

**Table 5-10: H12: Percentage of new-build dwellings (gross, not including conversions or COU) completed by net density**

	New Build Dwellings (Gross completions, excluding conversions and cou)	Net Dev. Area (ha)	Average density per hectare	% dwellings less than 30 dpha	% dwellings between 30 and 50 dpha	% dwellings greater than 50 dpha
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

Source: Compiled by Planning Policy, WBC and Information Management Unit, HCC

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

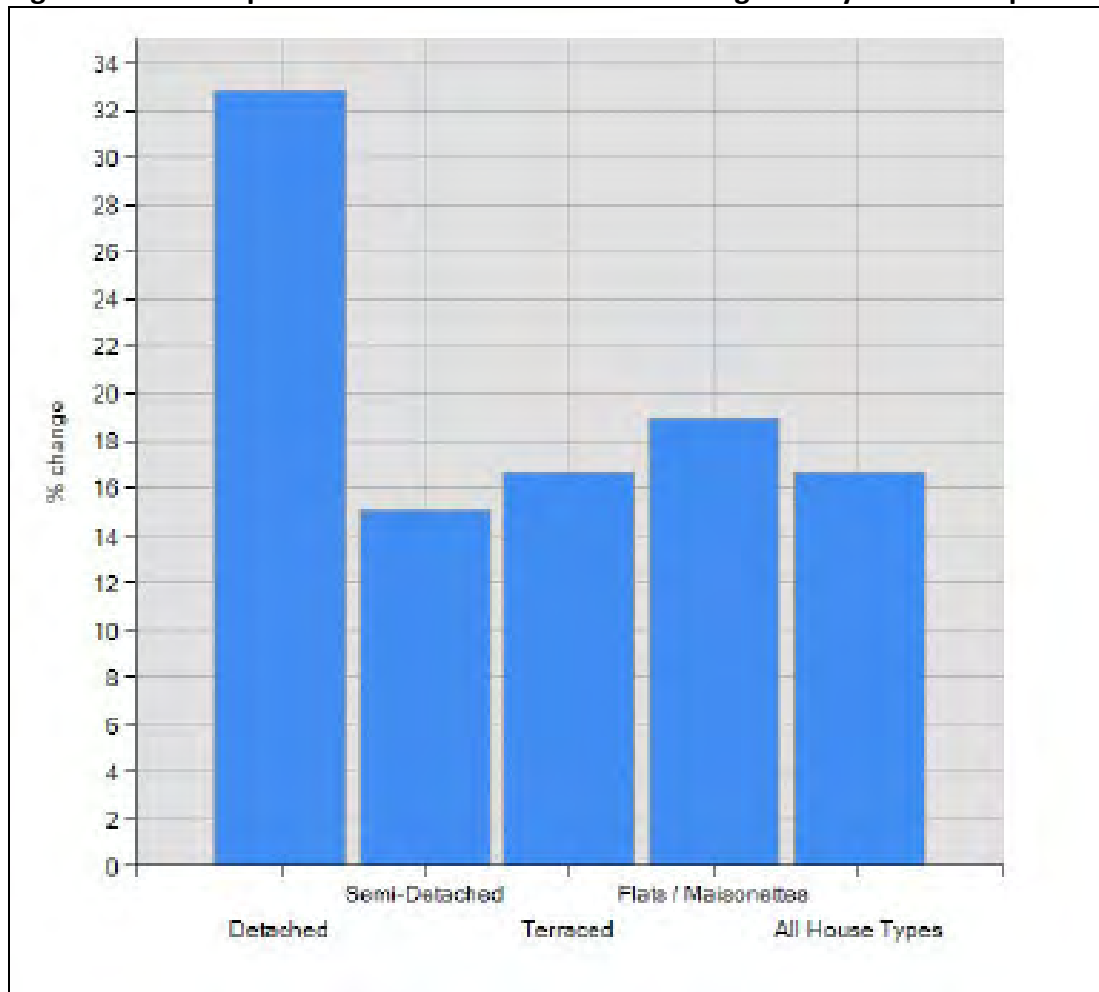
The housing density indicator is calculated on new build dwellings only, excluding conversions and changes of use. Although the total net housing completions for 2015/16 were 245, almost the same figure as the 246 of 2014/15, there were far less new build properties built this year, at 109, compared to 2014/15 (190).

The average density for 2015/16 has decreased to 39 dwellings per hectare (dpha) and is less than half the density of last year (101 dpha), with the percentage of dwellings at a density greater than 50 dpha having also decreased to 45%, almost half of last year's. This is because there were almost as many new build houses (54) built during 2015/16 as new build flats (55) in contrast to 2014/15 where more than 80% of new build dwellings were flats, which are generally higher density.

### 5.13. H13: Average house prices in Watford

The percentage change in house prices over the year to Quarter 2 of 2016 for all house types in Watford was an increase of 16.7% (from £323,300 to £377,200), higher than the increase of around 14% between Q1 of 2014 and Q1 of 2015, both substantial increases compared to the 1% between Q1 of 2013 and Q1 of 2014.

This house price movement, together with that for each house type can be seen in the following diagram; similar to last year, detached properties in Watford show a larger 33% increase. Please note that prices quoted are the average for the number of sales during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in Watford.

**Figure 5-3: House price movement in Watford - % change over year to 2nd quarter 2016**

Source: Office for National Statistics, via [www.hertslis.org](http://www.hertslis.org)

In contrast to the first quarter of 2015, when Hertfordshire average prices for each type of property were higher than Watford's, the average prices for each type of property at the 2nd quarter 2016 in Hertfordshire were less than Watford's e.g. the average price of a semi-detached property in Hertfordshire was £472,000, a terraced property was £362,000 and a flat, £252,700; the average price for detached properties in Hertfordshire was markedly less at £742,100, than Watford's £872,500 but the Watford average could be based on a relatively small number of sales for that particular house type and quarter.

Conversely, the average price in Hertfordshire in respect of 'all properties' at the 2nd quarter 2016 was £432,300, more than Watford's £377,200. (Watford has a higher proportion of flats and fewer detached properties than the Hertfordshire average, and this will be reflected in the 'all properties' average). However, Hertfordshire's annual percentage price increase for 'all properties' was 11.8%, less than Watford's 16.7%.

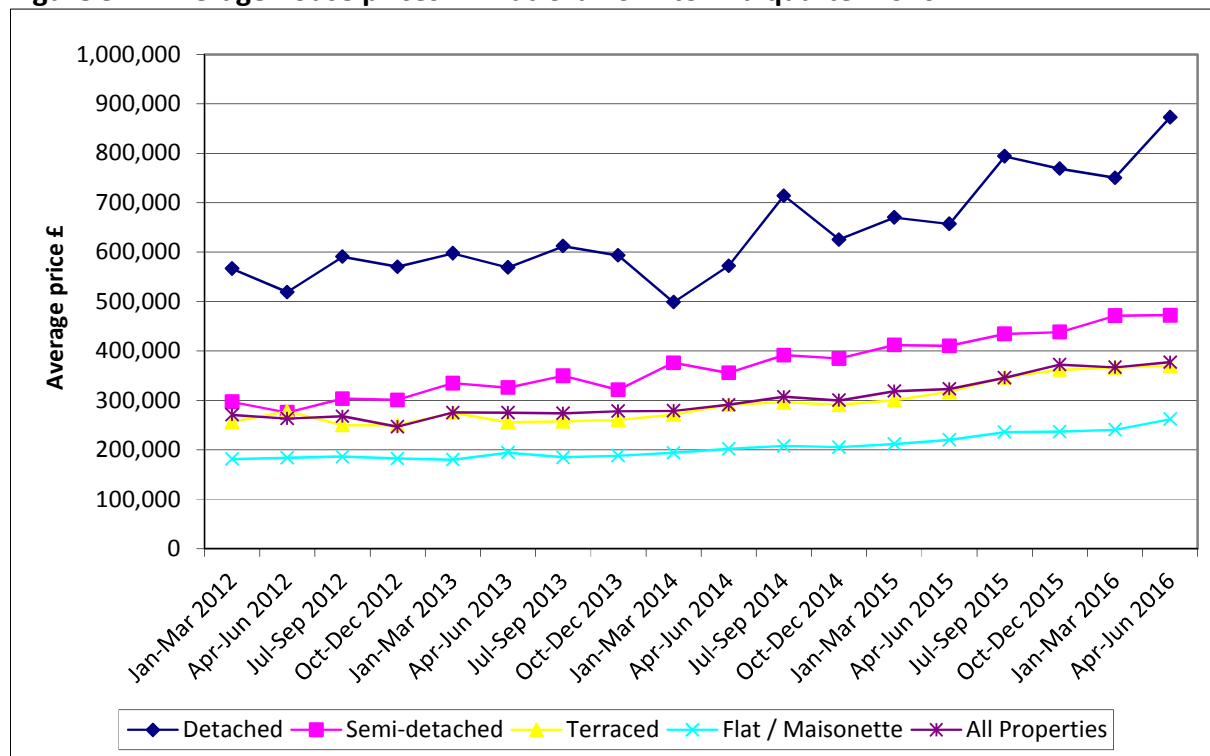
**Table 5-11: H13: Average house prices in Watford, quarterly 2014-2016**

Quarter	Detached	Semi-detached	Terraced	Flat / Maisonette	All Properties
Jan-Mar 2014	498,800	376,000	271,200	194,100	278,700
Apr-Jun 2014	572,100	355,500	291,300	201,900	290,900
Jul-Sep 2014	714,100	391,500	296,000	208,000	307,100
Oct-Dec 2014	625,400	384,600	291,000	205,300	300,100
Jan-Mar 2015	669,900	411,900	300,400	212,000	318,900
Apr-Jun 2015	656,700	410,400	317,200	220,200	323,300
Jul-Sep 2015	793,600	434,300	346,500	235,700	345,500
Oct-Dec 2015	768,800	438,200	361,900	236,600	372,200
Jan-Mar 2016	750,300	471,300	366,200	240,800	366,800
Apr-Jun 2016	872,500	472,200	370,000	261,900	377,200

Source: Land Registry house price data via HCC. Average prices rounded to nearest 100

N.B. Prices quoted are for sales during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in Watford.

**Figure 5-4: Average house prices in Watford 2012 to 2nd quarter 2016**



Source: Land Registry house price data via HCC. Average prices rounded to nearest 100

N.B. Prices quoted are for sales during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in Watford.

### 5.14. H14: House purchase affordability

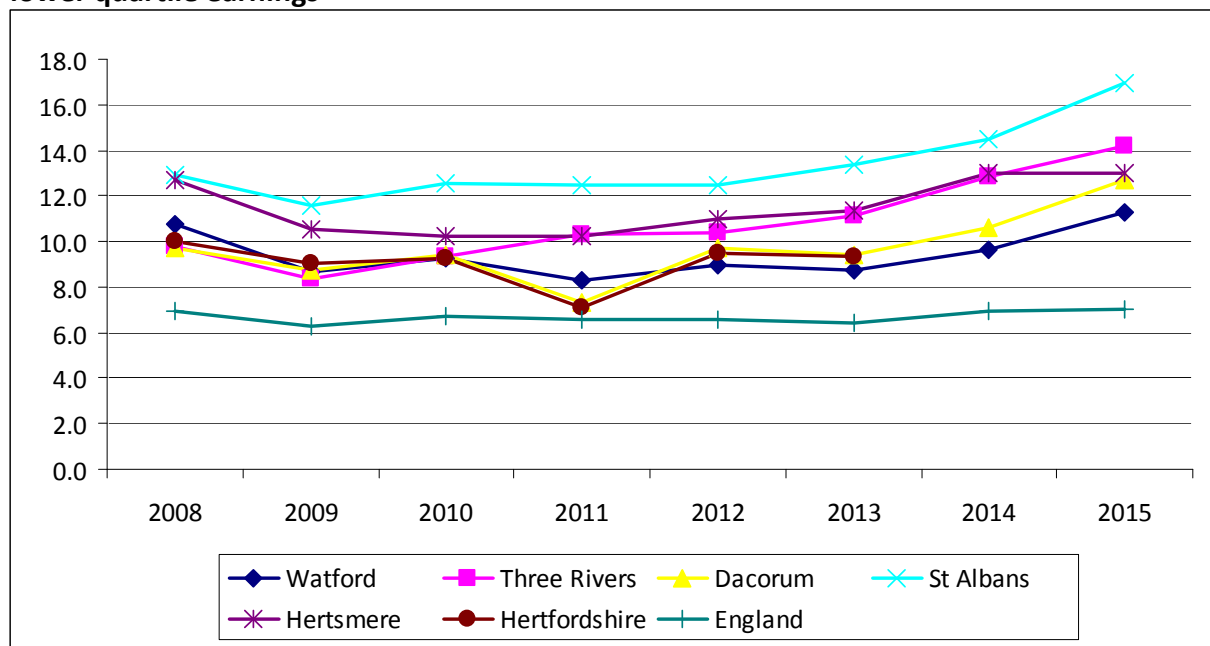
Within Watford, the 2011 census showed that the private rented sector increased from 9.8% of households in 2001 to 20.1%, an increase of 10.3%, at the expense of households in owner – occupied accommodation, which decreased from 72.2% in 2001 to 61.6% in 2011,

either owned outright (26.1% decreased to 24.4%) or with a mortgage/loan (46.1% to 37.2%), an overall decrease of 10.6%.

The proportion of households living in social rented accommodation is unchanged at 16.3%, although rather than being largely rented from the council as in 2001, the majority are renting from Registered Social Landlords, such as the Watford Community Housing Trust (WCHT).

The ratio of lower quartile house prices to lower quartile earnings has been markedly increasing over the last two years. Purchasers in Watford need more than eleven times their annual salary in order to buy a home, with a ratio of 11.25 in 2015. However, Watford is more affordable comparatively than its surrounding neighbours, with St. Albans currently having the highest ratio of 16.9.

**Figure 5-5: H14: House purchase affordability – ratio of lower quartile house prices to lower quartile earnings**



Source: Communities and Local Government, data downloaded from [www.lginform.local.gov.uk](http://www.lginform.local.gov.uk)

N.B. This is the ratio of the lowest (25<sup>th</sup>) percentile of house prices in the area to the lowest (25<sup>th</sup>) percentile of earnings in the area. The 25<sup>th</sup> percentile is the value quarter of the way through the range when ordered from lowest to highest.

N.B. Lower ratios mean better affordability. No values supplied for Hertfordshire 2014 or 2015.

It has been suggested that there has been more housing activity generally in the UK due to the Government introduction of Help to Buy.

The Help to Buy: equity loan scheme was introduced in April 2013 and available until 2020, open to both first-time buyers and home movers but restricted to new build homes. The buyer is only required to raise 5% of the property value as a deposit and the government will lend up to a further 20%, interest free for the first five years, making a combined deposit of 25%, on a home priced up to £600,000.

From the start of the scheme to 30 March 2016, 81,014 properties were bought nationally (legal completions) with the support of the equity loan scheme; the majority of sales were to first-time buyers (65,474 representing 81% of total sales) and the average purchase price was £222,830.



There were 78 purchases made in Watford for the same period to 30 March 2016 using the Help to Buy Equity Loan scheme, of which 68 were first-time buyers, equivalent to 87% of such equity loans in Watford. From 1 February 2016, the Government is increasing the equity loan scheme's upper loan limit from 20% to 40% for buyers in all London boroughs.

The mortgage guarantee part of the scheme also enables people to buy a home priced up to £600,000 with a deposit of 5% for both new build and existing housing, while the government will then provide a guarantee to the mortgage lender for up to a further 15%. The guarantee compensates participating mortgage lenders for a portion of any net losses in the event of repossession. Figures released show that the cumulative number of loans completed from the start of the scheme in October 2013 to the end of March 2016 was 78,749 at a total value of about £11,623 million nationally, making the average loan supported by the scheme to be about £148,000.

There were 86 such loans completed in Watford over the period, at a total value of over £21 million, making the average loan supported by the mortgage guarantee scheme around £245,000 in Watford. This part of the scheme is scheduled to end on December 31, 2016.

A report commissioned by DCLG published in February 2016, suggests that investment in Help to Buy Equity Loan up to January 2015, is estimated to have generated 43% additional new homes over and above what would have been built in absence of the policy; a majority of consumers, based on those who have successfully purchased using Help to Buy Equity Loan, (82%) say they would not have been able to buy the same property without assistance and 61% of users say they started to look for property to buy sooner than they otherwise would have.

The report found no evidence that the scheme has driven up house prices but did find that house builders have much more confidence in the housing market. Also, that a quarter of a million first time buyers have opened a Help to Buy: ISA since its launch on 1 December 2015. First-time buyers can earn up 2.5% tax free and at the point you use the ISA to buy your first home, all the money that you have put in (minimum £1,600) and the interest will have 25% added to it, up to a maximum £3000 bonus (on £12,000 savings or more).

## 6. Economic Development and Employment

The following indicators include employment data on newly built floorspace as well as information concerning changes of land use to and from employment.

Employment type is defined by planning Use Class Orders:

B1 – 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.

Core Strategy policies EMP 1, EMP 2 and saved policies E1, E2 and E5 in the Watford District Plan 2000 deal with safeguarding employment provision.

Please note that 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), which can sometimes be the cause of an apparent net loss.

Totals for each year since 2006/07 with respect to indicators BD1 – BD4 are provided in Appendix 8. The data in Appendix 8 shows that there has been a net loss of 76,974 sq m of 'employment' floorspace in Watford since 2006, with the largest loss of over 33,000 sq m from office floorspace. Further changes to employment floorspace are planned, as shown by indicator BD3. It is worth noting that in practice the B use class land uses are not the only ones which provide employment, with shops, schools, leisure uses and some types of office, for example, falling outside of the 'employment' land use class. Thus a loss of 'employment' floorspace does not necessarily correlate to a loss of employment opportunity.

The Core Strategy (adopted January 2013) identifies strategic site locations as Special Policy Areas, some of which are for major regeneration schemes: SPA2 Watford Junction (Watford Junction was Key Development Site RA6 in the WDP 2000), SPA3 Health Campus and SPA6 Western Gateway. Specific boundaries in respect of the SPAs will be allocated by the Site Allocations process, part of the Local Plan Part 2, including a revised Town Centre boundary in respect of SPA1 Town Centre. Any reference to employment areas in this Monitoring Report refers to those contained in the WDP 2000. The formal publication stage of the Local Plan Part 2 ended on 3rd October 2016 and submission for examination is currently scheduled for spring 2017.

Economic growth is being encouraged and supported by the council. There is a new economic development strategy which covers the period between 2015 and 2020; the £200 million transformation by Intu of the former Charter Place shopping centre to create extra retail and leisure space and a new IMAX cinema is expected to be completed in 2018 and preliminary works on the Metropolitan Line Extension (MLX) to link the Metropolitan line to Watford Junction have started. General updates on the progress of SPA2, SPA3 and SPA6 are provided under Local Indicator LT7 Development progress on major schemes.

In October 2015, the majority of businesses voted for a Business Improvement District (BID) in Watford town centre. A BID is a business-led partnership which enables coordinated investment in the management and marketing of a commercial area. The BID will deliver activities and initiatives that will enhance the look and feel of the town, to secure its future, maintaining and improving the footfall, through increased marketing, promotion and events - especially while the Charter Place redevelopment works are underway. The BID's first major project was the abundance of red, white and blue flower displays all along the Parade, High Street and Queens Road, themed to tie in with the Queen's birthday and the Olympics.

The new BID company structure has been in place since 1 April 2016 and is set to deliver a Business Plan of around £3 million of investment in a range of town centre projects over the next five years.

**6.1. BD1: Amount of employment floorspace completed in Watford and employment areas**

**BD1 (i): Total amount of additional employment floorspace in Watford LA**

Table 6-1 illustrates changes to employment floorspace (gross internal floorspace) completed within the borough during 2015/16.

**Table 6-1: BD1 (i): Amount of employment floorspace completed in LA**

<b>BD1 (i)</b>	<b>B0</b>	<b>B1</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Gross gain sq m	0	0	2126	297	64	1023	881	<b>4391</b>
Loss sq m	0	1060	9412	0	1672	1305	1504	<b>14953</b>
Net sq m	0	-1060	-7286	297	-1608	-282	-623	<b>-10562</b>

Data Source: Planning Policy, WBC and HCC via CDPSmart monitoring system

Any negative value is a loss.

N.B. Category B1a is also captured under BD4 where the same figure is quoted.

Employment floorspace during 2015/16 saw a gross loss of 14,953 sq m and a gain of 4,391 sq m resulting in a net loss of 10,562 sq m. Most of the gain to employment floorspace was changes within the B use classes, with the largest individual change being 1,617 sq m from light industrial to office floorspace, which had a gross gain of 2,126 sq m. Less than 400 sq m or about 9% of the gross gain to employment floorspace was new employment floorspace (from extensions or conversions, rather than changes within the B use classes).

In terms of overall employment losses, 9,412 sq m (63%) was lost from office space, with the remainder of the losses split between General Business (B1), Light Industry (B1c), General Industrial (B2) and Storage and Distribution (B8). More than half of the office floorspace lost (60%) was under the prior approvals procedure associated with permitted development rights. This is a large increase on the previous year, where most of the office floorspace lost had planning permission and prior approvals only accounted for around 450 sq m loss of office floorspace.

About 25% of the total gross loss to employment floorspace was due to changes within the B use classes, 30% was changes to education and the largest percentage of 41% were changes to residential or mixed development containing residential.

**BD1 (ii) Amount of additional employment floorspace completed in emp. areas**

Employment Areas are where the council seeks to protect the land for employment use; these areas have been reviewed and changes to allocations or boundaries will be made within the Local Plan Part 2 process.

Current data is based on employment areas identified within the Watford District Plan 2000 where the council seeks to protect the land for employment use (saved policy E1) and Table 6-2 shows the amount of floorspace developed in those areas.

There was 4,213 sq m of gross gain to employment floorspace in employment areas, most of which were changes within the B use classes, apart from a small amount of new employment floorspace, just under 400 sq m although this was outweighed by a gross loss of 8,621 sq m resulting in a net loss of 4,408 sq m

41.7% of net employment floorspace lost in Watford occurred in the employment areas, the bulk of which was 4,464 sq m changed to education use for the Watford University Technical College, with most of the remaining changes within the B use classes. Although the change to education use within an employment area is contrary to our employment policies, the change to a state-funded school comes within permitted development rights, and was considered an acceptable use given the demand for secondary level education.

**Table 6-2: BD1 (ii): Amount of employment floorspace completed in employment areas in year, as % of total net sq m completed in year in Watford**

<b>BD1 (ii)</b>	<b>B0</b>	<b>B1</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Total net sq.m in LA	0	-1060	-7286	297	-1608	-282	-623	<b>-10562</b>
Net sq.m in emp.areas	0	-170	-2822	297	-1617	-91	-5	<b>-4408</b>
% of Watford's net sq.m in emp.areas	N/A	16.0%	38.7%	N/A	100.6%	32.3%	0.8%	<b>41.7%</b>

Data Source: Planning Policy, WBC and HCC via CDPSmart monitoring system

N.B. Any negative value is a net loss

**6.2. BD2: Total amount of employment floorspace on PDL**

Previously developed land (PDL) often referred to as brownfield land, is that which is or was occupied by a permanent structure, excluding agricultural or forestry buildings; also excluding land in built-up areas such as private residential gardens, parks, recreation grounds and allotments (the full definition is contained within the NPPF).

It is shown that 100% of employment development within Watford took place on previously developed land, exceeding the Core Strategy target of 90%. It can be seen from Appendix 8 that no greenfield land has been used for any employment development during the Local Plan period monitored since 2006/07.

**Table 6-3: BD2: Total amount and % of employment floorspace on PDL**

<b>BD2</b>	<b>B0</b>	<b>B1</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Gross gain sq m in LA	0	0	2126	297	64	1023	881	<b>4391</b>
Gross gain sq m on PDL in LA	0	0	2126	297	64	1023	881	<b>4391</b>
% on PDL	N/A	N/A	100%	100%	100%	100%	100%	<b>100%</b>

Data Source: Planning Policy, WBC and HCC via CDPSmart monitoring system

### **6.3. BD3: Employment land available by type**

#### **BD3: Employment land available by type in Watford (sites for which planning permission has been granted, but not implemented)**

Outstanding planning permissions and prior approvals which have not yet been implemented should result in a net gain of almost 15,000 sq m of B use class employment floorspace.

The proposed gain to employment floorspace for which planning permission has been granted, totals 43,654 sq m gross/14,893 sq m net and shows an upturn in proposed business activity.

There has been a permission granted in January 2016 for a proposed gain of 10,116 sq m to B1 at the Warner Brothers Studios, Leavesden, which includes sound stages, workshops and extension to the Studio Tour. This represents 23% of the proposed gross gain.

The Watford Health Campus permission was granted in 2015 and includes approximately 11,500 sq m of mixed B use class floorspace, representing around 26% of the current proposed gross gain. Also included is over 7,300 sq m of other employment generating floorspace.

There is a proposed gain of 9,441 sq m to office floorspace; this includes the erection of a 6 storey building at 36 Clarendon to provide 2,782 sq m of office floorspace; 1,843 sq m of office floorspace within the Watford Health Campus development; the demolition of the existing building and the redevelopment of the site to provide 1,632 sq m of office floorspace and residential at 32 Clarendon Road; a gain of 1,572 sq m at HD House, Imperial Way, involving the demolition of a 2 storey office building and erection of a new 5 storey office building; ten smaller office developments. It is good news that in many of these cases, old office stock is being replaced with modern, high quality offices, a more attractive proposition for companies and investors.

**Table 6-4: BD3: Employment floorspace available in Watford - with planning permission, not yet implemented**

<b>BD3</b>	<b>B0</b>	<b>B1</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Proposed gross gain sq m	0	12143	9441	3402	4819	5674	8175	<b>43654</b>
Proposed gross loss sq m	0	3045	14428	0	1595	2129	7564	<b>28761</b>
Proposed net gain or loss sq m	0	9098	-4987	3402	3224	3545	611	<b>14893</b>

Data Source: Planning Policy, WBC and HCC via CDPSmart monitoring system

N.B. Any negative value is a net loss. Area figure of proposed gain to employment land in hectares is shown annually for the period 2006/07 to 2015/16 in Appendix 8. This does not necessarily equate to floorspace sq m, which can be over a number of floors.

However, there is also a proposed gross loss to office floorspace of 14,428 sq m, equating to a net loss of 4,987 sq m in office floorspace; just over 11,000 sq m is proposed for residential use, equating to 252 dwellings, with 124 of those dwellings being granted under permitted development rights, 45% of the total gross loss from office floorspace. The other main changes proposed to office floorspace are 1,429 sq m to a new motor vehicle dealership, 533 sq m to a health clinic and 1,208 sq m for the demolition of an office building where the proposed use is not yet known.

There are various net gains proposed in all other business categories other than offices, indicating an increase in business activity.

#### **6.4. BD4: Total amount of floorspace for 'town centre uses'**

'Town centre uses' encompasses the completed amount of floorspace in respect of retail (A1), financial and professional services (A2), office (B1a), and leisure (D2) development, which ideally should be concentrated in the town centre as opposed to less central and less accessible locations. Business Development data in this report uses the existing town centre boundary as per the Watford District Plan 2000, although this is being reviewed as part of the ongoing Site Allocations process within the Local Plan Part 2.

The majority (3,083 sq m) of the office space lost in the town centre was under permitted development rights for changes of use to two office buildings to residential at 110 The Parade, providing 62 flats and 24 Clarendon Road, providing 42 dwellings.

There has been very little new development completed in the town centre during 2015/16 although there is the substantial redevelopment ongoing at Charter Place, which accounts for the bulk of the loss to A1 Shops (7,681 sq m) and A2 Financial and Professional Services (1,012 sq m), together with a small amount of office floorspace in the town centre, which will be replaced and added to upon completion of the project by 17,972 sq m of retail floorspace A1, 4,821 sq m of A3 Restaurants and cafes and 9,897 sq m of D2 Leisure in the form of a cinema.

**Table 6-5: BD4: Total amount of completed retail, financial and professional services, office and leisure development: within the local authority area (LA) and town centres (TC)**

<b>BD4 - total gain in LA</b>	<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Totals</b>
Gross gain sq min LA	1224	353	2126	1273	4976
Loss sq min LA	9548	2566	9412	1948	23474
Net change sq min LA	-8324	-2213	-7286	-675	-18498
<b>BD4 - gain in TC</b>	<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Totals</b>
Gross gain sq min TC	147	0	0	0	147
Loss sq min TC	8121	1123	3590	1438	14272
Net change sq min TC	-7974	-1123	-3590	-1438	-14125
<b>% gained in TC of total gross gain to LA</b>	<b>12%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>3%</b>

Data Source: Planning Policy, WBC and HCC via CDPsmart monitoring system

NB: Floorspace is specified as square metres, not confirmed as gross internal floorspace and any negative value under net change is a net loss.

B1a total in LA is the same data included within Indicator BD1

### **6.5. BD5: Losses of employment floorspace (completed sites only)**

This indicator relates to site areas where the redevelopment to 'non-employment uses' outside of the traditional business B use classes has been completed during this monitoring year and will not necessarily correlate with floorspace figures in BD1 which concern 'B' employment uses only.

#### **i) in employment areas = 4,793 sq m/0.37 ha**

97% of the loss of employment land in employment areas (4,672 sq m) was from B1a Offices, with the bulk (4,464 sq m) changing to school use. As previously mentioned, although the change to education use within an employment area is contrary to our employment policies, the change to a state-funded school comes within permitted development rights, and was considered an acceptable use given the demand for secondary level education.

#### **ii) in Local Authority Area = 11,139 sq m/1.33 ha**

Similarly, almost all the employment floorspace lost in Watford (10,836 sq m or 97%) has been from offices. 58% of the total employment floorspace lost in Watford has changed to residential use, and 40% has changed to school/educational use, as above. About 50% of the total employment floorspace lost in Watford during 2015/16 was under the prior approvals procedure associated with permitted development rights, changing to either school use (as detailed above) or residential.

6,485 sq m of employment floorspace (mostly offices) has been redeveloped to residential or mixed use redevelopment, where the majority of the floorspace redeveloped has been for residential use. 158 dwellings were completed during 2015/16 from this loss of employment floorspace, with 60% of the floorspace lost from offices under permitted development rights.

In response to higher employment projections and the preparation of up to date evidence on the need for employment space in future, we expect to seek additional office space to replace such losses and provide for expected increases in the demand for office space. This need is a material consideration in determining planning applications now, and is being addressed through policies and allocations in the proposed Local Plan Part 2.

### 6.6. BD6: Total jobs recorded in Watford

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.

Progress against the target is monitored by using the East of England Forecasting Model (EEFM). However, in order to exclude a data anomaly in the employment activities sector data, this sector will be excluded from the total jobs figure, for the purpose of measuring change over time. This approach was recommended by Nathaniel Lichfield and Partners, who undertook an Economic Growth & Delivery Assessment on our behalf in late 2014.

The latest published data from the EEFM, (dated 11 August 2016) with a 2016 baseline, suggest job growth in Watford of 10,100 from 2006 to 2016 and imply **total job growth of 17,100 for the period 2006 to 2031**. This is a slight decrease on the previous EEFM 2014 baseline projections, which suggested job growth of 10,200 from 2006 to 2015 and total job growth of 18,100 for the period 2006 to 2031. Job growth has been calculated using the total jobs figure, less those that are designated employment activities, as explained in the previous paragraph.

For comparison ONS (Office for National Statistics) data is presented below. However, we have strong reservations about the ONS total jobs figures. The figures show a marked increase of 14,000 jobs between 2008 and 2009, which should be treated with caution – we believe the density and jobs figure have been overstated due to an anomaly in the reporting process, by an employment agency based in Watford reporting positions both within and outside Watford. However, we can be confident that there is an increasing trend in the number of jobs

**Table 6-6: BD6: Total jobs recorded in Watford**

2006	2007	2008	2009	2010	2011	2012	2013	2014
60,000	59,000	58,000	72,000	73,000	74,000	76,000	82,000	87,000

Data Source: Crown Copyright. Office for National Statistics. September 2016.

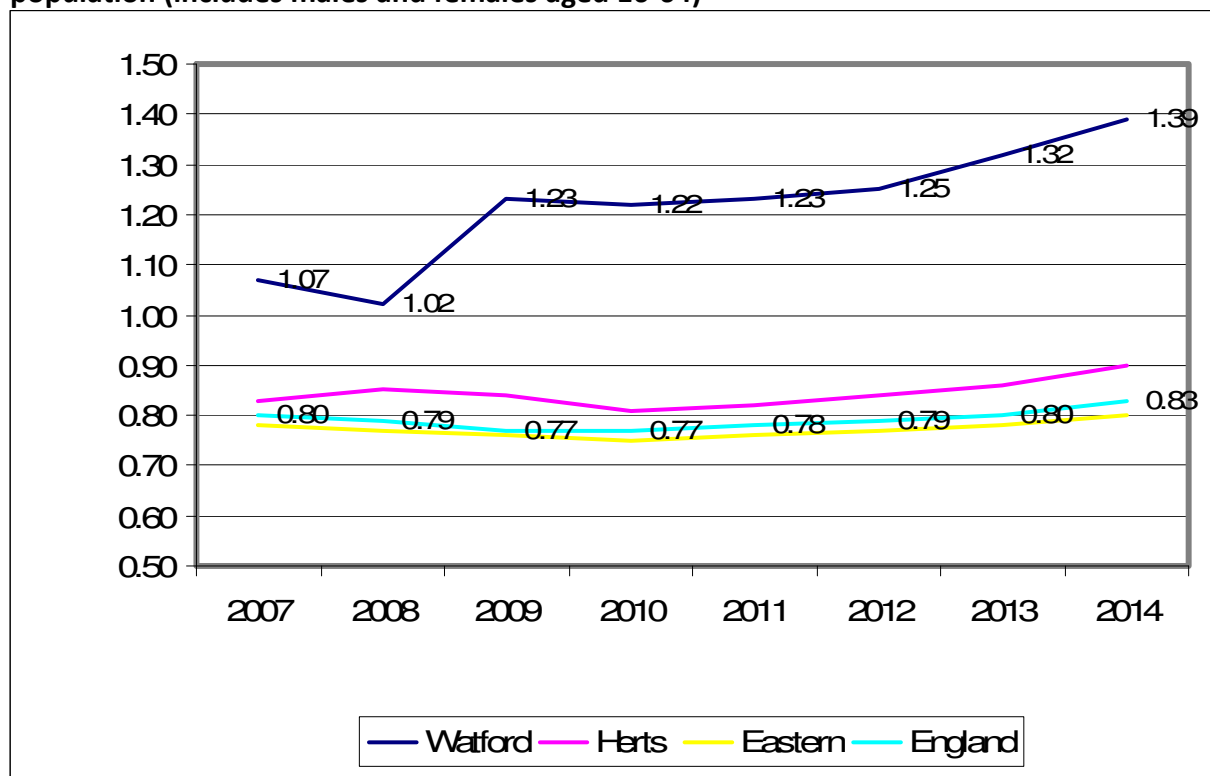


**6.7. BD7: Job Density**

Job density is the number of jobs per residents of working age 16-64 and is the best indicator for comparing numbers of jobs between different types of areas. Despite our reservations explained earlier about the total jobs figures quoted in recent years, Watford has had a higher job density than the county, region and country historically. High job densities are where there is at least one job for every working-age resident, a ratio of 1.0 or above, and by these standards, it is indicated that Watford has a relatively healthy economy.

The recession saw Watford’s job density decrease from 1.07 in 2007 to 1.02 jobs per working-age resident in 2008, and job density has since fluctuated between 1.23 and 1.25 until it increased to 1.32 in 2013. The latest 2014 density of 1.39 is higher than all the districts in the county; Welwyn Hatfield, at 1.11, is the only other district that has a job density greater than 1. For comparison, Hertfordshire’s job density is 0.90, the region’s is 0.80 and England’s is 0.83.

**Figure 6-1: BD7: Jobs density 2007-2014 representing the ratio of total jobs to working-age population (includes males and females aged 16-64)**



Data Source: Crown Copyright. Office for National Statistics. 26 Sep 2016.

N.B. Watford and England values are labelled on the above chart

The density figures represent the ratio of total jobs to population aged 16-64 (historical density figures have been revised following updated working age population figures). The figure for total jobs includes employees, self-employed, government-supported trainees and HM Forces.

**6.8. BD8: Number of Employee Jobs in Watford**

The Business Register and Employment Survey (BRES) has supplied data since 2009 on employee jobs (not to be confused with the total jobs/jobs density figures which include employees, self-employed, government-supported trainees and HM forces). Please note that all job numbers are rounded to the nearest 100 in accordance with ONS regulations.

The total for employee jobs in Watford in 2015 is 83,000, an increase of approximately 6,000 since 2014 and an increase of about 18,000 jobs (about %) since 2009; the majority (58%) of all employee jobs are based in Central ward, which is in and around the town centre.

Watford has the largest proportion of part-time employee jobs (40,000) recorded, as opposed to full-time jobs, compared with all the districts in Hertfordshire at 48%; for comparison, St. Albans has the next largest proportion that are part-time, with 38% and the Hertfordshire average is 33%.

Although full-time jobs in Watford have increased from 38,000 in 2009 to 44,000 in 2015, the proportion of overall jobs in Watford that are full-time has reduced from 58% in 2009 to 52% in 2015. Business administration and support services is the group most affected by this change; in 2015, there is a much higher amount of part-time employees, 22,000 and 85% of all jobs recorded in Business administration and support services compared with full-time, 4,000 and 15% of all jobs in this group whereas the split was 12,000 part-time (67% of all jobs in this group)/5,000 full-time (28%) in 2009. There are also more part-time workers than full-time workers in the groups Accommodation and food services and Education but to a far lesser extent.

Although many people work part-time by choice, in addition to some loss of jobs in a recession, it also results in reduced hours and more part-time working which appear to be continuing.

### **6.9. BD9: Percentage of Employee Jobs by Industry Groups – Watford 2015**

Business administration and support services are the largest group recorded with 26,000 in 2015, mainly in Central ward. This group has increased the most numerically, with an extra 8,000 jobs since 2009, and proportionally by 44%. This group now has 31% of all employee jobs, as opposed to 28% in 2009.

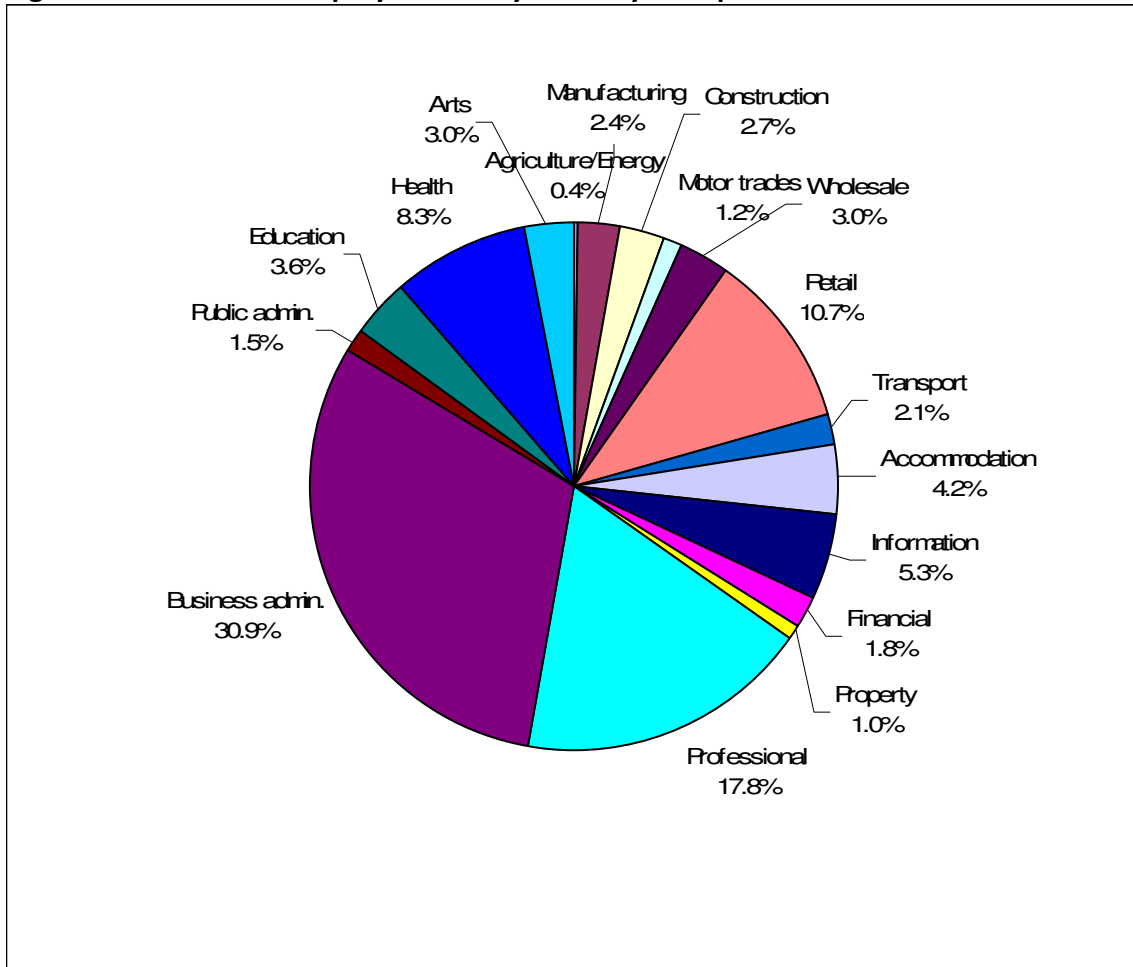
The second largest industry group is Professional, with the second largest growth in terms of numbers, by 7,000, up from a total of 8,000 and 12% of all employee jobs in 2009, to 15,000 and 18% of all employee jobs in 2015. This group has the greatest growth proportionally (88%), having almost doubled in total size; the growth in this group has been mainly in numbers of full-time positions, by 6,000.

The third largest group is Retail (9,000 and 11% of all employee jobs) which has about the same numbers of jobs as in 2009 but has decreased as a proportion of all employee jobs, down from 14% in 2009. Retail is split about 50/50 between full and part-time.

Information and Communication, which although as a group is a relatively small portion of all employees at 5%, has increased proportionally by 80% and about 2,000 employees.

The group with the highest drop in employee jobs since 2009 is Public Administration (currently 1,300 and 1.5% of all employee jobs) decreasing from 2,000 jobs in 2009 (by 38%), followed by Transport and Storage (including postal), which has decreased by about 800 (by 30%) to 1,800 and 2.1% of all employee jobs.

**Figure 6-2: BD9: % of Employee Jobs by Industry Groups – Watford 2015**



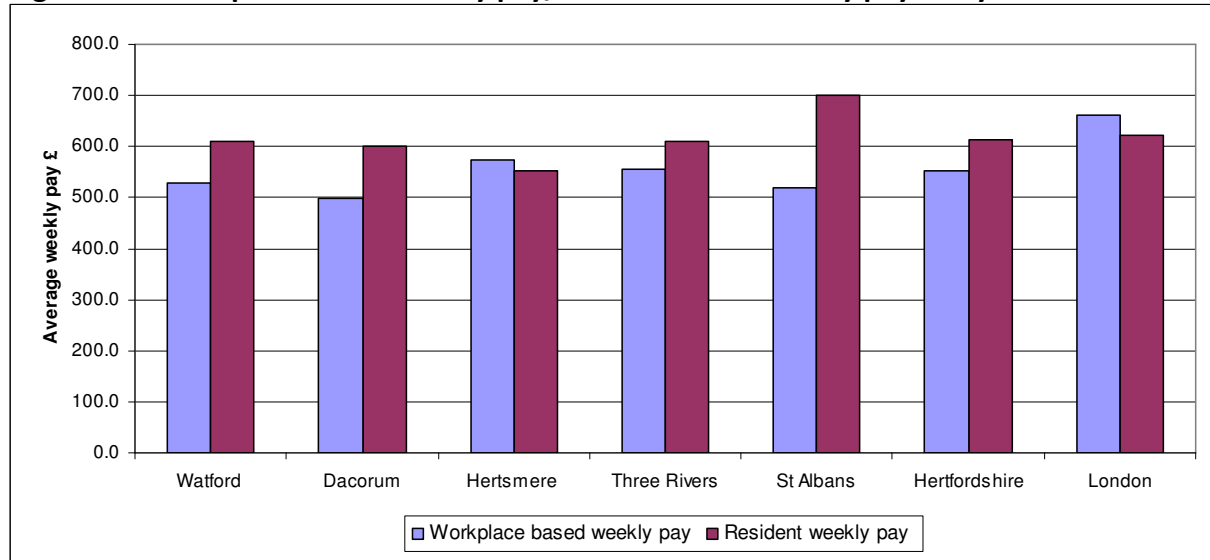
Data Source: Business Register and Employment Survey (2015) – ONS © Crown copyright reserved  
 Data downloaded October 2016 and chart compiled by Planning Policy, WBC

Major employers in the district include Haden Young Ltd, Mirror Colour Print Watford Ltd, Asda, Marks and Spencer, Tesco Stores Ltd, Watford Borough Council, J Sainsbury PLC and John Lewis. Watford has an established office market concentrated around Clarendon Road in the town centre, with convenient access via Watford Junction.

**6.10. BD10: Earnings by residence - Gross weekly pay – all full time workers**

The 2015 survey shows that workplace earnings in Watford (£529) are similar to that of 2014 and are lower than the earnings of Watford residents (£610.50), which have increased from 2014 by 2%. Many residents commute to higher paid areas such as London. A similar picture can be seen in neighbouring districts, apart from Hertsmere, which is the nearest to London of the districts illustrated and where workplace earnings are higher than those of residents, as in London itself.

**Figure 6-3: Workplace based weekly pay/resident based weekly pay analysis**



Source: ONS Annual Survey of hours and earnings – workplace/resident analysis, [www.nomisweb.co.uk](http://www.nomisweb.co.uk) Sep 2016  
 N.B. Median earnings in pounds

Average earnings for Watford residents have increased (by 2%) in 2015 as have the averages for Hertfordshire, the Eastern region, and England. The earnings of Watford residents are now slightly lower than that of the county, but above the regional and national average.

**Table 6-7: BD10: Earnings by residence - gross weekly pay - full time workers**

	Watford	Herts	East of England	England
<b>2007</b>	568.5	542.6	479.9	464.0
<b>2008</b>	583.9	569.4	499.0	484.5
<b>2009</b>	571.4	577.5	509.5	495.9
<b>2010</b>	587.8	596.0	523.3	506.0
<b>2011</b>	607.0	592.2	525.0	504.7
<b>2012</b>	639.3	598.4	531.4	513.2
<b>2013</b>	646.3	610.3	543.5	520.6
<b>2014</b>	594.5	601.3	539.1	523.6
<b>2015</b>	610.5	614.1	551.0	532.6

Source: ONS Annual Survey of hours and earnings – resident analysis, [www.nomisweb.co.uk](http://www.nomisweb.co.uk) Sep 2016  
 N.B. Median earnings in pounds for employees living in the area

**6.11. BD11: Earnings by workplace – Gross weekly pay – all full time workers**

Average workplace earnings in Watford are similar to 2014 and since 2014, remain lower than the county average; there have been small increases in the county, regional and national average.

**Table 6-8: BD11: Earnings by workplace - gross weekly pay - full time workers**

	<b>Watford</b>	<b>Herts</b>	<b>East of England</b>	<b>England</b>
<b>2007</b>	434.4	488.7	450.5	463.6
<b>2008</b>	514.6	517.5	469.1	483.9
<b>2009</b>	506.2	517.5	478.6	495.0
<b>2010</b>	516.8	538.2	488.7	504.5
<b>2011</b>	470.8	520.9	489.3	504.0
<b>2012</b>	536.2	539.2	495.2	512.6
<b>2013</b>	565.3	547.1	505.0	520.3
<b>2014</b>	528.2	548.9	504.1	523.5
<b>2015</b>	529.0	551.8	517.5	532.4

Source: ONS Annual Survey of hours and earnings – workplace analysis, [www.nomisweb.co.uk](http://www.nomisweb.co.uk) Sep 2016  
N.B. Median earnings in pounds for employees working in the area

### 6.12. BD12: Count of active enterprises in Watford

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 6-9: BD12: Count of active enterprises in Watford**

<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
3,705	3,785	3,860	4,010	3,945	4,035	4,390	4,705

Source: ONS: Business demography dataset @ Sep 2016.

The count of active enterprises in Watford shows a mostly increasing trend, despite a slight drop in 2011, standing at the number of 4,705 in 2014. This equates to 749 active enterprises per 10,000 working age population (mid-2014), increasing from the 2013 equivalent of 709 active enterprises per 10,000 working age population (mid-2013), and the 2012 equivalent of 663 active enterprises per 10,000 working age population (mid-2012).

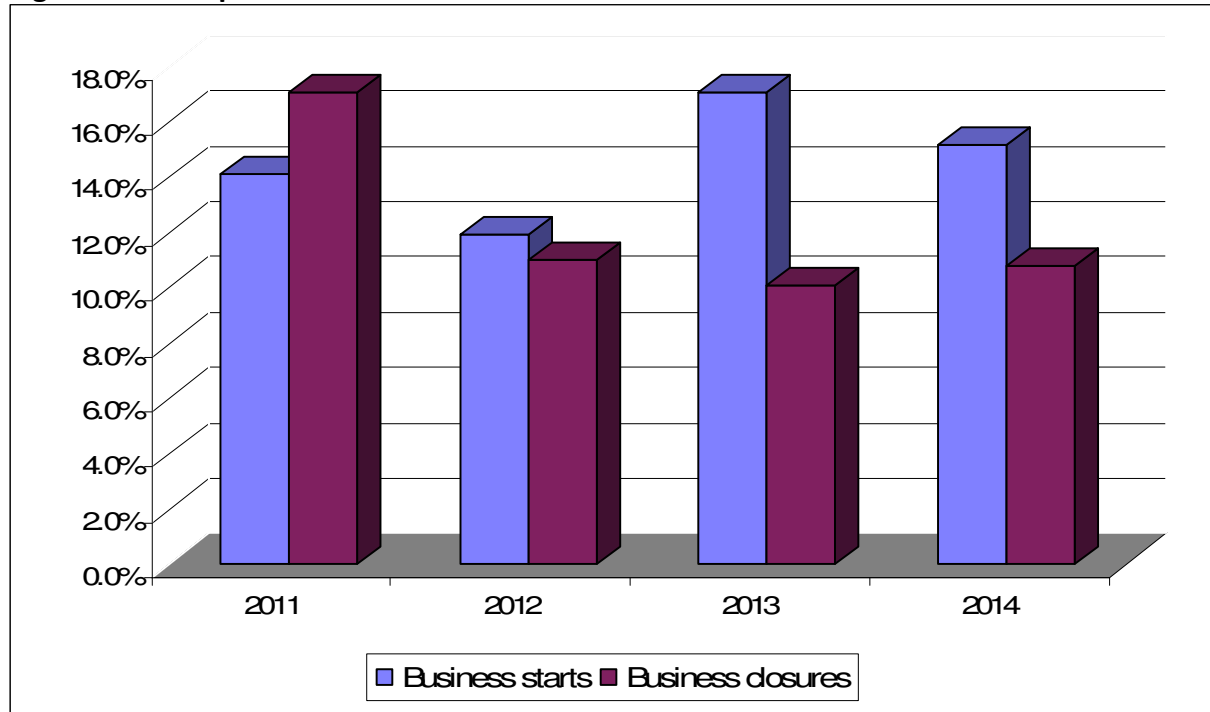
### 6.13. BD13: Comparison of percentage of business starts and closures

The number of UK business births in 2014 (latest data released in Nov 2015) was the highest recorded since comparable records began in 2000. The total UK business birth rate was 13.7% and the death rate was 9.6%. London was the region with the highest business birth rate at 17.7% and the highest business death rate at 10.6%.

Business starts in Watford dropped slightly in 2014 to 15.2% (715) of total active enterprises (4,705) recorded, having increased significantly in 2013 to 17.1% (750) of the 4,390 active enterprises. The number of business closures in 2014 increased slightly to 10.8% (510) of total active enterprises, from 10.1% in 2013 (business closures for 2013 have been revised in the 2014 data).

The slight drop in business starts is reflected in figures for the county, the region and nationally, which also show a slight drop in business closures. Watford still has a higher percentage of business starts than Hertfordshire, the Eastern region and England, an indication of more business activity in the borough; the decline of 2011 has been reversed, especially evident by the graph below.

**Figure 6-4: Comparison of Watford’s % of business starts and closures**



Source: ONS: Source data from Business demography dataset @ Sep 2016 – chart compiled by WBC, Planning Policy.

**Table 6-10: BD13: Comparison of % of business starts and closures 2011-14**

Area	2011		2012		2013		2014	
	Business starts	Business closures	Business starts	Business closures	Business starts	Business closures	Business starts	Business closures
Watford	14.1%	17.1%	11.9%	11.0%	17.1%	10.1%	15.2%	10.8%
Hertfordshire	10.8%	12.6%	11.3%	10.7%	14.1%	9.9%	13.7%	9.7%
East	9.7%	12.0%	10.6%	10.3%	13.3%	9.5%	12.8%	9.3%
England	10.4%	13.1%	11.6%	10.8%	14.4%	9.8%	14.0%	9.7%

Source: ONS: Source data from Business demography dataset @ Sep 2016 – percentages compiled by WBC, Planning Policy.

#### 6.14. BD14: Claimant Count Comparison 2008-16

The official unemployment rate is published monthly at a national and regional level (but not at district level) from the Labour Force Survey and the definition of unemployed is those who are without a job and want a job, have actively sought work in the last four weeks and are available to start work in the next two weeks or out of work, have found a job and are waiting to start it in the next two weeks.

Secondly, the ‘claimant count’ is the number of people claiming Jobseeker’s Allowance, and this is a useful indicator of unemployment trends and also is available at a more local level.

The Jobseeker’s Allowance (JSA) is payable to people under pensionable age who are available for, and actively seeking, work.

The impact of the recession caused numbers of claimants to more than double between July 2008 and 2009, in all Hertfordshire districts.

**Table 6-11: BD14: Claimant Count and change**

Area	July 2012		July 2013		July 2014		July 2015		July 2016		2014/16 % decrease
	number	rate	number	rate	number	rate	number	rate	number	rate	
Hertfordshire	17,576	2.4	15,870	2.2	10,831	1.5	8,201	1.1	6,175	0.8	43.0%
Broxbourne	1,876	3.2	1,728	2.9	1,082	1.8	736	1.2	579	1.0	46.5%
Dacorum	2,194	2.3	1,971	2.1	1,420	1.5	1,135	1.2	780	0.8	45.1%
East Herts	1,665	1.9	1,466	1.6	963	1.1	667	0.7	481	0.5	50.1%
Hertsmere	1,496	2.4	1,337	2.1	963	1.5	775	1.2	578	0.9	40.0%
North Herts	1,938	2.4	1,741	2.2	1,196	1.5	937	1.2	752	0.9	37.1%
St Albans	1,557	1.8	1,333	1.5	914	1.0	622	0.7	486	0.5	46.8%
Stevenage	2,222	4.0	1,951	3.5	1,403	2.5	990	1.8	729	1.3	48.0%
Three Rivers	1,057	1.9	1,015	1.8	646	1.2	519	0.9	371	0.7	42.6%
<b>Watford</b>	<b>1,816</b>	<b>3.0</b>	<b>1,681</b>	<b>2.7</b>	<b>1,103</b>	<b>1.8</b>	<b>919</b>	<b>1.5</b>	<b>715</b>	<b>1.1</b>	<b>35.2%</b>
Welwyn Hatfield	1,755	2.4	1,647	2.2	1,141	1.5	901	1.2	704	0.9	38.3%

Data Source: Crown Copyright. Office for National Statistics via [www.nomisweb.co.uk](http://www.nomisweb.co.uk)  
 N.B. Rates are a proportion (%) of resident population of the area aged 16-64.

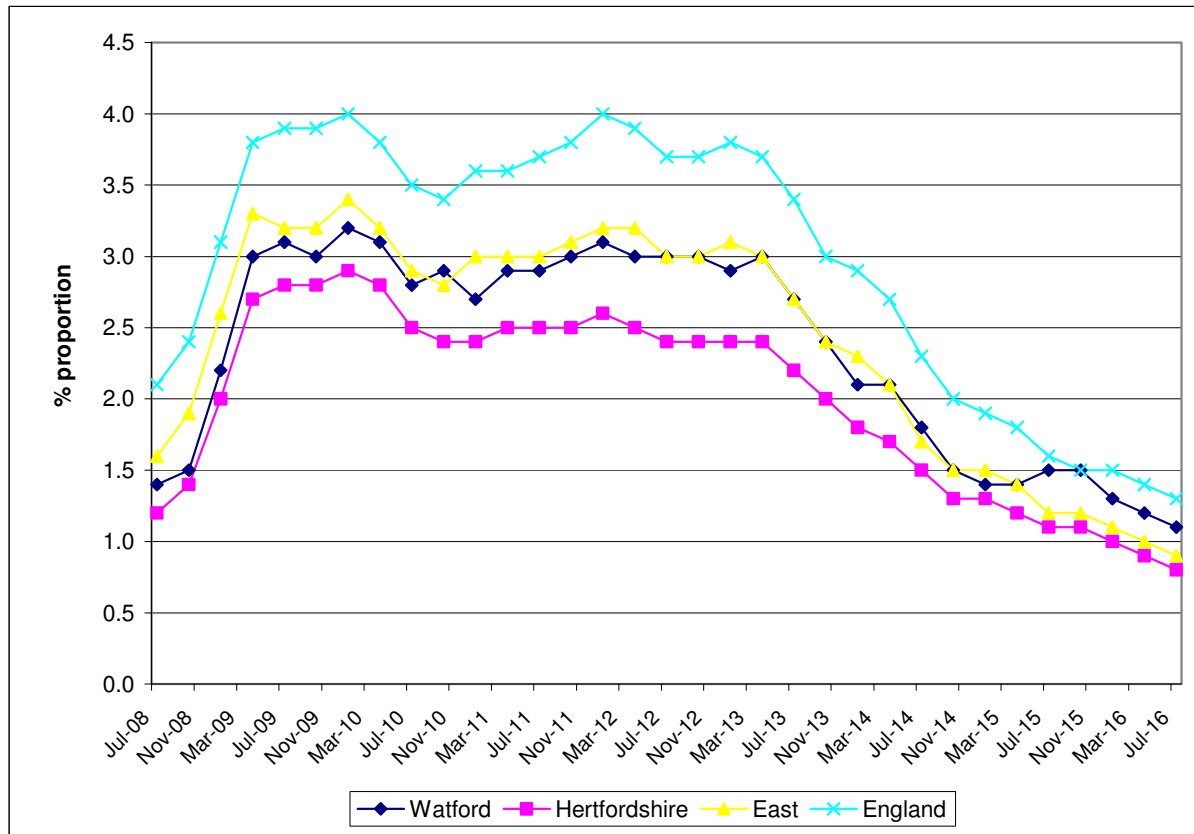
Unemployment rates across most of the county have been steadily decreasing since 2011, dropping more markedly since 2013. Watford’s claimant count has decreased by 35.2% between July 2014 and 2016 to 715, a proportion of 1.1%, now lower than the pre-recession 1.4% in 2008. However, Watford’s claimant count rate of 1.1% is above the Hertfordshire average of 0.8% and only Stevenage’s 1.3% is higher within the county.

The proportion of long term claimants (claimants for more than one year) is rising slightly, although numbers are reducing as the claimant count overall reduces. During August 2016, 24% of Hertfordshire claimants had been claiming for 12 months or more. East Hertfordshire and St Albans had the least proportion of long term claimants, at 17%, followed by Watford at 20%, whilst Stevenage had the highest proportion at 32%.

In Watford, long term claimants had decreased to a total of 135 by August 2016, exactly half that of July 2014 (270).

Generally in Hertfordshire, claimants aged 55 and over are the most likely to be long term claimants (32% of the age group were long term claimants, both in Watford and the Hertfordshire average), while claimants aged 18 to 24 were least likely (17% of the age group in Hertfordshire and 13% in Watford were long term claimants).

Figure 6-5: BD14: Claimant Count Comparison 2008-2016

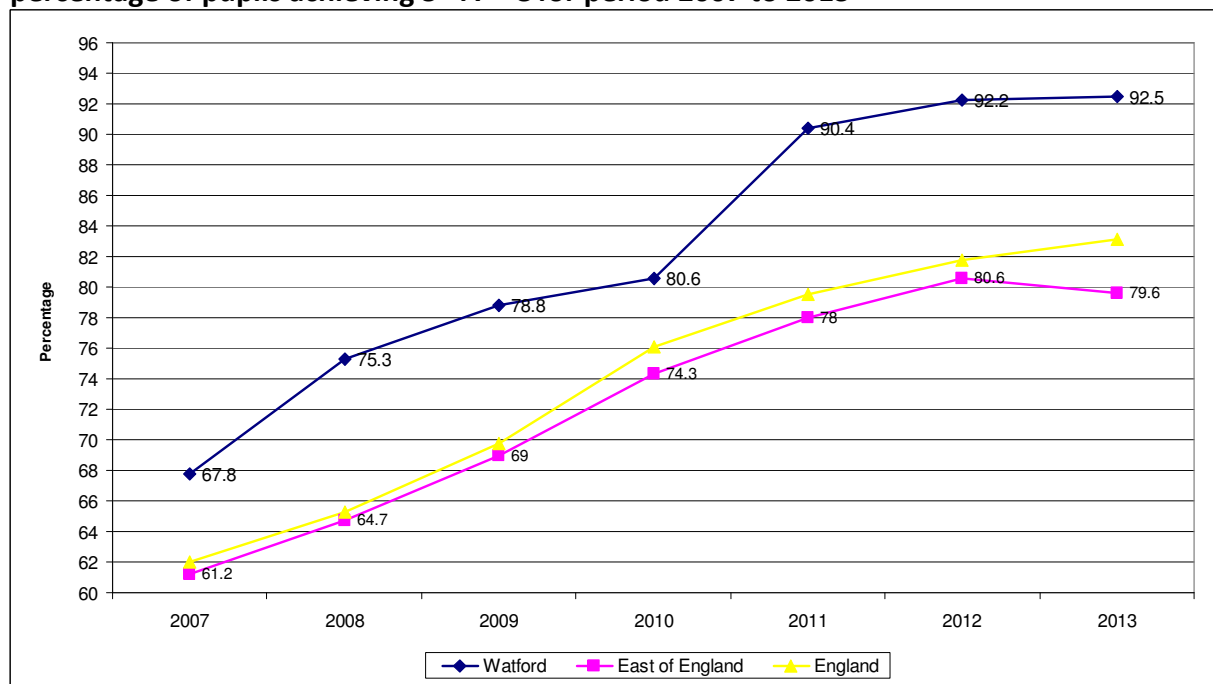


Data Source: Crown Copyright. ONS. N.B. % is a proportion of resident working age population.

**6.15. BD15: GCSE results, percentage of pupils achieving 5+ A\* - C**

At the time of the 2011 Census, 8% of the resident population in Watford were school pupils or full-time students aged 16-74 years, up from 6% in 2001. A skilled workforce supports the economic development and employment objectives in the Core Strategy.

Figure 6-6: BD15: GCSE and equivalent results at end of stage 4 by school location - percentage of pupils achieving 5+ A\* - C for period 2007 to 2013



Data Source: Department for Education via [www.education.gov.uk](http://www.education.gov.uk) Sep 2014



GCSE results between 2007 and 2013 show that there have been increasing trends generally across the country in GCSE attainment, with a higher percentage of pupils based in Watford schools achieving 5 or more GCSEs at grade A\* to C, increasing by nearly 25 percentage points between 2007 and 2013.

The GCSE results since 2013/14 are not comparable to earlier years due to changes in methodology. In the academic year 2014/15, 72.9% of pupils in Watford achieved 5 or more GCSEs graded A\* to C, slightly down on the 73.8% of 2013/14.

The equivalent national average was 66.5%, and the regional average was 66.7% in 2014/15, slightly up on the 2013/14 results (2015/16 GCSE data results are scheduled for release in January 2017). Results for 5+ A\*-C grades including English and Mathematics are also provided for comparison.

**Table 6-12: BD15: GCSE and equivalent results at end of stage 4 by school location - percentage of pupils achieving grades as specified**

Local Authority	<i>2013/14</i>		2014/15	
	<i>5+ A*-C grades</i>	<i>5+ A*-C grades inc. English and mathematics GCSEs</i>	5+ A*-C grades	5+ A*-C grades inc. English and mathematics GCSEs
Broxbourne	<i>67.9</i>	<i>59.8</i>	67.2	57.3
Dacorum	<i>65.6</i>	<i>58.0</i>	68.2	59.1
East Hertfordshire	<i>80.9</i>	<i>73.3</i>	79.2	72.1
Hertsmere	<i>73.6</i>	<i>67.3</i>	75.0	66.9
North Hertfordshire	<i>75.7</i>	<i>68.5</i>	71.8	62.4
St Albans	<i>80.1</i>	<i>73.0</i>	79.9	73.1
Stevenage	<i>56.5</i>	<i>51.0</i>	60.0	52.6
Three Rivers	<i>84.1</i>	<i>79.9</i>	84.4	79.1
<b>Watford</b>	<i>73.8</i>	<i>69.1</i>	<b>72.9</b>	<b>59.8</b>
Welwyn Hatfield	<i>66.9</i>	<i>59.7</i>	67.6	58.3
East	<i>65.5</i>	<i>57.2</i>	66.7	58.2
England	<i>65.8</i>	<i>56.8</i>	66.5	57.3

Data Source: Department for Education via [www.gov.uk](http://www.gov.uk) (published 2016).

N.B. This data covers pupils in state-funded schools only (including academies and CTCs). New methodology applies to data for 2013/14 (in italics) and subsequently, which is not comparable to earlier years.

**6.16. BD16: Qualifications of working age population**

There has been a mostly increasing trend in Watford over recent years in qualifications held although there were slight decreases during 2013 and 2014.

During 2014/15, the percentage of Watford residents with qualifications held in NVQ 1 to 4 has increased in every category; the sample sizes of those with other qualifications or no qualifications are considered too small to provide reliable estimates.

Overall, since 2007, the percentage of Watford’s working age resident population with qualifications held in NVQ 1 to 4 has risen between 9.7% and 11.7%, the greatest percentage growth being in degree level qualifications (NVQ4+).

**Table 6-13: BD16: Qualifications of working age resident population (age 16-64)**

Watford	Jan-Dec 2007	Jan-Dec 2008	Jan-Dec 2009	Jan-Dec 2010	Jan-Dec 2011	Jan-Dec 2012	Jan-Dec 2013	Jan-Dec 2014	Jan-Dec 2015	Increase between 2007 & 2015
% with NVQ4+	31.7	25.9	29.7	31.5	35.8	43.7	48.1	42.3	43.4	11.7
% with NVQ3+	53.4	44.9	49.6	48.1	50.4	63.5	59.7	61.1	63.7	10.3
% with NVQ2+	68.8	58.7	66.0	66.9	71.9	81.0	77.4	75.9	79.3	10.5
% with NVQ1+	79.1	70.5	77.7	76.7	85.2	93.0	88.2	88.6	88.8	9.7
% with other qualifications	11.3	17.6	15.6	15.3	*	*	7.3	*	*	N/A
% with no qualifications	9.7	11.9	6.8	8.1	8.4	*	*	*	*	N/A

Source: ONS Annual Population Surveys (Jan 2007-Dec 2015). \* sample size too small for estimate to be reliable. N.B. Data was reweighted July 2016 in line with the latest ONS estimates.

**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)

## **7. Sustainable Development**

### **7.1. S1: Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds**

The National Planning Policy Framework is clear about the need to avoid inappropriate development in the highest areas of flooding (Zones 2, 3, FRZ 3B) and there is National Planning Practice Guidance providing advice on flood risk. The Surface Water Management Plan prepared and kept under review by Hertfordshire County Council, identifies areas which may be at risk of flooding from local sources.

There is a proposed policy, SD9 Managing Flood Risk, in the Local Plan Part 2, to ensure that development is designed to minimise the risk of flooding and steered towards sites and areas with lower flood risk (whilst not increasing flooding elsewhere) which will replace the saved Watford District Plan policy, SE27 Flood Prevention.

The council also consults the Environment Agency (EA) on certain types of planning applications received, such as all large sites over one hectare and any major planning applications in flood risk areas. The EA produces annual reports of objections made on flood risk ground and water quality grounds; please note that the EA report lists all objections, including those subsequently resolved.

- During 2015/16, the EA did not object to any planning applications in Watford on the grounds of water quality, nor on the grounds of flood risk.

The council is guided in granting planning permission through the advice of the Environment Agency, and in accordance with the Core Strategy objectives. These include avoiding development on areas at risk of flooding unless appropriate mitigation measures are put in place (Policy SS1) and also aim to minimise water consumption, surface water run-off and non-fluvial flooding whilst protecting water quality (Policy SD2).

### **7.2. S2: Average household water use (litres per head per day)**

During 2014/15, the figure provided by the Environment Agency (EA) for household water use in England was 139 l/h/d average per capita consumption (PPC). Wales does not come under the remit of the EA since 2013/14.

The Environment Agency has advised us that the water companies subdivided their resource zones two years ago and these cannot be matched with the local authority districts and in some cases cover a much wider area. The EA no longer routinely collects address point data and as such the figures provided are a best estimate of average PPC for each administrative area.

Also, Affinity Water (who covers most of Hertfordshire) is still working to improve its data collection and analysis for its new water resource zones and the company reports that there is a margin of error (approximately 10%) on the current data. This can give rise to fluctuation in the reported PCC data on an annual basis. As such any comparisons between years should recognise the margin of error in the data.

Taking this into account, the per capita consumption data provided by the Environment Agency still shows a mostly reducing trend in Watford and Hertfordshire since 2001.

However, Hertfordshire's Quality of Life Report states that, for Affinity Water's Central region, the unmetered per capita consumption has seen an increase since 2012, with a year on year (2013 to 2014) change of 3.8%.

For Affinity Water's Central region, the unmeasured per capita consumption (uPCC) has seen a reduction between 2014 and 2015. The measured PCC has decreased by 2.54% with the reported value being 131.96 l/h/d. The unmeasured PCC for this year is 165.37 l/h/d, down 3.5% on the previous year. The cause of the reduction in consumption could be due to the summer of 2014 which was slightly cooler and 41% wetter than the summer of 2013.

(Source: Affinity Water via HCC's Quality of Life Report)

**Table 7-1: S2: Average household water use (litres per head per day – l/h/d)**

	2000/01	2008/09	2009/10	2010/11	2011/12	2012/13		2013/14	2014/15
<b>Watford</b>	175.2	174.5	170.5	166.3	166.7	155.2	<b>Watford</b>	Not avail	143.4
<b>Herts</b>	173.3	163.4	165.9	163.2	160.5	148.0	<b>Herts</b>	148.0	148.3
<b>England and Wales</b>	149.0	145.6	146.0	146.6	144.7	142.0	<b>England</b>	141.0	139.0

Source: Contains Environment Agency information © Environment Agency and database right

N.B. The data provided at district or county level is calculated and based upon data for each water company water resource zone. It is therefore an estimate of household water use. Figures are provided since 2008/09 with 2000/01 for historic comparison. Affinity Water reports in 2014/15 that there is a margin of error (approx. 10%) on the data.

Affinity Water supplies water to the majority of Hertfordshire's population and published their Water Resources Management Plan in 2014. This Plan sets out how Affinity Water will manage the balance between future supply and demand for water for the next 25 years, until 2040. The key outcomes of the plan are to manage the demand for water through schemes that help to reduce consumption by reducing leakage and actively promoting water efficiency, whilst installing domestic water meters, as well as increasing the amount of water available for supply, where licensing and the environment allows.

There is a specific policy, SD9 Water Consumption, proposed in the Local Plan Part 2, that any development should be designed to protect water resources e.g. rain water harvesting, harvesting and recycling of grey water, using water efficient appliances, green roofs and walls, water efficient landscaping/irrigation and drought proof planting. Planning permission will only be granted where it is demonstrated that adequate water supply is available and that efficient use of water resources has been made, to comply with the tighter building regulations requirement (currently 110 litres/person/day). The council will continue to work with HCC and other local authorities, the Environment Agency, water companies and developers in order to reduce water consumption.

### 7.3. S3: Renewable Energy

Policy SD3 within the Core Strategy supports and encourages the use of renewable energy sources.

Not all renewable energy installations require planning permission; small scale domestic installations may be considered permitted development. Contributed capacities are often not supplied in planning applications where renewable energy is included, but they are provided in the following tables where available.

#### S3 (i) Renewable energy developments granted in 2015-16

Policy SD3 Climate Change in the Core Strategy states that all new developments must maximise the use of energy efficiency and energy conservation measures, incorporating renewable energy to reduce the overall energy demand and CO2 emissions. Water saving measures, such as SuDS and green roof systems should also be incorporated. New development will also be required to include a commitment to climate change adaptation and mitigation from design stage.

As well as individual householders buying in to the concept of renewable energy by having solar panels fitted to their existing properties there is evidence that various forms of renewable energy are increasingly being incorporated into the designs for new residential development and other developments for community use, such as schools.

**Table 7-2: S3 (i): Renewable Energy Developments granted in 2015-16**

Permission Reference	Granted Date	Address	Description	Renewable Energy Source	Capacity (kW) if known
<b>Renewable Power - other</b>					
15/01539/FULM	07/01/2016	36 Clarendon Road, Watford, WD17 1HA	Erection of 6 storey building to provide 2,746 sq m of office (Class B1a) floorspace and 107sqm of floorspace for Class B1a/A1/A2 floorspace with associated car parking, cycle and bin storage and landscaping.	Air Source Heat Pump	0

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Permission Reference	Granted Date	Address	Description	Renewable Energy Source	Capacity (kW) if known
<b>Solar Power (PV)</b>					
15/00919/FULM	01/02/2016	Central Meriden Estate, The Gossamers, Watford, WD25 9AD	Demolition of 10 bungalows, existing shopping parade comprising 10 commercial units and residential accommodation above (9 maisonettes and 2 flats), estate office, MOT service garage and 27 garages plus garages/stores behind the shopping parade.		0
15/01287/FUL	08/12/2015	Chessbrook Education Support Centre, Tolpits Lane, Watford, WD18 6LJ	Retention of existing solar panels on school roof.		10
15/00336/FULM	14/05/2015	Lincoln Court, Haines Way, Watford	Demolition of existing building and erection of a new part 3 storey, part 4 storey building comprising 22 flats (8 no. 1 bed and 14 no. 2 bed) with access, car parking and landscaping.		0
15/01634/FULM	28/01/2016	28 - 46 Hemming Way, Watford, WD25 0BX	Demolition of 10 existing bungalows and erection of 2 three storey blocks comprising 32 one and two bedroom flats and a community garden (amended design).		22
<b>Solar Power (PV) Totals:</b>					<b>32</b>

Data Source: WBC, Planning Policy and HCC

N.B. Unknown capacities are shown as 0

### S3 (ii) Renewable energy developments completed in 2015-16

There does appear to have been a slightly increasing trend over a period of years in the number of applications identified as including renewable energy sources; as previously mentioned, we cannot positively identify all renewable energy developments as capacities have not been consistently available, and smaller scale domestic renewable energy installations are often permitted development.

**Table 7-3: S3 (ii): Renewable energy/sustainable homes developments completed 2015-16**

Permission Reference	Completed Date	Address	Renewable Power Source	Capacity (kW)	Code for Sustainable Homes Rating
13/00312/FUL	27/08/2015	Langley Place, 99 Langley Road, Watford, WD17 4AU			3. 57 to 67 points
13/00517/FUL	08/03/2016	78 Oxhey Avenue, Watford, WD19 4HA	Solar Power (PV)	0	
14/01106/REM	15/05/2015	Former Royal Mail Depot, Ascot Road, Watford	Solar Power (PV)	0	
15/01287/FUL	08/12/2015	Chessbrook Education Support Centre, Tolpits Lane, Watford, WD18 6LJ	Solar Power (PV)	10	

Data Source: WBC, Planning Policy and HCC

N.B. Unknown capacities are shown as –

The adopted Core Strategy requires all new development to comply with updated national standards on sustainable development. There are also proposed policies in the Local Plan Part 2 in support which include Policy SD5 Sustainable Design Standards, Policy SD6 Sustainability Statement, Policy SD7 Renewable Energy Technology, supporting renewable energy technology where feasible and viable and Policy SD8 Decentralised Energy, supporting decentralised energy networks.

#### **7.4. S4: Per capita Carbon Dioxide (CO<sub>2</sub>) emissions**

The Core Strategy policy, SD3 Climate Change, includes a target of reducing Carbon Dioxide (CO<sub>2</sub>) emissions; estimates of CO<sub>2</sub> emissions from the Department of Energy and Climate Change can be used to track emission trends over time and measure local contributions to climate change.

Since 2013, emissions have decreased in 398 out of the 406 local authorities. This is consistent with the decrease in overall UK emissions from 2013 to 2014. The main drivers of the decrease in UK emissions in 2014 were a decrease in the use of coal for electricity generation and a reduction in the use of natural gas for space heating – demand for heating was lower in 2014 as temperatures were on average 1.3 degrees Celsius warmer.

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, excluding emissions that local authorities do not have direct influence over, such as motorways and diesel railways and it is this data that is provided in the accompanying table.

In Watford, emissions reduced in 2014 and there has been a mostly reducing trend since 2006, in line with policy objectives. There was an increase in emissions in 2012 but this was the same in 92% of local authorities across the country; the main drivers of the increase in

UK emissions in 2012 were an increase in residential gas use due to 2012 being a colder year than 2011, and increased coal for electricity generation.

**Table 7-4: S4: Watford per capita CO2 emissions 2005-14**

Year	Industry and Commercial Total	Domestic Total	Transport Total	Grand Total	Population (1000s) mid-year estimate	Per Capita emissions (t)
2005	222.1	200.7	102.0	524.7	82.1	6.4
2006	223.8	201.1	105.0	530.0	82.1	6.5
2007	219.7	194.6	103.7	518.0	82.9	6.2
2008	235.4	195.2	96.9	527.5	84.8	6.2
2009	215.0	176.2	91.9	483.1	86.5	5.6
2010	229.6	189.5	90.4	509.5	88.6	5.8
2011	190.8	166.2	88.7	445.6	90.7	4.9
2012	229.4	180.9	87.8	498.1	91.7	5.4
2013	218.8	178.0	86.6	483.3	93.7	5.2
2014	168.6	146.1	87.5	402.2	95.5	4.2

Source: [www.gov.uk](http://www.gov.uk) - Local Authority CO2 emissions estimates within the scope of influence of Local Authorities 2005-2014 (kt CO2) - extracted from Local Authority CO2 subset dataset published 30/6/16 by Dept. of Energy & Climate Change. Per capita figures are quoted in tonnes (t) CO2 per person.

Watford Borough Council has been championing the climate change agenda with its own Carbon Management Strategy. Published in 2010, this set out a five year plan to reduce greenhouse gas emissions (GHG) from our own operations by 30%, against a 2009/10 baseline to 2015. An overall reduction of 29% was achieved by the end of 2014/15 and the result was considered a success given that the winters of 2012/13 and 2014/15 were much colder than anticipated, leading to higher gas emissions for those years.

In terms of Climate Change Strategy, this is scheduled to be updated in 2017. A new Carbon Management Plan will be published in 2017 reflecting the latest changes in the council's property stock and also setting the new corporate emission reduction targets. It is expected that for the period 2018 – 2023, an additional 10% reduction from the 2009/10 levels will be achieved.

To support policies in the Core Strategy 2013, Local Plan Part 2: Site Allocations and Development Management Policies provides for renewable energy technology through Policy SD6. This policy supports proposals for renewable energy on existing homes and non-residential buildings.



### 7.5. S5: Air Quality Management Areas and Air Quality monitoring

The council monitors air quality at several locations across the borough; six Air Quality Management Areas (AQMAs) were designated in 2006 as a result of exceeding the annual mean objective for nitrogen dioxide (a traffic related pollutant) in some parts of the borough. The air quality problem in Watford is predominantly a result of emissions from road vehicles, as is the case elsewhere in the UK.

In 2009, a Further Assessment of air quality concluded that the six AQMAs be redesignated to four revised areas. The revised AQMAs are currently:

- Watford AQMA 1: St Albans Road
- Watford AQMA 2: Vicarage Road
- Watford AQMA 3A: Aldenham Road and Chalk Hill
- Watford AQMA 5: A405/Horseshoe

In addition, the council produced an Air Quality Action Plan, designed to improve air quality in the revised AQMAs and an updated report was written following public consultation in 2012. The full Air Quality Action Plan, as well as a summary leaflet can be accessed on our website [www.watford.gov.uk/airquality](http://www.watford.gov.uk/airquality)

On Rickmansworth Road close to the Town Hall, continuous 'real-time' monitoring of nitrogen dioxide and PM<sub>10</sub> particulates is undertaken.

**Table 7-5: Air Quality Data for Town Hall site**

Town Hall site	2009	2010	2011	2012	2013	2014
Nitrogen Dioxide: Annual mean concentration $\mu\text{g}/\text{m}^3$ - (annual mean objective is 40 $\mu\text{g}/\text{m}^3$ )	39	39	39	38	39	40
Nitrogen Dioxide: Number of Exceedences of hourly mean objective (200 $\mu\text{g}/\text{m}^3$ )	0	1	0	1	0	0
PM10 Particles: Annual Mean Concentration $\mu\text{g}/\text{m}^3$ (annual mean objective is 40 $\mu\text{g}/\text{m}^3$ )	22	24	25	22	24	21
PM10 Particles: number of exceedences of 24-hour Mean (24-hour mean objective is 50 $\mu\text{g}/\text{m}^3$ ) *	0	7	20	13	7	6

Source: Environmental Health & Licensing Section, WBC; originally downloaded from [www.hertsbedsair.net](http://www.hertsbedsair.net)  
N.B. 2015 data not yet available as Environmental Health are in the process of transferring data providers

In 2016 the additional monitoring of PM<sub>2.5</sub> particles commenced. Whilst there is no air quality objective for PM<sub>2.5</sub> particles, they are a useful health indicator. The monitoring of PM<sub>2.5</sub> has been funded by Hertfordshire County Council's public health team, who have also

helped fund monitoring in the other Hertfordshire Authorities. This additional monitoring will allow a pollutant baseline to be established across the county. Further information about particulate air pollution can be seen in the Hertfordshire Air Quality Strategic Plan available at: <http://www.hertfordshire.gov.uk/docs/pdf/a/airqualitystrategicplan.pdf>

Nitrogen dioxide concentrations are monitored at 17 sites around the borough, using diffusion tubes. These are low-tech devices that allow long term trends, patterns and baselines to be identified. A summary of the annual data for 2009-2014 at the Town Hall site is provided in the following table.

- It can be seen that NO<sub>2</sub> concentrations have remained fairly constant and that the annual mean objective of 40 µg/m<sup>3</sup> has not been exceeded during this time at the Town Hall monitoring station (although the 2014 figure was close).
- There was one hour during 2010 and again in 2012 where the hourly average of NO<sub>2</sub> was above 200 µg/m<sup>3</sup>. This is well below the limit of 18 hours allowed as per the NO<sub>2</sub> hourly mean objective of 200 µg/m<sup>3</sup>.
- The annual mean PM<sub>10</sub> concentration recorded at Watford Town Hall has been between 21 and 25 µg/m<sup>3</sup>, well below the objective of 40 µg/m<sup>3</sup>.
- The number of PM<sub>10</sub> exceedances of the 24-hour mean objective of 50 µg/m<sup>3</sup> is well within the permitted 35 exceedances per year.

In addition concentrations across the nitrogen dioxide diffusion tube network have decreased in recent years and there are now only four sites where results suggest that the National Air Quality Objective level could be exceeded.

Current and historical monitoring results, as well as other useful air quality information is available from Herts & Beds Air Pollution monitoring Network website [www.hertsbedsair.net](http://www.hertsbedsair.net)

In 2016, a Detailed Assessment has been undertaken for the Air Quality Management Areas; this has resulted in evidence being provided to this authority which will enable us to further review the existing AQMA's boundaries.

Policy SD13 of the emerging Local Plan Part 2: Site Allocations and Development Management Policies seeks to address air quality impacts from new developments as well as the location of sensitive development.

## **7.6. S6: Noise complaints per 1,000 population**

In the Local Plan Part 2 (due to be submitted in spring 2017) Policy SD14 is proposed in order to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development. Therefore the total number of noise complaints per 1,000 population is a new indicator included in our Monitoring Report from 2016. Noise complaints are often calculated per 1,000 population as a measure of comparison.

There has been a fairly consistent reducing trend over the last six years. In 2010/11, there were 1,084 noise complaints equivalent to 12.6 per 1,000 population and in 2015/16, this has fallen to 724 noise complaints equivalent to 7.5 per 1,000 population.

**Table 7-6: Noise complaints**

<b>Watford</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>
<b>Total noise complaints</b>	1084	874	756	716	714	724
<b>Number of noise complaints per 1,000 population</b>	12.6	9.6	8.2	7.6	7.5	7.5

Data source: Quality of Life Report, HCC and Environmental Health, WBC.

Calculations by Planning Policy, WBC.

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

## **8. Green Infrastructure, Sport and Recreation**

### **8.1. G1: Change in areas of biodiversity importance – to show losses or additions to biodiversity habitat**

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.

The site boundaries and records for Wildlife Sites and Regionally Important Geological Sites (RIGS) are maintained by Herts Environmental Records Centre (HERC) hosted by the Herts and Middlesex Wildlife Trust. HERC, as ecological advisors to most planning authorities in the county manages a protected species GIS layer and will pick up any planning application affecting an important species.

The February 2016 report shows that there has been one new Wildlife site ratified in Three Rivers and six Wildlife sites de-ratified (three in East Herts, two in north Herts and one in St. Albans). Some of these no longer meet the criteria, or have too small an area of good habitat, or an insufficient quantity of indicator species.

- **No change is recorded in the number or area of wildlife sites for Watford.**

Herts Environmental Records Centre have checked and updated the boundaries of around 120 Local Wildlife Sites across the county in 2015. The boundaries are updated to Master Map quality; areas of building or hard road are removed and boundaries are made more consistent with survey documentation where appropriate. This is reflected in small changes in area of many sites, and large proportional change in area of a few sites within the county.

There are no Regionally Important Geological Sites (RIGS) or Sites of Special Scientific Interest (SSSI) situated within Watford. There is a site with SSSI designation that is owned and managed by Watford Borough Council, which is Whippendell Wood – it is adjacent to the borough boundary but geographically is located within Three Rivers. Natural England lists the whole of Whippendell Wood as ancient wood i.e. it is believed to have been continuously wooded for at least 400 years. Of particular importance is the semi-natural vegetation, the rich variety of fungi in the wood and the invertebrate fauna. Whippendell Wood has a management plan which takes into consideration all the requirements of maintaining a SSSI. In addition, SSSIs do exist quite close to the borough boundary e.g. Croxley Common Moor and Bricket Wood Common.

Five of the wildlife sites in Watford are also designated Local Nature Reserves – Albans Wood, Harebreaks Wood, Lairage Land, Cassiobury Park and Garston Park – and these offer a variety of accessible habitats, birds and wildlife.

Watford Borough Council works in partnership with local organisations such as 'Friends of' groups (made up of local residents) and the Herts and Middlesex Wildlife Trust to maintain and improve these sites to protect and conserve wildlife and enhance biodiversity. Events

such as river clearance, scrub removal and tree planting to encourage and support our wildlife are undertaken. The council has also worked with the Local Nature Partnership and Natural England in preparing the Local Plan.

**Table 8-1: G1: Change in areas of biodiversity importance in Watford**

	2010 no.	2010 area (ha)	2011 no.	2011 area (ha)	2012 no.	2012 area (ha)	2013 no.	2013 area (ha)	2014 no.	2014 area (ha)	2015 no.	2015 area (ha)	2016 no.	2016 area (ha)	Change 2015/16
<b>LNRs</b>	5	94.67	5	94.67	5	94.67	5	94.67	5	94.67	5	94.67	5	94.67	No change
<b>Wildlife sites</b>	34	260.17	34	260.51	33	256.05	27	247.8	27	247.2	27	246.93	27	246.93	No change
<b>SSSIs</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A
<b>RIGS</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A

Source: HERC and WBC, compiled by Planning Policy, WBC

N.B. LNRs = Local Nature Reserves; SSSIs = Sites of Special Scientific Interest;

RIGS – Regionally Important Geological Sites.

Wildlife sites:

- The decrease between 2011 and 2012 was due to a boundary revision - a site having originally been designated as being along the boundary between Watford and Three Rivers, but since found to be solely within Three Rivers.
- the decrease between 2012 and 2013 was due to de-selection of 6 sites not for any reason of deterioration but rather the review of existing data held at the Records Centre on some of the species wildlife sites. Across the county, there were a total of 96 sites de-selected, most for similar reasons, with only about 5 sites de-selected due to deterioration.

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.

## 8.2. G2: Change in priority habitats and species

Watford Borough Council is actively looking at how it can improve the wildlife value of all the sites it manages. Although Watford is a highly urban borough, it maintains conditions for a great deal of wildlife, including rare species, to thrive.

Biodiversity is a key consideration for development management, and planning policies, including the proposed Local Plan 2 Policy G10, require that development proposals should result in no net less to biodiversity, and where possible enhancement. Compensatory measures are only considered appropriate as a last resort. On sites with ecological potential, an assessment of impacts and opportunities should be undertaken in line with the BS42020 “Biodiversity – Code of Practice for Planning and Development”.

General habitat reporting is submitted to the European Commission as part of the general implementation of the Habitats Directive. This includes Habitats and Species Reports with the last report submitted in 2013.

However, it is impractical for district councils to attempt to calculate specific numbers of particular species themselves, due to a lack of resources including time, money and expertise. Data is periodically published where available, including changes in bird populations and changes in butterfly numbers and species, although data is generally only

available at county level, rather than district level. It should be noted that the surveys to obtain the data on birds and butterflies are mostly carried out by volunteers and enthusiasts in their own time.

### **Birds**

'The 'State of the UK's Birds 2012' report presents updated and wide ranging information on surveys over many decades. Particular headlines of relevance to Hertfordshire include:

- Despite long term declines since 1970, woodland and wetland bird trends have shown slight improvements since 2009
- Farmland birds continue to decline and are now at their lowest, half of their 1970 level
- Numbers of 'all' native species of wintering wildfowl and waders rose steadily from the mid-1970s to the late 1990s, and then stabilised before entering a shallow decline
- A number of priority species have shown recovery largely due to BAP conservation focus, including bitterns

### **Butterflies**

The UK Butterfly Monitoring Scheme <http://www.ukbms.org/> reported that 'Washout 2012' was the worst year for UK butterflies on record with 52 out of the 56 species monitored suffering declines. The relentless rain and cold of 2012 created disastrous conditions for summer-species in particular as they struggled to find food, shelter and mating opportunities; butterfly abundance plummeted to a record low as a result and 13 species suffered their worst year on record.

2013 was overall a better one for butterflies in Hertfordshire, with the warm dry summer balancing out the cold, wet spring. Comparing 2013 with a baseline calculated using 2005-2009 data, of the 35 species, 14 have decreased in numbers and 21 have increased in numbers or remained static. Based on distribution, 18 have increased their range and 8 have decreased, with the others unchanged. Long term trends emerging from the data suggest there may be a 5-6 year cyclical pattern of increasing and decreasing population overall, although this masks changes at the species level and does not attempt to show the historic decline in numbers known to have occurred.

For more information, please see the Wildlife and Habitats section of Hertfordshire's Quality of Life Report <http://www.hertslis.org/env/qualityoflife/qolreport/> The latest information available as at October 2016 is the Quality of Life Report 2014.

### **Protected Species**

This includes badgers, bats, great crested newts, dormice, otters as well as various other plants and animals. For Watford, it is mostly terrestrial animals which are important, although there may be exceptions for some freshwater species. Please see <http://jncc.defra.gov.uk/page-6389>

Core Strategy Policy G13 and saved WDP 2000 policies SE36, SE37 and SE 39 are designed to protect natural habitats important for priority species or rare species and conserve and enhance biodiversity, including the appropriate management and expansion of wildlife corridors.

### **8.3. G3: Amount of open space managed to Green Flag Award standard**

- **Our target to maintain the amount of open space managed to Green Flag Award standard has again been exceeded in 2016, with the addition of Waterfields Recreation Ground and North Watford Playing Fields, joining six other parks in gaining a Green Flag award. This brings the amount of open space managed to Green flag Award standard to 121.5 hectares, increasing from 37% to 39% of Watford's total open space managed (311.3 hectares) as at 31 March 2016.**

Watford now has eight award winning parks, with Green Flags awarded in 2015 to St. Mary's Churchyard (restoration of nationally listed tombs, enabled by WBC application for funding from the Heritage Lottery fund, was an important factor in St. Mary's Churchyard) and Callowland Recreation Ground for the first time, following on from the addition of Oxhey Park in 2014. It is the eighth consecutive year that Woodside Playing Fields and Cheslyn Gardens have been awarded the Green Flag and the tenth year for Cassiobury Park. Cassiobury Park was named the 10<sup>th</sup> top park out of over 1500 in the 2015 'Keep Britain Tidy People's Choice awards.

The Green Flag is awarded as a means of recognising and rewarding the best green spaces in the U.K. and is a sign of the highest environmental standards in recreational green areas. 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.

Watford also won first prize in June 2016 for 'Best Parks Restoration/Development Project' at the Horticulture Week Custodian Awards, covering the whole of the U.K. This was in respect of the achievements of the Watford Parks Improvement Programme 2013-15.

This included site works and improvements to Callowland Rec., Oxhey Park, King George V Playing Fields, Waterfields Rec. Watford Heath, Riverside Rec. and the council's two cemeteries, completed in 2014, equating to an investment of £1.8 million.

The council successfully bid for external funding from the Heritage Lottery Funding/BIG Lottery funding for Cassiobury Park and works started in February 2016 on the £6.6m restoration, with the construction of an eco-friendly hub building to act as a visitor centre which includes catering facilities, improved changing facilities, toilets, and a flexible teaching and exhibition space.

Other key features include:

- a revamped pools facility
- restoration of the historic 18<sup>th</sup> century Lime Avenue
- providing an on-site park manager, community park ranger and education officer

**Table 8-2: G3: Amount (hectares) of eligible open spaces managed to Green Flag award standard**

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Alban Woods	3.3	3.8	N/A	N/A	N/A	N/A	N/A	N/A
Lairage Land	5.3	4.4	N/A	N/A	N/A	N/A	N/A	N/A
Harebreaks Woods	5.6	5.2	N/A	N/A	N/A	N/A	N/A	N/A
Cassiobury Park	75.8	74.9	74.9	74.9	74.9	74.9	74.9	74.9
Garston Park Nature Reserve	6.0	6.4	N/A	N/A	N/A	N/A	N/A	N/A
Cheslyn Gardens	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
Woodside Playing Fields (exc. Alban Wood)	22.2	21.6	21.6	21.6	21.6	21.6	21.6	21.6
Goodwood Recreation Ground	3.8	3.7	N/A	N/A	N/A	N/A	N/A	N/A
St. Mary's Churchyard	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Oxhey Park	N/A	N/A	N/A	N/A	N/A	14.0	14.0	14.0
Callowland Rec.	N/A	N/A	N/A	N/A	N/A	N/A	3.7	3.7
Waterfields Recreation Ground	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.3
North Watford Playing Fields	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3.5
<b>Total</b>	<b>123.5</b>	<b>121.5</b>	<b>98.0</b>	<b>98.0</b>	<b>98.0</b>	<b>112.0</b>	<b>115.7</b>	<b>121.5</b>

Data Source: Environmental Services/Planning Policy, WBC. Figures have been rounded to one decimal point.

N.B. See [www.greenflagaward.org.uk](http://www.greenflagaward.org.uk) for criteria of the Green Flag Award

The difference between 2008/09 and 2009/10 measurements was due to implementation of GIS and a resulting improvement in accuracy. The reduction between 2009/10 and 2010/11 was due to cost cutting and service prioritisation.

Completion of the project in Cassiobury Park is estimated spring 2017 but the Cha Café has already been refurbished and the historic and Grade II listed bandstand has been restored and relocated to Cassiobury Park, its original siting, now available for arts, music and events



in the park. More details of the proposals can be found under the Cassiobury Park Restoration project on [www.watford.gov.uk](http://www.watford.gov.uk)

This follows site works and improvements to Callowland Rec., Oxhey Park, King George V Playing Fields, Waterfields Rec. Watford Heath, Riverside Rec. and the council’s two cemeteries, completed in 2014, equating to an investment of £1.8 million.

**8.4. G4: Change in total open space managed by WBC**

- There has been no change during 2015/16 in the total amount of open space managed by WBC, as shown below.

**Table 8-3: G4: Change in total hectares of open space managed by WBC**

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

Data Source: Planning Policy, WBC. Figures have been rounded to one decimal point.

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

As part of the ongoing Parks Improvement project, Watford Borough Council commissioned work to assess playing pitch and changing facilities and the Parks Department has developed a Sports Facilities Strategy 2015-2025 which examines the issues and will inform future direction for sports provision in the Borough.

Watford Borough Council staff along with frontline park rangers and ground maintenance staff from our partners, Veolia, together with great volunteers, have worked hard to ensure the borough’s parks and open spaces are of a consistently high quality for all to enjoy.

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. In addition, the emerging Local Plan Part 2 establishes policies (Policy GI9) for the provision of open space in residential developments.

**8.5. G5: Maintain the general extent of the Green Belt**

The predominantly urban nature of Watford means that the protection of its surrounding Green Belt land is of particular importance. In Watford’s case, the most important purposes of the green belt are to prevent urban sprawl, encroachment into the countryside, to assist in urban regeneration, and to prevent neighbouring towns merging. The adopted Local Plan Part 1, Core Strategy, Policy GI2, sets out the broad approach of retaining the existing Green

Belt boundary while dealing with any boundary inconsistencies that have emerged since the Watford District Plan 2000 was prepared. In line with this, emerging Local Plan Part 2: Policy GI11 sets out the minor changes to the Green Belt to correct existing anomalies (removal of approximately 11 hectares from the greenbelt) and create defensible Green Belt boundaries in the Local Plan.

**Table 8-4: G5: Maintain the general extent of the Green Belt in Watford**

<b>2012</b>	407 ha
<b>2013</b>	407 ha
<b>2014</b>	407 ha
<b>2015</b>	407ha

Source: Watford Borough Council

N.B. Please note that whilst the official ‘Local Planning Authority Green Belt Statistics’ England 2015/16 quote a figure of 410 hectares for Watford as all figures within this publication are quoted to the nearest 10 hectares.

Electronic mapping of the Green Belt onto our GIS system was undertaken in June 2012 and the resulting measurement of 407 hectares equates to 19% of Watford’s total area. This base figure of 407 ha is a result of more accurate measuring and does not show any loss in Watford’s Green Belt – in 2003, Watford’s Green belt was measured as 406 hectares. A slight reduction in this area is proposed in the emerging Local Plan Part 2, to correct existing anomalies.

There will be a general presumption against inappropriate development in the Green Belt. Very special circumstances are required for any consideration of inappropriate development. Generally a local planning authority should regard the construction of new buildings in the greenbelt as inappropriate. Exceptions to this are defined in paragraphs 89-91 of the NPPF.

From the evidence available, it seems that our planning policies are working in protecting the green infrastructure of Watford, together with the council co-ordinating with a broad partnership of local organisations and actively improving the wildlife value of all the sites it manages.

### **8.6. G6: River quality in Hertfordshire**

River Quality is the second new indicator included in the Monitoring Report. In the Local Plan Part 2 (due to be submitted in spring 2017) Policy G17 is proposed for the protection and restoration of river corridors and watercourses.

Within the UK, the Water Framework Directive (WFD) sets a target for all rivers to have a ‘good’ ecological status or potential by 2027. River quality is monitored on a county basis and the following information is contained within Hertfordshire’s ‘Quality Of Life Report’.

To help reach the WFD goal, River Basin Management Plans (RBMPs) were first published in 2009 (Cycle 1 of RBMP) and updated in 2015 (Cycle 2 of RBMP). The RBMPs are available online at <https://www.gov.uk/government/collections/river-basin-management-plans-2015>. These documents explain the current ecological health of all water bodies and what needs to be done to improve them. River Basin Management Plans are produced in six yearly cycles, so the next one will be available in 2021.

These results are presented for water bodies as they are defined in the second RBMP cycle. The way water bodies are defined and classified has been improved since cycle 1. More

information on the changes since cycle 1 can be found in section 4.3 'Changes since first cycle (new building blocks)' within Part 2 of the RBMPs -

<https://www.gov.uk/government/publications/part-2-river-basin-management-planning-overview-and-additional-information>.

A healthy water body has thriving populations of fish, plants, diatoms (microscopic algae) and invertebrates (animals that do not have backbones including flatworms, leeches, snails and other molluscs, and insects such as mayflies, stoneflies and caddis flies). They depend upon a healthy flow of water and a variety of natural habitats. All of these are affected by the levels of pollution and nutrients in the water, and the shape and structure of the water body.

Every year the Environment Agency analyses the data collected and compares it to a standard. The standard used is a water body that is of a similar type, but is in a natural, or almost natural, condition. That is to say, it has not been greatly affected by pollution or other human activities, and is considered to be in good ecological health.

The assessment measure is then given a classification that depends on how it compares to the standard. The classification standards used are:

High - Good - Moderate - Poor - Bad

The official classification for each water body is the one listed in the most recent River Basin Management Plan. However because we collect data each year, we also have interim classifications, which indicate the health of the water body based on current best evidence.

There are 41 water bodies within Hertfordshire; in 2015:

**7.3%** of the water bodies were classified as good; these include the Hexton Brook and the River Ash from Meesden to confluence with Bury Green Brook.

**65.9%** of the water bodies were classified as moderate; these include the River Ver and the Lee from Luton Hoo Lakes to Hertford.

**19.5%** of the water bodies were classified as poor; these include the River Quin and the River Beane from confluence with Stevenage Brook to Lee.

**7.3%** of Hertfordshire's water bodies were classified as bad; these include the Cat Ditch and the Upper Gade to confluence with River Bulbourne.

The 2015 data for Hertfordshire shows a decrease in the number of water bodies at good and poor status and an increase in the number of water bodies at moderate status compared to 2014.

When the health of a water body is worse than the target of Good Ecological Status or Good Ecological Potential, we say that it is failing, and the reasons why are investigated.

The water body classifications, reasons for not achieving good status, and objectives are available online on the Catchment Data Explorer -

<http://environment.data.gov.uk/catchment-planning/>.

## 9. Urban Design and Built Heritage

Urban design is the process of shaping the physical setting for life in cities, towns and villages. It is the art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, and establishing the processes that make successful development possible.

Watford Borough Council expects developers to follow current best practice when designing new buildings and delivering new development, to be in accordance with Core Strategy Policy UD1 'Delivering High Quality Design' and has also produced a number of guides to assist:

### 9.1. Design Guides

There is a range of design guides produced at local, county and national level which are available on our website, including more recently:

- A new Supplementary Planning Document **Skyline – Watford's Approach to Taller Buildings** was approved by Cabinet on the 7th March 2016, and sets out the council's approach for determining applications for taller buildings in Watford, including setting out the design criteria for assessing taller buildings and what is expected to be submitted at application stage. It is to be read in conjunction with the taller buildings policies proposed in Local Plan Part 2: Development Management Policies and Site Allocations.
- The **Residential Design Guide (RDG)** for Watford provides detail on designing new residential development in the Borough, both in relation to extensions to existing buildings and larger scale development of new residential units. An amended version was adopted by Watford Borough Council in August 2016 as a Supplementary Planning Document, replacing the previous 2014 version. The amendment was required to bring the internal space standards set out in the 2014 document in line with the nationally described standard issued by Government in March 2015. The changes were consulted on between 15th June and 15th July 2016 and approved on 23rd August 2016. New residential development and extensions to existing properties are expected to comply with the Residential Design Guide as amended 2016.

### 9.2. U1: Housing Quality – Building for Life Assessments

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

The revised format is based on the National Planning Policy Framework and the Government's commitment to build more homes, better homes and involve local communities in planning. The process involves trained officers making assessments following a number of set questions, which has been reduced from 20 to 12. The applicable developments (where there are 10 units or more) have been scored using the traffic light

system proposed, but numerically, with green for the highest scoring = 1; amber= 0.5; red = 0; so the overall highest score available is 12.

**Table 9-1: U1: Building for Life Assessments - 2013/14 completions**

Permission ref.	Development or Site Name	Proposed units	Net comps 2013-14	Score out of 12
08/01378/FULM & 11/00300/FULM	Cassio College, Langley Road (Assessed in 2012/13)	223 + 3	36	10
08/00440/REM	Former Fire & Ambulance Station, 562-572 Whippendell Rd	90	18	10.5
09/00835/FUL	Former West Herts College, Leggatts Campus	217	111	6
10/01236/FULM	132-136a High Street, 3-9 King Street & 13 Smith Street	24	24	9.5
11/00057/FULM	Elm Cot, North Orbital Road	11	10	8.5
11/00272/FULM	Gammons Farm Close	14	14	8
11/00428/FULM	Land Adjacent to Woodside Leisure Park, North Orbital Road	12	12	9
11/00756/REM	756,758 & 758a St Albans Road	14	14	8
11/01248/FULM	Croxley View (Garage Compounds)	16	16	10

Compiled by Planning Policy, WBC.

N.B. Completions prior to 2013/14 are not included in the above table.

The scores for the sites assessed for 2013/14 average at 9, slightly less than the previous year's 9.5, but an improvement on the average of the scores seen in 2011/12 which was 8.8. The findings of these assessments are shared with colleagues in order to see how future schemes can achieve better quality design. Unfortunately, the council has been unable to carry out the assessments for 2014/15 and 2015/16 due to a lack of resources.

As a new format was introduced in 2012, results are not directly comparable with earlier years. It is hoped the current version 'Building for Life 12', will have a lifespan of 7 to 10 years. Details of the BFL 12 assessment criteria can be viewed at the following link: <http://www.designcouncil.org.uk/our-work/CABE/Our-big-projects/Building-for-Life/>

### 9.3. U2: Conservation Character Area Appraisals

The conservation areas in Watford are:

- 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

Conservation area character appraisals were completed for the first nine conservation areas before our target of 31 March 2012. Oxhey was designated a new conservation area in the spring of 2013 and the final character appraisal document was adopted by the council in July 2014. A complete map of conservation areas in Watford is available on our website [www.watford.gov.uk](http://www.watford.gov.uk) together with all the character appraisals and the Conservation Areas Management Plan.

The council has committed to updating the Character Appraisals for the conservation areas every five years and a consultation was undertaken from 6 November until 4 December 2015 on four revised Character Appraisals on the Civic Core, Estcourt, Nascot and St Mary's Conservation Areas. These were adopted by the council in December 2015.

### 9.4. U3: Conservation Area Management Plan

The Conservation Areas Management Plan was adopted by Watford Borough Council Cabinet on 8 July 2013. The document 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.

**Locally 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. On the 13 December 2010, Watford Borough Council Cabinet approved the revised register of Locally Listed Buildings in Watford, at that time numbering 240 locally listed buildings. Since that date, the road bridge over the River Gade, Grove Mill Lane was added to the register of Locally Listed Buildings on 30 January 2012, while Sugden House, 2 Farm Field was upgraded from locally listed to statutory listed status. 36 Clarendon Road was demolished in 2015 as part of planning permission 14/00531/FULM – further details are provided under indicator U5.

**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.

These 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). This was reviewed and there are now 92 statutory list entries for listed buildings in Watford. The changes made to the previous 94 list entries include three de-listings:

- Original Salter's Hall gates, which were moved in 1989 to Salter's Hall, 4 Fore Street, London, EC2Y 5DE
- Nicholl tomb and Deacon/Kent tomb, St. Mary's Churchyard

There was also one addition:

- Sugden House, 2 Farm Field was upgraded from locally listed and designated as a Grade II Listed Building on the 2 July 2012.

As part of the Cassiobury Park restoration works, enabled by Watford Borough Council and lottery funding, Watford's Grade II listed bandstand was removed from its location outside the Central Library, and has been restored by a team of experts. It was painted in the colours of the Capel family – a nod to the park's history as an estate for the Earls of Essex and re-opened in September 2016 on the spot on which it was originally built in 1912 in Cassiobury Park. It looks wonderful, has restored some of the historical character and is available for local groups to use free of charge.

**Figure 9-1: Watford's Grade II listed bandstand, restored in all its glory**



Photo by WBC, Planning Policy

The council aims to conserve and enhance the built environment of the town through careful control of development and design, and protection of historic assets as outlined in Core Strategy policies UD1 'Delivering High Quality Design' and UD2 'Built Heritage Conservation'; supplied is the current status of indicators which were introduced in the Core Strategy in order to monitor our progress.

### 9.5. U4: Buildings on listed buildings at risk register

The majority of listed buildings are well maintained; however, a small but significant number have been neglected and are under threat. In 2011/12, the council produced a survey of the listed buildings at risk in Watford, which was used as our baseline, with the intention to update this survey every five years; listings of the affected structures at that time are provided below:

**Table 9-2: U4 (i): Buildings in risk category 1 - 3 ('at risk') 2011**

ADDRESS	BUILDING TYPE	GRADE	CONSERVATION AREA	CONDITION	OCCUPANCY	RISK
Clutterbuck Tomb, St Mary's Churchyard.	Chest Tomb (LB ref 10/74 C)	Grade II	Yes (St Mary's)	Poor	0	3
Dalton/Clest Tomb, St Mary's Churchyard.	Chest Tomb (10/74D)	Grade II	Yes (St Mary's)	Very Bad	0	1
Dundas Tomb, St Mary's Churchyard.	Chest Tomb (10/74G)	Grade II	Yes (St Mary's)	Poor	0	3
Deacon Stacey Tomb, St Mary's Churchyard.	Chest Tomb (10/74H)	Grade II	Yes (St Mary's)	Poor	0	3
Fawcett Tomb, St Mary's Churchyard.	Chest Tomb (10/74 I)	Grade II	Yes (St Mary's)	Poor	0	3
Tomb 5m East, St Mary's Churchyard.	Chest Tomb (10/74K)	Grade II	Yes (St Mary's)	Poor	0	3
Five Arches Viaduct, Water Lane.	Railway Viaduct (4/25)	Grade II	No	Poor	0	3
Bridge 163, Grove Wharf, Grand Union Canal.	Canal Bridge (274/20)	Grade II	No	Poor	0	3
Little Cassiobury, Hempstead Road.	House (4/23)	Grade II*	Yes (Civic Core)	Poor	Vacant	3
Frogmore House, Lower High Street.	House (4/26)	Grade II*	No	Poor	Vacant	3

**Table 9-3: U4 (i): Buildings in risk category 4 ('vulnerable') 2011**

ADDRESS	BUILDING TYPE	GRADE	CONSERVATION AREA	CONDITION	OCCUPANCY	RISK
97 High Street.	Shop and upper floors (LB ref 10/51)	Grade II	No	Fair	In Use	4
Bushey Arches.	Railway bridge (4/27)	Grade II	No	Fair	0	4
Morison Tomb, St Mary's Churchyard.	Chest Tomb (10/74 E)	Grade II	Yes (St Mary's)	Fair	0	4
Tomb 10m South of chancel of St Mary's, St Mary's Churchyard.	Chest Tomb (10/74 F)	Grade II	Yes (St Mary's)	Fair	0	4
Gates to Salter's Almshouses, Church Road.+	Gateway (4/17 A)	Grade II	Yes (Nascot)	Fair	0	4
Old Station House, 147A St Albans Road.	Former Station house/office (4/19)	Grade II	Yes (Nascot)	Poor	In Use	4
Watford Tunnel archway	Tunnel Entrance (3/12)	Grade II	No	Unclear	0	4

+ Original gates were moved in 1989 to Salter's Hall, 4 Fore Street, London, EC2Y 5DE.



However, following restoration work, the following structures are no longer considered to be 'at risk':

- Clutterbuck Tomb, Dalton/Guest Tomb, Dundas Tomb, Deacon/Stacey Tomb, Fawcett Tomb, Morrison Tomb, Tomb 5m East, Tomb 10m South of chancel of St Mary's, St Mary's Churchyard.
- Gates to Salter's Almshouses, Church Road.
- Bridge 163, Grove Wharf, Grand Union Canal.
- Bushey Arches.
- Old Station House, 147A St Albans Road.

Watford Borough Council has achieved the decreasing trend desired and aims to further reduce the number of listed buildings at risk of decay. New surveys of listed buildings at risk are scheduled for 2017. The council is working proactively with Hertfordshire County Council to find a way of improving the condition of Little Cassiobury and was awarded grant funding from Historic England in June 2016 to undertake survey work and develop a Conservation and Management Plan for the building.

#### **9.6. U5: Listed buildings – any demolitions**

During 2015/16, the rear of 63 and 65 High Street was demolished, as part of the Charter Place redevelopment under permission reference 13/00972/FULM. The rear of the building had already been rebuilt in the 1980s and it was evident from the official Grade II listing that the principal architectural and historic interest relates to the front façade which is to be retained; Historic England were consulted and raised no objection.

The locally listed buildings at 39-41a High Street were also demolished; locally listed buildings are less significant than nationally listed buildings and it was considered that as the proposed new buildings would add visual interest and richness to the High Street through their design, use of materials, architectural consistency and quality, the public benefit outweighed the loss in this case.

The council will continue to actively conserve and protect historic buildings in the district.

## 10. Transport and Projects

Hertfordshire County Council has overarching responsibility for transport and Hertfordshire's Local Transport Plan (LTP3) sets out the overall transport strategy for Hertfordshire, the goals and challenges to be met, and outlines a programme of transport schemes and initiatives. The LTP3 plans for the period 2011 to 2031, covering all modes of transport, including cycling and walking, and provides a joined-up approach to ensuring active travel modes are planned together to help reduce congestion, improve health and reduce pollutant emissions.

Further information on the LTP3 and transport planning is available on <http://www.hertsdirect.org/services/transtreets/>

### 10.1. T1: Amount and % of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the WDP 2000

Policy T22 and Appendix 2: 'Car and Cycle Parking Standards' in the adopted Watford District Plan 2000 set out Watford's car parking standards, which are based on maximum demand-based parking.

**Table 10-1: T1: Amount and % of completed non-residential development within UCOs A, B and D, complying with car-parking standards in WDP 2000**

Use Class Order (UCO)	No. of development sites in each UCO	Total no. and % of developments complying with maximum car parking standards
A1	6	6
A2	2	2
A3	3	3
A5	1	1
B1a	4	4
B1b	1	1
B1c	1	1
B2	3	3
B8	1	1
D1	17	17
D2	2	2
<b>Total</b>	<b>41</b>	<b>41 (100%)</b>

N.B. Where a Use Class within A, B and D has not been listed, there have been no developments completed in that category during 2015/16.

There have been 41 applicable developments completed during 2015/16 and there was no change to the existing car parking spaces in most of the developments, with a reduction in car parking spaces in five developments. New additional car parking spaces were approved within two planning permissions; one for a new primary school at Ascot Road, where a bike

and scooter shelter was also provided onsite and a change of use and an extension to a B2 Car servicing and MOT centre - both complied with the car parking standards and provision was considered sufficient.

Car parking standards are in place to ensure that appropriate provision is made for car parking in relation to new development or in land use conversions. They are intended to restrict over provision, over capacity and to encourage the use of alternative transport modes. The council is revising its car parking strategy as part of the Local Plan Part 2 proposals, with the most recent consultation between 18 August and 3 October 2016. The proposed new car parking guidelines will make them consistent with the latest national guidance.

**10.2. T2: 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**

Accessibility planning is essential to effective spatial planning in order to identify whether people can get to jobs, education, health and other key activities. In order to monitor accessibility, Hertfordshire County Council (HCC), as the highway authority has the main responsibility for transport issues in the county. HCC runs a software modelling program on behalf of the districts which is able to identify all aspects of travel time using digital road networks and public transport timetable data, and enables specific locations to be mapped and analysed.

The following table shows the results on net residential development for the period 2006/07 to 2015/16, 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, which was the local plan policy in existence prior to the Core Strategy being adopted in January 2013.

**Table 10-2: T2: Percentage of new residential development (net completions) within 30 minutes public transport time of services/key activities**

Service/key activity	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
GPs	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Hospitals	100%	100%	78%	89%	75%	68%	79%	62%	90%	92%
Primary schools	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Secondary schools	100%	100%	100%	100%	100%	100%	100%	100%	100%	97%
Employment	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Retail centre	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Data Source: Hertfordshire County Council/Watford Borough Council via Accession software

N.B. Results can be affected because of the particular parameters set and bus/train timetables and routes can change.

The model output showed that Watford is a very accessible location overall. However hospitals are shown to be a less accessible key service although accessibility of new developments increased this year, with 92% of housing completions during 2015/16 being within 30 minutes public transport time of a hospital. Various areas figured as less accessible, including addresses in Park, Leggatts and Nascot ward which were up to 36 minutes away from hospitals by public transport, and Meriden, Woodside and Stanborough varying between 36 and 47 minutes away from hospitals by public transport. Secondary schools figured for the first time as less than 100% accessible, although only two developments were affected showing accessibility times of just over 31 minutes and just under 34 minutes, both within Nascot ward.

In January 2013, new Core Strategy policies were adopted and Policy T2: Location of New Development and Policy T3: Improving Accessibility outline Watford’s accessibility requirements. Criteria is included that, to be accessible by bus services, sites should be within 400m of a bus stop where a frequent bus service operates i.e. served by 5 or more bus journeys each way per day Mon-Sat.

The result for 2015/16 was that 87% (up from 83% in 2014/15) of net residential development was within 400m of a bus stop. The housing completions which were less accessible to bus stops were spread between developments in Nascot, Park, Stanborough and Vicarage with one each in Oxhey and Central Watford. This highlights that even the centre of an urban conurbation such as Watford can be affected by accessibility issues.

### 10.3. T3: % Change in Total Vehicle Kilometrage on HCC roads in Watford

Hertfordshire County Council (HCC) is the highway authority for all public roads in the county except the motorway and trunk road network, which is the responsibility of ‘Highways England’, although many HCC roads interact with these.

A large element 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. Traffic grew in all ten districts in Hertfordshire when comparing 2014 flows with 2015. The changes in flows on the HCC network (excluding Motorway and Trunk roads) were largest in Three Rivers (6.8%), East Herts (4.5%) and North Herts (5.2%)

**Table 10-3: T3: % Change in Total Vehicle Kilometrage on HCC roads 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
+0.5	-0.6	+1.04	-2.9	-1.35	+1.77	+2.58	-4.86	-2.80	+1.5	-1.2	+3.9

Source: Hertfordshire’s Traffic and Transport Data Reports 2004-2016 (latest data 2014/15).

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

Between 2001 and 2015 population in Hertfordshire has grown by 13%, whilst traffic has grown by 8% during this period. The increase in traffic correlates to an increase in Hertfordshire’s economy (GVA) and occurs across all the districts in Hertfordshire.

However, population and traffic growth exacerbates road congestion. Journey times increased in most towns in 2015, with the exception of Hemel Hempstead and Welwyn Garden City.

According to traffic forecasts to 2031, the highest traffic growth on Hertfordshire's roads will occur on trunk roads and motorways. Watford is currently forecasted to have a 12.9% increase in traffic between 2015 and 2031, similar to Hertfordshire overall, which is predicted to have a 12.4% increase.

It is essential that new development does not worsen existing traffic conditions and Core Strategy Policy T4: Transport Assessments and Policy T5: Providing New Infrastructure, seek to mitigate any impact on the borough's transport network and improve the network with regard to sustainable modes of transport. Proposals must be accompanied by a transport assessment or statement in accordance with the most recent DfT guidance and in consultation with Hertfordshire Highways and the Highways England, and financial contributions or physical works will be required.

#### **10.4. T4: Travel to Work Mode Shares**

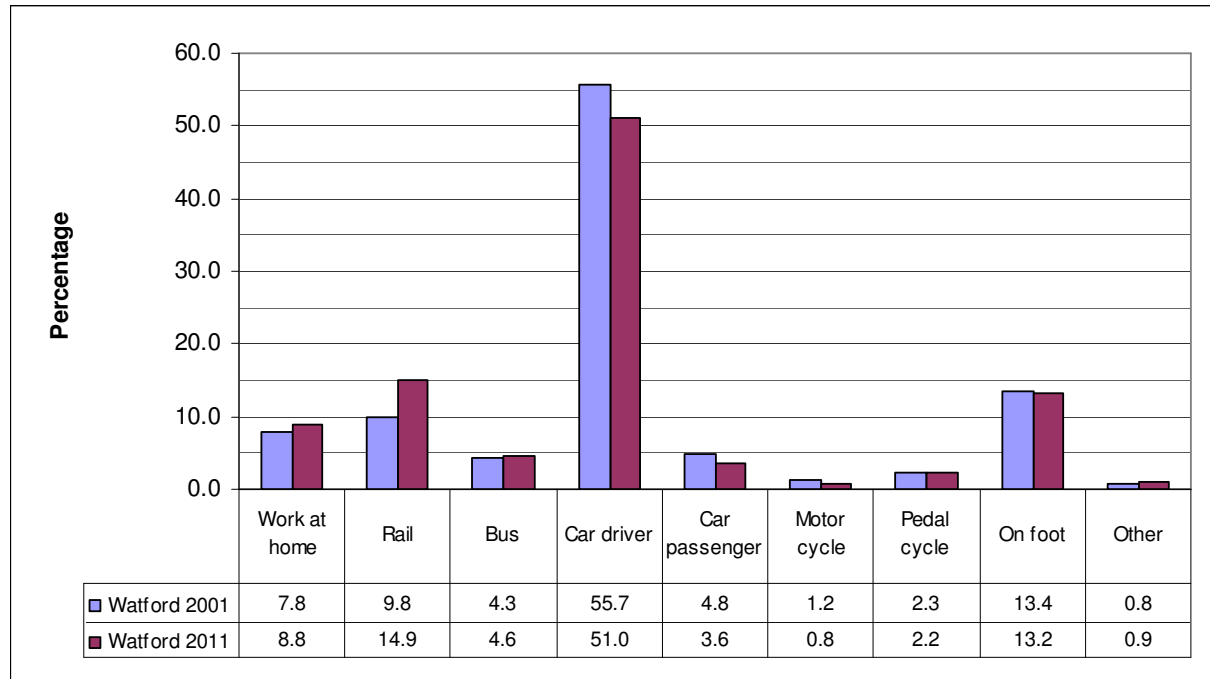
The 2011 census showed that the highest levels of car ownership in Hertfordshire are found in East Herts, Three Rivers and St Albans (only 13% of households in East Herts and 14% in Three Rivers and St Albans have no car). This is a likely reflection of the larger proportion of households with two or more cars available. 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%. Based on the results of the 2015 HCTS, using the car to travel to work is trending downwards whilst rail use has increased.
- 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 2015 Hertfordshire Travel Survey noted that 24.7% of working Hertfordshire respondents work from home once a week or more, indicating a high incidence of home working on occasional days.
- Watford has 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 2015 HCTS showed that walking mode share is highest in Watford (44%), followed by St Albans (37%) and then North Herts (33%). Conversely walking is lowest in Three Rivers and Broxbourne (both 27%).

The Census and Hertfordshire County Travel Surveys 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.

**Figure 10-1: T4: Travel to Work Mode Share by Watford residents in employment – 2011 and 2001 Census**



Source: Chart compiled by WBC, Planning policy - data from 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.

However, 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.

Rail station use in Hertfordshire, increased by 5% in 2015 compared with the previous year; the busiest three stations in Hertfordshire are St Albans City (7.5 million per annum), Watford Junction (6.9 million per annum, an increase of half a million in 2015) and Stevenage (4.6 million per annum).

Rail use in Hertfordshire is significantly higher (13%) than the national average (9%). Bus journeys increased by 9% in 2015.

The 2015 Hertfordshire County Travel Survey looked at the mode share of all trip purposes and distances for each district. Bus mode shares are greatest in Stevenage (9%),

Broxbourne (6%), Hertsmere ((6%) and Watford (5%). Conversely bus mode share is lowest in East Herts (3%), Dacorum (3%) and St Albans (4%). These district differences assist in identifying locally based strategies to help tackle congestion. Bus mode share is highest between 3 and 10 miles and on this distance, bus accounts for almost 7% of journeys. The mean distance for bus trips (all purposes) is 6.3 miles and this highlights that bus is a viable alternative to the car for medium length journeys, and where the distance is perhaps too great to consider walking or cycling.

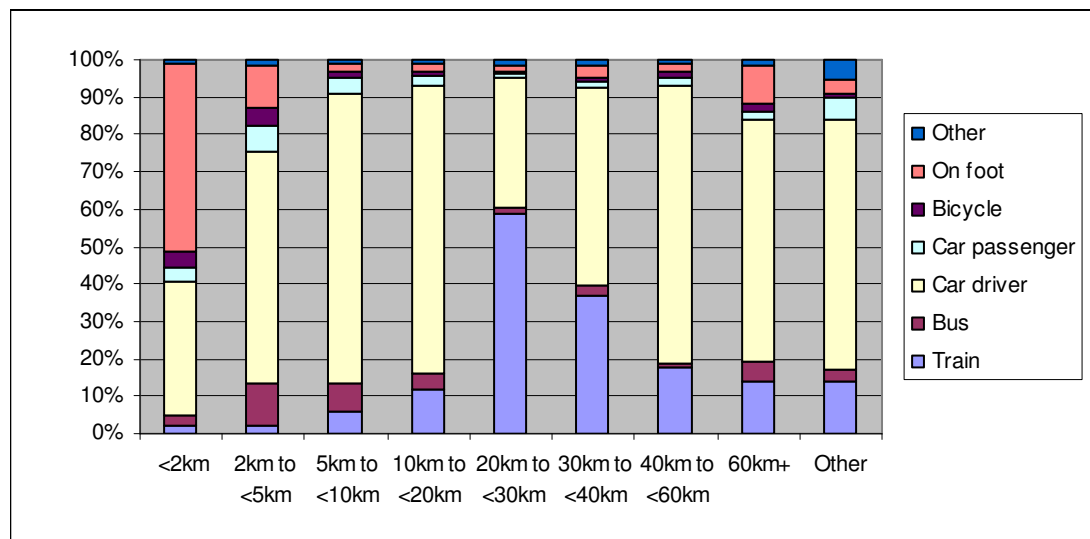
**Distance travelled to work**

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.

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).

The accompanying chart 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).

**Figure 10-2: T4: Travel to Work Mode Share by distance - Watford**



Data source: ONS Crown Copyright. 2011 census table DC7701EW1a - Method of travel to work (2001 specification) by distance travelled to work. Chart compiled by WBC, Planning Policy

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).

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.

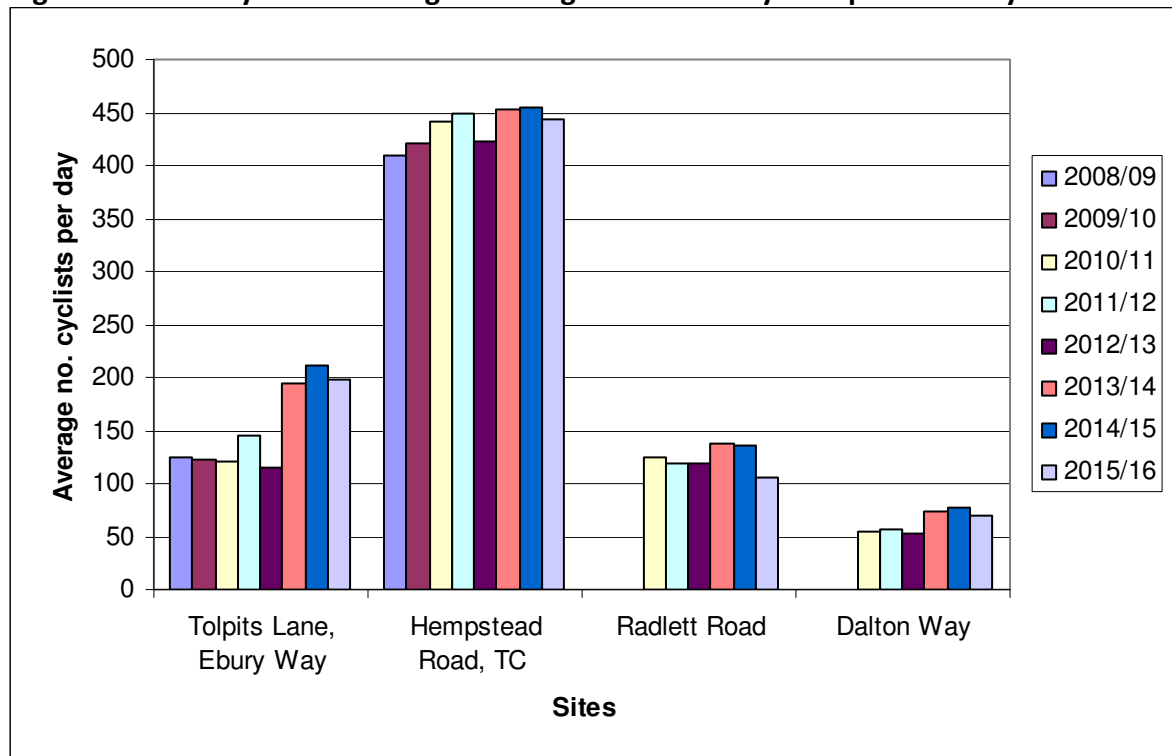
47% (11,676) of those commuting out of Watford travel into the London area; 41% travel to other districts in Hertfordshire, including the local authority where the highest number of Watford residents commute to, which is Three Rivers (3,483, about 14%). Overall in Hertfordshire, 36% of trips to work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

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).

**10.5. T5: Watford’s cycle route usage – average number of cyclists per day**

Hertfordshire County’s Local Transport Plan (LTP3) set an increasing target for the level of all trips under 3 miles made by cycling. In 2015 the proportion of 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 10-3: T5: Cycle route usage – average number of cyclists per weekday**



Data Source: Hertfordshire’s Traffic and Transport Data Reports 2008 – 2016.

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. Chart compiled by WBC, Planning Policy.



Four sites in Watford have been continuously monitored with automatic counters and it can be seen from the chart that there has been generally an increasing trend of cycling in Watford, although peaking mostly in 2014/15, as usage has dropped slightly across all sites during 2015/16.

In Hertfordshire as a whole, cycling has mainly increased since 2004, with levels peaking in 2013. This peak is likely due to a combination of factors such as; the weather, the 2012 Olympics Legacy and ongoing council initiatives. Since the 2013 peak cycling growth has dropped slightly, although flows in 2015 are still higher than a number of previous years.

### 10.6. T6: Annual output for cycle routes in Watford

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.

**Table 10-4: T6: 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
4.30	6.10	1.30	0.50	0.00	1.90	0.00	0.50	0.80	0.00	0.26	4.70	2.63

Source: Watford Borough Council and Hertfordshire County Council

During 2015/16, 2.63km of new cycle route was established, including:

- Market Street cycle route – contra flow cycle lane from High Street to Exchange Road and toucan crossings ring road.
- A412 St Albans Road cycle route Phase 3 - section from Station Road/Langley Road to the Dome roundabout.
- Lower High Street cycle route - the scheme provides a continuous cycle link between Watford Town Centre and Watford High Street Station via the High Street, continuing via Lower High Street to tie into existing cycle infrastructure; the new route includes a contra flow cycle lane on the High Street from King Street to the ring road; toucan crossings and a shared foot and cycle way on Lower High Street as far as the National Cycle Network route 6.

Watford’s cycle path runs through the middle of the town centre shopping area, including the Parade, which underwent a major improvement programme during 2013/14.

The eight-mile cycle route between Watford and St Albans has been named The Abbey Way in a rebranding exercise funded by WBC’s S106 contributions and Herts County Council. Forty-six new signs together with four waymarking wooden finger posts were installed during March 2016 to make the route easier to follow.

Since 2003/04, 23 km of new cycle route has been delivered in total providing cyclists with easier, more direct and safer journeys around the town.

Watford Borough Council has a Green Travel Plan in place which sets out a programme of initiatives to encourage staff to choose green travel, including interest free loans for public transport season tickets and cycle purchase, staff car parking fees and car sharing ([www.hertsliftshare.org](http://www.hertsliftshare.org)). Car sharing and more sustainable travel mode use has increased

at Watford Borough Council, reducing our carbon footprint and contributing to local and national targets.

Further initiatives to lessen congestion and improve sustainable transport in Watford include the installation of electric car re-charge points at various car parks around the town, as detailed in previous monitoring reports, including the Town Hall. During 2015/16 an additional electric charging point was installed as part of a redevelopment at Mercedes-Benz, Colne Bridge Retail Park, Lower High Street. An E-car club launched in Watford in 2014, and the scheme enables staff to use the vehicles during office hours, and members of the public can book the vehicles during evenings and weekends

### **10.7. T7: Development progress on major schemes**

There are some major developments anticipated including the Watford Health Campus, Metropolitan Line Extension (MLX) formerly known as the Croxley Rail Link, Charter Place, Ascot Road (Western Gateway), and Watford Junction.

Special Policy Areas are identified in the Core Strategy as broad locations; the precise boundaries will be set within the Local Plan Part 2; the publication consultation for soundness took place from 18th August to 3rd October 2016 – please see [www.watford.gov.uk/planning](http://www.watford.gov.uk/planning) and go to the Local Plan section for current news on the Local Plan.

#### **The Watford Health Campus (Special Policy Area 3)**

Watford Health Campus is a major regeneration project to improve the area surrounding Watford Hospital and to provide an opportunity for hospital improvements on the site. 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 Health Campus 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.

The planning permission incorporating both outline and detailed elements for the mixed-use Watford Health Campus 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.

Work started on a new link road from Dalton Way to Watford General Hospital in June 2015, creating work experience and training opportunities with the consultants, Volker Fitzpatrick and about 120 jobs. The road opened in November 2016 and has been named 'Thomas Sawyer Way' in honour of Captain Tom Sawyer, who lived in the locality close to the Campus scheme and was killed in Afghanistan at the age of 26, whilst serving in the Royal Artillery.

The new road has changed the way you access the hospital by car and road signs in and around Watford clearly highlight this. At this point, the road will provide access to the hospital only but will also serve the future development associated with the Health Campus. For more information, please visit the website: [www.watfordhealthcampus.org](http://www.watfordhealthcampus.org)

If you have any questions on the road construction works that are not answered on the website, the contractors, Volker Fitzpatrick, can be contacted on: 07471 140879 (24 hour emergency number) or on [watfordhealthcampus@volkerfitzpatrick.co.uk](mailto:watfordhealthcampus@volkerfitzpatrick.co.uk)

Construction started in August 2016 on twelve new industrial units which will be known as Trade City Watford on the former carriage shed site at Wiggshall Road. Trade City Watford is the first commercial zone of the Health Campus that will start to deliver jobs and employment premises to attract new businesses to Watford. It is due to complete in autumn 2017 and will be fully landscaped with a dedicated wildlife area to one side, adjacent to the River Colne. Once complete, the units are expected to provide an additional 180 jobs for the town and much needed high quality employment space.

For more information, please visit the website: [www.watfordhealthcampus.org](http://www.watfordhealthcampus.org)

### **The Metropolitan Line Extension (formerly known as the Croxley Rail Link) - part of Special Policy Area 6: Western Gateway)**

Final funding approval was agreed by the Government in March 2015. This a scheme to extend the London Underground Metropolitan line from Croxley to Watford Junction, via two new stations, Cassiobridge and Watford-Vicarage Road, and then linking to Watford High Street and Watford Junction. The new station 'Watford Vicarage Road' will be within a short walking distance of the Health Campus.

Cassiobridge station, off Ascot Road, where it is planned to have park and ride facilities, will serve the local community and provide a valuable new transport link for businesses in the area. Watford-Vicarage Road station will serve the existing Watford Hospital, the football ground and the proposed Health Campus project. The new stations will supply an east-west public transport link for Watford and also provide better transport links to Croxley Business Park and Watford Business Park, increasing employment opportunities.

Watford Borough Council, Hertfordshire County Council, London Underground, Transport for London, Network Rail and Three Rivers District Council have all worked hard to make this scheme happen. Transport for London (TfL) now has the responsibility for taking the project forward to delivery.

Preparatory work on utilities and sewers is taking place in 2016. The aim is for the project to be completed in 2020.

For more information, please see <https://tfl.gov.uk/travel-information/improvements-and-projects/metropolitan-line-extension>

### **Charter Place**

The £200 million scheme to transform Charter Place in Watford town centre began in November 2015 and is expected to be completed in 2018.

The Intu Watford extension project is the largest of its kind to have happened since Charter Place was built in 1976 and Intu (previously named the Harlequin centre) was built in 1992. It will be funded by Intu – who acquired the site from Watford Borough Council; planning permission was granted on the 5 February 2014. The project will create a 1.4 million sq ft

single retail and leisure destination.

Around 16 shops, 10 restaurants, a nine-screen IMAX cinema and leisure offer will be created. Part of the scheme includes a public square that will host a diverse events programme, such as street art and music shows. The project is generating 500 construction jobs leading to 1,125 new jobs in retail, catering and leisure.

Demolition has taken place behind the hoarding in the town centre, and it is the continued aim that disturbance to local business will be kept to an absolute minimum.

### **Ascot Road (part of Special Policy Area 6: Western Gateway)**

SPA6 has been identified in the Local Plan Part 1: Core Strategy 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 - a new two-form entry primary school opened in September 2014 in the Lanchester Building, Hempstead Road and moved into the new purpose built site in Ascot Road in June 2015. This follows the opening of Morrison's supermarket at Ascot Road in November 2013.

Part of the site is needed for the Metropolitan Line Extension and Cassiobridge Station. 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 SPA 6.

As part of the ongoing Local Plan process the 'Croxley View and Ascot Road Masterplanning Study' was undertaken by BDP consultants for the western part of SPA 6, in order to provide a framework to facilitate those aspirations and redevelopment of the area. This document underwent consultation with the Local Plan Part 2 from 18th August to 3rd October 2016 and it is intended that feedback will inform a more detailed development brief for the area.

### **Watford Junction (Special Policy Area 2)**

This area has been identified in the Core Strategy (SPA2) for a major mixed use regeneration scheme that will improve the railway station, road and transport facilities together with new residential, employment, retail and commercial leisure space with associated new physical, social and green infrastructure.

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, whilst additional potential sources of funding that could be pooled together to deliver the redevelopment have been identified. The Metropolitan Line Extension however increases the importance of Watford Junction and this should improve the long term regeneration potential.

Considerable investment and improvements have already been made by Network Rail, replacing track, signaling, overhead power lines and security fencing and also works to remove the signal box at Watford Junction in preparation for Metropolitan Line services.

The council is also seeking to promote and galvanise development through a development brief, prepared in consultation with key stakeholders and landowners, including

Hertfordshire County Council, Hertfordshire Highways, Network Rail, London Midland, HSBC and Redrow PLC. The 'Watford Junction Draft Development Brief' was undertaken by BDP consultants; as part of the ongoing Local Plan process, this document underwent public consultation with the Local Plan Part 2 from 18th August to 3rd October 2016. It is intended that the document will be refined in light of the public's and stakeholder's representations

## **11. Infrastructure Delivery and Planning Obligations**

Infrastructure encompasses the entire framework required to support daily life, such as transport, utilities, education, hospitals and open space.

The Infrastructure Delivery Plan (IDP) considers the infrastructure improvements 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.

The IDP includes an assessment of the existing provision and an analysis of the future provision required. The IDP is accompanied by an infrastructure delivery schedule which sets out details of the infrastructure schemes that are proposed to take place during the local plan period to 2031.

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

The IDP was updated in 2013 and is currently under review.

Some information in respect of green infrastructure developments is provided in Section 8 of this document and likewise, health care and transportation in Section 10; most of the Special Policy Areas have potential to deliver or support improvement in healthcare facilities, such as SPA3 Health Campus and SPA2 Watford Junction.

### **11.1. Schools**

#### **Primary School provision**

Hertfordshire County Council has a duty to plan for and secure sufficient school places for their area in line with their duties under section 14 of the Education Act 1996.

There is a cumulative impact arising out of the Local Plan 2 site allocations that include housing upon the demand for places in some primary school planning areas. These include an additional 2.8 Form Entry (FE) demand in Watford Central.

The figures in the following table indicate that, from a theoretical town planning perspective there is potentially 3FE spare capacity within Watford to assist in accommodating additional growth. However, this capacity is needed to deal with the demand arising from the existing population. This includes 1FE at Leavesden Green, although the proximity of the school to the boundary with Three Rivers District means that this capacity may be required to serve an area wider than North Watford.

**Table 11-1: Current and potential capacity in Watford Primary schools**

School	Current Capacity	Expansion Capacity	Comments
Alban Wood	1FE	0	No expansion potential
Ascot Road Community Free School	2FE	0	New 2FE school opened Sept 2014 and moved on to purpose built site at Ascot Rd June 2015. No expansion potential.
Beechfield	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2012
The Grove Academy	3FE		Academy located on a large site but already 3FE
Bromet	PAN 40	0	No expansion potential
Bushey & Oxhey Infants	2FE	0	No expansion potential
Cassiobury Infants	3FE	0	Permanently expanded by 1FE to 3FE from Sept 2014
Cassiobury JM	3FE	0	Permanently expanded by 1FE to 3FE Sept 2013
Central	1FE	0	Permanently expanded by 1FE to 2FE from Sept 2014.
Chater Infant	2FE	0	No expansion potential
Chater Junior	2FE	0	No expansion potential
Cherry Tree	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2012.
Coates Way JMI	1FE	0	No expansion potential as majority of site in floodplain
Holy Rood RC	2FE	0	No expansion potential
Holywell	3FE	0	Permanently expanded by 1FE to 3FE from Sept 2012 replacing temporary expansion of Laurance Haines
Kingsway Infants	2FE	0	No potential to expand permanently.
Kingsway Junior	2FE	0	Temporary expansion by 1FE to 3FE Sept 2015. No potential to expand permanently.
Knutsford	2FE	0	Temporary expansion by 1FE to 3FE Sept 2014. No potential to expand permanently.
Lanchester Community Free School	2FE	0	New 2FE school opened Sept 2014. No expansion potential.
Laurance Haines	2FE	+1FE	Temporarily expanded in 2010 and 2011 by 1FE to 3FE. Additional land included in SPA3 to enable permanent expansion to 3FE.
Leavesden Green	1FE	+1FE	Needed for potential growth at Abbots Langley and the PPAs in the north of Watford. To be expanded to 2FE in September 2017 subject to town planning approval.
Nascot Wood Infant & Nursery	2FE	0	Temporarily expanded in 2013 by 1FE to 3FE. No permanent expansion potential.
Nascot Wood Junior	2FE	0	To have temporary expansion by 1FE to 3FE Sept 2016. No permanent expansion potential
Orchard	2FE	+1FE	Permanently expanded by 1FE to 2FE Sept 2014. Additional land acquired from WBC to enable future expansion to 3FE when required.
Parkgate Infants	2FE	0	No expansion potential
Parkgate Junior	2FE	0	No expansion potential
St Anthony's RC	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2013.
St Catherine of Sienna Academy	1FE	0	Temporarily expanded in 2013 and 2014 by 1FE to 2FE.
Watford Field Infant	2FE	0	No potential to expand permanently.
Watford Field Junior	2FE	0	Temporary expansion by 1FE to 3FE Sept 2015. No potential to expand permanently.

Data source: HCC, Sept 2016

A further 1FE could be provided at Orchard Primary School where HCC have acquired adjacent land from WBC to enable the school to expand to 3FE in the future. In addition, land has been included within SPA3 to enable Laurance Haines Primary School to expand by 1FE. Watford Borough Council has been actively engaging with Hertfordshire County Council (HCC) to ensure this demand is met. The Core Strategy sets out the education need within Policy INF1 and also the Infrastructure Delivery Plan.

The sites proposed for primary school expansion/provision in the Local Plan Part 2 first consultation of November /December 2013, have all been delivered:

- Lanchester Community Free School, Hempstead Road - an additional two-form entry school, which opened in September 2014.
- Ascot Road Community Free School - a new two-form entry primary school opened in September 2014 in the Lanchester Building, Hempstead Road and moved into the new purpose built site in Ascot Road in June 2015.
- Orchard School - the school has been expanded to a two-form entry primary school; a new 2 storey extension to the school was opened in March 2015.

Watford Borough Council will continue to work with the county council over the plan period to ensure that adequate provision is made, should the need for school places change.

### **Secondary school provision**

Two sites for secondary schools were allocated in the 2014 Three Rivers District Council Site Allocations Local Development Document to serve the South West Herts area, which includes Watford. These sites are:

- Mill End/Maple Cross – Land east of the A405/north of A412
- Croxley Green – Land north-east of Baldwins Lane

Further details can be found in the document on [www.threerivers.gov.uk](http://www.threerivers.gov.uk)

In addition the Watford University Technical College opened in September 2014 and offers full-time education for 14-19 year olds; it will be increasing from 100 students in year 1 to 600 students in year 5. The college has a broad range of courses which have a special focus on the technical skills, trades and technologies that support the computer and digital communication industries, hospitality and tourism.

### **11.2. Community Infrastructure Levy and S106 planning obligations**

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 for this infrastructure from developers, negotiated as part of the planning application process.



An Infrastructure Funding Gap Assessment (IFGA) report was produced in March 2013, which estimates the cost of infrastructure, predicts the funding sources that may be available and demonstrates that a financial gap exists in the funding of the infrastructure required – and therefore the need for a Community Infrastructure Levy (CIL) in Watford.

The council implemented the Watford Community Infrastructure Levy (CIL) Charging Schedule on the 1 April 2015. Planning applications determined on or after the 1 April 2015 may therefore be subject to CIL.

The Community Infrastructure Levy is a levy that local authorities can choose to charge on new developments for funding infrastructure needed to support the growth of the borough in general. Charges are based on the size, type and location of the new development and are set out in a charging schedule. Please see the Watford CIL Charging Schedule on our website for details [www.watford.gov.uk/cil](http://www.watford.gov.uk/cil)

Section 106 (S106) agreements, which are legal agreements also known as planning obligations, continue but are specific to the site proposed for development. The principal uses for S106 agreements are in the delivery of affordable housing (which is expressly omitted from the definition of infrastructure in the CIL Regulations) and the mitigation of the direct effects of proposed development.

Please note that Hertfordshire County Council is also responsible for negotiating and setting standard charges for planning obligations in areas including transport, education, libraries, youth and childcare facilities, fire and rescue services, adult care facilities and health facilities.

### **11.3. IN1: Infrastructure provided - Section 106 funded schemes 2015/16 and CIL funded schemes**

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).

- In 2015/16, the amount of Section 106 contributions administered by Watford Borough Council that was used to fund schemes was £610,531.44.

The council won first place in the national Horticulture Week Custodian awards in 2016 as 'Best Parks Restoration/Development Project' in respect of the Watford Parks Improvement Programme 2013-15 and improvement works to parks and playgrounds have continued.

Refurbishment and improvement to a number of recreation grounds, parks, play areas and open space have taken place during the last financial year, as shown in the accompanying table. Major restoration works are ongoing in Cassiobury Park and substantial investment has been made in various schemes including the Colne River Project, new facilities at the Riverside Recreation Ground, and a new refurbished playground in Berry Avenue.

**Table 11-2: IN1: Section 106 funded schemes 2015/16**

Himalayan Way	Colne River Project
Berry Avenue	Local Park Improvements
Southwold Road	Local Nature Reserves
Ridgehurst Avenue	Cassiobury Park
Riverside Recreation Ground	Lower High Street

Data Source: WBC

- It is only the first year that the Community Infrastructure Levy has been in place and no CIL monies have yet been spent on infrastructure during 2015/16.

#### **11.4. IN2: Section 106 income and CIL income received 2015/16**

- The amount of S106 contributions received by Watford Borough Council for public open space and children's play space in 2015/16 was £915,253.40.
- The amount of CIL income received during the 2015/16, the first year of implementation, was £160,275.83.

Further details of CIL receipts and expenditure can be found in the CIL Regulation 62 Monitoring Report 2015/16 which is required to be published annually on the website by 31 December. The first CIL Report will be published by 31 December 2016.

For further information about Watford Borough Council Community Infrastructure Levy including our guidance note, charging schedule and Regulation 123 list can be obtained from:

[https://www.watford.gov.uk/info/20012/planning\\_and\\_building\\_control/447/community\\_infrastructure\\_levy/2](https://www.watford.gov.uk/info/20012/planning_and_building_control/447/community_infrastructure_levy/2)

## **12. Appendix 1. Glossary of Terms**

### **Accessibility**

The ability of everybody to go conveniently where they need, including elderly people, people with disabilities and those with children, particularly in relation to services and facilities.

### **Affordable housing**

Affordable housing includes social rented and intermediate housing, provided to specific eligible households whose needs are not met by the market (see National Planning Policy Framework for full definition). This includes not only newly built affordable housing delivered through planning policy, but also acquisitions and conversions but it does not include 'low cost market' housing.

### **AMR – Authority's Monitoring Report**

A report by local planning authorities assessing Local Plan production progress and policy effectiveness.

### **CIL – Community Infrastructure Levy**

A levy on new developments to support infrastructure delivery, introduced by the Planning Act 2008, coming into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.

### **COI – Core Output Indicators**

Originally a mandatory standardised set of indicators introduced in 2005 by the government in order to monitor the effectiveness of policies and enable national comparison. In March 2011 the Department for Communities and Local Government (CLG) withdrew published guidance on local plan monitoring leaving it to local councils to decide which indicators to include. Although the NPPF includes guidance for Authorities' Monitoring Reports, it is less prescriptive with regard to indicators. However, most of the district councils in Hertfordshire intend to continue to monitor the Core Output Indicators, although they may not be labelled as such, in order to provide consistency and enable some element of comparison to be maintained.

### **Core Strategy**

The Core Strategy is the central part of Watford's Local Plan and sets out the key elements of the council's planning vision and spatial strategy for the Borough. It establishes the direction for other documents that will set out our planning strategy and policies in more details. All other Local Plan documents must be consistent with the Core Strategy.

### **DCLG – Department for Communities and Local Government**

The Department for CLG was created on 5 May 2006, with a powerful remit to promote community cohesion and equality, as well as responsibility for housing, urban regeneration, planning and local government.

### **EELGA – East of England Local Government Association**

From 1 April 2010, some of EERA's work was taken forward by a new organisation called the East of England LGA – [www.eelga.gov.uk](http://www.eelga.gov.uk), which is the association of the 52 local authorities of the East of England.

**EERA – East of England Regional Assembly**

EERA was the Regional Planning Body for the East of England, providing regional planning guidance for the East of England in the form of a ‘Regional Spatial Strategy’ until it was dissolved on the 31 March 2010. It no longer functions as an organisation.

**G.I.S – Geographic Information System**

Computerised mapping system.

**HERC - Hertfordshire Environmental Records Centre**

Manages information on habitats, species and sites across the county.

**HCC**

Hertfordshire County Council

**Hectare**

10,000 square metres (about 2.5 acres)

**IMD – Index of Multiple Deprivation**

The Government publishes the Indices of Multiple Deprivation (IMD), combining 37 separate indicators, within seven domains (three of which contain sub-domains); the domains are Income; Employment; Health and Disability; Education, Skills and Training; Crime; Barriers to Housing and Services; and Living Environment. In addition to the domains and their sub-domains there are two supplementary income deprivation Indices: Income Deprivation Affecting Children Index (IDACI) and Income Deprivation Affecting Older People Index (IDAOPI). These are grouped together to provide an overall Index of Multiple Deprivation, the most recent being the 2015 IMD. A ranking of ‘1’ for neighbourhoods or LSOAs equates to the most deprived and ‘32,844’ equates to the least deprived in England.

**LDS – Local Development Scheme**

A document setting out a timetable for the preparation of the different documents which make up the Local Plan.

**LEP – Local Enterprise Partnership**

Local enterprise partnerships are partnerships between local authorities and businesses. They play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. Watford is part of the Hertfordshire LEP which covers the whole of Hertfordshire.

**Local Plan**

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

**LSOAs – Lower Super Output Areas**

LSOAs are small areas or neighbourhoods of relatively even size (around 1,500 people); there are 32,844 LSOAs in England; 53 of these are in Watford.

**LSP – Local Strategic Partnership**

A partnership that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life. Watford's LSP is called One Watford and is responsible for producing the Sustainable Community Strategy.

**NPPF – National Planning Policy Framework**

The NPPF sets out the Government's planning policies for England. It provides a framework within which local councils can produce their own distinctive local plans which reflect the needs and priorities of their communities.

**ONS - Office for National Statistics**

The Office for National Statistics (ONS) is the UK's largest independent producer of official statistics and is the recognized national statistical institute for the UK. It is responsible for collecting and publishing statistics related to the economy, population and society at national, regional and local levels. It also conducts the census in England and Wales every ten years.

**PDL – Previously Developed Land**

Previously developed land (also known as brownfield land) is land that is or has been occupied by a permanent structure excluding agricultural or forestry buildings; also excluding land in built-up areas such as private residential gardens, parks, recreation grounds and allotments – see the NPPF for a full definition.

**PPS – Planning Policy Statement**

These were Government statements of national planning policy guidance. They were phased in to replace PPGs (Planning Policy Guidance) and have since been superseded by the National Planning Policy Framework.

**RSS – Regional Spatial Strategy**

The East of England Plan, which was revoked in January 2013, was the Regional Strategy applying to Watford and previously formed part of Watford's development plan.

**SA – Sustainability Appraisal**

An assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Plan.

**SCI – Statement of Community Involvement**

A document that sets out how the council will engage with the community in preparing and reviewing the Local Plan, and also in major planning application decisions. In effect it is the council's planning policy on consultation. A statement demonstrating how the local planning authority has complied with the Statement of Community Involvement is required for all Local Plan documents.

**SEA – Strategic Environmental Assessment**

The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those involving planning and land use. The assessment will examine the potential impacts of policies and proposals on the environment, and includes proposals for the mitigation of these impacts.

### **Section 106 Planning Agreement**

Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legal agreement or planning obligation with a landowner in association with the granting of planning permission. They tend to apply to major development schemes and are often made in order to secure contributions towards community infrastructure to meet the needs of residents in new developments and/or to mitigate the impact of new developments upon existing community facilities.

### **SP – Structure Plan**

The Hertfordshire Structure Plan, produced by the county council, was revoked by government in January 2013. Hertfordshire County Council has produced the Minerals Local Plan 2002-16 and the Waste Core Strategy and Development Management Policies 2011-2026 which now form part of the development plan.

### **Spatial Planning**

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.

This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

### **SPD – Supplementary Planning Document**

These documents provide additional guidance to policies contained in Local Plan documents.

### **WDP 2000 – Watford District Plan 2000**

The Watford District Plan was adopted in December 2003. Following adoption of the Core Strategy in January 2013, some policies remain in existence from the Watford District Plan 2000, as listed in Appendix 4, and form part of the development plan until replaced by the Local Plan Part 2. For more information, please see

<http://www.watford.gov.uk/ccm/content/planning-and-development/planning---local-plans-information.en>

### **Windfalls**

Sites which have not been specifically allocated or identified for development in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available during the lifetime of a plan.

**13. Appendix 2. 2015 Index of Multiple Deprivation**

<b>LEGEND</b>	
	Watford LSOAs that fall within the 10% (first decile) most deprived in the specified area
	Watford LSOAs that fall within the 20% (first quintile) most deprived in the specified area

<b>LSOA code (2015)</b>	<b>LSOA name (2015)</b>	<b>Ward</b>	<b>IMD 2015 Score</b>	<b>IMD 2015 Watford Rank</b>	<b>IMD 2015 Herts Rank</b>	<b>IMD 2015 National Rank</b>	<b>IMD 2015 National Decile</b>
E01023860	Watford 009B	Central	38.388	1	5	5005	2
E01023876	Watford 003D	Meriden	31.355	2	19	7590	3
E01023865	Watford 011C	Holywell	30.903	3	22	7800	3
E01023866	Watford 011D	Holywell	27.941	4	30	9202	3
E01023891	Watford 002B	Stanborough	27.659	5	31	9377	3
E01023873	Watford 003A	Meriden	27.168	6	33	9627	3
E01023906	Watford 001C	Woodside	26.404	7	41	10060	4
E01023861	Watford 009C	Central	25.697	8	45	10469	4
E01023859	Watford 009A	Central	25.453	9	47	10609	4
E01023883	Watford 012B	Oxhey	25.293	10	50	10711	4
E01023899	Watford 010A	Vicarage	25.285	11	51	10717	4
E01023870	Watford 004C	Leggatts	25.255	12	52	10734	4
E01023857	Watford 006C	Callowland	25.09	13	56	10813	4
E01023877	Watford 003E	Meriden	23.343	14	75	11837	4
E01023862	Watford 009D	Central	20.985	15	102	13479	5
E01023864	Watford 011B	Holywell	20.677	16	109	13712	5
E01023869	Watford 004B	Leggatts	20.195	17	117	14065	5
E01023867	Watford 011E	Holywell	18.72	18	140	15292	5
E01023905	Watford 001B	Woodside	17.755	19	157	16098	5
E01023904	Watford 001A	Woodside	17.573	20	162	16262	5
E01023868	Watford 004A	Leggatts	16.547	21	188	17161	6
E01023858	Watford 006D	Callowland	16.196	22	200	17465	6
E01023903	Watford 010E	Vicarage	15.781	23	209	17836	6
E01023874	Watford 003B	Meriden	15.113	24	228	18526	6
E01023855	Watford 006A	Callowland	14.706	25	237	18937	6
E01023900	Watford 010B	Vicarage	14.478	26	244	19164	6
E01023902	Watford 010D	Vicarage	13.618	27	260	20026	7
E01023901	Watford 010C	Vicarage	13.482	28	265	20182	7
E01023863	Watford 011A	Holywell	13.396	29	267	20266	7
E01023886	Watford 008A	Park	13.37	30	269	20304	7
E01023897	Watford 005C	Tudor	12.768	31	290	20934	7
E01023880	Watford 007C	Nascot	12.615	32	295	21101	7
E01023871	Watford 004D	Leggatts	12.554	33	296	21148	7
E01023888	Watford 008C	Park	12.493	34	298	21223	7
E01023892	Watford 002C	Stanborough	12.132	35	308	21638	7

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LSOA code (2015)	LSOA name (2015)	Ward	IMD 2015 Score	IMD 2015 Watford Rank	IMD 2015 Herts Rank	IMD 2015 National Rank	IMD 2015 National Decile
E01023856	Watford 006B	Callowland	11.353	36	332	22579	7
E01023879	Watford 007B	Nascot	9.941	37	366	24302	8
E01023890	Watford 002A	Stanborough	9.798	38	370	24459	8
E01023875	Watford 003C	Meriden	9.426	39	376	24918	8
E01023872	Watford 004E	Leggatts	9.023	40	387	25425	8
E01023893	Watford 002D	Stanborough	8.95	41	389	25516	8
E01023884	Watford 012C	Oxhey	8.605	42	406	25977	8
E01023907	Watford 001D	Woodside	8.38	43	410	26264	8
E01023895	Watford 005A	Tudor	8.029	44	418	26702	9
E01023896	Watford 005B	Tudor	6.402	45	476	28703	9
E01023882	Watford 012A	Oxhey	5.994	46	490	29194	9
E01023881	Watford 007D	Nascot	5.432	47	512	29833	10
E01023885	Watford 012D	Oxhey	4.49	48	551	30805	10
E01023898	Watford 005D	Tudor	4.215	49	563	31074	10
E01023894	Watford 002E	Stanborough	4.049	50	569	31234	10
E01023878	Watford 007A	Nascot	3.626	51	589	31637	10
E01023887	Watford 008B	Park	2.302	52	648	32506	10
E01023889	Watford 008D	Park	1.78	53	674	32697	10

Table compiled by WBC, Planning Policy

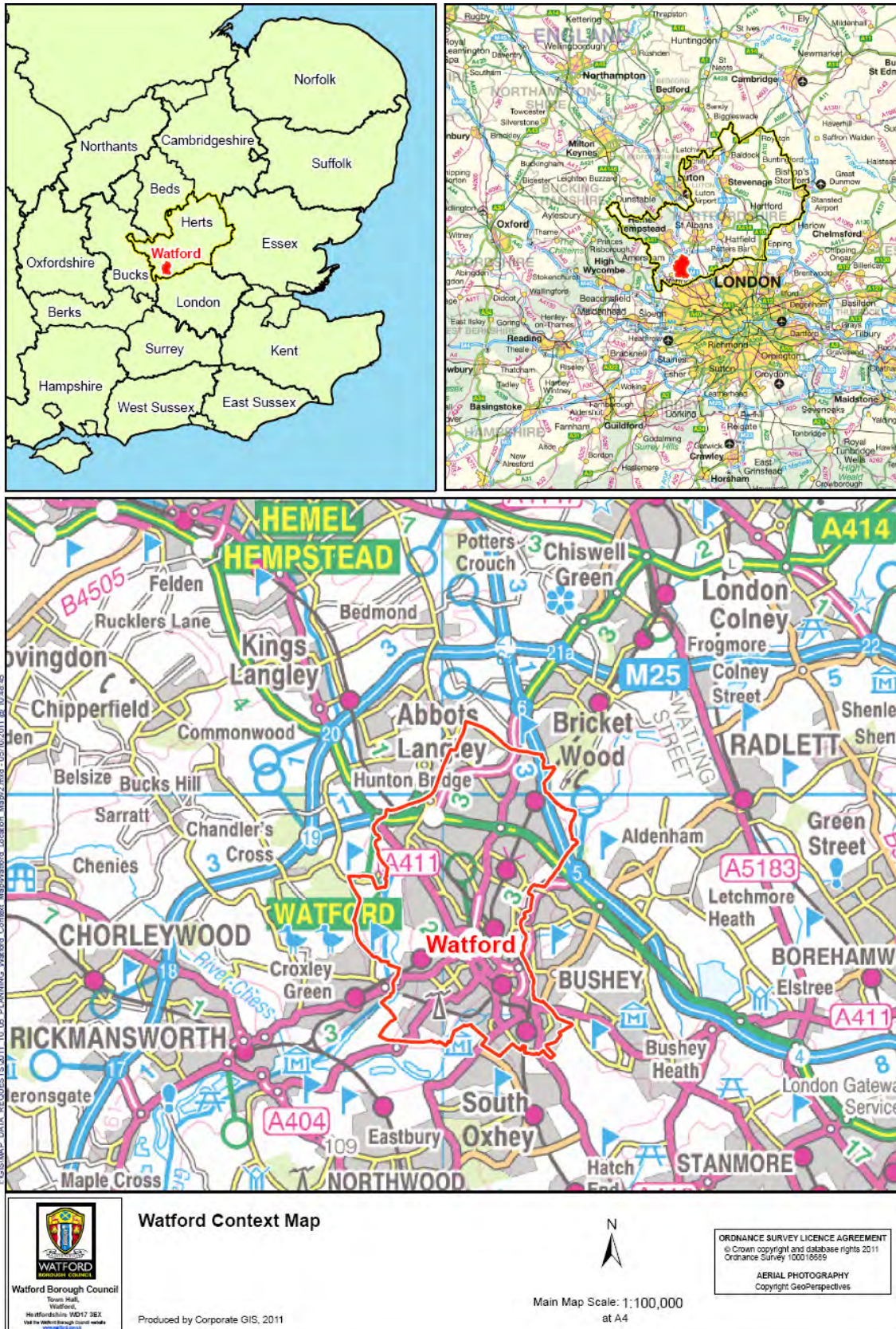
Data source: The English Indices of Deprivation 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

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 690 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).

LEGEND	
	Watford LSOAs that fall within the 10% (first decile) most deprived in the specified area
	Watford LSOAs that fall within the 20% (first quintile) most deprived in the specified area



14. Appendix 3. Watford Context Map



## 15. Appendix 4. 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

**16. Appendix 5. Outstanding allocated sites without planning permission @ 31/3/16**

Site ID.No	Address	Net gain where known or estimated gain	Estimated Likelihood of proceeding / Current Use	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Totals
Hse 3 (SHLAA rejected site NAS 16)	1-22 Bromet Close	30 (estimate)	No recent apps for residential - appears unlikely																Not included in trajectory
Hse 12 (SHLAA accepted site CEN 80)	Ladys Close	2 (SHLAA estimate)	No recent apps for residential - appears unlikely																Not included in trajectory
Residue of Hse Site 14 (SHLAA accepted site PAR 34)	Metropolitan Stn Approach	100 (estimate)	Site encompassing residue H14 put forward in Local Plan Part 2: Site Allocations & Devt. Management Policies											50	50				100
Hse 21 (SHLAA accepted site part of VIC 17/18)	R/O Red Lion Garage, Vicarage Road	4 (estimate)	No recent apps. for residential, - appears unlikely																Not included in trajectory
Hse 25 (SHLAA accepted site OXH 11)	Council Depot Site	85 (SHLAA estimate)	Retained as WBC depot – not going forward as housing (P/P 01/00427/DC withdrawn 26/10/04)																Not included in trajectory

Site ID.No	Address	Net gain where known or estimated gain	Estimated Likelihood of proceeding / Current Use	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Totals
Hse 28 (SHLAA accepted site WOD 35)	Adj Leveret Close	6 (SHLAA estimate)	No recent apps - appears unlikely																Not included in trajectory
Hse 29 (SHLAA accepted site CEN 28)	Opposite Reeds Orphanage, Orphanage Road	170 (SHLAA estimate)	BT site – appears unlikely																Not included in trajectory
RA6 (part of SHLAA accepted site CAL 30/31) also SPA 2 in CS 2006-31	Site around Watford Junction	1500 (estimate)	Likely – discussions ongoing between key parties involved – planning application expected by end of 2016 for first tranche of units			200	200	200	120	130	130	130	130	130	130				1500
<b>Totals</b>				<b>0</b>	<b>0</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>120</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>180</b>	<b>180</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1600</b>

N.B. 'Hse' sites are the Housing Proposal Sites (see Appendix 6 for updated list of the original contained in Watford District Plan 2000. Page 69); RA6 is a Key Development Sites (see Watford District Plan 2000. Page 146); SPAs are identified in the Core Strategy 2006-31 and included here where a potential housing element has been identified.

## 17. Appendix 6. Housing Sites listed in WDP 2000 – Status @ 31/3/16

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)	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Comment as at 31/03/16 (sites which have not been wholly developed are in bold).
2	Watford Fields Pumping Station	51	59	-	-	-	-	-	-	Completed 2002-03
<b>3</b>	<b>1-22 Bromet Close</b>	<b>30</b>		<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>No recent planning applications received for residential - appears unlikely to proceed</b>
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
<b>12</b>	<b>Lady's Close</b>	<b>2</b>		<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>Lapsed planning permission, no recent applications received - appears unlikely</b>
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)
<b>Resi - due of 14</b>	<b>Strip of land (by railway) at Met. Station App.</b>	<b>100</b>		-	-	-	-	-	-	<b>Site encompassing residue H14 put forward in Local Plan Part 2: site allocations &amp; devt. management policies consultations</b>
15	(part of) Abattoir Site, known as EDF site, Vicarage Road	26	86	-	-	-	-	-	-	Completed 2007-08
<b>16</b>	<b>Rounton, 28 Nascot Wood Road</b>	<b>19</b>	<b>19</b>	-	-	-	<b>P</b>	<b>P</b>	<b>U/C</b>	<b>Planning application 14/00497/REM for 20 units, 19 net, approved 26/6/14. Eight units completed 2015/16, twelve units under construction.</b>
17	59-63 Langley Road & 1 Langwood Gardens	13	22	-	-	-	-	-	-	Planning application 04/00670/OUTM granted 27.9.04 – completed 06-07



WDP 2000	Site Address	Approx. capacity	Actual Units (where known)	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Comment as at 31/03/16 (sites which have not been wholly developed are in bold).
18	North Orbital Road	76		P	P	P	U/C	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
<b>21</b>	<b>R/O Red Lion Garage, Vicarage Rd</b>	<b>4</b>		<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>LP</b>	<b>No recent planning applications received for residential - appears unlikely to proceed</b>
24	Cassio College, Langley Road, West Herts Site	135	223	UC	UC	UC	C	C	C	Planning Brief & 08/01378/FULM approved 9/3/09 for 223 dwellings, completed 2013/14
<b>25</b>	<b>Council Depot Site, Wiggshall Road</b>	<b>85</b>		-	-	-	-	-	-	<b>Planning application 01/00427/DC withdrawn 26/10/04 (as of 2007, this will remain the Council Depot, so will not proceed as a Housing Site)</b>
26	Site bordering Hertsmere and Railway, Blackwell House, adjacent 28 -34 The Larches	38	50	P	P	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)
<b>27</b>	<b>Rear of 139-143 Rickmansworth Road (25-31 King Georges Ave)</b>	<b>21</b>	<b>14</b>	-	-	-	-	-	-	<b>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 - remainder seems unlikely</b>
<b>28</b>	<b>Adj. Leveret Close</b>	<b>6</b>		-	-	-	-	-	-	<b>No recent planning applications received - appears unlikely to proceed</b>
<b>29</b>	<b>Site opposite Reeds Orphanage</b>	<b>170</b>		-	-	-	-	-	-	<b>BT site - appears unlikely to proceed</b>
30	112-114 Langley Road	5		-	-	-	-	-	-	Completed 2001-02

**18. Appendix 7. Summary of 5 Year Assessment of Housing Supply @ 31/3/16**

**KEY**

Five year supply period	
Excluded sites/units from trajectory calculations	

Reference H= Allocated Housing site (WDP2000) RA= Key Devt. site (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2016-31	Available in year estimated	Suitable	Achievable in year estimated
H1/16	14/00497/REM	28 Nascot Wood Road, Watford, WD17 4SD	20	12	Reserved Matters	12					12	12	✓	✓	✓
Unallocated Extant Permissions	14/01617/VAR	52A - 56 High Street, Watford, WD17 2BS	56	56	Variation of Condition	56					56	56	✓	✓	✓
Unallocated Extant Permissions	11/00952/FULM	Rembrandt House, Whippendell Road, Watford	107	67	Full	67					67	67	✓	✓	✓
Unallocated Extant Permissions	14/00262/FULM	Rembrandt House, Whippendell Road, Watford, WD18 7PW	40	18	Full	18					18	18	✓	✓	✓

Reference H= Allocated Housing site (WDP2000) RA= Key Devt. site (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2016-31	Available in year estimated	Suitable	Achievable in year estimated
Unallocated Extant Permissions	14/00531/FULM	36 Clarendon Road, Watford, WD17 1HA	34	34	Full	34					34	34	✓	✓	✓
Unallocated Extant Permissions	14/01230/FUL	Land Off, North Western Avenue, Watford, WD25 0RJ	34	34	Full		34				34	34	✓	✓	✓
Unallocated Extant Permissions	14/00827/FUL	Horwood Court, Hillrise Avenue, Watford, WD24 7NG	33	32	Full	11	21				32	32	✓	✓	✓
Unallocated Extant Permissions	14/01574/FULM	Mecca Bingo, 19 King Street, Watford, WD18 0BW	25	25	Full	25					25	25	✓	✓	✓
Unallocated Extant Permissions	15/00336/FULM	Lincoln Court, Haines Way, Watford	22	22	Full	22					22	22	✓	✓	✓



Reference H= Allocated Housing site (WDP2000) RA= Key Devt. site (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2016-31	Available in year estimated	Suitable	Achievable in year estimated
Unallocated Extant Permissions	09/00528/FULM	Former Bus Garage, At Corner Of Copewood Road & Leavesden Road, Watford	21	21	Full	21					21	21	✓	✓	✓
Unallocated Extant Permissions	13/01082/FULM	275-277 St. Albans Road, Watford, WD24 5BJ	18	18	Full	18					18	18	✓	✓	✓
Unallocated Extant Permissions	14/00859/FULM	Boundary Way, Watford	16	16	Full	1	15				16	16	✓	✓	✓
<b>SUMMARY TOTAL OF DETAILED PERMISSIONS UNDER 10 UNITS, STARTED</b>				<b>108</b>		<b>46</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>108</b>	<b>108</b>			
Unallocated Extant Permissions	15/00470/OPD	1B Shakespeare Industrial Estate, Shakespeare Street, Watford, WD24 5RR	4	4	Prior Approval		4				4	4	✓	✓	✓

Reference H= Allocated Housing site (WDP2000) RA= Key Devt. site (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2016-31	Available in year estimated	Suitable	Achievable in year estimated
Unallocated Extant Permissions	14/00718/IABPD	110 Leavesden Road, Watford, WD24 5EG	2	2	Prior Approval		2				2	2	✓	✓	✓
<b>SUB-TOTAL-DETAILED PERMISSIONS/PRIOR APPROVALS, STARTED</b>				<b>469</b>		<b>331</b>	<b>138</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>469</b>	<b>469</b>			
SPA3	14/00511/OUTM	Watford General Hospital Site, And Surrounding Land Located, To The South And South East Situated Between Vicarage Road, Cardiff Road, Wiggenghall Road And Dalton Way/Oxhey Park And Riverside Park., Watford, WD18 0HB	681	681	Outline			113	113	113	339	681	✓	✓	✓
<b>SUB-TOTAL OUTLINE PERMISSIONS</b>				<b>681</b>		<b>0</b>	<b>0</b>	<b>113</b>	<b>113</b>	<b>113</b>	<b>339</b>	<b>681</b>			
Unallocated Extant Permissions	15/00300/FULM	Rembrandt House, Whippendell Road, Watford	43	43	Full		43					43	✓	✓	✓
Unallocated Extant Permissions	15/00849/FULM	Watford Car Sales, St Albans Road, Watford, WD25 9JH	18	18	Full		18					18	✓	✓	✓
Unallocated Extant Permissions	15/00919/FULM	Central Meriden Estate, The Gossamers, Watford, WD25 9AD	133	112	Full		-21		74	59		112	✓	✓	✓

Reference H= Allocated Housing site (WDP2000) RA= Key Devt. site (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2016-31	Available in year estimated	Suitable	Achievable in year estimated
Unallocated Extant Permissions	15/01634/FULM	28 - 46 Hemming Way, Watford, WD25 0BX	32	22	Full		22					22	✓	✓	✓
Unallocated Extant Permissions	15/01068/FULM	North Watford Police Station, North Orbital Road, Watford, WD25 7TT	28	28	Full		12	16				28	✓	✓	✓
Unallocated Extant Permissions	13/00863/FULM	32 Clarendon Road, Watford, WD17 1JJ	22	22	Full			22				22	✓	✓	✓
Unallocated Extant Permissions	12/01263/EXT	35/37 Marlborough Road, Watford, WD18 0QD	17	17	Full		17					17	✓	✓	✓
Unallocated Extant Permissions	04/00241/FUL	35 Rickmansworth Road, Watford	12	12	Full			12				12	✓	✓	✓
Unallocated Extant Permissions	14/01231/FUL	Land Off Dodd Road, Watford, WD24 5DF	10	10	Full		10					10	✓	✓	✓
Unallocated Extant Permissions	15/01130/OPD	Caledonian House, 39 - 55 St Albans Road, Watford, WD17 1HH	54	54	Prior Approval			54				54	✓	✓	✓

Reference H= Allocated Housing site (WDP2000) RA= Key Devt. site (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2016-31	Available in year estimated	Suitable	Achievable in year estimated
Unallocated Extant Permissions	14/01081/JPD	SEMTA House, 14 Upton Road, Watford, WD18 0JT	26	26	Prior Approval		26					26	✓	✓	✓
Unallocated Extant Permissions	15/00112/JPD	58 - 68 The Parade, High Street, Watford, WD17 1AH	15	15	Prior Approval		15					15	✓	✓	✓
Unallocated Extant Permissions	14/00188/JPD	First Floor, 188 - 196 St Albans Road, Watford, WD24 4AS	9	9	Prior Approval		9					9	✓	✓	✓
Unallocated Extant Permissions	15/01400/OPD	Kings Court, 153 - 155 High Street, Watford, WD17 2ER	6	6	Prior Approval			6				6	✓	✓	✓
Unallocated Extant Permissions	15/01256/OPD	140 High Street, Watford, WD17 2EN	3	3	Prior Approval			3				3	✓	✓	✓
Unallocated Extant Permissions	15/01058/OPD	Ground Floor Office, 60 Leavesden Road, Watford, WD24 5DN	2	2	Prior Approval			2				2	✓	✓	✓
Unallocated Extant Permissions	14/01196/IABPD	7 - 9 Orbital Crescent, Watford, WD25 0HB	2	2	Prior Approval		2					2	✓	✓	✓

Reference H= Allocated Housing site (WDP2000) RA= Key Devt. site (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2016-31	Available in year estimated	Suitable	Achievable in year estimated
Unallocated Extant Permissions	13/00897/JPD	14 Market Street, Watford, WD18 0PD	2	2	Prior Approval		2					2	✓	✓	✓
Unallocated Extant Permissions	15/01270/OPD	70 - 72 Fearnley Street, Watford, WD18 0RF	1	1	Prior Approval	1						1	✓	✓	✓
Unallocated Extant Permissions	15/01772/OPD	9 Edinburgh Mews, Watford, WD17 4FS	1	1	Prior Approval		1					1	✓	✓	✓
Unallocated Extant Permissions	15/00308/IAAPD	172 Whippendell Road, Watford, WD18 7NA	1	1	Prior Approval	1						1	✓	✓	✓
Unallocated Extant Permissions	14/00031/JPD	41 Merton Road, Watford, WD18 0WJ	1	1	Prior Approval	1						1	✓	✓	✓
<b>SUMMARY TOTAL OF DETAILED PERMISSIONS, UNDER 10 UNITS, NOT STARTED</b>				<b>195</b>		<b>12</b>	<b>85</b>	<b>78</b>	<b>20</b>	<b>0</b>	<b>195</b>	<b>195</b>			
<b>SUB-TOTAL-PERMISSIONS/PRIOR APPROVALS, NOT STARTED</b>				<b>602</b>		<b>15</b>	<b>241</b>	<b>193</b>	<b>94</b>	<b>59</b>	<b>602</b>	<b>602</b>			
<b>SUB-TOTAL ALL PERMISSIONS/PRIOR APPROVALS</b>				<b>1752</b>		<b>346</b>	<b>379</b>	<b>306</b>	<b>207</b>	<b>172</b>	<b>1410</b>	<b>1752</b>			
SPA 2 in CS 2006-31 & RA6 in WDP2000		Watford Junction	1500	1500				200	200	200	600	1500	✓	✓	✓

Reference H= Allocated Housing site (WDP2000) RA= Key Devt. site (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2016-31	Available in year estimated	Suitable	Achievable in year estimated
Site encompassing residue H14 put forward in site allocations consultation by London Underground		Remainder - Met Stn App	100	100							0	100	✓	✓	✓
	15/00115/OUTM granted 5/4/16	Chalk Hill House, 8-12 Chalk Hill	121	121				21	50	50	121	121	✓	✓	✓
	14/00512/OUTM received 1/4/14 – appeal	Farm Terrace allotments	69	69							0	69	✓	✓	✓
SPA 6 in CS 2006-31- originally estimated @ 300	2016 Pre-app. for 400+	Ascot Road.	400	400					50	50	100	400	✓	✓	✓
	Proposed allocation in LP2-Part 2; also, 2016 pre-app. for 50 of Phase 1	Croxley View	350	350					50	50	100	350	✓	✓	✓

Reference H= Allocated Housing site (WDP2000) RA= Key Devt. site (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2016-31	Available in year estimated	Suitable	Achievable in year estimated
	Proposed allocation in LP2-Part 2; also, 2016 pre-app.for 72	Gas Holder Site, Lower High Street	72	72							0	72	✓	✓	✓
	Proposed allocation in LP2-Part 2; also, application 16/01029/FULM received 20/7/16, includes 29 net aff. flats	51-65 The Brow	29	29				29			29	29	✓	✓	✓
Conservative Windfall allowance from year 6 (based on small windfall annual average only since 2001-02)			680	680							0	680	✓	✓	✓
<b>SUB-TOTAL OF IDENTIFIED SITES</b>				<b>3321</b>		<b>0</b>	<b>0</b>	<b>250</b>	<b>350</b>	<b>350</b>	<b>950</b>	<b>3321</b>			
<b>GRAND TOTALS OF ALL PROJECTED COMMITMENTS</b>				<b>5073</b>		<b>346</b>	<b>379</b>	<b>556</b>	<b>557</b>	<b>522</b>	<b>2360</b>	<b>5073</b>			

Reference H= Allocated Housing site (WDP2000) RA= Key Devt. site (WDP2000) SPA= Special Policy Area (Core Strategy 2006-31)	Application Reference	Address	Proposed Units	Net Commitments	Application Type	2016/17	2017/18	2018/19	2019/20	2020/21	Five year supply totals	Total Identified Supply 2016-31	Available in year estimated	Suitable	Achievable in year estimated	
<b>Allocated sites excluded from current housing trajectory calculations (shown for information only)</b>																
H1/27	04/01189/FULM	25-31, King Georges Avenue, R/O 139-143 Rickmansworth Road, Watford	14	4	Full								?	✓	?	
H29	BT site in use – no recent apps	Opposite Reeds Orphanage, Orphanage Road	78										?	✓	?	
H28	No recent apps	Adj Leveret Close	8										?	✓	?	
H12	No recent apps	Ladys Close	3										?	✓	?	
H3	No recent apps	1-22 Bromet Close	30										?	✓	?	
H21	No recent apps for residential	R/O Red Lion Garage, Vicarage Road	4										?	✓	?	
H25	WBC decided to retain as WBC depot	Council Depot Site, Wiggenhall Rd	85										x	✓	x	

**Five Year Housing Land Supply Assessment as at 31 March 2016**

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and came into force with immediate effect, superseding previous guidance such as Planning Policy Statement 3. There remains a requirement to assess and demonstrate a five year housing supply.

The method used for assessing when deliverability of each permission or site is likely to come forward is based on the criteria contained in Paragraph 47 of the NPPF, taking into account such factors as whether the development has started, whether planning permissions are full or outline and when they will expire, discussions with Development



Management or developers on progress or when/if likely to proceed. Monitoring data also shows that, historically, non-implementation rates, known as slippage, of planning permissions has been very low. As Watford does not have a record of persistent under-delivery of housing (the average delivered over the ten years (2006-2016) of the plan period is 386 p.a. - see housing trajectory Figure 5-1/Table 5-1), there is a requirement for a buffer of 5% rather than 20%. Additionally, Watford has a high incidence of windfall delivery (see Table 5-2) but no windfall allowance has been included within the five year assessment to avoid any possibility of double-counting (a conservative allowance has been made within the housing trajectory from year 6 onwards of 68 units per annum).

The five year assessment covers the period between 1 April 2016 to 31 March 2021. Sites included in the five year assessment are a combination of sites with planning permission or prior approvals that are under construction; sites with unimplemented planning permissions or prior approvals; allocated housing sites that are expected to come forward and other sites identified for housing.

The five year housing assessment has been calculated against the target contained in our **Core Strategy** (adopted in January 2013) as follows:

- The **Core Strategy** covers the period 2006-07 to 2030-31, where we are seeking 6,500 dwellings over 25 years.
- Taking into account the total completions of 3,860 units between 2006/07 and 2015/16 already delivered, this equates to 2,640 units remaining to be achieved and a residual annual requirement of 176 dwellings for the remaining period to 2031.  $(6,500 - 3,860 = 2,640 / 15 = 176)$ . This corresponds to a five year housing requirement of 880 (y) dwellings  $(176 * 5 = 880)$ .
- The number of projected completions between 2016/17-2020/21 has been identified as 2,360 (x).
- **The five year housing land supply is calculated as  $(x/y) * 100$ . Watford's 5 year housing land supply is  $(2,360/880) * 100 = 268.2\%$  (= 13.4 years supply), which is well above the National Planning Policy Framework requirement of 105%.**

**We also have a sufficient supply to cover the annual average target of 260 homes  $(260 * 5 = 1300)$  for more than five years.  $(2360/1300) * 100 = 181.5\% = 9.1$  years supply**

In the five year sites assessment listing above, the larger sites (10 units and over) are detailed individually, and summary totals are provided for the smaller sites (under 10 units).

A site specific list detailing all housing commitments contained within the full housing trajectory listing, with an affordable housing trajectory is also available from the Planning Policy team by e-mailing [strategy@watford.gov.uk](mailto:strategy@watford.gov.uk)

Additional sites may come forward – sites have been assessed and published for consultation as part of the Site Specific Allocations DPD process within the proposed Local Plan Part 2 – for more details, see <https://watford.jdi-consult.net/localplan/>

Planning applications will be considered and determined having regard to the NPPF, Development Plan policies and other material considerations.

The five year assessment is updated on an annual basis to reflect changes identified in the housing supply and the next assessment will follow the collection and analysis of data over the period 1 April 2016 to 31 March 2017.

**19. Appendix 8. Business Development Data 2006-16.**

Theme – Business Development	Indicator no.	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2006/07 to 2015/16
'B' Use Class completions	BD1 (i)	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	Total 2006/07 to 2015/16
		B0	Gross	2042	4021	0	0	0	0	0	0	0	0	<b>6063</b>
			Net	-420	3898	-3400	-468	0	0	0	0	0	0	<b>-390</b>
		B1	Gross	680	198	0	186	51	3320	316	324	0	0	<b>5075</b>
			Net	-1755	198	-648	-260	-281	2924	-3016	324	-38	-1060	<b>-3612</b>
		B1a	Gross	813	428	1398	1034	1408	2400	490	460	596	2126	<b>11153</b>
			Net	-758	-9185	-599	663	-582	887	-991	-5783	-9680	-7286	<b>-33314</b>
		B1b	Gross	0	0	0	0	0	180	0	0	0	297	<b>477</b>
			Net	0	0	0	0	0	180	0	0	0	297	<b>477</b>
		B1c	Gross	0	0	222	120	324	2302	0	1825	0	64	<b>4857</b>
			Net	-125	0	-405	-192	324	-880	-1579	-907	-439	-1608	<b>-5811</b>
		B2	Gross	289	2065	0	446	671	0	3460	0	0	1023	<b>7954</b>
			Net	-700	-8000	0	446	321	-11882	3460	-1168	-823	-282	<b>-18628</b>
		B8	Gross	880	0	1126	2366	216	10470	1155	2095	715	881	<b>19904</b>
			Net	-838	-3255	616	1007	-1302	7389	-423	-18627	360	-623	<b>-15696</b>
		<b>Totals</b>	<b>Gross</b>	<b>4704</b>	<b>6712</b>	<b>2746</b>	<b>4152</b>	<b>2670</b>	<b>18672</b>	<b>5421</b>	<b>4704</b>	<b>1311</b>	<b>4391</b>	<b>55483</b>
			<b>Net</b>	<b>-4596</b>	<b>-16344</b>	<b>-4436</b>	<b>1196</b>	<b>-1520</b>	<b>-1382</b>	<b>-2549</b>	<b>-26161</b>	<b>-10620</b>	<b>-10562</b>	<b>-76974</b>

Theme – Business Development	Indicator no.	Indicator by Use Class	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2006/07 to 2015/16			
'B' Use Class completions	BD1 (ii)	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	Total 2006/07 to 2015/16			
		B0	Gross	2042	4021	0	0	0	0	0	0	0	0	0	6063	
			Net	-420	3898	0	-468	0	0	0	0	0	0	0	3010	
		B1	Gross	0	76	0	186	0	0	0	324	0	0	0	586	
			Net	-520	76	-592	186	-210	0	-3332	324	-38	-170	-4276		
		B1a	Gross	515	0	130	284	702	1002	402	98	0	2075	5208		
			Net	515	-4040	130	284	627	235	-241	-2504	-8366	-2822	-16182		
		B1b	Gross	0	0	0	0	0	0	0	0	0	297	297		
			Net	0	0	0	0	0	0	0	0	0	297	297		
		B1c	Gross	0	0	222	0	309	2302	0	1671	0	0	4504		
			Net	0	0	178	0	309	-880	-1154	-919	0	-1617	-4083		
		B2	Gross	289	1397	0	0	320	0	3332	0	0	960	6298		
			Net	289	1397	0	0	-30	-8071	3332	-1168	-823	-91	-5165		
		B8	Gross	880	0	543	2266	216	9974	1094	2095	80	881	18029		
			Net	880	-1397	543	1128	-469	6893	-434	-13334	40	-5	-6155		
				<b>Totals</b>	<b>Gross</b>	<b>3726</b>	<b>5494</b>	<b>895</b>	<b>2736</b>	<b>1547</b>	<b>13278</b>	<b>4828</b>	<b>4188</b>	<b>80</b>	<b>4213</b>	<b>40985</b>
					<b>Net</b>	<b>744</b>	<b>-66</b>	<b>259</b>	<b>1130</b>	<b>227</b>	<b>-1823</b>	<b>-1829</b>	<b>-17601</b>	<b>-9187</b>	<b>-4408</b>	<b>-32554</b>

Theme – Business Development	Indicator no.	Indicator by Use Class	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2006/07 to 2015/16	
'B' Use Class completions	BD2	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	Total 2006/07 to 2015/16	
		B0	Gain on PDL	2042	4021	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	100%
		B1	Gain on PDL	680	198	0	186	51	3320	316	324	0	0	5075
			% on PDL	100%	100%	N/A	100%	100%	100%	100%	100%	N/A	N/A	100%
		B1a	Gain on PDL	813	428	1398	1034	1408	2400	490	460	596	2126	11153
			% on PDL	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	477
			% on PDL	N/A	N/A	N/A	N/A	N/A	100%	N/A	N/A	N/A	100%	100%
		B1c	Gain on PDL	0	0	222	120	324	2302	0	1825	0	64	4857
			% on PDL	N/A	N/A	100%	100%	100%	100%	N/A	100%	N/A	100%	100%

Theme – Business Development	Indicator no.	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2006/07 to 2015/16
'B' Use Class completions	BD2 cont.	B2	Gain on PDL	289	2065	0	446	671	0	3460	0	0	1023	7954
			% on PDL	100%	100%	N/A	100%	100%	N/A	100%	N/A	N/A	100%	100%
		B8	Gain on PDL	880	0	1126	2366	216	10470	1155	2095	715	881	19904
			% on PDL	100%	N/A	100%	100%	100%	100%	100%	100%	100%	100%	100%
		<b>Totals</b>	Gain on PDL	<b>4704</b>	<b>6712</b>	<b>2746</b>	<b>4152</b>	<b>2670</b>	<b>18672</b>	<b>5421</b>	<b>4704</b>	<b>1311</b>	<b>4391</b>	<b>55483</b>
			% on PDL	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
Employment Land Supply	BD3	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			

Theme – Business Development	Indicator no.	Indicator by Use Class	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2006/07 to 2015/16	
Employment Land Supply	BD3	Extant planning permissions granted for employment use @ 31 March annually	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	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	N/A	
			Net								0	0	N/A	
		B1	Gross	0.42	0.03	0.09	0.42	7	6.65	6.02	5.98	2898	12143	N/A
			Net								-1207	9098	N/A	
		B1a	Gross	0.86	3.07	0.97	1.1	0.76	0.49	0.48	0.12	7019	9441	N/A
			Net								-10469	-4987	N/A	
		B1b	Gross	0	0	0	0	0	0	0.12	0.12	2139	3402	N/A
			Net								2139	3402	N/A	
		B1c	Gross	0.12	0	0.08	0.08	0.57	0.54	0.89	0.27	3677	4819	N/A
			Net								2027	3224	N/A	
		B2	Gross	0.38	0.24	0.59	0.59	1.47	1.13	1.16	1.18	4225	5674	N/A
			Net								2280	3545	N/A	
		B8	Gross	1.11	1.24	1.12	1.16	3.17	1.4	3.11	3.23	13125	8175	N/A
			Net								4127	611	N/A	
		<b>Totals</b>	<b>Gross</b>	<b>5.66</b>	<b>6.24</b>	<b>4.51</b>	<b>3.93</b>	<b>12.97</b>	<b>10.21</b>	<b>11.78</b>	<b>10.9</b>	<b>33083</b>	<b>43654</b>	<b>N/A</b>
			<b>Net</b>								<b>-1103</b>	<b>14893</b>	<b>N/A</b>	
Town Centre Uses	BD4 (i)	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	Total 2006/07 to 2015/16	
		A1	Gross	0	445	0	0	11	0	218	604	645	147	2070
			Net	-663	-323	-609	-884	-216	-109	-133	529	-1004	-7974	-11386

Theme – Business Development	Indicator no.	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2006/07 to 2015/16
<b>Town Centre Uses</b>	BD4 (i) cont.	A2	Gross	0	0	133	145	386	109	307	235	0	0	1315
			Net	-266	0	-91	-315	315	-468	307	93	0	-1123	-1548
		B1a	Gross	298	0	489	0	0	0	0	155	0	0	942
			Net	-638	0	237	-140	-225	-83	0	-1327	-515	-3590	-6281
		D2	Gross	0	0	0	0	1185	323	0	0	0	0	1508
			Net	0	0	0	0	-300	323	0	0	0	0	-1438
		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	
		A1		0%	100%	0%	0%	2%	0%	18%	7%	72%	12%	N/A
		A2		0%	0%	75%	50%	33%	47%	67%	68%	0%	0%	N/A
		B1a		37%	0%	35%	0%	0%	0%	0%	34%	0%	0%	N/A
		D2		0%	0%	0%	0%	42%	13%	0%	0%	0%	0%	N/A
<b>Town Centre Uses</b>	BD4 (ii)	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	Total 2006/07 to 2015/16
		A1	Gross	777	445	778	184	482	1069	1196	8169	890	1224	15214
			Net	114	-120	-266	-1743	-230	349	360	7277	-2301	-8324	-4884
		A2	Gross	0	465	177	288	1164	233	459	345	217	353	3701
			Net	-305	465	-47	-257	918	-393	311	115	-702	-2213	-2108
		B1a	Gross	813	428	1398	1034	1408	2400	490	460	596	2126	11153
			Net	-758	-9185	-599	663	-582	887	-991	-5783	-9680	-7286	-33314
		D2	Gross	240	330	4955	0	2798	2443	463	1374	2863	1273	16739
			Net	-1218	210	4955	0	1000	2443	463	-1323	-397	-675	5458

N.B. Totals may not sum due to rounding

## 20. Appendix 9. Extract from Local Plan Part 2 - Duty to Co-operate Statement (August 2016): Organisations engaged

### Main Issues

	Date of meeting	Issues discussed	Conclusion
<b>HCC Schools/Property</b>	April 2010 September 2010 May 2016 (ongoing meetings with the MD of WBC and HCC property team)	Primary school provision within Watford- and in particular at Watford Junction SPA which will require 2 X 2 FE primary schools onsite.	There is ongoing work with HCC with the Watford junction Masterplan looking at options on school sizes and location. HCC update information on requirements to school places within Watford and areas most at constraint.
<b>HCC Transport</b>		Herts Highways were concerned that updated modelling was required in order to plan the location of the site allocations.	This has been resolved as WBC is continuing to work with HCC on future Transport Assessment work that has been undertaken for LP2.
<b>Environment Agency</b>	Jan 2013 March 2015 December 2015	EA originally objected to Dacorum and Watford's respective Local Plan 2. This was due to further work being required on the Water Cycle Study to show what constraints and further work to the network is required for waste water. Both authorities are signed up to the HCC led Water Project which looks at constraints in the Hertfordshire area including waste water capacity.	EA confirmed they will withdraw their objection following further work from Thames Water and the forthcoming HCC water project modelling work.
<b>Thames Water</b>	Jan 2013 March 2015 December 2015	Discussion with TW and EA over waste water capacity issues. Thames Water updated their guidance note on waste water issues.	EA withdrew their objections to LP2 in December 2015.



## Other bodies consulted over the Local Plan period.

Key public body	Date consulted	Nature of Co-operation
Hertsmere	Nov 14 November 15 May 14 September 14	<ul style="list-style-type: none"> <li>• Informal liaison</li> <li>• Statutory consultation (2 rounds of consultation, further policy consultation)</li> <li>• Consultation on selected evidence work</li> <li>• Joint working (with others) on economic development, housing markets, gypsies and travellers, landscape, green infrastructure, climate and energy, building design, infrastructure and community infrastructure levy charging</li> <li>• Discussion of potential cemetery allocation (not taken forwards)</li> </ul>
Dacorum	Nov 14 November 15 May 14 September January 16	<ul style="list-style-type: none"> <li>• Informal liaison</li> <li>• Statutory consultation (2 rounds of consultation, further policy consultation)</li> <li>• Consultation on selected evidence work. Joint working (with others) on economic development, housing markets, gypsies and travellers, landscape, green infrastructure, climate and energy, building design, infrastructure and community infrastructure levy charging</li> </ul>
St Albans	April 15	<ul style="list-style-type: none"> <li>• Informal liaison</li> <li>• Statutory consultation</li> <li>• Joint evidence for some issues (including water.)</li> </ul>
Three Rivers	Nov 14 November 15 May 14 September January 16	<ul style="list-style-type: none"> <li>• Joint working (with others) on economic development, housing markets, gypsies and travellers, landscape, green infrastructure, climate and energy, building design, infrastructure and community infrastructure levy charging</li> <li>• Agreement over Green Belt boundary changes in Watford to ensure a logical boundary following changes in Three Rivers, and an allocation for Leavesden Studios which straddles the boundary.</li> <li>• Discussion and agreement over the MLX.</li> <li>• Taller building discussion surrounding the Western Gateway area.</li> </ul>

Broxbourne	Letter 6 <sup>th</sup> August 2015	<ul style="list-style-type: none"> <li>• Informal consultation</li> <li>• Responded to letters sent from Broxbourne.</li> <li>• DTC meetings</li> </ul>
Affinity Water	November 2015	Met to discuss capacity issues within Watford. No issues with current LP2 target identified.
LEP		<ul style="list-style-type: none"> <li>• Informal consultation and formal consultation</li> </ul> <p>Strategic Economic Plan and associated documents</p> <p>In January 2013 the regional strategy for the area (the East of England Plan) was formally revoked.</p> <p>Whilst key decisions regarding housing and employment targets are now the responsibility of local planning authorities, the future strategic planning context should be informed by new Strategic Economic Plan (SEPs) prepared by Local Economic Partnership (LEPs). The Hertfordshire LEP published their plan – ‘Perfectly Placed for Business’ in March 2014: <a href="http://mediafiles.thedms.co.uk/Publication/BH-Herts/cms/pdf/Herts%20-%20SEP%20FINAL.pdf">http://mediafiles.thedms.co.uk/Publication/BH-Herts/cms/pdf/Herts%20-%20SEP%20FINAL.pdf</a> which includes Watford in an M1/M25 Growth Area</p> <p>Production of the LEP SEP was supported by the publication of a draft Spatial Plan for Hertfordshire, prepared by the Hertfordshire Planning Group (HPG) and endorsed by the Hertfordshire Infrastructure and Planning Panel (HIPP). The intention is that this is updated and elaborated to provide a ‘Local Strategic Statement’ for the County. This will look in greater details at both pressures and opportunities relating to growth and infrastructure. This work has been informed by a workshop facilitated by Catriona Riddell of POS, involving senior Officers and Members from Hertfordshire authorities.</p>
HCC		<ul style="list-style-type: none"> <li>• Continuous informal liaison in respect of transport, education planning and other services</li> <li>• Engaged with HCC on local transport planning, including future urban transport assessments and modelling.</li> <li>• Information monitoring and liaison</li> <li>• Statutory consultation</li> </ul>

		<ul style="list-style-type: none"> <li>• Joint working (with others) on economic development, housing markets, gypsies and travellers, landscape, green infrastructure, climate and energy, building design, infrastructure and community infrastructure levy charging</li> <li>• Consultation/liaison on relevant studies, on drainage and on environmental partnership issues</li> <li>• Collaboration on infrastructure provision and Watford Infrastructure Delivery Plan in particular.</li> <li>• Herts 2050 Transport Vision</li> <li>• STIBLET</li> <li>• Watford Junction Steering Group</li> <li>• Growth and transport plan</li> </ul>
HCA		<ul style="list-style-type: none"> <li>• Informal liaison</li> <li>• Joint preparation of Local Investment Plan</li> </ul>
CCG (Previously the PCT)	May 2016	<ul style="list-style-type: none"> <li>• Informal liaison</li> <li>• Statutory consultation</li> <li>• Collaboration on infrastructure provision and Watford Infrastructure Delivery Plan in particular.</li> </ul>
Network Rail		<ul style="list-style-type: none"> <li>• Informal liaison</li> <li>• Working together on Watford Junction, especially with capacity improvements and input into the Watford Development brief.</li> </ul>
Highways Agency		<ul style="list-style-type: none"> <li>• Informal liaison</li> <li>• Discussion over strategic highway aspects of the evidence base</li> <li>• Statutory consultation</li> <li>• Collaboration on infrastructure provision, and Watford's Infrastructure Delivery Plan.</li> </ul>
HPG		
HEDOG (Herts Economic Development Officers Group)	Ongoing quarterly forum	<ul style="list-style-type: none"> <li>• 10 district collaboration</li> <li>• Transport planning for business benefit with HCC</li> <li>• Joint initiatives for business support with the Growth Hub</li> <li>• Joint skills planning</li> <li>• Shared best practice</li> <li>• Tourism initiatives</li> <li>• Joint events to promote Herts and the</li> </ul>

		<p>districts – MIPIM</p> <ul style="list-style-type: none"> <li>• Sector initiatives (creative, STEM)</li> <li>• Business data / intelligence with LEP &amp; HCC</li> <li>• EU funding / LEP funding for projects</li> <li>• Shared research, economy studies</li> <li>• District impact &amp; outcome reporting (e.g. Growth Hub)</li> <li>• Collaboration around inward investment</li> <li>• Input to LEP growth programmes</li> <li>• Shared town centre best practice</li> </ul>
HIPP	At a senior political level discuss; HCC Transport modelling, engagement, London Wider South East group, Water Cycle Study.	



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