Watford’s Authority Monitoring Report 2018

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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.

Core Strategy
The Core Strategy sets out the key elements of the council's planning vision and spatial strategy for the Borough. This will be replaced by the new Local Plan currently being prepared.

DCLG – Department for Communities and Local Government
The DCLG 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. This department has now been renamed MHCLG

EELGA – East of England Local Government Association
Establish 1 April 2010, the East of England LGA – www.eelga.gov.uk , **i**s a politically-led, cross party organisation which works on behalf of the 52 local councils in the East of England.

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.

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. This was updated in 2017.

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.

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.

Executive Summary

Authority 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.

Watford’s Monitoring Report 2018 covers the period 1 April 2017 to 31 March 2018. Additional information relating 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 New Local Plan and impacts being made on the Core Strategy key objectives are supplied here in the Executive Summary.

The current plan policies being monitored related to relevant saved policies of the Watford District Plan 2000, but more specifically this monitoring report is based on the Watford Core Strategy 2013.

Duty to Cooperate

Watford Borough Council continues to work with neighbouring authorities as well as Hertfordshire County Council and the Greater London Authority. Along with St. Albans, Dacorum, Hertsmere and Three Rivers, Watford is pursuing a joined up initiative in the form of the South West Herts Strategic Plan.

Local Development Scheme

The current Local Development Scheme is out of the date and refers to the completion of the now discontinued Local Plan Part 2 and the timetable to review it. Due to the decision to not pursue the Local Plan Part 2 and opt for a new plan, as well as the need to identify new evidence, a new timetable has been identified. A new LDS will be prepared for Cabinet in early 2019 based on this. The Issues and Options Consultation for this new plan will have been completed by October 2018.

Contextual Characteristics of Watford

The MYE population estimates published in June 2018 indicate that Watford’s Population is currently 96,675 persons, an estimated increase from the 90,300 person on census day 2011. The largest cohort (5 year age bands) is the 35-39 cohort [8.8%] and the 30-34 cohort [8.7%], while Watford has a high number of people in the 26-40 age band [25%] when compared to the national average of 19.9%. In the 0 -14 cohort 21.1% of the population of Watford are between those ages, compared with 18% nationally.

The 2016 based population projections indicate that Watford’s population figure will be 104,801 persons in 2025 and 110,295 in 2035. The household projections envisaged that there will be 43,000 households in Watford in 2025, an increase from 39,000 in 2016. This is 2000 homes fewer than envisaged by the 2014 based projections.

Average household size in Watford is 2.45 (2014 based projections) and is expected to drop to 2.43 in 2024. Furthermore the largest household type in Watford is households with 2 or more adults (35.9%) with single person households accounting for 30.8%. 33.3% of households have dependent children.

National Context

There have been significant national changes to government policy in the past year. In September 2017 the Government set out its intention to revisit how housing need is calculated as part of the 'Planning for the right homes in the right places consultation'. The Government aims to see the number of new homes being completed each year across the country rise to 300,000. As a result, local authorities across the South East England where affordability is an important issue are likely to see increasing pressure to deliver new homes at a faster delivery rate than previously experienced.

This was followed on in March 2018 with the Government's consultation on the 'draft revised National Planning Policy Framework'. A standardised methodology to calculate housing need was proposed which could increase Watford's housing from 577 dwellings per year as currently required to approximately 700 dwellings per year. As of 31 March 2018, this approach has yet to be confirmed by the Government. The council submitted responses to the consultations highlighting its concerns over the increased housing figures and the way they may be calculated. Clarity of the Government's approach is expected to be provided during the next monitoring period (1 April 2018 – 31 March 2019).

Housing

There were 329 housing completions in Watford in 2017/18, 137 units of which were affordable units. 93.3% of all new housing completions occurred on PDL. 1 and 2 bed units accounting for 83.7% of all units. Housing density build out rates were approximately 61 dwellings per hectare.

Employment

Since 2006, there has been a net loss of 85,374sqm of employment floor space with the largest being losses in the B1a (Office). Although designated employment areas do see net gains in employment floorspace with the loss chiefly occurring outside of designated employment areas. There is 89,100sqm of floor space with planning permission, which is not yet completed, a substantial part of which is on Clarendon Road.

Watford's job density is estimated at 1.21 which is higher than the average in neighbouring authorities. There is an estimated 76,800 jobs in Watford. While in terms of education, Hertfordshire had 12,373 pupils enrolled with an average attainment score of 51.4 which is the second best in the region, after Southend on Sea. While 87.7% of Watford's working age population have a NVQ1 and above.

Sustainable Development

No planning permissions were granted contrary to the advice of the Environmental Agency in 2017/18. While Watford's water use is estimated to be 143.4 l/h/d. The most recent estimates for carbon dioxide emissions for Watford is currently 3.8 kt CO_2 per capita emission rate and is more akin to London (3.5 kt CO_2) rather than the 5.4 kt CO_2 rate for the east of England generally.

The main air pollutants of interest in Watford continue to be NO_2 and $PM_{10.}$ Averages have remained fairly constant in recent years with some increases and exceedances of objectives in some cases. There have been 737 noise complaints equivalent to 7.6 per 1,000 population. This is broadly similar to past years with little change since 2013/14.

Green Infrastructure

There has been no change in the area of important biodiversity habitats in Watford. While Paddock Road Allotments, Goodwood Recreation Ground and North Watford Cemetery, joined eight other parks in gaining a Green Flag award.

Urban Design and Conservation

Revised Appraisals for the Square and Grove Mill Conservation Area, were adopted in January 2017. With the MacDonnell Gardens Appraisal being reappraised this past year. 63 to 65 High Street elevation has recently been restored, and permission has now been approved for a suitable scheme for the restoration of Frogmore House and work is expected to commence in 2019

Transport and Infrastructure Provision.

Watford is relatively accessible location overall, with most key services easily accessible from 100% of new homes, although hospital services are slightly less accessible. Section 106 contributions administered by Watford Borough Council that was used to fund schemes was £687,642.49 While CIL receipts were up to £762,986.63 from £433,900 last year.

1. Introduction

1.1 Purpose of the Report

1.1.1 Authority Monitoring Reports have an important purpose in the ongoing management of planning policy by identifying changing circumstances and providing the context against which to consider the need for any review of the planning policies in place at the time. This Monitoring Report covers the period 1 April 2017 to 31 March 2018. However, additional information beyond this period relating to more recent developments is supplied within the commentary where it was practical to do so.

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

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

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

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

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

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

1.1.6 The AMR is published on the council's website at: https://www.watford.gov.uk/downloads/download/83/watfords_monitoring_reports

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

Planning Policy
Place Shaping and Corporate Performance
Watford Borough Council
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2. Duty to Cooperate

2.1 How we respond

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

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

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

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

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

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

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

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

2.1.9 At the Hertfordshire County Wide level, Watford has played an active role in the Hertfordshire Infrastructure and Planning Partnership, the Hertfordshire Planning Group and the Hertfordshire Development Plans Group. The work of these groups is helping to progress a number of joined up strategies including on infrastructure needs, development viability and agreeing future joint working arrangements. The Council also responded to the Mayors Draft Transport Strategy 2017.

3. Local Development Scheme

3.1 Timetable

3.1.1 The timetable setting out the programme for production of Local Plan Documents is known as the Local Development Scheme ('LDS'). Authority Monitoring Reports set out 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.

3.1.2 Watford Local Plan Part 2 was identified for Adoption in 2018. However, the plan was subsequently discontinued in favour a preparing a new local plan [Watford Local Plan 2018 – 2036]. No new LDS has been prepared since Local Plan Part 2was discontinued. A new LDS will be prepared for adoption by Cabinet in early 2019. This will be based on an indicative timetable which can be found here.

3.1.3 The following table identifies the timetable which was envisaged for the new local plan. However, this will be soon replaced and is here for reference only.

Title	**Local Plan Strategy 2016-2036**
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
Timetable	
Notification	March/April 2016
Informal consultation	December 2017 and July 2018
Publication (for consultation)	December 2018
Submission	July 2019
Examination	Aug 2019-Dec 2019
Adoption	February 2020

Table 3.1 Local Development Scheme

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

3.1.5 A comprehensive evidence base was published on our website www.watford.gov.uk to accompany the Local Plan Core Strategy and the preparation of the Local Plan Part 2 SADM. Additional evidence is now being prepared to inform the new Local Plan. The Council seek to consult on the Preferred Option of the New Plan in Summer/Autumn 2019. The LDS identifies risks, their potential impacts and possible mitigation measures. This will be included in the new LDS.

4.0 Contextual Characteristics of Watford

4.1 Geography

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

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

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

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

4.1.5 According to the Happy at Home Index undertake by RightMove 2017 (Happy at Home 2017) Watford was the 73rd Happiest Place to live in the country, while it was the 11th happiest in the East of England

4.2 Demographics and Projections

<u>Population</u>

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

4.2.2 At the time of writing the population estimates [on 30th June 2017] were released. Watford has an estimated population of 96,675 people on this date (an increase of

0.29% from the 2015 Mid-Year Estimate). 47,894 of which are males with 48,781 females. The following figure illustrates the population pyramid of Watford compared to England and Wales as a whole.

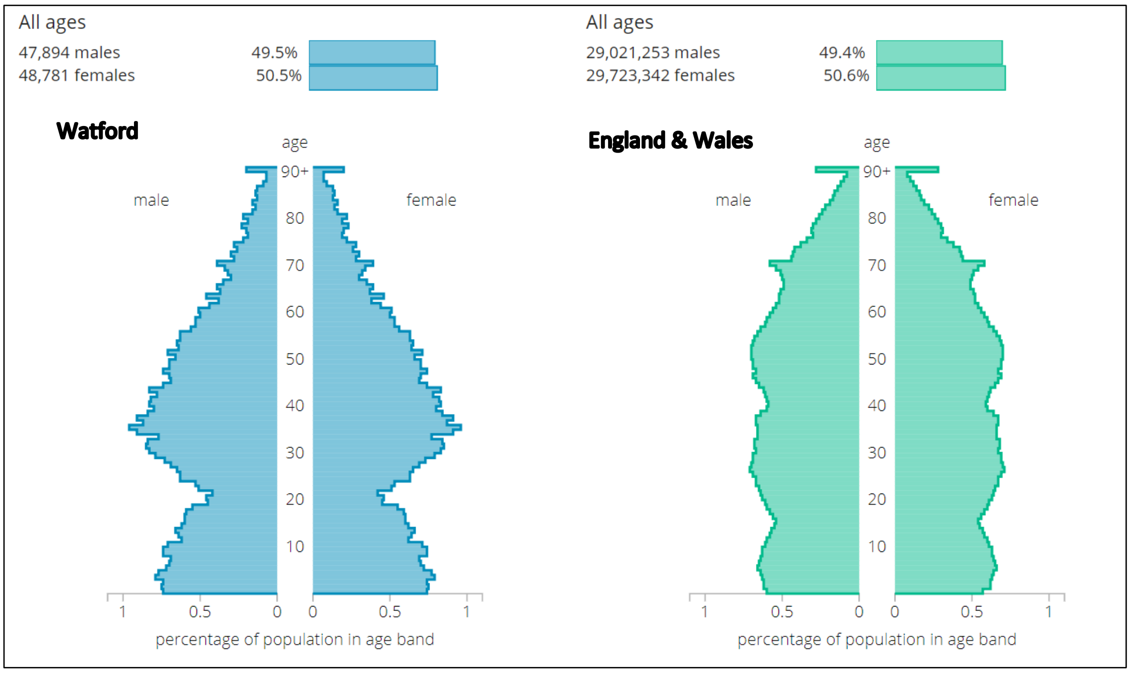


Figure 4.1 Population of Watford [Left] compared to Population of England and Wales [Right]
Source:https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/annualmidyearpopulationestimates/mid2017

4.2.3 As illustrated in Figure 4.1, a prevailing demographic trend in Watford is the relatively young population particularly in the 0 -14 cohort where 21.1% of the population are between those ages, compared with 18% nationally. Similarly the 26 to 40 cohort accounts for a significantly higher proportion of the Watford population at 25%, as compared to 19.9% nationally.

4.2.4 The following table (4.1) details a comparison of all age bands for the Census 2001, 2011 and 2017 mid-year estimates. According to the 2011 census, the largest amount of residents (by 5 year age bands) in Watford was in the 30-34 (8,100 or 8.98%) and the 25-29 (8,000 or 8.86%) age groups. This has shifted slightly [based on 2017 MYE] with the 35-39 age bands now accounting for the largest share of the population at 8.8%, with the 30-34 age groups now accounting for 8.7%. The 25-29 age group accounts for 8.2%.

WATFORD	***2017 Mid-Year estimates***	***Total Resident***	***Total Resident***

		Population 2011 Census	***Population 2001 Census***
All Ages	96,675	90,300	*79,726*
0-4	7,187	6,700	*5,117*
5-9	7,093	5,400	*5,305*
10-14	6,073	5,300	*5,053*
15-19	5,108	5,300	*4,380*
20-24	4,946	5,700	*5,004*
25-29	6,950	8,000	*7,206*
30-34	8,442	8,100	*7,528*
35-39	8,511	7,300	*7,093*
40-44	7,429	7,000	*5,783*
45-49	6,843	6,400	*4,807*
50-54	6,186	5,400	*4,781*
55-59	5,233	4,400	*3,871*
60-64	4,157	4,000	*3,249*
65-69	3,524	3,100	*2,866*
70-74	3,094	2,600	*2,587*
75-79	2,180	2,200	*2,177*
80-84	1,836	1,700	*1,480*
85-89	1,201	1,000	*936*
90 and over	682	600	*506*

Table 4.1 Population by age 5 year age bands 2001, 2011, and 2017 estimate
Source:https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/annualmidyearpopulationestimates/mid2017

Population Density

4.2.5 Watford has a relatively high population density, which has risen to 42 persons per hectare in 2011 from 37 persons per hectare in 2001, 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).

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

Place of Birth

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

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

Table 4.2 Watford residents by place of birth

Source: ONS, 2011 Census, extracted from Table QS203EW (detailed classifications amount to 20 pages). Crown Copyright. Compiled by WBC Planning Policy.

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

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

Table 4.3 Ethnic Composition of Resident Population in percentages
Source: Compiled by WBC, Planning Policy. Data sourced from ONS 2011 and 2001 Census.

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

Population Projections

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

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

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

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

	ONS 2014 BASED ESTIMATE					**ONS 2016 BASED ESTIMATE**				
	2014 base	2023 projected figure	% Change	2033 projected figure	% change	2016 base	2025 projected figure	% change	3035 projected figure	% change
Watford	95,500	108,367	13.5%	119,025	24.6%	96,577	104,801	8.5%	110,295	14.2%
Herts	1,154,800	1,265,176	9.6%	1,374,001	18.9%	1,176,386	1,259,289	7.0%	1,327,887	12.9%

Table 4.4 Comparison between 2014 and 2016 based estimates for population growth
Source:https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections

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

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

Projected Household Growth, Size and Composition

4.2.3 At the time of writing the 2016 based household projections were released. Accordingly a brief summary of this is provided here. While the 2014 based household projections are retained also as a reference.

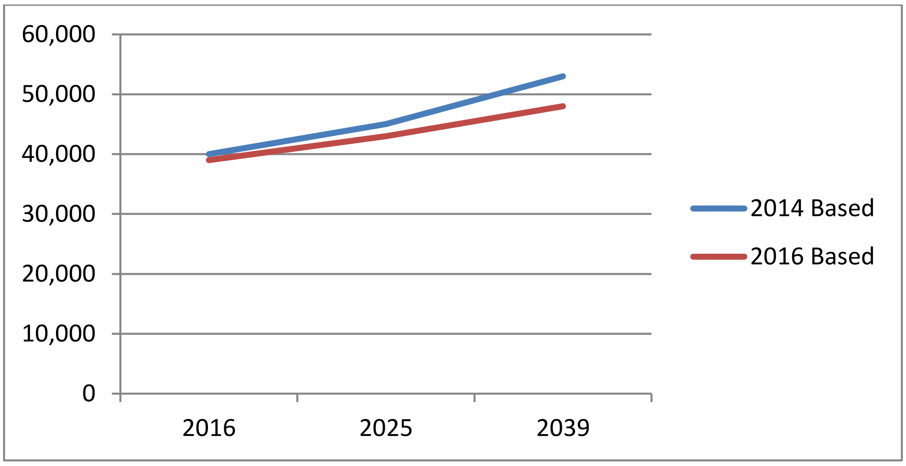


Figure 4.2 Comparison between the 2014 and 2016 based Household projections.
Source: https://www.ons.gov.uk/releases/2016basedhouseholdprojectionsinengland

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

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

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

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

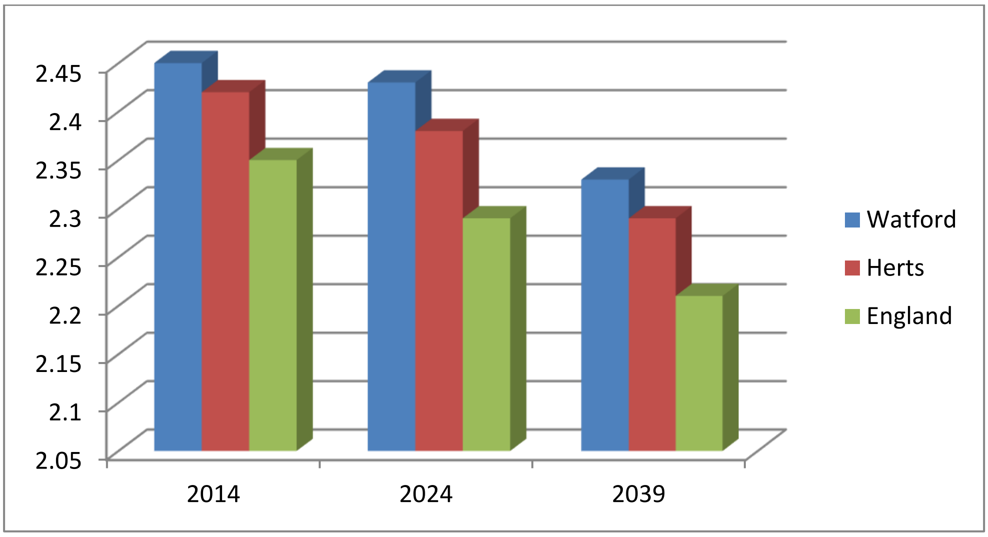


Figure 4.3 Household Size by on the 2014 Based Projections
4https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables

Household composition

4.2.8 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.

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

Table 4.5: DCLG 2016-based household projections by household type for Watford
Data source: Compiled by WBC, Planning Policy from DCLG 2014-based household projections
N.B. Household numbers are in thousands

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

4.3 Crime

4.3.1 Table 4.6 on page 14 illustrates the levels of crime in Watford categorised by the type of crime. Criminal damage and arson and vehicle offense are the most common type of crime, representing 16.4% and 17.6% respectively. In total, there were 10,275 crimes recorded in the year up until Dec 2017. This is a significant increase from 7,795 the previous year.

4.3.2 In terms of crime per 1,000 of population, a comparison of the current estimates against the current population indicates approximate figures. Total recorded crime is as follows.

- England = 85 per 1,000 population
- Hertfordshire = 69 per 1,000 population
- Watford = 106 per 1,000 population[1]

4.3.3 Watford has a higher than average crime per 1,000 of population. 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, this may impact on the levels of crime, making them generally higher levels of crime recorded proportionally than Hertfordshire county overall and most districts in Hertfordshire.

[1] 10275 (Index offenses) ÷ 96,675, (population) = .095268 x 1,000 = 106 (crime per 1,000 inhabitants)

Offence	Dec-07	Dec-08	Dec-09	Dec-10	Dec-11	Dec-12	Dec-13	Dec-14	Dec-15	Dec-16	Dec -17
All other theft offences	1257	1113	1204	1025	1099	936	817	866	812	838	1961
Bicycle theft	292	236	271	222	280	273	191	234	180	249	193
Criminal damage and arson	1608	1338	1347	939	947	837	836	859	894	823	1684
Domestic burglary	460	469	396	384	422	252	243	232	242	243	536
Drug offences	567	646	563	621	756	771	789	556	448	488	241
Fraud offences	275	709	180	186	181	210	-3	0			475
Homicide	1	1	0	1	1	0	1	2	0	1	1
Miscellaneous crimes against society	135	163	117	123	84	101	84	101	123	107	130
Non-domestic burglary	447	386	267	302	282	180	229	228	218	170	554
Possession of weapons offences	66	74	58	48	37	49	41	33	42	66	71
Public order offences	538	380	453	456	342	312	340	388	447	610	261
Robbery	118	121	117	99	144	70	90	67	68	104	140
Sexual offences	89	50	61	56	75	72	86	134	163	136	95
Shoplifting	1128	1081	1209	1203	1022	850	760	881	763	859	762
Theft from the person	513	488	480	463	505	438	254	236	227	230	489
Vehicle offences	1267	893	794	796	703	472	545	476	686	684	1814
Violence with injury	718	516	580	458	535	572	548	674	696	909	441
Violence without injury	585	458	396	425	399	507	416	674	1076	1278	427
Watford Total	**10064**	**9122**	**8493**	**7807**	**7814**	**6902**	**6267**	**6641**	**7085**	**7795**	**10275**
Hertfordshire	**82517**	**78034**	**71660**	**66652**	**63898**	**54948**	**50343**	**56323**	**61550**	**70533**	**81958**
England Total	**4977571**	**4716662**	**4382277**	**4098019**	**3984309**	**3645157**	**3457606**	**3494286**	**3755067**	**4115519**	**4751570**

Table 4-6: Number of recorded offences in Watford

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

4.4 Health

4.4.1 The 2018 NHS Health Profile's summary[2] conclusion is that the health of people in Watford is 'varied' compared with the England average. Some further highlights for Watford include:

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

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

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

[2] https://fingertips.phe.org.uk/profile/health-profiles/data#page/9/gid/1938132696/pat/6/par/E12000006/ati/101/are/E07000103

5.0 General Development Progress

5.1 Project Updates

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

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

5.1.3 This has created a 1.4 million sq ft. single retail and leisure destination. Furthermore new public realm Improvement works have been undertaken as part the redevelopment. It is envisaged that the project is generating 500 construction jobs and will result in 1,125 new jobs in retail, catering and leisure once opened.

5.1.4 The new Business Improvement District (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 following five years.

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

5.1.6 Policy SPA3 details the ambitions for the mixed use major development project at the Watford Health Campus, recently renamed Riverwell. During the next 15-20 years over 750 homes and around 1,000 new jobs will be provided, along with local retail, leisure and play facilities and public open space. The 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.

5.1.7 The planning permission incorporating both outline and detailed elements for the mixed-use Watford Health Campus/Riverwell was issued by the council on the 6 January 2015. The approved S106 planning agreement will provide monies for education provision, new and better bus services, local traffic calming, road improvement and junction works; it also requires 35% affordable housing on site. In the past year 503 units have been granted permission as well as a 253 bed elderly care home. For more information, please visit the website: http://riverwell-regeneration.com

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

5.1.9 The council will continue to work with landowners and developers of the Ascot Road site in order to deliver further employment opportunities and other aspirations of Policy SPA6. Permission was granted in October 2017 for 485 units and at the time of writing work has commenced. In addition, work is underway on the provision of 40 short term accommodation units and 36 apartments in Croxley View adjacent to Tolpits Lane. Phase 1 is nearing completion.

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

6.0 Housing

6.1 Plan Period and Housing Targets

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

6.1.2 In advance of new plans in the SouthWest Hertfordshire area coming forward, a SHMA was completed in 2016. The SHMA concluded that Watford's objectively assessed need (OAN) for housing is 577 dwellings p.a. However, this SHMA was not tested nor was it used to undertake a review of the Local Plan or the Core Strategy. Therefore it is not an adopted housing requirement.

6.1.3 However, the Council has recognised through the following Appeal Decision on the 13 April 2017 [APP/Y1945/W/16/3157103] that this figure should be considered as the most up to date housing need figure. Accordingly since the date of this appeal decision, the figure of 577 units per annum will be used. Next year's AMR will incorporate the final standard methodology.

6.1.4 Accordingly for the purposes of developing Watford's housing trajectory the adopted Core Strategy target of 260 p.a. are used until 12 April 2017, and the SHMA objectively assessed need (OAN) requirement of 577 p.a. from 13 April 2017. Please note that last year's AMR erroneously used the 577 units per annum since 2013.

6.1.5 The housing requirement from the start of the plan period in 2006/07 to 31 March 2018 is therefore calculated as follows:

2006/07 to 12 April 2017: 260 x 11.03 Years =	2868
13 April 2017 to 31 March 2018: 577 x 0.97 Years =	560
Total requirement =	**3428**

6.2 H1: Housing Trajectory

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

Net additional dwellings – in previous years

6.2.2 A total of 4,535 net housing completions have been delivered between 2006/07 and 2017/18. As such the requirement for 2006/07 to 2017/18 has been calculated as 3428 units, housing delivery in Watford is 1107 units ahead of the requirement for this period.

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

6.2.4 Table 6.2 on page 21 shows the figures in Table form – separate figures are provided for private and affordable housing completions. Figure 6.1 on page 22 shows them in in graph form. Table 1 below shows the number of units provided year on year.

06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18
245	292	327	516	633	417	541	398	246	245	346	**329**

Table 6.1 H1 Net additional dwellings for the reporting year of 1 April 2017 to 31 March 2018
Source: Watford Borough Council, Planning Policy and HCC Information Unit

There have been 329 net housing completions during 2017/18.

6.2.5 Taking into account the 329 net housing completions in 2017-18, Watford's dwelling stock is estimated to be around 39,929 as at the 31 March 2018.

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

6.3 H2: Net additional care home bedrooms

6.3.1 The council are keeping a record of the number of care home bedrooms completed, which are separate from and in addition to the stated annual net housing completions.

6.3.2 There were no individual care home bedrooms were completed during 2017/18. This makes a total of 218 additional care home bedrooms completed since 2006 and accordingly the following total completions for 2017/18 are unchanged at 329 units.

6.4 H3: Net additional dwellings – in future years

6.4.1 Local Planning Authorities are required to identify a supply of deliverable sites and Table 6-2 and Figure 6-1 show the estimated projections for 2017/18 to 2030/31**.** However, it is far more appropriate to use the 5 Year Housing Supply to ascertain a supply of deliverable sites for the forthcoming 5 Years. The link to this is provided in section 6.6.

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

6.4.3 Therefore For the purposes of the trajectory, an average annual build out/ completion rate based on the past 12 years has been taken. This assumes an average of 377 units per year (including any windfall) completion rate.

6.4.4 Based on past build out rates 4901 units are estimated to come forward over this period. As of the 31st March 2018, 2221 units of these 4901 units (estimated at 444 units per year over 5 Years) have planning permission/prior approval.

6.4.5 Also provided separately in Appendix D is a list of the outstanding allocated sites without planning permission as at 31 March 2018, 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.

6.5 H4: Managed delivery target

6.5.1 The purpose of the managed delivery target is to keep track of our housing delivery performance. The Council calculates 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.

6.5.2 The managed delivery target for each year is illustrated as 'Revised Annual Rate' within Table 6-2.

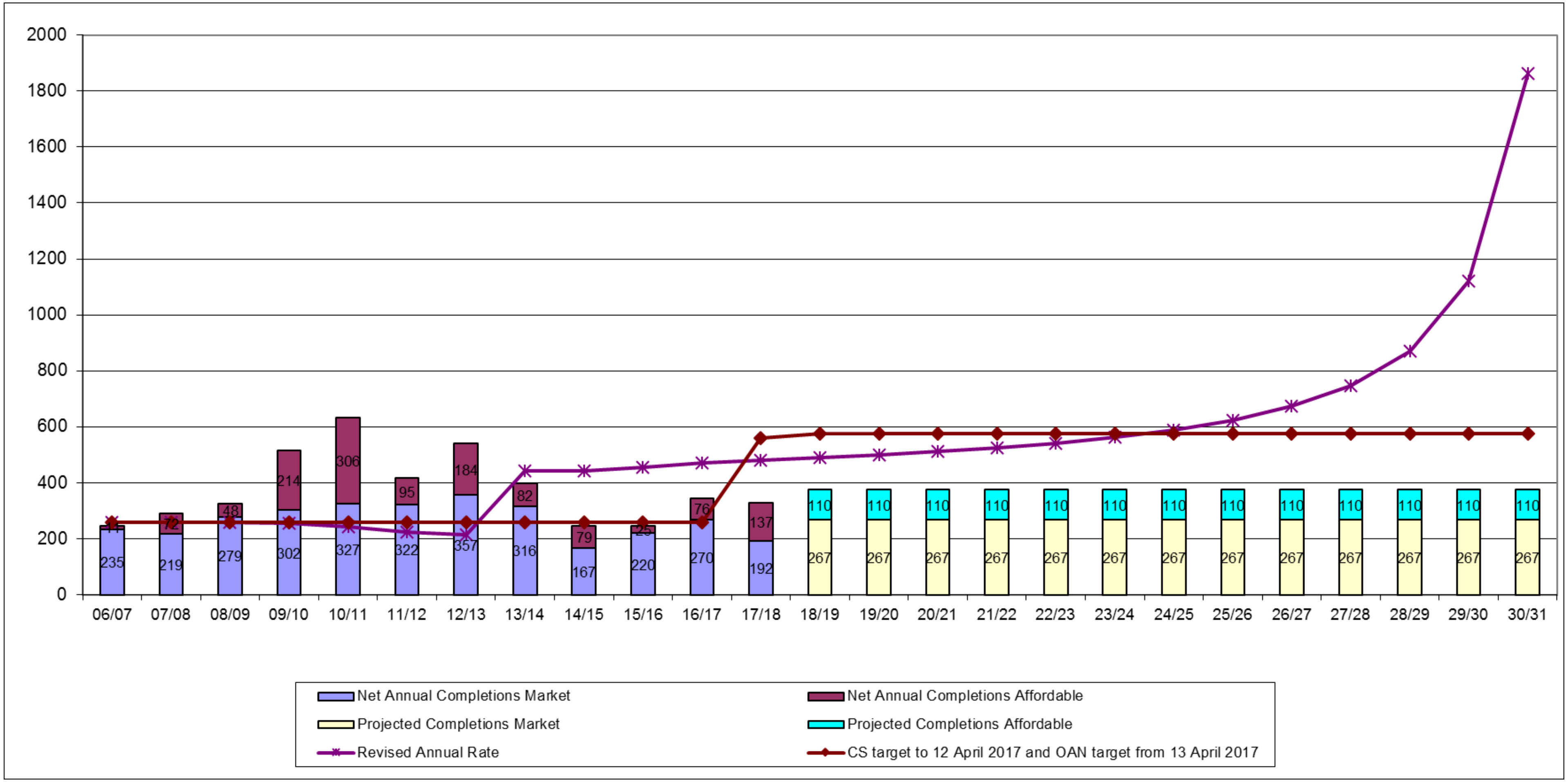
6.5.3 Taking into account the total net housing completions of 4,535 units between 2006/07 and 2017/18 already delivered, this leaves 6386 units remaining to be completed in order to achieve the minimum target by 2031. This equates to a current residual annual requirement of 489 dwellings (10,921- 4,535 = 6359/13 = 489).

6.5.4 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. However as noted the 5 Year Housing Supply will provide a more accurate view of this.

6.5.5 Based on the housing requirement and the hypothetical annual build out rates (unless build out rates increase), the previous year's oversupply will be absorbed and from the year 2024/25 and from this point housing delivery will no longer meet housing requirement. Please note however, the new local plan will have a new housing requirement based on the standard methodology and accordingly this current housing requirement will be void.

Year	Net Annual Completions Market	Net Annual Completions Affordable	Projected Completions Market	Projected Completions Affordable	Revised Annual Rate	CS target to 12 April 2017 and OAN target from 13 April 2017	Cumulative Completions 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			442	260	**3369**	**398**	
14/15	167	79			444	260	**3615**	**246**	
15/16	220	25			457	260	**3860**	**245**	
16/17	270	76			471	260	**4206**	**346**	
17/18	192	137			480	560	**4535**	**329**	
18/19			267	110	491	577	**4912**		**377**
19/20			267	110	501	577	**5289**		**377**
20/21			267	110	512	577	**5666**		**377**
21/22			267	110	526	577	**6043**		**377**
22/23			267	110	542	577	**6420**		**377**
23/24			267	110	563	577	**6797**		**377**
24/25			267	110	589	577	**7174**		**377**
25/26			267	110	625	577	**7551**		**377**
26/27			267	110	674	577	**7928**		**377**
27/28			267	110	748	577	**8305**		**377**
28/29			267	110	872	577	**8682**		**377**
29/30			267	110	1120	577	**9059**		**377**
30/31			267	110	1862	577	**9436**		**377**
	3206	**1329**	**3471**	**1430**		**10921**		**4535**	**4901**
Total requirement 2006/07 to 2030/31						**10921**			
Less cumulative actual and projected completions 2006/07-2030/31						9320			
Current projected shortfall at 2031						**-1601**			

Table 6.2 Watford Housing Trajectory


2000
1800
1600
1400
1200
1000
800
600
400
200
0
06/07
07/08
08/09
09/10
10/11
11/12
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29/30
30/31
235
11
219
72
279
48
302
214
327
306
322
95
357
184
316
82
167
79
220
25
270
76
192
137
267
110
Net Annual Completions Market
Net Annual Completions Affordable
Projected Completions Market
Projected Completions Affordable
Revised Annual Rate
CS target to 12 April 2017 and OAN target from 13 April 2017

6.6 H5 5 Year Housing Supply

6.6.1 **Please note** that the most recent Five Year Housing Supply Statement can be found on the following link.

6.7 H6 Total Net Housing Completions by Allocation and Windfall Type

6.7.1 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.

Table 6.3: H6: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2001-18

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%
2016/17	12	3%	238	69%	96	28%	346	334	97%
2017/18	58	18%	150	45%	121	35%	329	271	82%
Totals	**1126**	**19%**	**3573**	**60%**	**1242**	**21%**	**5941**	**4815**	**81%**
Avg.p.a.	**66**	**19%**	**210**	**60%**	**73**	**21%**	**350**	**283**	**81%**

Table 6.3: H6: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2001-18
Source: Compiled by Planning Policy, WBC

6.7.2 Windfall development accounted for 95% of all developments in 2017/18. 82% of the total housing completions since 2001 were from windfall sites, as can be seen in more detail in Table 6-3.

6.7.3 Watford has a history of a substantial windfall delivery rate Windfall sites (both large and small) comprise 95% of the total net housing completions in 2016/17 and an average 82% since 2001. Most allocated housing sites came forward for development in earlier years of a plan period.

6.7.4 16 units (15 of these were change of use from offices) completed during 2017/18 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 represents 4.86% of the total 329 net completions for this year in contrast to last year (9.8%) and signifies a reduction in this type of development. However, this needs to be monitored in terms of loss of employment land.

Slippage

6.7.5 Monitoring data shows that, historically, non-implementation rates, known as slippage, of planning permissions has been very low. However, there are a number of factors, including economic, which could mean that housing completions will not follow the projections outlined; 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.

6.7.6 The estimated figure contained in our 2017 trajectory for net housing completions during 2017-18 was 515 units, and the actual net housing completions amounted to 329 units. This is a relatively significant slippage. It is also for this reason that an average build out rate over the past 12 years is considered more reflective of what is being achieved in terms of build out/ completions.

6.8 H7 New and Converted Dwellings – on previously developed land (PDL)

6.8.1 The NPPF and the Core Strategy Policy HS1 seek to make effective use of land and brownfield development is encouraged. There is a local target of 80% of all residential development to be on Previously Developed Land.

6.8.2 In 2017/18, there were 357 gross dwellings completed in total during the year, of which 93.6% (334 units) were on previously developed land. The level of PDL development has accounted for between 87% and 100% of all new developments consistently over the past 10 years. However, this is not surprising given the urban nature of the borough.

2006/07	2007/08	2008/ 09	2009/ 10	2010/11	2011/12	2012/ 13	2013/14	2014/15	2015/16	2016/17	2017/ 18
99.66	100.00	100.00	100.00	97.90	92.50	97.00	91.00	90.80	94.20	87.00	93.30

Table 6.4: H7: Percentage of new and converted homes (gross) on previously developed land 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.

6.9 H8: Net Additional Pitches (Traveller Provision)

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

6.9.2 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 New Local Plan will seek to designate this site as such based on any new evidence base.

- **During 2017/18, no additional pitches have been delivered**.

6.9.3 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.

6.9.4 At the time of the January 2018 count, the total number of traveller caravans in England was 22,946. Of these, 6,924 (30 per cent) were on socially rented sites; 13,038 (57 per cent) were on privately funded sites; 2,179 (9.5 per cent) were in unauthorised developments on land owned by travellers; and 805 (3.5 per cent) were in unauthorised encampments on land not owned by travellers. Since 2015 the number of caravans has increased from 20074 to 22946 with the. The proportion of caravans on all authorised sites has risen from 79 per cent in January 2007 to 87% in January 2018.

6.9.5 Data recorded in January 2018 shows the last seven counts since January 2015; the record for Watford is shown in the following table, and most notably the count in January saw a doubling of caravan counts. All of the sites in Watford were socially rented caravans.

6.9.6 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 2014. There were no travelling show people caravans recorded in Watford at each count. Environmental Health recorded 14 illegal encampments in Watford during 2017/18.

Year	Month	Socially Rented Caravans
2015	**January**	17
	July	13
2016	**January**	18
	July	17
2017	**January**	16
	July	16
2018	**January**	38

Table 6.5 H8 Count of caravans on traveller sites in Watford
Data source: DCLG Traveller Caravan count from www.gov.uk

6.9.1 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.

6.10 H9: Affordable housing completions and housing mix

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

6.10.2 In 2017/18, there were 137 affordable dwelling completions, 57% of which were affordable rented, and Social Rent was 33% and Intermediate accounting for 10%. This is an improvement on last year's figure and is moving more closely to the SHMA requirement in the Core Strategy.

Table 6.6: Affordable housing completions mix provided

	Social rent		Affordable rent		Intermediate & Shared Equity		Total
	Number of units	% of total aff. units provided	Number of units	% of total aff. units provided	Number of units	% of total aff. units provided	Affordable units provided
11/12	79	83%	0	0	16	17%	**95**
12/13	122	66%	31	17%	31	17%	**184**
13/14	10	12%	34	41%	38	46%	**82**
14/15	12	15%	48	61%	19	24%	**79**

15/16	0	0%	25	100%	0	0%	**25**
16/17	0	0%	64	84%	12	16%	**76**
17/18	45*	33%	78	57%	14	10%	**137***

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

6.11 H10 Percentage of Affordable homes on qualifying sites

6.11.1 Between 35% and 100% of the total residential units on the majority of sites qualifying site has been achieved, increasing the stock of affordable homes. In a number of cases, particularly regarding the Mecca Bingo Site, only 16% of the units were affordable. Reasons may include viability for the noncompliance with the 35%.

Planning Permission No.	Address	No. of affordable homes per permission and % of permission's total housing units	No. of affordable homes completed 2017/18
13/01082/FULM	275-277 St. Albans Road, Watford, WD24 5BJ	6 affordable in total and 33.3% of total units	6
14/00262/FULM	Rembrandt House, Whippendell Road, Watford, WD18 7PW	37 aff. units due, representing 35% of total 107 res. units	6
14/00827/FUL	Horwood Court, Hillrise Avenue, Watford, WD24 7NG	33 this year as part of refurbishment. 100% affordable	33
14/01230/FUL	Land Off, North Western Avenue, Watford, WD25 0RJ	This application should be combined with below application (14/01231/FUL). Combined 15 units have been built of a total of 44. This is 34%	5
14/01231/FUL	Land Off Dodd Road, Watford, WD24 5DF	This application should be combined with below application (14/01231/FUL). Combined 15 units have been built of a total of 44. This is 34%	10
14/01574/FULM	Mecca Bingo, 19 King Street, Watford, WD18 0BW	4 affordable units of a total of 25 units equating to 16% of the total.	4

15/00300/FULM	Rembrandt House, Whippendell Road, Watford	13 units of a total of 43, resulting in a 30% affordable provision	13
15/01068/FULM	North Watford Police Station, North Orbital Road, Watford, WD25 7TT	All of the 28 units are affordable is 100%	28
15/01634/FULM	28 - 46 Hemming Way, Watford, WD25 0BX	100% affordable	32
		Total	**137 homes**

Table 6-7: Number of affordable homes provided 2017/18 and as % of gross housing completions on qualifying sites. Source: Watford Borough Council

6.11.2 By way of comparison, historical affordable data since 2006/07 is provided, together with totals for overall net housing completions. Please note that the councilalso 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.

6.11.3 Since 2006/07, the start of Watford's Local Plan Part 1 – Core Strategy 2006–31, 1,389 affordable homes have been completed, an average of 116 affordable homes per annum and 30.6% of the total net housing completions.

Table 6.8: Affordable homes provided 2006/07 to 2017/18

	Affordable Homes provided	**Net Housing Completions (includes market and affordable)**	**Affordable Homes provided as average % of Net Housing Completions**
2006/07	11	246	4.5%
2007/08	72	291	24.7%
2008/09	48	327	14.7%
2009/10	224	516	43.4%
2010/11	356	633	56.2%
2011/12	95	417	22.8%
2012/13	184	541	34.0%
2013/14	82	398	20.6%
2014/15	79	246	32.1%
2015/16	25	245	10.2%
2016/17	82	352	22.0%
2017/18	137	329	41.6%
Total	1,389	4,535	30.6%

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.

6.12 H11 Affordable Housing Commitments

6.12.1 There are currently 693 affordable homes proposed with planning permission.

6.13 H12 Gross Housing Completions by size

6.13.1 The significant majority of dwellings completed in Watford in 2017/2018 were 1 and 2 bed units. 157 units representing 43.9% were 1 bed units, while 153 units representing 42.9% were 2 bed units. The previous year 53.4%, during 2016/17 were one bedroom while two bedroom properties accounted for 33.6%.

6.13.2 3 and 4 bed units accounted for 13.2% of all new developments. This is similar to the previous year were 3 and 4 beds have generally accounted for between 10% and 14%, with 2013/13 seeing 20%. Regardless of this single year, the past 11 years have seen 1 and 2 bed units accounting for 83.7% of all units. 3 Bed units only account for 7.3%.

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

Table 6.9 Gross* Housing Completions 2006/07 to 2017/18 by size

	1 Bed	2 Bed	3 Bed	4 Bed+	Unknown	Total
2006/07	98	161	17	17		**293**
2007/08	92	184	25	16	19	**336**
2008/09	143	158	35	31	2	**369**
2009/10	227	224	33	56		**540**
2010/11	310	305	33	17		**665**
2011/12	130	254	32	63		**479**
2012/13	139	276	45	108		**568**
2013/14	184	159	51	37		**431**
2014/15	105	129	22	15		**271**
2015/16	180	87	15	26		**308**
2016/17	205	129	26	24		**384**
2017/18	157	153	36	11		**357***
Total	**1970**	**2219**	**370**	**421**	**21**	**5001***

*Gross Completions differ from Net Completions therefore the figures in this table will be different from other housing tables.

Table 6.9 Gross Housing Completions 2006/07 to 2017/18 by size

Source: Watford Borough Council, Planning Policy and HCC Information Unit

6.13.4 The above table illustrates a considerable imbalance in the amount of 1 and 2 bed units being completed in the borough. Core Strategy HS2 deals with housing mix and based on past completion rates there is non-compliance with the housing mix identified in the SHMA 2008 (and the SHMA 2016). Planning will seek to address this in decision making and the new plan review.

6.14 H14 Gross Housing Completions by size

6.14.1 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%. As regards houses, the Census showed that the percentage declined by 7.1% overall, from 73.1% in 2001 to 66% in 2011.

6.14.2 The proportion of total dwellings completed that are flats in 2017/18 has increased to 78.7%. This is less than last year's flat-building peak. On average percentages of flats completed for the period 2006/07 to 2017/18 is approximately 82%. 30

Table 6-10: H11: Gross* Housing Completions 2006/07 to 2017/18 by type

Year	Bungalow	Flat/ apartment or maisonette	House	Total Gross Housing Completions
2006/07	1	261	31	393
2007/08	2	298	36	336
2008/09	1	293	75	369
2009/10	1	449	90	540
2010/11	1	602	62	665
2011/12	4	373	102	479
2012/13	0	404	164	568
2013/14	2	340	89	431
2014/15	0	228	43	271
2015/16	0	252	56	308
2016/17	0	333	49	384
2017/18	1	281	75	357
Totals 2006/2018	**13**	**4114**	**872**	**5001***

*Gross Completions differ from Net Completions therefore the figures in this table will be different from other housing tables.

Source: Watford Borough Council, Planning Policy

6.14.3 The proportion of houses constructed this year is 20% which is an increase on the 12.8% figure the previous year. Houses and Bungalows represent now represent approximately 18%

6.15 H15 Housing Density.

6.16.1 The Revised NPPF 2018, puts stronger emphasis on the optimising land potential and making effective use of land. Policy HS2 in the Core Strategy deals with housing mix including density.

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

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

Table 6-11: 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
2016/17	283	3.67	77	5	10	85
2017/18	**203**	**3.32**	**61**	5	14	81

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

6.16.4 The housing density indicator is calculated on new build dwellings only, excluding conversions and changes of use. New build dwellings number 203 in 2017/18 and represent 61.7% of the total 323 net housing completions, which is a lower percentage than last year [approximately 81%} but higher percentage than the 44.5% of 2015/16 (109 new build- 44.5% of the total 245 net housing completions).

6.16.5 The average density for 2017/18 has decreased to 61 dwellings per hectare (dpha); with 81% of new build dwellings at a density greater than 50 dpha. 14% of new developments were between 30dph and 50dph, while 5% of new development were very low density beneath 30dph.

6.16 New Approach to Calculating Housing Need

6.16.1 In September 2017 the Government set out its intention to revisit how housing need is calculated as part of the 'Planning for the right homes in the right places consultation' document. The aim is to address concerns that not enough housing is being delivered to support growth nationally.

6.16.2 Overall, the Government aims to see the number of new homes being completed each year across the country rise to 300,000. As a result, local authorities across the South East England where affordability is an important issue are likely to see increasing pressure to deliver new homes at a faster delivery rate then previously experienced.

6.16.3 This was followed up in March 2018 with the Government's consultation on the 'draft revised National Planning Policy Framework'. This document sets out a standardised methodology to calculate housing need which includes adjustments to account for the affordability of an area. For Watford, where the average price of a home is more than eleven times the median salary in the borough, the proposed methodology suggests the potential new housing need figures could increase from 577 dwellings per year as currently required to approximately 700 dwellings per year. This is equivalent to approximately 14,000 new homes required in the Watford area in the twenty years between from 2016 to 2036.

6.16.4 As of 31 March 2018, this approach has yet to be confirmed by the Government. The council submitted responses to the consultations highlighting its concerns over the increased housing figures and the way they may be calculated. Clarity of the Government's approach is expected to be provided during the next monitoring period (1 April 2018 – 31 March 2019).

7 Economic Development and Employment

7.1 Employment Data

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

B – Business, encompassing:

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

7.1.2 The data monitors the employment floor area in terms of gains and loss, and the report will provide a net change in floor space in the borough. 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.

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

7.2 BD1: Amount of employment floorspace completed in Watford in the Local Authority and in employment areas

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

7.2.1 Table 7.1 illustrates changes to employment floorspace (gross internal floorspace) completed within the borough during 2017/18.

Table 7-1: BD1 (i): Amount of employment floorspace completed in LA

BD1(i)	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sqm	0	883	1637	1625	1928	3282	3284	**12,639**
Loss sqm	0	247	12473	0	0	251	1135	**14,106**
Net sqm	0	636	-10836	1625	1928	3031	2149	**-1463**

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.

7.2.2 In 2017/2018, 12,639sqm of employment floor space was gained, while there was an overall loss of 14,105sqm. This equates to an overall loss of 1,466sqm. In particular office space (B1a) reduced significantly (10,836sqm net change). This brings the total employment floorspace loss since 2006 to approximately 85,000sqm.

Table 7-2 BD1 (ii) Amount of additional employment floorspace completed in employment areas

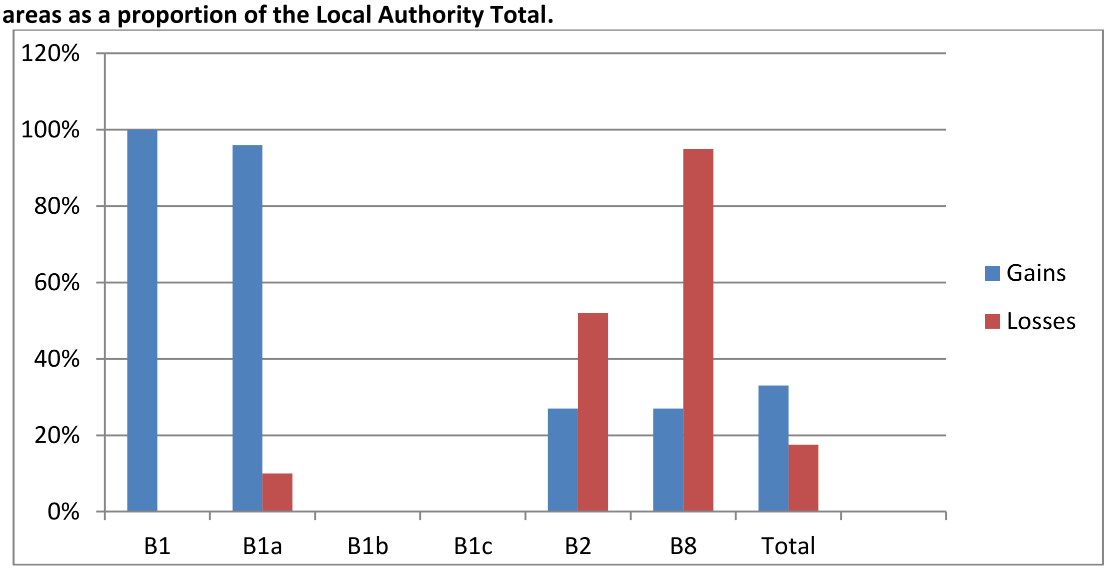
BD1(i)	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sqm	0	883	1572	0	0	883	884	**4222**
Loss sqm	0	0	1260	0	0	130	1075	**2465**
Net sqm	0	883	312	0	0	753	-191	**1757**

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.

7.2.3 Overall, there was 4,222 sqm employment floorspace gains in the designated employment areas, with a loss in these areas of 2,465sqm. This represents a net gain of 1,757sqm. The only loss in employment floor space in employment areas was in the B8 use class (191sqm was lost).

7.2.4 Figure 7.1 notes the proportion of employment space gained/ lost in the employment areas. 96% of all b1a office space gained was achieved in employment areas, while 90% of all office space loss occurred outside of employment areas.

Figure 7.1 BD1 (ii): Percentage gain/ loss of employment floor space which occurred in employment areas as a proportion of the Local Authority Total.



Data Source: Planning Policy, WBC and HCC via CDPSmart monitoring system
N.B. Any negative value is a net loss

7.2.5 Overall employment areas saw more gains than losses as compared to the overall local authority area. For example only 17% of all employment land losses occurred in employment areas. This indicates that employment designations do see net gains in employment floor space.

7.3 BD2 Total amount of employment floorspace on PDL

7.3.1 Previously developed land (PDL) may be commonly referred to as brownfield land for the purposes of Watford. The data implies that the vast majority of gains in employment floorspace happened on PDL.

7.3.2 Although, there was uncertainty over the definition of one of the applications for a gain of 1,839 sqm at Caxton Way, this can be identified as PDL. Accordingly, 100% of employment development within Watford took place on previously developed land, exceeding the Core Strategy target of 90%. Since 2006/07 no Greenfield land was used for employment development.

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

7.4.1 Outstanding planning permissions and prior approvals which have not yet been implemented should result in a net gain in employment use classes of 89,100 sqm. This is a significant amount of committed employment floorspace.

Table 7-3: BD3: Employment floorspace available in Watford - with planning permission, not yet implemented

BD3	B0	B1	B1a	B1b	B1c	B2	B8	Total
Proposed gross gain sqm	0	74000	44600	0	0	500	6000	**125100**
Proposed gross loss sqm	0	5400	10500	0	900	1200	18000	**36000**
Total	0	68600	34100	0	-900	-700	-12000	**89100**

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 2014/15 in Appendix 8. This does not necessarily equate to floorspace sqm, which can be over a number of floors.

7.5 BD4 Total amount of floorspace for 'town centre uses'

7.5.1 '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 town centre boundary as per the Watford District Plan 2000.

7.5.2 There were very little town centres uses floorspace created in the town centre in 2017/18. As a percentage of the local authority area, the town centre only provided 14.3% of the total completed floorspace uses (A2, B1a, D1) in the past financial Year. There have been losses of 1,049 sqm of office space in the town centre, which was the largest individual use class loss.

Table 7-4: BD4: Total amount of completed retail, financial and professional services, and office and leisure development: within the local authority area (LA) and town centres (TC)

BD4 – total gain in LA	A1	A2	B1a	D2	Totals
Gross gain sqm	2480	65	1637	1918	**6100**
Gross loss sqm	6533	0	12473	469	**956**
Net change	-4053	65	-10836	1449	**5144**
BD4 – gain in TC	**A1**	**A2**	**B1a**	**D2**	**Totals**
Gross gain in TC sqm	484	0	0	394	**878**
Gross loss in TC sqm	137	0	1059	100	**1296**
Net change in TC	347	0	-1059	294	**-418**
% gain in TC as % of gross gain to LA	**20%**	**0%**	**0%**	**20.5%**	**14.3%**

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

7.6 BD5: Total jobs recorded

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

7.6.2 Progress against the target is monitored by using the East of England Forecasting Model (EEFM)[3]. The latest data from the EEFM was updated on the 26/09/2018. This suggested that the total employment jobs are **76,800**[4], an increase of **15,500** jobs since 2006. The data implies a total job growth to **83,200** [21,900 additional jobs] in 2031 from a baseline year of 2006.

7.7 BD6: Job Density and Active Enterprises

7.7.1 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. 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. Using the EEFM figures Watford has a current job density of 1.21. Watford's jobs density was approximately 1.13 in 2007.

Please note that previous AMRs used the job density figure from the ONS. However, this is based on a 99,000 total job figure Watford (density of 1.58), which is considered an overestimation. Accordingly, by using the total working age population in Watford and the total employment jobs from the EEFM, it is possible to calculate job density as 1.21.

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

[3] As a reference, ONS data in 2017 indicates that there are 99,000 jobs. Previous AMRs in Watford had reservations regarding this figure and accordingly is not used in this AMR. It is mentioned here as a record.
[4] Please note that 75% of jobs in the Employment Activities Sector have been subtracted the total jobs figure from the EEFM. 75% of these jobs are estimated to be outside Watford.

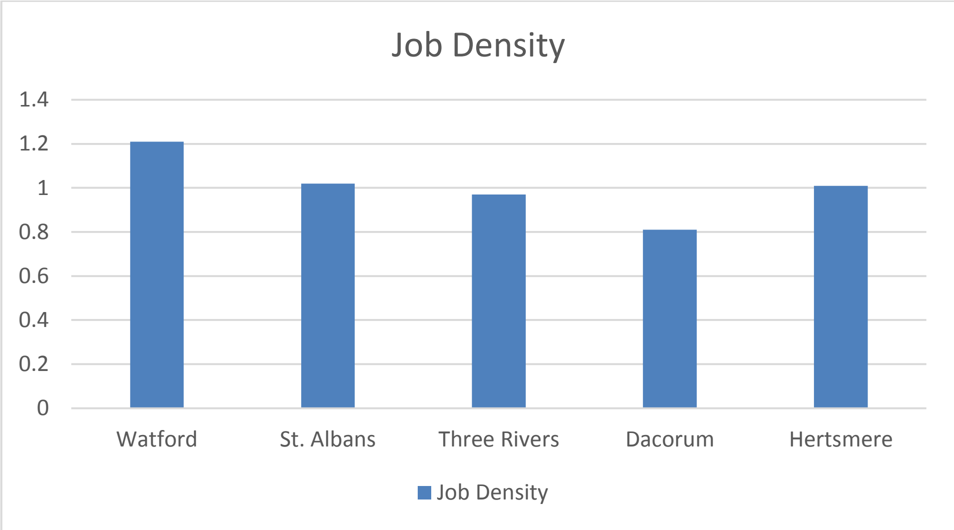


Figure 7-2: BD6: Jobs density in 2018 in South West Herts representing the ratio of total jobs to working-age population (includes males and females aged 16-64)[5]

7.7.3 **Please note** that previous years gave a breakdown in the number of part time and full time jobs. Again this was based on a 99,000 jobs figure for Watford which is considered an overestimation. The EEFM does not breakdown jobs by part time and full time and therefore is not provided in this year's AMR. As a reference the ONS figures can be accessed here.

7.7.4 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.

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
3,705	3,785	3,860	4,010	3,945	4,035	4,390	4,705	5.115	5,450	5,670

Table 7.5: BD7: Count of active enterprises in Watford
Source:https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/businessdemographyreferencetable

7.7.5 The count of active enterprises in Watford shows a mostly increasing trend, despite a slight drop in 2011. There are currently 5,670 active enterprises, This equates to 900 active enterprises per 10,000 working age population (mid-2017), 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).

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

7.8 BD7: Percentage of Employee Jobs by Industry Groups

7.8.1 The largest industrial group in Watford is professional services industries, representing approximately 20.1% of all jobs. Retail accounts for 9.8% and health care account for 8.2%. The following table gives the full breakdown.

Table 7.6 Employment by sector in Watford

Sector	Number of jobs (000s)
Agriculture	0.0
Mining & quarrying	0.0
Manufacturing - food	0.1
Manufacturing - general	0.9
Manufacturing - chemicals only	0.4
Manufacturing - pharmaceuticals	0.0
Manufacturing - metals	0.2
Manufacturing - transport equipment	0.2
Manufacturing - electronics	0.4
Utilities	0.2
Waste & remediation	0.2
Construction	3.1
Wholesale	3.6
Retail	9.8
Land transport	2.0
Water & air transport	0.0
Accommodation & food services	3.6
Publishing & broadcasting	2.1
Telecoms	0.5
Computer related activity	2.7
Finance	1.5
Real estate	0.9
Professional services	20.3
Research & development	0.0
Business services	3.1
Employment activities*	18.1
Public administration	1.2
Education	3.4
Health & care	8.2
Arts & entertainment	1.3
Other services	2.4
Total**	90.4
Adjusted Total	**76.8**

*Please note that 75% of employment activities jobs are not in Watford. Accordingly there are 4500 jobs in this sector, not 18100

** Use the adjusted total which accounts for the employment activities correction

7.9 BD8 GCSE results

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

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

7.9.3 Hertfordshire had 12,373 pupils enrolled with an average attainment score of 51.4 which is the second best in the region, after Southend on Sea. Hertfordshire also had the second highest percentage of pupils who achieved a 9-5 pass standing at 52.9%.

	Number of pupils at the end of key stage 4	Average attainment 8 score per pupil	Percentage of pupils entered for components	Percentage of pupils who achieved a 9-5 pass	Percentage of pupils who achieved a 9-5 pass
Bedford	1,832	45.7	97.8	40.1	62.3
Cambridgeshire	5,489	47.9	96.8	46.0	66.1
Central Bedfordshire	2,580	45.0	96.4	41.3	64.1
Essex	14,045	45.9	97.2	40.7	63.3
Hertfordshire	**12,372**	**51.4**	**97.9**	**52.9**	**73.1**
Luton	2,564	43.2	97.1	35.8	56.4
Norfolk	7,490	44.9	97.5	39.3	62.0
Peterborough	2,306	41.9	95.7	35.3	55.4
Southend-on-Sea	2,019	51.9	95.9	55.1	71.5
Suffolk	6,776	45.4	97.2	41.1	63.8
Thurrock	1,634	42.7	96.9	38.6	60.0
East	**59,107**	**46.8**	**97.2**	**43.6**	**65.1**

Table 7.7 Hertfordshire GCSE Equivalent

7.10 BD9: Qualifications of Working Age Population

7.10.1 There has been a mostly increasing trend in Watford over recent years in qualifications held although there have been a decrease in the past year in those with NVQ4 and NVQ3 and above qualifications. The numbers of no qualifications stands at 9.6 while the NVQ1 and Above 87.7. See table 7.8 for full breakdown.

	NVQ4 and Above	NVQ3 and Above	NVQ2 and Above	NVQ1 and Above	Other Qualifications	No Qualifications
Jan – Dec 2007	31.7	53.4	68.8	79.1	#	9.7
Jan – Dec 2008	25.9	44.9	58.7	70.5	#	11.9
Jan – Dec 2009	29.7	49.6	66.0	77.7	#	6.8
Jan – Dec 2010	31.5	48.1	66.9	76.7	#	8.1
Jan – Dec 2011	35.8	50.4	71.9	85.2	#	8.4
Jan – Dec 2012	43.7	63.5	81	93	#	
Jan – Dec 2013	48.1	59.7	77.4	88.3	#	

Jan – Dec 2014	42.3	61.1	75.9	88.6	#	
Jan – Dec 2015	43.4	63.7	79.3	88.8	#	
Jan – Dec 2016	44.4	57.4	76.7	83.5	#	10
Jan – Dec 2017	42.1	53.4	79.1	87.7	#	9.6

Table 7-8: Qualifications of working age resident population (age 16-64)
https://www.nomisweb.co.uk/reports/lmp/la/1946157230/report.aspx?town=watford#tabquals
Definitions of qualification levels:
NVQ4 and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent
NVQ3 and above: e.g. 2 or more ‘a’ levels, advanced GNVQ, NVQ3 or equivalent
NVQ2 and above: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ2 or equivalent
NVQ1 and above: e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ1 or equivalent
Other Qualifications: includes foreign qualifications and some professional qualifications
No qualifications: no formal qualifications held (the sample size for Watford is too small to be considered reliable)

8 Sustainable Development

8.1 S1: Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds

8.1.1 The Council seeks to determine planning application based on the guidance of the EA and the NPPF 2018. 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.

8.1.2 During the period 2017/2018, the EA submitted 3 comments on planning applications in Watford, none of which were an Objection.

8.2 S2: Average household water use (litres per head per day)

8.2.1 No new data is evident on Water Consumption. The most recent data for Water Consumption relates to the year 2014/15. Based on EA data, household water use in England was 139 l/h/d average per capita consumption (PPC). While **Watford's water used is estimated to be 143.4 l/h/d**.

8.2.2 As a comparison, Hertfordshire's Quality of Life Report does states that, for Affinity Water's Central region, the unmeasured per capita consumption UPCC have seen a slight increase between 2015 and 2016 of 0.8%. The unmeasured PCC for 2016 is 166.71 l/h/d, while the measured PCC has increased by 3.5% with the reported value being 136.61 l/h/d in 2016, up from 131.96 l/h/d in 2015[6].

Table 8.2: 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
Watford	175.2	174.5	170.5	166.3	166.7	155.2	N/A	143.4
Herts	173.3	163.4	165.9	163.2	160.5	148.0	148.0	148.3
England & Wales	149.0	145.6	146.0	146.6	144.7	142.0	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.

[6] http://atlas.hertslis.org/profiles/profile?profileId=980&geoTypeId=16&geoIds=E10000015#

8.3 S3: Renewable Energy

8.3.1 Monitoring of renewable energy developments is problematic. 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. Once the new local plan is adopted a new monitoring requirement will be considered.

8.4 S4: Per capita Carbon Dioxide (CO2) emissions

8.4.1 Since 2015, 370 OF 391 local authorities have seen decreases in carbon emissions. The East of England has a CO_2 per capita emissions rate of 5.4 kt CO_2 while London has a 3.6 kt CO_2 rate per capita.

8.4.2 Table 8.2 on page 43 details Watford's situation. The current 3.8 kt CO_2 per capita emission rate is more akin to London rather than the 5.4 kt CO_2 rate for the east of England generally. This is likely due to the relatively high population density of the borough. Watford's rate has reduced consistently since 2005, with a year on year drop of 7.2% since 2015. There has been a consistent drop in emissions per capita over the past 10 years.

8.4.3 Both industrial and domestic electricity emissions have dropped in Watford between 2015 and 2016. However, transport emissions have increased this past year. It is important to bear in mind that local authorities have relatively little influence over some types of emissions but within the dataset, a subset is published which represents carbon dioxide emissions within the scope of local authorities. The table below details this subset.

8.4.4 The Council has an adopted Climate Change Strategy and an update to this strategy will be consider to reflect new potential policies in the local plan.

Year	A. Industry and Commercial Electricity	B. Industry and Commercial Gas	C. Large Industrial Installations	D. Industrial and Commercial Other Fuels	E. Agriculture	**Industry and Commercial Total**	F. Domestic Electricity	G. Domestic Gas	H. Domestic 'Other Fuels'	**Domestic Total**	I. Road Transport (A roads)	K. Road Transport (Minor roads)	M. Transport Other	**Transport Total**	**Grand Total**	Population ('000s, mid-year estimate)	Per Capita Emissions (t)
2005	167.3	38.6	-	15.7	0.1	**221.6**	82.7	115.6	1.6	**200.0**	60.7	41.9	0.6	**103.2**	**524.8**	82.1	6.4
2006	173.6	34.5	-	15.1	0.1	**223.2**	88.9	109.9	1.5	**200.4**	60.1	45.6	0.6	**106.3**	**529.9**	82.1	6.5
2007	170.3	33.6	-	15.2	0.1	**219.2**	88.1	104.2	1.4	**193.8**	57.2	47.1	0.6	**104.8**	**517.8**	82.9	6.2
2008	189.4	32.4	-	13.0	0.1	**234.9**	84.3	108.2	1.5	**194.0**	54.3	43.0	0.6	**98.0**	**526.9**	84.8	6.2
2009	175.5	29.1	-	10.7	0.1	**215.4**	76.1	99.0	1.1	**176.3**	50.8	41.5	0.5	**92.9**	**484.6**	86.5	5.6
2010	182.0	37.4	-	10.8	0.1	**230.3**	79.3	108.6	1.2	**189.1**	50.2	40.7	0.5	**91.4**	**510.8**	88.6	5.8
2011	153.3	28.5	-	9.6	0.1	**191.6**	75.4	89.8	1.2	**166.4**	49.7	39.6	0.5	**89.8**	**447.7**	90.7	4.9
2012	185.5	34.2	-	9.9	0.1	**229.6**	80.6	98.7	1.2	**180.5**	49.6	38.7	0.5	**88.8**	**498.9**	91.9	5.4
2013	174.6	34.8	-	8.1	0.1	**217.6**	74.4	102.6	1.3	**178.2**	48.7	38.5	0.5	**87.7**	**483.5**	93.9	5.1
2014	135.4	23.5	-	8.8	0.1	**167.8**	61.1	84.2	1.3	**146.6**	48.0	39.6	0.5	**88.1**	**402.5**	95.6	4.2
2015	123.4	32.4	-	10.1	0.1	**166.0**	52.7	90.7	1.4	**144.8**	48.0	39.1	0.5	**87.7**	**398.5**	96.3	4.1
2016	97.1	31.4	-	9.4	0.1	**138.0**	43.0	92.9	1.3	**137.3**	49.5	40.1	0.5	**90.1**	**365.4**	96.6	3.8

Table 8.2 S4 Local Authority CO2 emissions estimates 2005-2016 (kt CO2) - Subset dataset

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

8.5 S5 Air Quality Management Areas and Air Quality monitoring

8.5.1 The council monitors air quality at several locations across the borough. There are now 4 Air Quality Management Areas across the Borough. These are:

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

8.5.2 The Council has also created an Air Quality Action Plan, as well as a summary leaflet can be accessed on our website www.watford.gov.uk/airquality. The annual air quality status report updates air quality monitoring data. It is available online on the following email address and summary is provided here.

https://www.watford.gov.uk/info/20010/your_environment/196/local_air_quality/1

8.5.3 The main pollutants of interest in Watford continue to be NO_2 and PM_{10} particulates, which are mainly associated with road traffic. There were 19 monitoring sites in 2016. Some points are noted here:

- Monitoring along Lower High Street has shown increases in NO_2 concentrations
- There were no exceedances of the NO_2 hourly mean objective of 200 µg/m3 at the Watford Town Hall site in 2016.
- There are fairly constant averages in recent years and is blow the objective concentration.
- In AQMA1 and AQMA5 there are no predicted exceedances of 40 µg/m3 annual mean objectives
- In AQMA2 there may be exceedances of NO_2 in 50 residential properties not within the AQMA boundary, while in AQMA 2 most of the exceedances were within the AQMA3A boundary but some properties were not.
- In terms of PM_{10}, the annual average has remained fairly constant in recent years and is well below the objective concentration. In addition, there were no exceedances of the hourly mean objective in the period 2010 to 2016. There was one exceedance in 2016 which was well below the permitted 35 days.

8.6 S6 Noise complaints per 1,000 population

8.6.1 Noise complaints are calculated per 1,000 population. There has been a fairly consistent reducing trend up to 2013/2014. In 2010/11, there were 1,084 noise complaints equivalent to 12.6 per 1,000 population and in 2017/18, this has fallen to 737 noise complaints equivalent to 7.6 per 1,000 population. This is broadly similar to past years with little change since 2013/14.

Table 8.3: S6 Noise complaints

Watford	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Total noise complaints	1084	874	756	716	714	724	736	737
Number of complaints per 1,000 population	12.6	9.6	8.2	7.6	7.5	7.5	7.6	7.6

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. 96675

9.0 Green Infrastructure

9.1 GI: Change in areas of biodiversity importance

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

9.1.2 The closet SSSI is Whippendell Wood (Important as Ancient Woodland)[7] as well as Croxley Common Moor and Bricket Wood. Herts Environmental Records Centre last updated the boundaries of around 120 Local Wildlife Sites across the county in 2015. Five of the wildlife sites in Watford are also designated Local Nature Reserve:

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

9.1.3. Data currently exists up until 2016. However, it is understood that no changes have occurred in the extent of the Local Nature Reserves in Watford in 2017/18. The Council will seek more up to data in forthcoming AMRs.

	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
LNRs	5	94.67	5	94.67	5	94.67	5	94.67	5	94.67	5	94.67	5	94.67	No change
Wildlife sites	34	260.17	34	260.51	33	256.05	27	247.8	27	247.2	27	246.93	27	246.93	No change
SSSIs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A
RIGS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A

Table 9.1: G1: Change in areas of biodiversity importance in Watford
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.

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

9.2 G2 Change in the Amount of open space managed to Green Flag Award Status.

7

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Alban Woods	3.3	3.8	N/A	N/A	N/A	N/A	N/A	N/A	3.8	N/A
Lairage Land	5.3	4.4	N/A	N/A	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	N/A	N/A
Cassiobury Park	75.8	74.9	74.9	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	N/A	N/A
Cheslyn Gardens	1.1	1.1	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	21.6	N/A
Goodwood Recreation Ground	3.8	3.7	N/A	N/A	N/A	N/A	N/A	N/A	3.7	3.7
St. Mary's Churchyard	0.4	0.4	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	14.0	14.0
Callowland Rec.	N/A	N/A	N/A	N/A	N/A	N/A	3.7	3.7	3.7	3.7
Waterfields Recreation Ground	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.3	2.3	2.3
Paddock Road Allotments	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.48	5.48
North Watford Cemetery	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12.6	12.6
North Watford Playing Fields	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3.5	3.5	3.5
Total	**123.5**	**121.5**	**98.0**	**98.0**	**98.0**	**112.0**	**115.7**	**121.5**	**147**	**12.7**

Table 9.2: G3: Amount (hectares) of eligible open spaces managed to Green Flag award standard
Data Source: Environmental Services/Planning Policy, WBC. Figures have been rounded to one decimal point.
N.B. See 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.

9.2.1 Our target to maintain the amount of open space managed to Green Flag Award[8] standard has been exceeded again in 2017, with the further addition of Paddock Road

[8] 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.

Allotments, Goodwood Recreation Ground and North Watford Cemetery, joining eight other parks in gaining a Green Flag award. Gaining additional Green Flags for Watford was one of the aims of the action plan in 'A Green Spaces Strategy for Watford 2013-2023' adopted in November 2013.

9.2.2 Watford now has eleven award winning parks, with Green Flags awarded in 2017. This brings the amount of open space managed to Green flag Award standard to 147 hectares, increasing from 39% to 47% of Watford's total open space managed (311.3 hectares) as at 31 October 2017. See table 9.2 for full list of parks. In addition, Cassiobury Park was named in the top 10 parks out of over 1,600 in the 2017 'Keep Britain Tidy People's Choice awards. This builds on the previous achievements noted in last years AMR.

9.2.3 Further improvements are planned to Oxhey Park with a £3.8 million investment in a new café, sport and recreation facilities, including a skate park, BMX pumptrack and new play facilities. Other parks earmarked for improvement will include a £350,000 programme of refurbishment of Garston Park to Green Flag standards. This follows on from an £1.4 million investment in 2 adventure play grounds at Harwoods and Harebreaks Recreation Grounds. A green flag application will be submitted for Harwoods in 2018.

9.3 GI3 Change in total open space managed by WBC

9.3.1. The importance of open space in Watford's urban environment is recognised and protected by Core Strategy Policy GI1: Green Infrastructure and GI2: Green Belt, 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.

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

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

Table 9-3: G4: Change in total hectares of open space managed by WBC

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.

9.4 GI4: Maintain the general extent of the Green Belt

9.4.1 Policy GI2 of the Core Strategy 2013, sets out the broad approach of retaining the existing Green Belt boundary. However, Greenbelt will only be undesignated via the plan making process and a greenbelt review. No new plan was adopted this last year. Watford's greenbelt designation is approximately 407ha equates to 19% of Watford's total area.

10 Urban Design and Conservation

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

10.1 UDC1: Design Guides

10.1.1 There is a range of design guides produced at local, county and national level which are available on the council's website. There have not been any additions or changes to the design guides in the 2017-18 period.

10.2 UDC2: Housing Quality – Building for Life Assessments

10.2.1 It is Watford Borough Council's aim to improve the quality of new buildings in the borough, 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.

10.2.2 The process involves trained officers making assessments following a number of set questions. Due to resource issues it has not been possible to undertake this assessment for schemes completed in the 2017-18 period.

10.3 UDC3: Conservation Character Area Appraisals

10.3.1 Watford's conservation areas include:

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

10.3.2 Conservation area character appraisals were completed for the first nine conservation areas by 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. Revised Appraisals for the Square and Grove Mill Conservation Area, were adopted in January 2017. With MacDonnell Gardens Appraisal being reappraised this past year.

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

10.4 UDC4 Conservation Area Management Plans

10.4.1 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. The review is planned for 2019.

10.4.2 **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. There are now X

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

10.4.4 Nationally listed buildings and structures are included on a register known as the statutory list, drawn up by the Department of Culture, Media and Sport (DCMS) under the Planning (Listed Buildings and Conservation Areas) Act 1990, and assisted by Historic England (HE). Following a national review of listed war memorials by Historic England, the grading for the Peace Memorial by the Town Hall was upgraded to grade II* in June 2016; in recognition of the rarity of the memorial involving a female sculptor and the use of male nudes in such a memorial. No upgrades were noted in 2017 and 2018.

10.5 UDC5: Listed Buildings at Risk Register

10.5.1 The majority of listed buildings are well maintained; however, a small but significant number have been neglected and are under threat. In 2011/12, the council produced a survey of the listed buildings at risk in Watford, which was used as our baseline. This was reviewed in 2011. The following table currently identifies the status of the Buildings at Risk in Watford.

Buildings/Structures identified as being "at risk" from the 2017 BAR report						
Address	**Condition**	**Occupancy**	**Priority category**	**Ownership**	**Conservation area**	**Grade listing**
Gateway and attached lodge walls of approx. 30m northwest of 24 The Gardens.	Poor/Fair	N/A	G	Private	No	II
Little Cassiobury and former stable block to rear, Hempstead Road	Poor	Vacant	D	Hertfordshire County Council	Yes (Civic Core)	II*
63 and 65 High Street	Poor	N/A	B	Commercial	No	II
Frogmore House, High Street	Poor	Vacant	D	Unknown	No	II*
Administration Block at Watford General Hospital, Vicarage Road	Poor	Occupied	C	NHS	No	II

Table 10.1: U4 Buildings/Structures identified as being "at risk" from the 2017 BAR report

Photographs of the Buildings at Risk as recorded on the 2017 Register

Administration Block at Watford General Hospital

Gateway and attached lodge walls approx 30m northwest of 24 The Gardens

Little Cassiobury House

Façade at 63 and 65 High Street

10.5.2 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. This work was completed in March 2017.

10.5.3 The Façade at 63 – 65 the High Street has now been completed as part of the INTU redevelopment while permission has now been approved suitable scheme for restoration of Frogmore House and work is expected to commence in 2019.

10.6 UDC6 Listed Building Demolitions

10.6.1 There have been no new demolitions involving listed buildings or structure in the 2017-18 period. Redevelopment on Clarendon Road saw the demolition of the locally listed structures at 73 and 75 Clarendon Road; the council has worked with landowners to find a suitable use for the One Bell Public House in the town centre which is also locally listed. The council will continue to actively conserve and protect historic buildings in the district.

11 Transport

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

11.1 T1: Accessibility - Percentage of new residential development within 30 minutes public transport time of key services and 400 metres of a bus stop where a frequent bus service operates i.e. where there are 5 or more journeys each way per day Mon-Sat

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

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

Table 11-4: T1: Percentage of new residential development (net completions) within 30 minutes public transport time of services/key activities
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.

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

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

11.2 T2: % Change in Total Vehicle Kilometreage on HCC roads in Watford

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

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

s

Table 11-5: T2: % Change in Total Vehicle Kilometreage on HCC roads in Watford
Source: Hertfordshire's Traffic and Transport Data Reports 2004-2017(latest data 2016/17).
N.B. HCC roads – Hertfordshire County Council controlled roads, which excludes motorway and trunk roads; + denotes an increase and – denotes a decrease in traffic flow levels. No counts on the motorway/trunk road network in Watford or Three Rivers are included in the annual monitoring programme

11.2.2 Previous AMRs have noted increases in population and economic growth in Hertfordshire. If not planned and managed, this can exacerbate road congestion. Watford is currently forecast to have an 18.7% increase in traffic between 2017 and 2031 across all types of roads which compares with a Hertfordshire average of 18.0% increase.

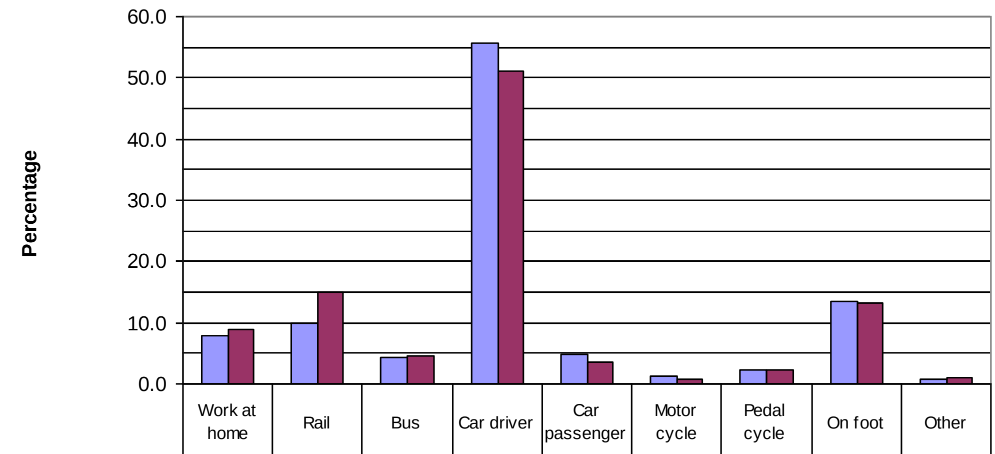
11.3 T3: Travel to Work Mode Shares

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

- Fewer Watford residents in employment travel to work in 2011 by car at 54.6%, than the 60.5% in 2001, a decrease of 5.9% (51% as driver and 3.6% as passenger). Overall in Hertfordshire, the proportion travelling to work by car has decreased by 3.9%, from 64.4% in 2001 to 60.5% in 2011.
- 19.5% of residents in Watford travel to work by public transport in 2011, as opposed to 14.1% in 2001, which is an increase of 5.4% (most of the increase coming from train or underground, rather than bus). The Hertfordshire average for residents travelling to work by public transport is lower at 16.5%, although this has also increased from 13.7% in 2001. However, train use in Hertfordshire is higher than the England average of 9%. 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%).



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

Figure 11.1: T3: 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.

11.3.2 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.

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

11.3.4 Information from the Hertfordshire Traffic and Transport Data Report indicates that cycling has mainly increased 2004, with leaves peaking in 2016. Watford has the highest cycling levels at 2.6%. As expected monthly cycle levels reduce during the coldest months particularly December. Cycling levels fell in 2017 compared to 2016 by 6%, however, these are still higher than pre-2008 levels. In terms of walking, the travel survey noted that walking accounts for 76.6% of all trips under 1 mile

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

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

11.4 T4 Distance travelled to work

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

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

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

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

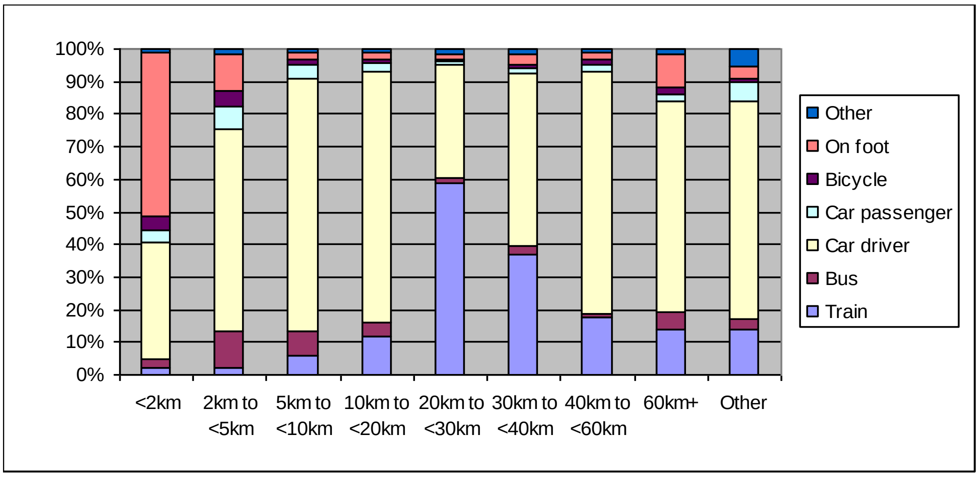


Figure 11-2: T4: Travel to Work Mode Share by distance - Watford
Data source: ONS Crown Copyright. 2011 census table DC7701EWla - Method of travel to work (2001 specification) by distance travelled to work. Chart compiled by WBC, Planning Policy

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

11.4.6 47% (11,676) of those commuting out of Watford travel into the London area; 41% travel to other districts in Hertfordshire, including the local authority where the highest number of Watford residents commute to, which is Three Rivers (3,483, about 14%). Overall in Hertfordshire, 36% of trips to work are outside of Hertfordshire, including 28% into Greater London.

11.4.7 50% of in-commuters to Watford (not including those 14,428 that live and work in Watford) travel from other districts in Hertfordshire – again, the local authority with the highest number of commuters to Watford is Three Rivers, (5,747, about 20%). Around 7,880 people commute into Watford from the London area (27% of the in-commuting total).

11.5 T5: Watford's cycle route usage – average number of cyclists per day

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

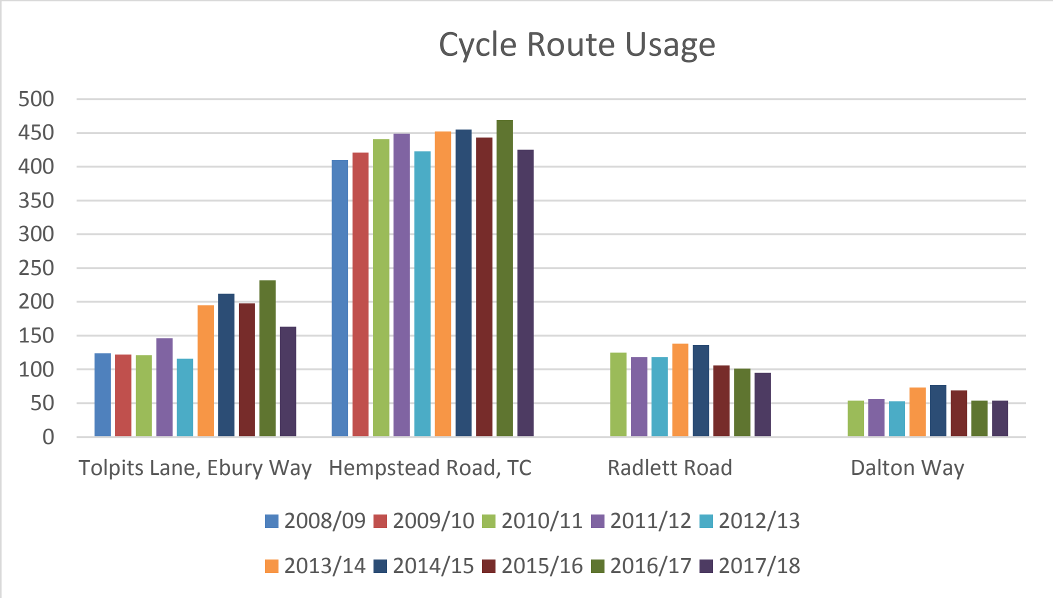


Figure 11-3: T5: Cycle route usage – average number of cyclists per weekday
Data Source: Hertfordshire's Traffic and Transport Data Reports 2008 – 2017.
N.B. Number of cyclists is recorded on weekdays between 6:00-22:00. Data not available pre. 2010/11 on Radlett Road and Dalton Way sites. Chart compiled by WBC, Planning Policy.

11.5.2 Four sites in Watford have been continuously monitored with automatic counters. Over the past year with the exception of Dalton Way which remained constant, all other routes saw a reduction in cyclists. The Ebury Way saw a significant reduction of approximately 30%.

11.6 T6: Annual output for cycle routes in Watford

11.6.1 Cycling as a mode of transport is cheap, healthy and sustainable and Watford Borough Council has been strongly committed to encouraging cycling by developing a safe network of useable routes and improved storage facilities in Watford

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

Table 11-3: T6: Annual output in km for cycle routes in Watford
Source: Watford Borough Council and Hertfordshire County Council

11.6.2 There have been a number of improvements to cycle routes in recent years including Market Street, A412 St Albans Road and Lower High Street. 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. No data was available for 2017/18

12.0 Infrastructure Delivery and Planning Obligations

12.1 Infrastructure Provision

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

12.1.2 The Infrastructure Delivery Plan (IDP), which was updated in 2017, 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. It includes an assessment of existing provision and analysis of future requirements. It is accompanied by infrastructure delivery schedule, which details schemes proposed during the plan period.

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

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

12.1.4 Section 8 deals with green infrastructure, while section 10 deals with transportation. It is also important to note that Section 4 deals with major project/ policy areas which are likely to include some infrastructure provision.

12.2 Community Infrastructure Levy and S106 planning obligations

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

12.2.2 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.

12.2.3 The Watford Community Infrastructure Levy (CIL) Charging Schedule has been implemented by the council since 1 April 2015. Planning applications may therefore be subject to CIL.

12.2.4 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

12.2.5 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. The Council also prepared a Commuted Sums SPD in 2017 to aid the delivery of affordable housing.

12.2.6 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.

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

12.3.1 Watford Borough Council currently negotiates developers' contributions towards site specific infrastructure including affordable housing, open space and children's play space (affordable housing details are provided in the Housing section of this report).

12.3.2 In 2017/18, the amount of Section 106 contributions administered by Watford Borough Council that was used to fund schemes was £687,642.49. The following table details the 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.

Section 106 Funded Schemes	
Goodwood Parade Enhancement Project	£9000
Cassiobury Park Play Area	£152,378.00
Watford Junction Cycle Pk Hub	£26,264.49
Temp Housing Accommodation	£500,000.00
Total	**£687,642.49**

Table 12.1: IN1: Section 106 funded schemes 2017/18
Source: WBC

No CIL monies were allocated to new infrastructure during 2017/18.

12.4 IN2: Section 106 income and CIL income received 2017/18

12.4.1 In 2017/18, the amount of Section 106 receipts in Watford Borough Council that collected was £622,648.91 (excl. Admin)

12.4.2 The amount of CIL receipts during 2017/18, the third year of implementation, was up to £762,986.63 from £433,900 last year.

12.4.3 Further details of CIL receipts and expenditure can be found in the CIL Regulation 62 Monitoring Report 2017/18 published in December 2017 (See Appendix F)

12.4.4 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

APPENDICES

APPENDIX A - Schedule of WDP 2000 Policies post Core Strategy adoption

SE7	Waste, storage, recovery and recycling in new development
SE20	Air quality
SE21	Air quality management areas
SE22	Noise
SE23	Light pollution
SE24	Unstable and contaminated land
SE25	Potentially Hazardous or polluting development
SE26	Watercourses
SE27	Flood prevention
SE28	Groundwater quality
SE36	Replacement trees and hedgerows
SE37	Protection of trees, woodlands and hedgerows
SE39	Tree and hedgerow provision in new development
SE40	Landscape Character Area Assessment
T10	Cycle parking standards
T21	Access and servicing
T22	Car parking standards
T24	Residential development
T26	Car free residential development
H9	Back garden development
H10	Planning agreements for educational and community facilities
H13	Conversions
H14	Conversions – provision of family sized units
H15	Non-residential properties in residential areas
H16	Retention of affordable housing
E1	Employment areas
E2	Employment use outside identified employment areas
E5	Environmental considerations
S5	Non-retail uses in prime retail frontage
S6	Non-retail uses within the Harlequin shopping centre
S7	Secondary retail frontage
S9	Non-retail uses in North Watford shopping centre/local shopping frontages
S11	Use class A3 food and drink
S12	Planning conditions for use class A3 food and drink
L8	Open space provision in housing development
L9	Children's play space
CS3	Loss of community facilities
CS6	Childcare facilities
CS8	Change of use/redevelopment
CS9	Health provision
U15	Buildings of local interest
U17	Setting of conservation areas
U18	Design in conservation areas
U19	Small-scale development in conservation areas
U20	Demolition in conservation areas
U24	Shopfronts
U25	Advertisement and signs

APPENDIX B – Employment Data 2006/07 – 2017/18

Theme – Business Develop ment	**Indicator by Use Class**		**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**Total 2006/07 to 2017/18**
'B' Use Class completi ons	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	Sqm	sqm	**Total 2006/07 to 2017/18**
	B0	Gross	2042	4021	0	0	0	0	0	0	0	0	0	0	**6063**
		Net	-420	3898	-3400	-468	0	0	0	0	0	0	0	0	**-390**
	B1	Gross	680	198	0	186	51	3320	316	324	0	0	550	883	**6508**
		Net	-1755	198	-648	-260	-281	2924	-3016	324	-38	-1060	550	636	**-2426**
	B1a	Gross	813	428	1398	1034	1408	2400	490	460	596	2126	251	1637	**13041**
		Net	-758	-9185	-599	663	-582	887	-991	-5783	-9680	-7286	-2936	-10836	**-47086**
	B1b	Gross	0	0	0	0	0	180	0	0	0	297	0	1625	**2,102**
		Net	0	0	0	0	0	180	0	0	0	297	0	0	**477**
	B1c	Gross	0	0	222	120	324	2302	0	1825	0	64	421	1928	**7,206**
		Net	-125	0	-405	-192	324	-880	-1579	-907	-439	-1608	-674	0	**-5137**
	B2	Gross	289	2065	0	446	671	0	3460	0	0	1023	1359	3282	**12595**
		Net	-700	-8000	0	446	321	-11882	3460	-1168	-823	-282	-130	250	**-18508**
	B8	Gross	880	0	1126	2366	216	10470	1155	2095	715	881	421	3284	**23609**
		Net	-838	-3255	616	1007	-1302	7389	-423	-18627	360	-623	-3744	2149	**-17291**
	Tot als	**Gross**	**4704**	**6712**	**2746**	**4152**	**2670**	**18672**	**5421**	**4704**	**1311**	**4391**	3002	12639	**71124**
		Net	**-4596**	**-16344**	**-4436**	**1196**	**-1520**	**-1382**	**-2549**	**-26161**	**-10620**	**-10562**	-6934	-1466	**-85374**

APPENDIX B – Employment Data 2006/07 – 2017/18

'B' Use Class completions	Sq m of completed employment floorspace within employment areas		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	**Total 2006/07 to 2017/18**
	B0	Gross	2042	4021	0	0	0	0	0	0	0	0	0	0	**6063**
		Net	-420	3898	0	-468	0	0	0	0	0	0	0	0	**3010**
	B1	Gross	0	76	0	186	0	0	0	324	0	0	0	883	**1469**
		Net	-520	76	-592	186	-210	0	-3332	324	-38	-170	0	883	**-3393**
	B1a	Gross	515	0	130	284	702	1002	402	98	0	2075	182	1572	**6962**
		Net	515	-4040	130	284	627	235	-241	-2504	-8366	-2822	-1784	312	**-17654**
	B1b	Gross	0	0	0	0	0	0	0	0	0	297	0	0	**297**
		Net	0	0	0	0	0	0	0	0	0	297	0	0	**297**
	B1c	Gross	0	0	222	0	309	2302	0	1671	0	0	421	0	**4926**
		Net	0	0	178	0	309	-880	-1154	-919	0	-1617	-674	0	**-4757**
	B2	Gross	289	1397	0	0	320	0	3332	0	0	960	1359	883	**8,540**
		Net	289	1397	0	0	-30	-8071	3332	-1168	-823	-91	1359	753	**-3053**
	B8	Gross	880	0	543	2266	216	9974	1094	2095	80	881	421	884	**19334**
		Net	880	-1397	543	1128	-469	6893	-434	-13334	40	-5	-3364	-191	**-9710**
	Totals	**Gross**	**3726**	**5494**	**895**	**2736**	**1547**	**13278**	**4828**	**4188**	**80**	**4213**	**2383**	**4222**	**47590**
		Net	**744**	**-66**	**259**	**1130**	**227**	**-1823**	**-1829**	**-17601**	**-9187**	**-4408**	**-4463**	**1757**	**-35260**

APPENDIX B – Employment Data 2006/07 – 2017/18

'B' Use Class completions	Total gross gain - amount and % of completed employment floorspace on PDL in LA		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	**Sq m**	**sqm**	**Total 2006/07 to 2017/18**
	B0	Gain on PDL	2042	4021	0	0	0	0	0	0	0	0	**0**	**0**	**6063**
		% on PDL	**100%**	**100%**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**n/a**	**n/a**	**100%**
	B1	Gain on PDL	680	198	0	186	51	3320	316	324	0	0	**550**	**883**	**6508**
		% on PDL	**100%**	**100%**	**N/A**	**100%**	**100%**	**100%**	**100%**	**100%**	**N/A**	**N/A**	**100%**	**100%**	**100%**
	B1a	Gain on PDL	813	428	1398	1034	1408	2400	490	460	596	2126	**251**	1637	**13041**
		% on PDL	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
	B1b	Gain on PDL	0	0	0	0	0	180	0	0	0	297	**0**	1928	**7,206**
		% on PDL	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**100%**	**N/A**	**N/A**	**N/A**	**100%**	**N/A**	**n/a**	**100%**
	B1c	Gain on PDL	0	0	222	120	324	2302	0	1825	0	64	**421**	**0**	**5278**
		% on PDL	**N/A**	**N/A**	**100%**	**100%**	**100%**	**100%**	**N/A**	**100%**	**N/A**	**100%**	**100%**	**n/a**	**100%**
	B2	Gain on PDL	289	2065	0	446	671	0	3460	0	0	1023	**1359**	3282	**12595**
		% on PDL	**100%**	**100%**	**N/A**	**100%**	**100%**	**N/A**	**100%**	**N/A**	**N/A**	**100%**	**100%**	**100%**	**100%**
	B8	Gain on PDL	880	0	1126	2366	216	10470	1155	2095	715	881	**421**	3284	**23609**

APPENDIX B – Employment Data 2006/07 – 2017/18

		% on PDL	**100%**	**N/A**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
	Tot	Gain on PDL	**4704**	**6712**	**2746**	**4152**	**2670**	**18672**	**5421**	**4704**	**1311**	**4391**	**3002**	12639	**71124**
		% on PDL	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Employment Land Supply	Sites allocated for employment in WDP 2000.				The Core Strategy (adopted January 2013) allocates Special Policy Areas for major mixed use regeneration schemes: SPA2 Watford Junction, SPA3 Health Campus, and SPA6 Western Gateway. Strategic site locations have been identified by the Core Strategy but specific boundaries will be allocated by the Site Allocations process, including a revised Town Centre boundary in respect of SPA1 Town Centre in the Core Strategy. Business Development data in this report uses the existing town centre boundary as per the Watford District Plan 2000. General updates on the progress of SPA2, SPA3 and SPA6 are provided under Local Indicator LT7 Development progress on major schemes. N.B. Area of land in hectares does not necessarily equate to floorspace sq.m, which can be over a number of floors.										
	N.B.		Between 2006/07 and 2012/13, the data supplied below was the gross gain in hectares of extant planning permissions for employment @ 31 March annually, as required by Core Output Indicator 'Employment Land available for employment use, by type'. This Core Output Indicator is no longer mandatory.										From 2014/15, data is supplied in terms of sq m floorspace for extant planning permissions @ 31 March annually**, gross/net**		
Employment Land Supply	Extant planning permissions granted for employment use @ 31 March annually		Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Sq m	Sq m	Sq m	Sq m	Totals not applicable - data supplied at 31 March annually
	B0	Gross	2.77	1.66	1.66	0.58	0	0	0	0	0	0	0		**N/A**
		Net									0	0	0		N/A
	B1	Gross	0.42	0.03	0.09	0.42	7	6.65	6.02	5.98	2898	12143	11593	74000	**N/A**
		Net									-1207	9098	8548	68600	N/A
	B1a	Gross	0.86	3.07	0.97	1.1	0.76	0.49	0.48	0.12	7019	9441	11809	44600	**N/A**

APPENDIX B – Employment Data 2006/07 – 2017/18

		Net									-10469	-4987	-15046	34100	N/A
	B1b	Gross	0	0	0	0	0	0	0.12	0.12	2139	3402	3467	0	**N/A**
		Net									2139	3402	3467	0	N/A
	B1c	Gross	0.12	0	0.08	0.08	0.57	0.54	0.89	0.27	3677	4819	4982	0	**N/A**
		Net									2027	3224	2232	-900	N/A
	B2	Gross	0.38	0.24	0.59	0.59	1.47	1.13	1.16	1.18	4225	5674	5699	500	**N/A**
		Net									2280	3545	4808	1200	N/A
	B8	Gross	1.11	1.24	1.12	1.16	3.17	1.4	3.11	3.23	13125	8175	8985	6000	**N/A**
		Net									4127	611	-1555	-12000	N/A
	Tot als	**Gross**	**5.66**	**6.24**	**4.51**	**3.93**	**12.97**	**10.21**	**11.78**	**10.9**	**33083**	**43654**	**46535**	**125100**	**N/A**
		Net									**-1103**	**14893**	**2972**	**91000**	N/A
Town Centre Uses	Sq m of completed retail, office and leisure development within TC		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	**Sq m**	**Sq m**	**Total 2006/07 to 2017/18**
	A1	Gross	0	445	0	0	11	0	218	604	645	147	195	484	**2749**
		Net	-663	-323	-609	-884	-216	-109	-133	529	-1004	-7974	-463	347	**-11502**
Town Centre Uses	A2	Gross	0	0	133	145	386	109	307	235	0	0	120	0	**1435**
		Net	-266	0	-91	-315	315	-468	307	93	0	-1123	-48	0	**-1596**
	B1a	Gross	298	0	489	0	0	0	0	155	0	0	37	0	**979**
		Net	-638	0	237	-140	-225	-83	0	-1327	-515	-3590	-93	-1059	**-7433**
	D2	Gross	0	0	0	0	1185	323	0	0	0	0	0	394	**1902**
		Net	0	0	0	0	-300	323	0	0	0	-1438	0	294	**-1120**
	Gross gain in TC as % of gross gain in LA		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq.m	Sq m	
	A1		0%	100%	0%	0%	2%	0%	18%	7%	72%	12%	13%	20%	**N/A**

APPENDIX B – Employment Data 2006/07 – 2017/18

	A2		0%	0%	75%	50%	33%	47%	67%	68%	0%	0%	100%	0%	**N/A**
	B1a		37%	0%	35%	0%	0%	0%	0%	34%	0%	0%	15%	0%	**N/A**
	D2		0%	0%	0%	0%	42%	13%	0%	0%	0%	0%	0%	20.5%	**N/A**
Town Centre Uses	Sq m of completed retail, office and leisure development in LA		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	**Total 2006/07 to 2017/18**
	A1	Gross	777	445	778	184	482	1069	1196	8169	890	1224	1480	2480	**19174**
		Net	114	-120	-266	-1743	-230	349	360	7277	-2301	-8324	-163	-4053	**-8774**
	A2	Gross	0	465	177	288	1164	233	459	345	217	353	120	65	**3886**
		Net	-305	465	-47	-257	918	-393	311	115	-702	-2213	-340	65	**-2383**
	B1a	Gross	813	428	1398	1034	1408	2400	490	460	596	2126	251	1637	**13041**
		Net	-758	-9185	-599	663	-582	887	-991	-5783	-9680	-7286	-2936	-10836	**-47086**
	D2	Gross	240	330	4955	0	2798	2443	463	1374	2863	1273	1045	1918	**19702**
		Net	-1218	210	4955	0	1000	2443	463	-1323	-397	-675	49	1449	**6956**

APPENDIX C: Index of Multiple Deprivation

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

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
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
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

Appendix D. Housing Sites listed in Watford District Plan 2000 – Status @ 31/3/18

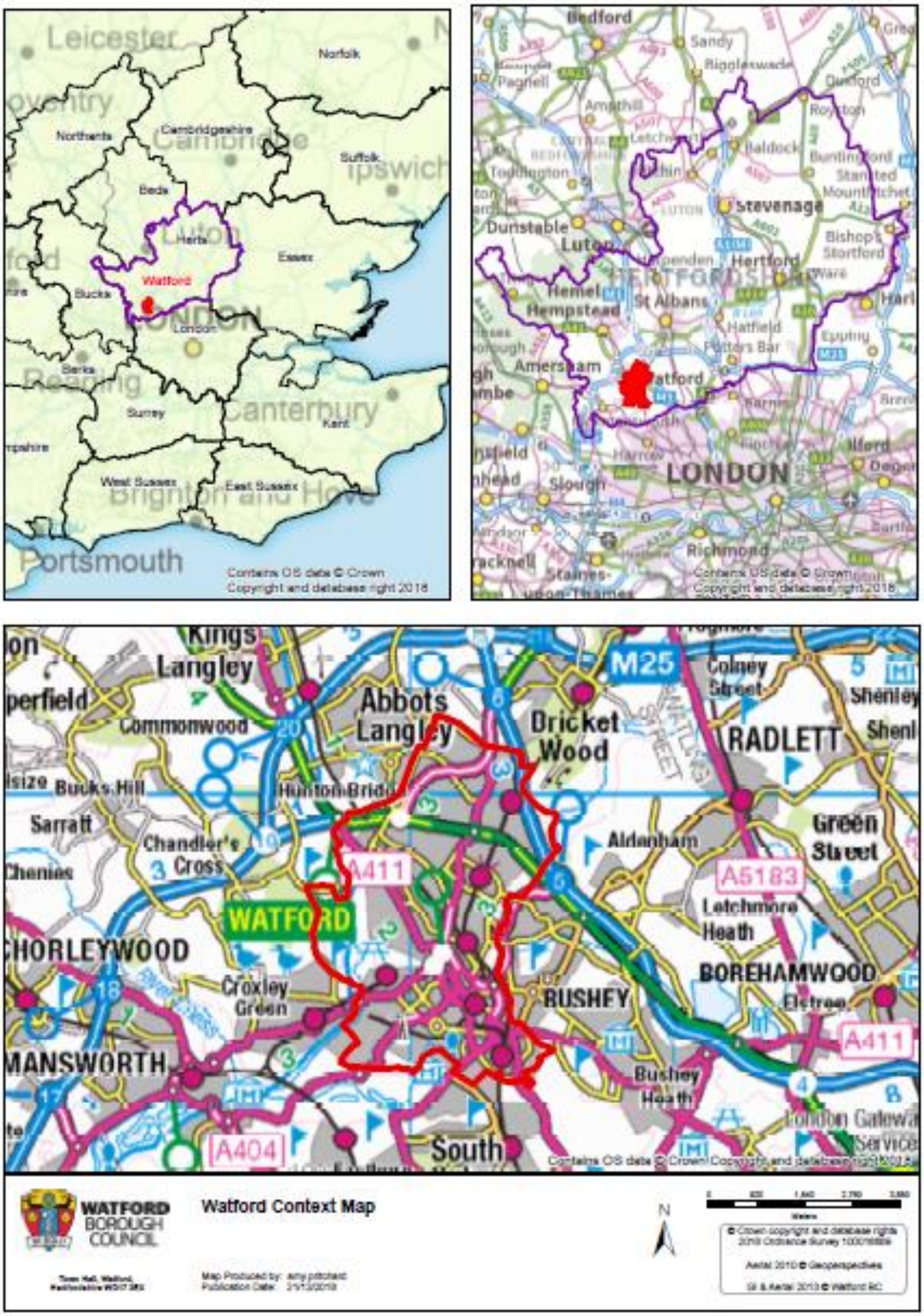
Key	LP	Lapsed permission	UC	Under construction
	P	With planning permission or resolution to grant subject to S106	C	Completed
	WDN	Planning application withdrawn	PB	Planning Brief

WDP 2000	Site Address	Approx. capacity	Actual Units (where known)	2012/13	2013/14	2014/15	2015 /16	2016/17	2017/18	Comment as at 31/03/17 (sites which have not been wholly developed are in bold).	Included in 5 Year Housing Supply
2	Watford Fields Pumping Station	51	59	-	-	-	-	-	-	Completed 2002-03	
3	**1-22 Bromet Close**	**30**		**LP**	**LP**	**LP**	**LP**	**LP**	**LP**	**No recent planning applications received for residential – will be reappraised for suitability as part of the new local plan.**	
5	103-111 Queens Avenue	16	24	-	-	-	-	-	-	Completed 2003-04	
7	111 Langley Road	14	24	-	-	-	-	-	-	Completed 2005-06	
8	R/O 285-289 Sheepcot Lane (previously R/O 277-289)	9	7	-	-	-	-	-	-	Completed 2003-04	
9	201 & adjacent High Street	10	17	-	-	-	-	-	-	Completed 2001-02	
12	**Lady's Close**	**2**		**LP**	**LP**	**LP**	**LP**	**LP**	**LP**	**Lapsed planning permission, no recent applications received – will be reappraised for suitability as part of the new local plan**	

14	Metropolitan Station Approach	210	305	-	-	-	-	-	-	271 completed 05/06 and 34 completed 06/07. (Planning application 01/00320/FUL granted 28.3.03 & 05/00072/FUL granted 5.4.05)	
	Residual Strip of land (by railway) at Met. Station App.	**100**		**-**	**-**	**-**	**-**	**-**	-	**Site encompassing residue H14 will be reappraised for suitability as part of the new local plan**	
15	(part of) Abattoir Site, known as EDF site, Vicarage Road	26	86	-	-	-	-	-	-	Completed 2007-08	
16	Rounton, 28 Nascot Wood Road	19	19	-	P	P	U/C	C	-	Planning application 14/00497/REM for 20 units, 19 net, approved 26/6/14. Eight units completed 2015/16, twelve units completed 2016/17.	
17	59-63 Langley Road & 1 Langwood Gardens	13	22	-	-	-	-	-	-	Planning application 04/00670/OUTM granted 27.9.04 – completed 06-07	
18	North Orbital Road	76		P	U/C	C	-	-	-	Majority of site completed 2004-05. Additional planning permissions 11/00057/FULM approved 31/3/11 for 11 units & completed 2013/14; 11/00388/FUL approved 17/8/11 for 8 units, & 12/00164/FUL approved 3/4/12 for 9 units, both completed 2014/15.	
19	Watford College Annex, Gammons Lane	26	50	-	-	-	-	-	-	Completed 2003-04	
20	790-794 St. Albans Road	7	16	-	-	-	-	-	-	Planning application 04/00549/FULM granted 26.8.04 - completed 06-07	

21	**R/O Red Lion Garage, Vicarage Rd**	**4**		**LP**	**LP**	**LP**	**LP**	**LP**	**LP**	**No recent planning applications received for residential - will be reappraised for suitability as part of the new local plan.**	
24	Cassio College, Langley Road, West Herts Site	135	223	UC	C	-	-	-	-	Planning Brief & 08/01378/FULM approved 9/3/09 for 223 dwellings, completed 2013/14	
25	**Council Depot Site, Wiggenhall Road**	**85**		**-**	**-**	**-**	**-**	**-**	**-**	**Planning application 01/00427/DC withdrawn 26/10/04 – will be reappraised for suitability as part of the new local plan.**	
26	Site bordering Hertsmere and Railway, Blackwell House, adjacent 28 -34 The Larches	38	50	P	U/C	C	-	-	-	Outline permission 09/00905/OUTM for 50 units & reserved matters 11/00707/REM granted 2010/11, completed 2014/15 (forms part of larger development of 180 units - remainder within Hertsmere)	
27	**Rear of 139-143 Rickmansworth Road (25-31 King Georges Ave)**	**21**	**14**	**-**	**-**	**-**	**-**	**-**	**-**	**Planning application 04/01189/FULM granted 21/03/05 and 06/00170/VAR granted 10/8/06 for 14 dwellings - 10 in total completed by 2008/09 – further development will be considered as part of the local plan.**	
28	**Adj. Leveret Close**	**6**		**-**	**-**	**-**	**-**	**-**	**-**	**No recent planning applications received – will be considered for future local plan**	
29	**Site opposite Reeds Orphanage**	**170**		**-**	**-**	**-**	**-**	**-**	**-**	**No recent planning application – will be considered for future local plan.**	
30	112-114 Langley Road	5		-	-	-	-	-	-	Completed 2001-02	

APPENDIX E – Watford Context Map



WATFORD BOROUGH COUNCIL

Community Infrastructure Levy

Regulation 62
Monitoring Report 2017/18

Background

The Community Infrastructure Levy (CIL) is a mechanism to allow local planning authorities to seek to raise funds from new development, in the form of a levy, in order to contribute to the cost of infrastructure projects that are, or will be, needed to support new development.

Watford Borough Council's charging schedule was approved by full council in November 2014 and came into effect on the 1 April 2015. Watford Council is both a CIL charging and CIL collecting authority.

The CIL is intended to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of Section 106 Agreements).
CIL does not fully replace Section 106 Agreements. CIL will only help to bridge the funding gap, but will never completely resolve it. Therefore there is a need to priortise the infrastructure projects, alongside exploring other funding opportunities and approaches to financing which will require partnership working arrangements with infrastructure providers.

Under the CIL Regulations 2010(as amended), Watford Borough Council as the "charging authority" is able to retain 5% of the money received to cover it's administration costs, then 15% or 25% is passed directly onto local Parish/Town Councils as the "neighbourhood portion".

In accordance with the CIL Regulations, the remaining CIL money (minus the administration costs and neighbourhood portion) must then spent on infrastructure projects related to Watford Borough Council's Regulation 123 list. The Regulation 123 list is required by the CIL Regulations and sets out the types of infrastructure Watford Borough Council will spend its infrastructure

Regulation 123 of the CIL Regulations (as amended) restricts the use of planning obligations for infrastructure that will be funded in whole or in part by CIL. This is to ensure there is no duplication between CIL and planning obligation secured through Section 106 agreements in funding the same infrastructure projects.

Table 1- Watford Borough Council's Regulation 123 List

Infrastructure Categories
Highways and Transport Improvements
School Places (Primary and Secondary schools excluding those associated with SPA2 Watford Junction, SPA3 Health Campus and at SPA6 Western Gateway
Youth Facilities
Childcare
Nursery Spaces
Children's Play facilities
Adult Care Services
Health Centre
Provision of new community facilities and improvements to existing facilities.
Libraries
Sports Facilities as identified in the WBC Sport Facilities Strategy and Playing Pitches Strategy
Flood Defences
Green Infrastructure, including tree planting
Open Space provision, excluding onsite provision of local open space for developments of over 10 dwellings in line with polices of the Local Plan
Minerals and Waste
Waste management

To ensure that the levy is open and transparent, Watford is required to prepare a short report on the levy to be published on our website by 31 December each year, for the previous financial year.

Watford Borough Council Regulation 62 CIL Monitoring Summary 1 April 2017 - 31 March 2018

Description	Amount Collected
Total CIL receipts for the reported year	£762,986.63
Total CIL carried over from previous reported year(s)	£564,467.05
Total Expenditure for the reported year	*£21,695.00
The items of infrastructure to which CIL (including land payments) has been applied	None
Amount of CIL expenditure on each item	None
Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	Not Applicable
Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£38,149.33
Administrative expenses expressed as a percentage	5%
The amount of CIL passed to any local council under regulation 59A or 59B	£0
The amount of CIL passed to any person under regulation 59(4)	£0
Total Neighbourhood Fund (‘meaningful proportion’) receipts for the reported year	£113,765.34
Total amount of CIL receipts for the reported year (excluding Neighbourhood Fund)	£649,221.29
Total amount of CIL receipts retained at the end of the reported year	£1,289304.30

***£21,695.00 has been retained by the charging authority in accordance to regulation 61 for administrative expenses. There has been no infrastructure expenditure from CIL receipts.**

For further information about Watford 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

Summary of 2015/16

Total CIL receipts for the reported year	**£160,275.83**
Total Neighbourhood Fund ('meaningful proportion') receipts for the reported year	**£24,041.37**
Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	**£8013.79**

Summary of 2016/17

Total CIL receipts for the reported year	**£433,900.01**
Total Neighbourhood Fund ('meaningful proportion') receipts for the reported year	**£61,836.61**
Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	**£21,695.00**

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