Watford's Monitoring Report 2017

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Note: Please note that every effort has been made to ensure the accuracy of the data. However in the event of any honest errors please bring to the attention of the Planning Policy Team by emailing: strategy@watford.gov.uk

Executive Summary

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

Watford's Monitoring Report 2017 covers the period 1 April 2016 to 31 March 2017. 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.

Planning Policy Delivery

- A new timetable for preparing the Local Plan Part 2 was agreed by the council on 16 March 2016 and came into effect on 1 April 2016. This timetable covers the period from 2016 to 2019 and during this period, it was intended to progress the Local Plan Part 2 to adoption.
- In light of new evidence in relation to the level of future housing need within the borough, it was decided not to submit Local Plan Part 2 for examination, but to immediately begin work on a new Local Plan to look at the needs of Watford up to 2036. Work on the Local Plan Part 2 will feed into the new Local Plan, alongside more up to date evidence.
- A Supplementary Planning Document setting out the expectations for Cycle Parking and Storage in new developments was adopted by Cabinet in July 2017.
- A Supplementary Planning Document – Commuted Sums for Affordable Housing was adopted by Cabinet on 6th November 2017. This sets out the circumstances in which a financial contribution for the provision of affordable housing may be acceptable in lieu of provision on site, and how that contribution will be calculated.

- An amended version of the **Residential Design Guide** was adopted by Watford Borough Council in August 2016 as a Supplementary Planning Document, replacing the previous 2014 version. The amendment was required to bring the internal space standards into line with the nationally described standard issued by Government in March 2015. The changes were consulted on between 15th June and 15th July 2016 and approved on 23rd August 2016.

A family-friendly town centre

- As part of the ongoing Cassiobury Park restoration works, the Cha Café has been refurbished and **Watford's Grade II listed bandstand** has been restored and relocated to Cassiobury Park. This has restored some of the historical character and is now available for arts, music and events in the park.

- Following the demolition of the former **Charter Place** shopping centre, the new 30,000sqm building has been taking shape behind decorated hoardings. The £200 million transformation to create around 16 shops, 10 restaurants, and a nine-screen IMAX cinema and leisure offer is on schedule to open in late 2018.

- Purple Flag is an accreditation process which recognizes excellence in the management of the evening and night time economy in town centres, similar to the Green Flag award for parks. Now led by the BID, Watford is proud to have achieved **Purple Flag status** once again, scoring 'above average' for a number of areas, including safety, car parking and pedestrian routes.

Sustainable neighbourhoods

- **346 houses were completed in 2016-17**. Watford has delivered a total of 4,206 new homes between 2006/07 and 2016/17, an average of 421 per annum. The housing target will be revised as part of the New Local Plan, taking into account up to date evidence.
- 34 homes were delivered under **permitted development rights** during 2016/17. 30 units were a change from office use while 2 each were a change from A1 (retail) and A2 uses. This represents 9.8 % of homes delivered, compared to 46.9% delivered under permitted development rights last year.
- Watford is able to demonstrate a 5 year housing land supply. Taking account of recent permissions gives us a current supply of 5.7 years, not taking into account any over delivery in previous years.

- In 2016-17 there were 76 **affordable dwelling completions,** almost 85% of which were affordable rented with the remainder being intermediate housing (shared ownership). 1192 affordable units have been delivered since 2006/7.

Enhance Watford's regional economic and transportation role

- The **new link road** from Dalton Way to Watford General Hospital opened in November 2016, currently improving access to the hospital but it will also serve the future development associated with the Riverwell (Formerly known as Watford Health Campus). The new road has been named Thomas Sawyer Way in honour of Captain Tom Sawyer, who lived close to the Riverwell scheme and was killed in Afghanistan at the age of 26, whilst serving in the Royal Artillery.

- Construction started in August 2016 on twelve new industrial units which will be known as Trade City Watford on the former carriage shed site at Wiggenhall Road.

Trade City Watford is the **first commercial zone for Riverwell** that will start to deliver jobs and employment premises to attract new businesses to Watford. It will be fully landscaped with a dedicated wildlife area to one side, adjacent to the River Colne. The units are expected to provide an additional 180 jobs for the town and much needed high quality employment space. The Riverwell partners, (the council, West Hertfordshire Hospital NHS Trust and Kier Property) are keen to ensure employment opportunities, including traineeships and apprenticeships, are taken up by local people where possible.

- Watford's Core Strategy seeks a minimum of 7,000 additional jobs in the district between 2006 and 2031. The latest published data from the EEFM, (dated 11 August 2016) with a 2016 baseline, suggest job growth in Watford of 10,100 from 2006 to 2016 and imply **total job growth of 17,100 for the period 2006 to 2031.** It is considered that the redevelopment of Charter Place is generating 500 construction jobs leading to 1,125 new jobs in retail, catering and leisure and that the Watford Health Campus project will create around 1,000 jobs.

- Employment floorspace during 2016/17 saw a gross loss of 9,936m sqm and a gain of 3,002 sqm **resulting in a net loss of 6,935 sq m**. The total amount of net floorspace lost was 83,908 sqm from 2006.

- In terms of overall employment losses, 3187 sqm (32%) was lost from office space, although significant, it is smaller than last year's figure of 9,412 sqm. **More than 30% of the office floorspace lost was under the prior approvals procedure associated with permitted development rights.**

- The job density for Watford was 1.57 in 2016, which is a significant increase from 1.07 in 2006. The CRES identified that there are now approximately 93,000 jobs, 46.7% of which are part time in Watford. Watford has the highest proportion of part time jobs in the Hertfordshire area. There are currently 5,450 active enterprises in Watford, a significant increase from 4765 in 2014.

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

- With the opening of the new link road, Thomas Sawyer Way and construction of the first commercial units, Watford Health Campus is starting to become a reality. This is a major regeneration project to improve the area surrounding Watford Hospital and to provide an opportunity for hospital improvements on the site. Over the next 15-20 years over 750 homes and around 1,000 new jobs will be provided, along with local retail, leisure and play facilities and public open space.

- **In preparing the Local Plan Part 2, the cumulative impact arising from the site allocations including the effects of new housing emerged in terms of demand for school places.** Although Local Plan Part 2 has been discontinued in favour a consolidated new local plan, the council has been actively engaging with

Hertfordshire County Council (HCC) to ensure this demand is met. The sites proposed for primary school expansion/provision in the Local Plan Part 2 first consultation in 2013, were all delivered between September 2014 and June 2015: Lanchester Community Free School, Hempstead Road - an additional two-form entry school; Orchard School - the school has been expanded to a two-form entry primary school; Ascot Road Community Free School - a new two-form entry primary school.

- Estimates of CO_2 emissions from the Department of Energy and Climate Change can be used to track emission trends over time and measure local contributions to climate change. Latest data available shows that UK emissions decreased overall and in 398 out of the 406 local authorities from the previous year. **In Watford, per capita CO_2 emissions reduced from 4.3 to 3.9 and there has been a mostly reducing trend since 2006, in line with policy objectives.** The main drivers of the decrease in UK emissions were a decrease in the use of coal for electricity generation and a reduction in the use of natural gas for space heating. –

- **The total number of noise complaints per 1,000 population is a new indicator** included in our Monitoring Report from 2016. . There has been a fairly consistent reducing trend over the last six years. In 2010/11, there were 1,084 noise complaints equivalent to 12.6 per 1,000 population and in 2016/17, this has fallen to 736 noise complaints equivalent to 7.6 per 1,000 population.

Enhance Watford's environment, green infrastructure and heritage assets

- Waterfields Recreation Ground and North Watford Playing Fields have joined the six existing parks holding a **Green Flag award.** This brings the amount of open space managed to Green flag Award standard to 121.5 hectares, increasing from 37% to 39% of Watford's total open space managed (311.3 hectares) as at 31 March 2016.

- **Watford also won first prize in June 2016 for 'Best Parks Restoration/Development Project' at the Horticulture Week Custodian Awards**, covering the whole of the U.K. This was in respect of the achievements of the Watford Parks Improvement Programme 2013-15. This followed on from Cassiobury Park being named the 10th top park out of over 1500 in the 2015 'Keep Britain Tidy People's Choice awards.

- **River Quality is the second new indicator** being included in our Monitoring Report.. Within the UK, the Water Framework Directive (WFD) sets a target for all rivers to have a 'good' ecological status or potential by 2027. River quality is monitored on a county basis and the 2015 data for Hertfordshire shows a decrease in the number of water bodies at good and poor status and an increase in the number of water bodies at moderate status compared to 2014. When the health of a water body is worse than the target of Good Ecological Status or Good Ecological Potential, we say that it is failing, and the reasons why are investigated.

- Watford Borough Council negotiates developers' contributions towards site specific infrastructure including affordable housing, open space and children's play space. **In**

2016/17, the amount of Section 106 contributions administered by Watford Borough Council that was used to fund schemes was £1,518,828.21 . CIL receipts collected were £433,900.01 for the same year. Major restoration works are ongoing in Cassiobury Park and substantial investment has been made in various schemes including the Colne River Project, new facilities at the Riverside Recreation Ground, and a new refurbished playground in Berry Avenue.

- The council is working proactively with Hertfordshire County Council to find a way of improving the condition of **Little Cassiobury and was awarded grant funding** from Historic England in June 2016 to undertake survey work and develop a Conservation and Management Plan for the building.

During 2016/2017 there have continued to be strong growth pressures on Watford. Our planning policies and supplementary planning documents shape the town in a positive way supporting the delivery of new homes, employment growth and essential infrastructure improvements. Watford remains an attractive place to live, work and invest.

Growing land values and development costs continue to raise viability issues which will need careful management during the plan period to ensure that we attract high quality developments which meet our policy requirements and enhance the town over the coming years. However there have been many national changes to planning and housing legislation in recent years and these will be reflected in the forthcoming New Local Plan.

1. Introduction

Authorities' Monitoring Reports have an important purpose in the ongoing management of planning policy by identifying changing circumstances and providing the context against which to consider the need for any review of the planning policies in place at the time. This Monitoring Report covers the period 1 April 2016 to 31 March 2017. 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.

'The Town and Country Planning (Local Planning) (England) Regulations 2012' set out that Authorities' Monitoring Reports should:

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

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

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

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

This monitoring report includes indicators which measure the effects of planning policies that the indicators can be directly related to: other indicators used in the document provide a wider context on such aspects as the economy and environment.

The AMR is published on the council's website at www.watford.gov.uk

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

Planning Policy Section
Regeneration and Development
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2. Duty to Co-operate

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

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

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

Watford's Local Plan Part 1: Core Strategy was adopted in January 2013. We have been working with neighbouring authorities to prepare evidence to inform a new Local Plan. A Memorandum of Understanding has been prepared to identify the key strategic issues relevant to the Duty.

This joint working has so far included the South West Herts Strategic Housing Market Assessment and the South West Herts Economy Study, both published in 2016, joint work on a Hertfordshire wide Water Cycle Study (being finalised), a Stage 1 Green Belt Review with Three Rivers, a Retail and Leisure Study and Gypsy and Traveller needs assessment are currently underway.

We are working closely with Hertfordshire County Council including on the draft Hertfordshire Local Transport Plan 4 and the draft SW Herts Growth and Transport Plan as well as the emerging Minerals and Waste plans. As part of the transport work we regularly hold joint meetings to progress local transport schemes and have recently extended these to a SW Herts Group. These meetings cover new road and junction improvement schemes, enhancements to the public realm including improvements to assist pedestrians and cyclists, long term landuse and transport planning including transport modelling work and enhancements to public transport.

Over the past year we have engaged with neighbours Dacorum, Hertsmere, Three Rivers and St Albans on their local plan preparation.

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.

Further afield we have met with the Greater London Authority and responded to the Mayors Draft Transport Strategy 2017. However the key matter the Council has been working on with Transport for London is on the Metropolitan Line Extension and the current funding shortfall. This has included discussions with Department for Transport, Department for Communities and Local Government and the Homes and Communities Agency.

3. Local Development Scheme

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

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

3.1. Local Development Scheme

A timetable for preparing the Local Plan Part 2 came into effect on 1 April 2016. This timetable (as below) covers the period from 2016 to 2019 and during this period, we intended to progress the Local Plan Part 2 to adoption. Publication consultation of Local Plan Part 2 Site Allocations and Development Management policies ran from midday on 18 August 2016 for a period of just over six weeks until midday on 3 October 2016. However, on October 2017 Council resolved to switch to preparing a new plan.

In light of this decision a new timetable is being prepared – the former timetable is shown below for information only.

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

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

Compiled by Planning Policy, WBC.

Table 3-2: Local Plan Strategy 2016-36

Title	**Local Plan Strategy 2016-36**
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 2016
Informal consultation	December 2017 and July 2018
Publication (for consultation)	December 2018
Submission	July 2019
Examination	August 2019 – December 2019
Adoption	February 2020

Compiled by Planning Policy, WBC.

3.2. Evidence Base

A comprehensive evidence base was published on our website www.watford.gov.uk to accompany the Local Plan Core Strategy. Additional evidence has been published as appropriate at each consultation stage of the Local Plan Part 2, and has been made available through the Local Plan consultation portal https://watford.jdi-consult.net/localplan . Additional evidence is now being prepared to inform the new Local Plan.

3.3. Risks

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

4. Contextual Characteristics of Watford

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

The Borough has excellent transport links with mainline rail connections to London, , the Midlands and the North; Metropolitan tube line connections to London, its north-west suburbs and the rural Chilterns; community rail connections to St Albans, coach services to Heathrow airport, bus services to Luton airport and convenient road connections via the M1, M25 and A41.

A long established urban centre, with a market charter dating to the 12th century, Watford expanded rapidly from its linear layout along the historic High Street during the nineteenth century with the coming of the railway line. Much of the character of the area is formed by the streets of terraced Victorian housing, which were followed by an extensive variety of planned housing estates during the twentieth century. These estates, along with their associated employment areas, reflect the styles of design that predominated at the time of their construction, with the resulting diversity of urban character visible across the Borough.

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

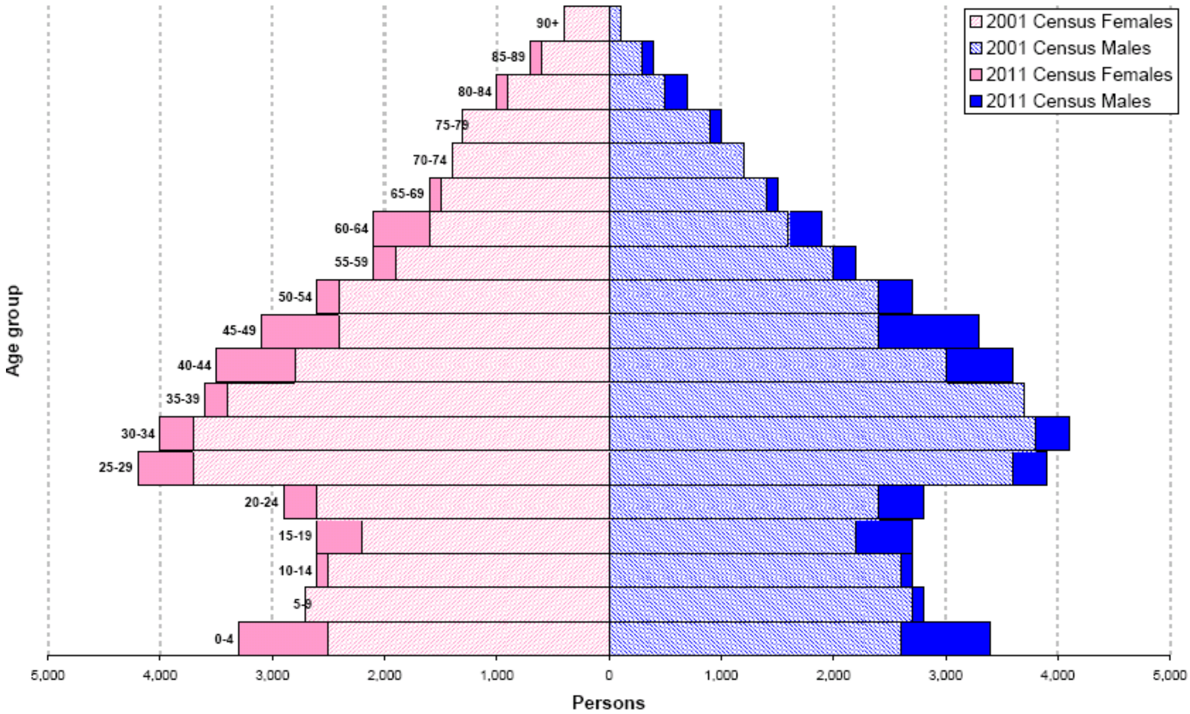
According to the Happy at Home Index undertake by RightMove 2017 (Happy at Home 2017) Watford was the 73rd Happiest Place to live in the country, while it was the 11th happiest in the East of England. Royal Leamington Spa was the “Happiest Place to Live” while Leigh on Sea was the Happiest place in the East of England.

4.1. Demographic Structure and migration

The 2011 Census showed that Watford’s resident population was composed of 89,600 household residents and 700 residents of communal establishments. The number of households in Watford with at least one usual resident provided by the 2011 Census was 36,700. The household definition has been updated from the 2001 Census so is not directly comparable. The latest 2017 estimate for registered households from our council tax department is 39,409 up from 38,700 in 2016.

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

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



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

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

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

Watford has a high population density, which has risen to 42 persons per hectare from 37 persons per hectare in 2001, compared with an average of 7 persons per hectare in Hertfordshire and 4 persons per hectare in England overall. It is the most densely populated local authority in Hertfordshire, with Stevenage being the next most densely populated (32 persons per hectare). To put this into perspective, the 19 most densely populated local and unitary authorities in England and Wales were all London boroughs and the only non-London area in the top 20 was Portsmouth, with the top 20 ranging from 50 to 138 persons per hectare.

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

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

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

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

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

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

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

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

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

Extremely detailed ethnic categories are available in the 2011 Census and Watford's population has grown more diverse. The largest percentage change between 2001 and 2011 in Watford's residents has been in the British White population, which includes English, Welsh, Scottish and Northern Irish, decreasing from 79.1% to 61.9%. Watford's non British White population (also referred to as Black and Minority Ethnic, or BME) therefore equates to 38.1%, as compared to the county average of 19.2% and the average for England of 20.2%.

The 'Irish White' group has decreased from 2.9% to 2.3% and a new 'Gypsy or Irish traveller' group has been introduced registering 0.1%. There has been a significant percentage increase in Watford to the 'Other White' group, (not British or Irish) almost doubling from 3.9% in 2001 to 7.7% 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.

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

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

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

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

On the 23 June 2017, ONS released the mid-2016 population estimate, (MYE 2016 as at the 30 June 2016). These are the official population estimates for the UK as at 30 June 2016 and therefore reflect the size of the UK population around the time of the EU referendum (23 June 2016). They are based on the census and are updated annually to account for population change during the period from 1 July to 30 June.

Watford's estimate is 96,800[1], up by 0.38% from the MYE 2015 population estimate of 96,400. This increase is less than half the increase of 900 or 0.94% estimated to have occurred the previous year between the MYE 2015 of 96,400 and the MYE 2014 of 95,500. The components of change MYE 2015 to MYE 2016 show that:

- Natural change (births minus deaths) accounts for the increase more than net international migration , making up 0.84% and 0.65% respectively of the total population change of 0.38%. These figures almost equated in the MYE 2015 at 0.77% and 0.76% respectively.
- Net internal migration, which is a minus figure at -1.12% has almost doubled since the MYE 2015 (-0.59%), which also had almost twice as many people estimated to be leaving for other parts of the UK than coming to live in Watford from other parts of the UK, than the MYE 2014.

It is interesting to note that the top five LAs which Watford residents are going to are:

- Three Rivers – 14.7% (of those leaving)
- Dacorum – 9.4%
- Hertsmere – 6.6%
- St. Albans – 3.6%
- Central Bedfordshire – 3.4%

And the top five LAs which people are leaving to come to live in Watford are:

- Harrow – 11.9% (of those arriving)
- Three Rivers – 11.4%
- Hertsmere – 10.4%

[1] Please note that the ONS issues revised estimates in March 2018, **has resulted in a 200 (-0.20%) reduction in Watford's population for the last mid-year estimate (2016) – now 96,600 (down from 96,800)**

- Brent – 9.2%
- Barnet – 4.9%

N.B. Figures compiled by Planning Policy using ONS LA Square Matrix Table IM2016-T7 for the base data. Source: Office for National Statistics licensed under the Open Government Licence.

A few main points on UK population change are:

- The population of the UK at 30 June 2016 is estimated to be 65,648,000 people.
- Over the year to mid-2016, the number of people resident in the UK increased by 0.8% (538,000), this growth rate is similar to the average annual growth rate since 2005.
- The population increase of the UK reflected increases of 193,000 people through natural change (35.8% of the total increase), 336,000 through net international migration (62.4% of the total increase) and an increase of 9,500 people in the armed forces population based in the UK.

Further information can be found via this link:
https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/annualmidyearpopulationestimates/mid2016

4.2. Projected population growth

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

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

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

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

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

It can be seen that Watford's estimated growth of 14,100 people over the ten years 2014 to 2024 in the 2014-based population projections equates to 14.8%, having increased from the

13.2% growth (12,100) for the ten years from 2012 in the 2012-based projection and the 5.1% growth (4,600) estimated for the ten years from 2011 in the interim 2011-based projections.

Population projections are trend-based projections, which mean assumptions for future levels of births, deaths and migration are based on observed levels mainly over the previous five years.

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

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

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

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

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

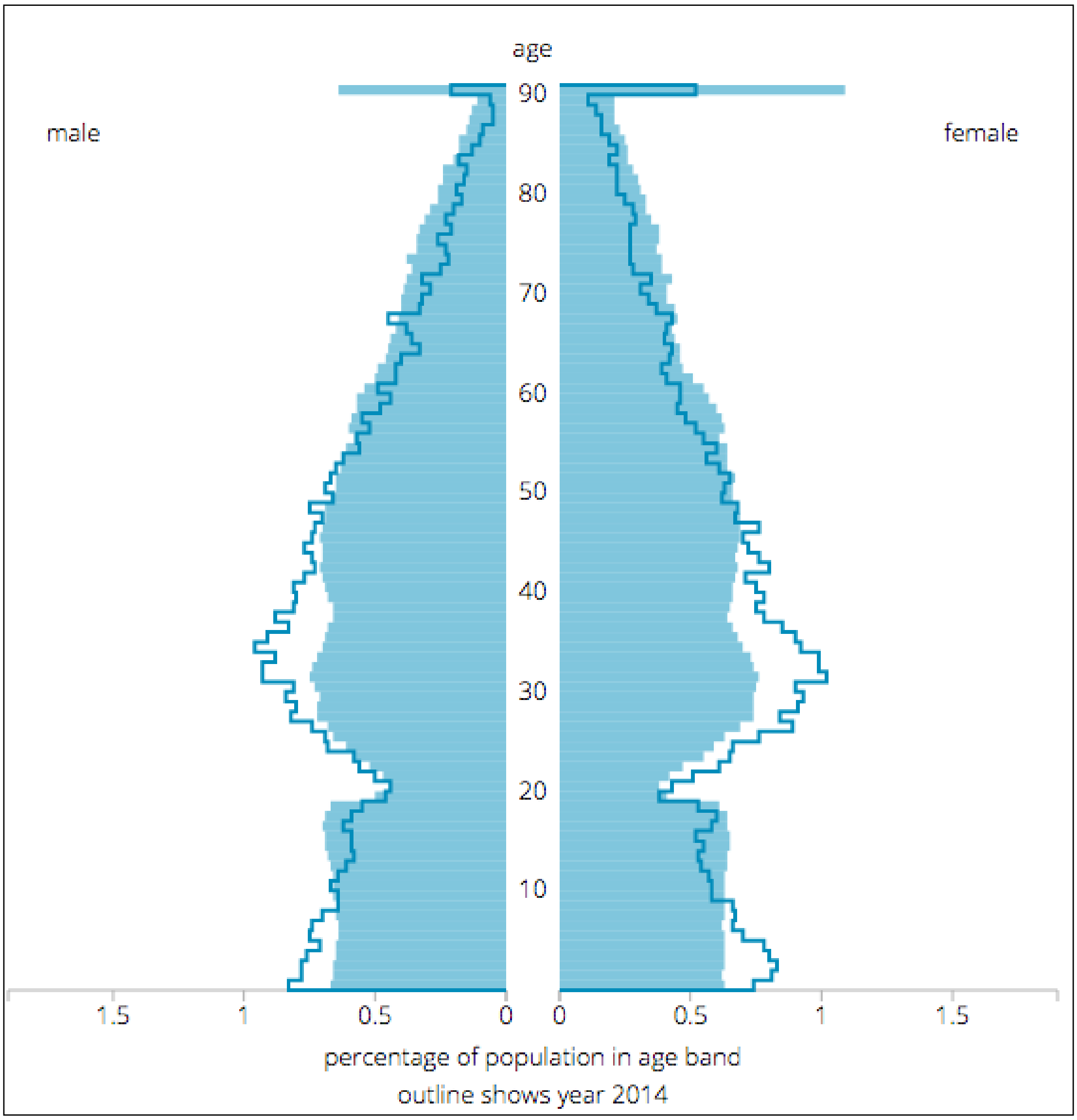
Table 4-5: Comparison of change in population over 25 years

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

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

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

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



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

4.3. Projected Household Growth, household size and composition

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

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

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

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

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

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

Household size

The 2014 projections estimate that, between 2014 and 2039:

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

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

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

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

N.B. Figures in thousands - all figures published must be rounded to nearest 1,000 (not including percentages).
Source: DCLG Table 425 - https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections

Household composition

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

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

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

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

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

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

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

4.4 Crime

There a number of sources of data on crime statistics. Table 4.9 table illustrates the number of crime offences in Watford. This is sourced from the Office of National Statistics.

Table 4.9 below details a break down in the crime figures for Watford, Hertfordshire and the National Figure (This does not include Fraud). At the end of December 2016 there were 7795 offences recorded in Watford (4,115,519 offences nationwide). This was an increase of 710 (or an increase of 10% year on year since 2016). However in the year up to September 2017, the recorded offences have increased to 9222 offences, therefore already surpassing the previous year's total.

The most common forms of crime in Watford were "Violence without Injury" and "Violence with Injury" which account for 16.4% and 11.65% respectively of all crimes. Vehicle offences accounted for 8.7% while shoplifting also accounts for a significant number of offences standing at 11% in 2016. Public Order Offences account for 7.8% of crimes while Criminal Damage and Arson accounted for 10.5% of crimes. Bike theft accounted for 3.1% of offences.

By September 2017, the number of offences (9222 offences) had already passed the full year amount for 2016 (7795) for the majority of crimes with drug offences being one notable exception.

Table 4-9: Number of recorded offences in Watford

Offence	Dec-07	Dec-08	Dec-09	Dec-10	Dec-11	Dec-12	Dec-13	Dec-14	Dec-15	Dec-16	Sep-17
All other theft offences	1257	1113	1204	1025	1099	936	817	866	812	838	966
Bicycle theft	292	236	271	222	280	273	191	234	180	249	336
Criminal damage and arson	1608	1338	1347	939	947	837	836	859	894	823	936
Domestic burglary	460	469	396	384	422	252	243	232	242	243	450
Drug offences	567	646	563	621	756	771	789	556	448	488	395
Fraud offences	275	709	180	186	181	210	-3	0			
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	137
Non-domestic burglary	447	386	267	302	282	180	229	228	218	170	213
Possession of weapons offences	66	74	58	48	37	49	41	33	42	66	66
Public order offences	538	380	453	456	342	312	340	388	447	610	703
Robbery	118	121	117	99	144	70	90	67	68	104	130
Sexual offences	89	50	61	56	75	72	86	134	163	136	198
Shoplifting	1128	1081	1209	1203	1022	850	760	881	763	859	1019
Theft from the person	513	488	480	463	505	438	254	236	227	230	217
Vehicle offences	1267	893	794	796	703	472	545	476	686	684	889
Violence with injury	718	516	580	458	535	572	548	674	696	909	1011
Violence without injury	585	458	396	425	399	507	416	674	1076	1278	1555
Watford Total	**10064**	**9122**	**8493**	**7807**	**7814**	**6902**	**6267**	**6641**	**7085**	**7795**	**9222**
Hertfordshire	**82517**	**78034**	**71660**	**66652**	**63898**	**54948**	**50343**	**56323**	**61550**	**70533**	**80293**
England Total	**4977571**	**4716662**	**4382277**	**4098019**	**3984309**	**3645157**	**3457606**	**3494286**	**3755067**	**4115519**	**4611590**

Source: http://www.ons.gov.uk Compiled by WBC, Planning Policy
NB Note the final column is only until September 2017

In order to compare Watford with a regional and national profile, this report uses the *Year Ending September 2017* as the most useful data set. Total recorded crime excluding fraud at local, regional and national level is as follows:

- England and Wales = 80 per 1,000 population
- Hertfordshire = 68.2 per 1,000 population
- Watford = 95.2 per 1,000 population[2]

It is clear that Watford has a higher rate of crime than the national average and a significantly higher rate of crime than Hertfordshire generally. This may be down to a number of factors.

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.

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

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

4.5 Deprivation

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

The Indices of Multiple Deprivation (IMD) 2015 uses 37 separate indicators, grouped into seven domains (three of which contain sub-domains); the domains are Income; Employment; Health and Disability; Education, Skills and Training; Crime; Barriers to Housing

[2] 9222 (Index offenses) ÷ 96,800, (population) = .095268 x 1,000 = 95.2 (crime per 1,000 inhabitants)

and Services; and Living Environment. In addition to the domains and their sub-domains there are two supplementary income deprivation Indices: Income Deprivation Affecting Children Index (IDACI) and Income Deprivation Affecting Older People Index (IDAOPI).

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

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

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

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

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

Some of the key results for England are that:

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

- 61 per cent of LA districts contain at least one of the most deprived neighbourhoods in England (this was 56% in the IMD 2010, 52% in the IMD 2007 and 49% in the IMD 2004).

- The five LAs with the highest proportions of their neighbourhoods in the most deprived 10 per cent in England are the same five as in the 2010 Index, although in a different order (Liverpool was ranked most deprived in the 2010 Index, with 51%):

1. Middlesbrough – 48.8%
2. Knowsley – 45.9%
3. Kingston upon Hull – 45.2%
4. Liverpool – 45.0%
5. Manchester – 40.8%

- The 20 most deprived LAs are largely the same as found for the 2010 Index, but the London Boroughs of Hackney, Tower Hamlets, Newham and Haringey have become relatively less deprived and no longer feature in this list (no London boroughs feature, most of the 20 LAs are in northern England, apart from no.13 Hastings – 30.2% and no. 20 Great Yarmouth – 26.2%).

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

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

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

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

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

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

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

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

Figure 4-3: Variation of Percentile of IMD Rank of Average Rank in Hertfordshire Districts 2004-2015

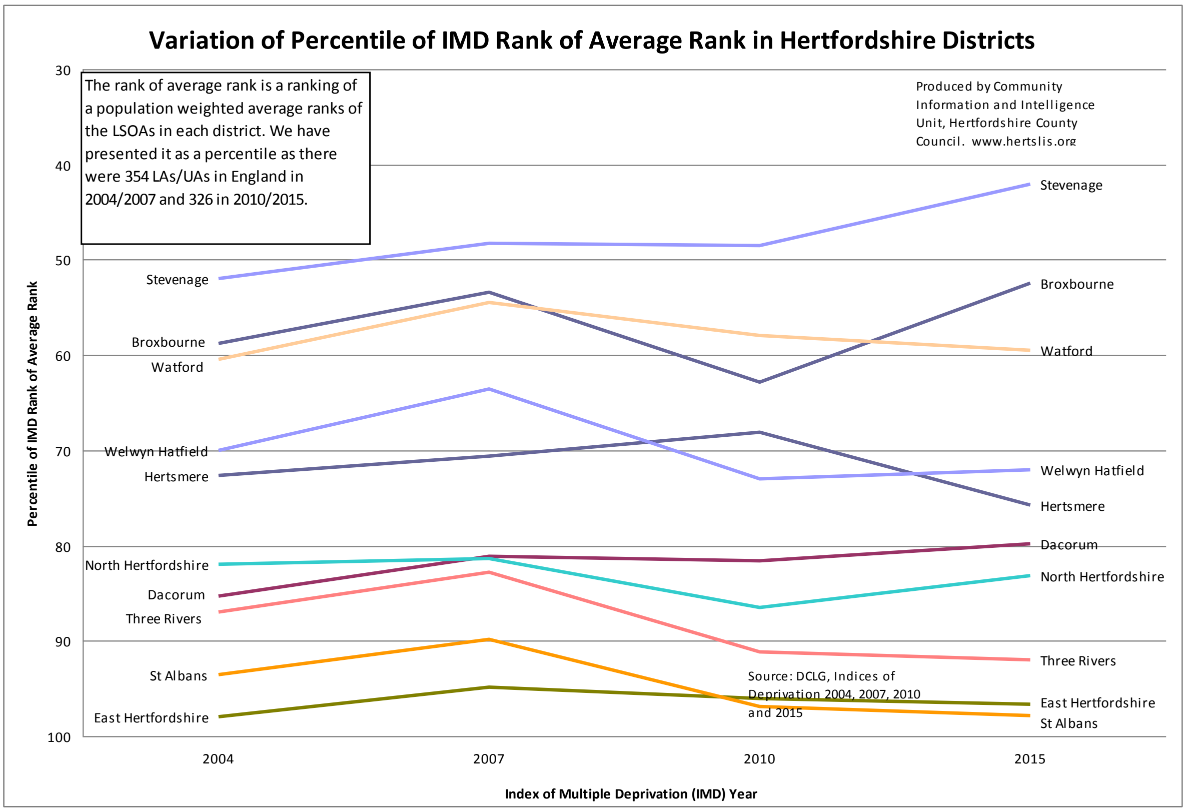


Chart produced by HCC, Community Information and Intelligence Unit. www.hertslis.org

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

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

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

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

http://www.communities.gov.uk/publications/corporate/statistics/indices2010
https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015

4.6 Health

The 2017 NHS Health Profile's summary conclusion is that the health of people in Watford is 'varied' compared with the England average. About 14% (2,700) of children live in low income families.

Life expectancy at birth is an important indicator of health. Life expectancy for males in Watford is 79.1 as compared to the English average of 79.5 which is 'not significantly worse' than the English average. In fact this has improved from the previous year's figure of 78.9. For women the average life expectancy is 83.0 which is broadly similar to the national average of 83.1. This has increased from the previous year's age of 82.5. However life expectancy is 8.2 years lower for men in the most deprived areas of Watford than in the least deprived areas while 4.8 years worse for women.

About 14% (2,700) of children live in low income families. In terms of adult health, the percentage (54.0) of physically adults is below the national average of 57.0. Although excess weight in adults is significantly better than the England average. 60.0 as compared to 64.8[3].

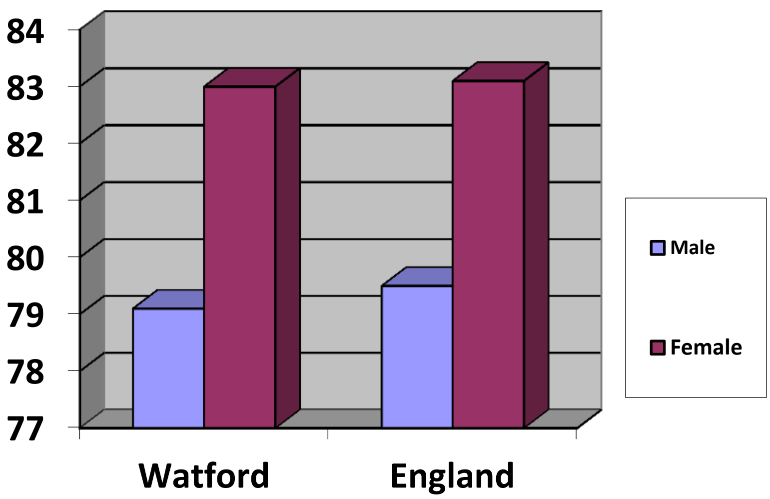


Figure 4-4: Life expectancy (years) at birth, 2014 -2016

[3] (©Crown Copyright, source: Public Health England 2016).

Source of data: Department of Health NHS Health Profile 2016 Chart compiled by WBC, Planning Policy

30 indicators make up the health summary, which cover the following domains:

- Our Communities
- Children's and Young People's Health
- Adult's health and lifestyle
- Disease and poor health
- Life expectancy and causes of death

As a very broad summary, Watford is generally on par with the English average or above it, particularly in areas such as percentage of children in low income families, number of obese children, GCSE achieved, smoking prevalence in adults, infant mortality. However it is worse in terms of domains such as "excess winter deaths" andviolent crime. For a full overview of the data:

http://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E07000103?place_name=Watford&search_type=parent-area

4.7 Street Cleaning and Recycling

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

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

Street cleaning performance indicators remain consistent. There are shown in this table:

Table 4-10 Street Cleaning and Recycling Performance

	Performance Target	***Previous year 15/16***	**Year 2016/17**
Levels of Litter	4.46 %	*3.97 %*	4.37 %
Levels of Detritus	5.48 %	*6.79 %*	6.87 %
Levels of Graffiti	3.71 %	*3.82 %*	2.78 %
Levels of fly posting	0.36 %	*1.84 %*	0.99 %

Source: Watford Borough Council

This indicates that in terms of levels of litter and graffiti the performance is meeting targets, while levels of detritus and fly posting are not meeting targets.

- Levels of litter were better than target for the year with continued efforts to tackle litter hotspots in the Borough.
- Levels of detritus were cumulatively higher at the end of the year; the impacts of "Storm Doris" were felt through quarter 4 and negatively impacted the result.
- Levels of graffiti were better than target.

- Levels of fly tipping through the year were slightly higher than target but a good improvement on the previous year which will be built upon.

Waste and recycling performance bettered that of the previous year (40.42%) with an end of year combined recycling rate of 44.42%.

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

5 Housing

5.1 H1: Plan Period and Housing Targets

The **Core Strategy** (adopted January 2013) sets a minimum total target of 6,500 homes from 2006 to 2031, an average delivery rate of 260 dwellings per annum. To help inform future plan-making Dacorum, Hertsmere, Three Rivers and Watford Councils commissioned the Strategic Housing Market Assessment (SHMA), produced by GL Hearn and the Economic Study (Regeneris, assisted by GL Hearn). The SHMA assesses future development needs for housing (both market and affordable) across the relevant housing market area (HMA). Based on the evidence, the South West Hertfordshire HMA is defined as covering the four commissioning authorities, plus St Albans District.

The SHMA concluded that Watford's objectively assessed need (OAN) for housing is 577 dwellings p.a. over the period 2013-2036.

Our housing supply figures have been reviewed and our housing trajectory now uses the adopted Core Strategy targets of 260 p.a. until 2012/13, and the SHMA objectively assessed need (OAN) requirement of 577 p.a. from 2013/14.

The housing requirement from the start of the plan period in 2006/07 to 31 March 2017 is therefore calculated as follows:

2006/07 to 2012/13: 260 x 7 =	1,820
2013/14 to 2016/17: 577 x 4 =	2,308
Total requirement =	4,128

The recent Government consultation 'Planning for the right homes in the right location' (September 2017) suggests that 780 residential units per year need to be built in Watford. This is still a consultation document, but shows the likely requirement for the new Local Plan and could see an increase in the scale of residential units being brought forward.

5.2 H2: Housing Trajectory

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

H2a: Net additional dwellings – in previous years

A total of 4,206 net housing completions have been delivered between 2006/07 and 2016/17. As the requirement for 2006/07 to 2016/17 has been calculated as 4,128 units, housing delivery in Watford is 78 units ahead of the requirement for this period.

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.

Table 5-1 shows the figures in chart form – separate figures are provided for private and affordable housing completions. Figure 5.1 shows in in graph form.

H2b: i) Net additional dwellings for the reporting year of 1 April 2016 to 31 March 2017

- **There have been 346 net housing completions during 2016/17.**

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

34 homes (30 of these were change of use from offices, 2 units each were from A1 and A2 use) completed during 2016/17 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 9.8% of the total 346 net completions for this year in contrast to last year when we saw 46.9% of the total net completions resulting from permitted development termed as prior approvals[4]. Long term the consequences of this could see more employment sites being lost, a trend that causes the Council concern.

Taking into account the 346 net housing completions to 2016-17, Watford's dwelling stock is estimated to be around 39,600 as at the 31 March 2017.

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'.

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

H2b: ii) Net additional care home bedrooms for the reporting year of 1 April 2016 to 31 March 2017

- **2 care home bedrooms were completed during 2016/17. This makes a total of 218 additional care home bedrooms completed since 2006.**

We 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. The Local Plan review will consider the appropriate dwelling equivalent in respect of care home bedrooms that may be applied to the total net housing completions.

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

Local Planning Authorities are required to identify a supply of deliverable sites and Table 5-1 and Figure 5-1 show the estimated projections for 2017/18 to 2030/31**.** Watford has identified housing commitments of 5,829 units which are due to come forward over this period, of which 2,174 units already have planning permission/prior approval.

All known prior approvals for residential development not yet implemented in Watford are included in the housing trajectory and currently amount to 284 homes, 4.87% of all 5,829 housing commitments at 31 March 2017 (and 13.1% of the 2,174 units with planning permission/ prior approval, almost double the 7.3% of last year).

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

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

Also provided separately in Appendix 5 is a list of the outstanding allocated sites without planning permission as at 31 March 2017, which shows the estimated likelihood of whether development will proceed and when figures for these sites are included in the projections within the housing trajectory.

Planning applications will be considered and determined having regard to the NPPF, Development Plan policies and other material considerations.

H2 (d): Managed delivery target

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

The managed delivery target for each year is illustrated as 'Revised Annual Rate' within Table 5-1

- Taking into account the total net housing completions of 4,206 units between 2006/07 and 2016/17 already delivered, this equates to 8,000 units remaining in order to achieve the minimum target by 2031 and a current residual annual requirement of 571 dwellings (12,206-4,206 = 8,000/14 = 571).

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

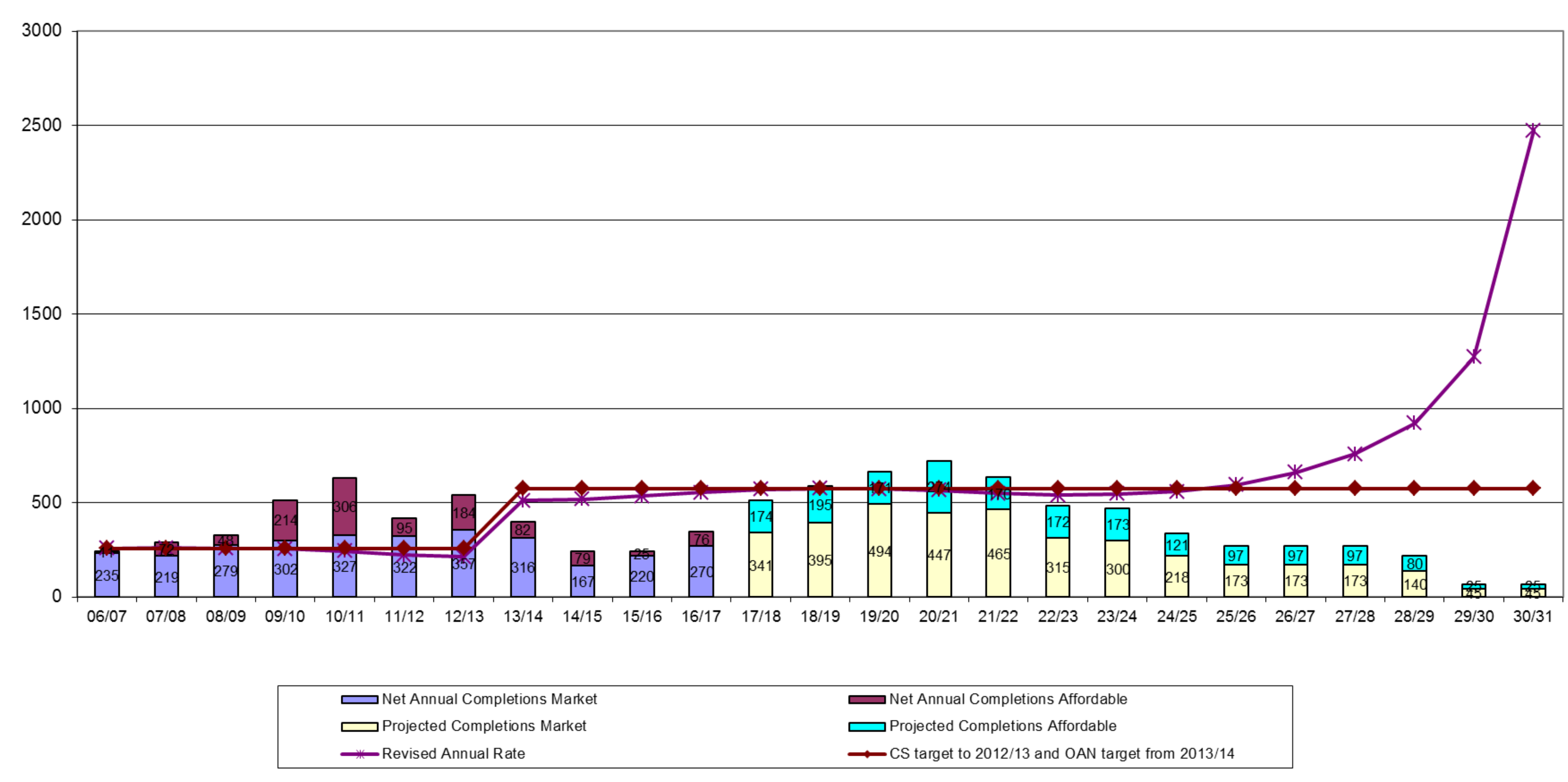
Table 5-1: H2: Net Housing Completions and Projected Completions @ 31/3/17

Year	Net Annual Completions Market	Net Annual Completions Affordable	Projected Completions Market	Projected Completions Affordable	Revised Annual Rate	CS target to 2012/13 and OAN target from 2013/14	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			513	577	**3369**	**398**	
14/15	167	79			520	577	**3615**	**246**	
15/16	220	25			537	577	**3860**	**245**	
16/17	270	76			556	577	**4206**	**346**	
17/18			341	174	571	577	**4721**		**515**
18/19			395	195	576	577	**5311**		**671**
19/20			494	171	575	577	**5976**		**818**
20/21			447	274	566	577	**6697**		**771**
21/22			465	170	551	577	**7332**		**635**
22/23			315	172	542	577	**7819**		**477**
23/24			300	173	548	577	**8292**		**468**
24/25			218	121	559	577	**8631**		**339**
25/26			173	97	596	577	**8901**		**270**
26/27			173	97	661	577	**9171**		**270**
27/28			173	97	759	577	**9441**		**270**
28/29			140	80	922	577	**9661**		**220**
29/30			45	25	1273	577	**9731**		**70**
30/31			45	25	2475	577	**9801**		**70**
	3014	**1192**	**3724**	**1871**		**12206**		**4206**	**5864**
Total requirement 2006/07 to 2030/31						**12206**			
Less cumulative actual and projected completions 2006/07-2030/31						9801			
Current projected shortfall at 2031						**-2405**			

Source: Compiled by Planning Policy, WBC

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

Figure 5-1: H2: Housing Trajectory 2017



Source: Compiled by Planning Policy, WBC

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

5.3 H3: Five Year Housing Land Supply Assessment

The five year housing assessment uses the adopted Core Strategy targets of 260 p.a. until 2012/13, and the **Strategic Housing Market Assessment (SHMA)** objectively assessed need (OAN) requirement of 577 p.a. from 2013/14.

The housing requirement from the start of the plan period in 2006/7 is calculated as follows:

2006/07 to 2012/13: 260 x 7 =	1,820
2013/14 to 2016/17: 577 x 4 =	2,308
Total requirement:	4,128

Taking into account the total net housing completions of 4,206 units between 2006/07 and 2016/17 already delivered, and as stated in Section 5.2 this indicates that housing delivery in Watford is 78 units ahead of the requirement for this period. The buffer should therefore be set at 5% and there is no shortfall to be added to the requirement.

There are 8,000 units remaining to be achieved by 2031 and a current residual annual requirement of 571 dwellings (12,206-4,206 = 8,000/14 = 571).
This corresponds to a five year requirement of:

571 x 5	2,855
Plus 5% buffer	+143
Total 5 year requirement	2,998

If the over delivery of 78 is disregarded there is five year requirement of:

577 x 5	2,885
Plus 5% buffer	+144
Total 5 year requirement	3,029

The number of projected housing completions between 2017/18 and 2021/22 has been identified as 3,410 and (3,410/3,029)*100 = 113%, which equates to 5.7 years supply.

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

Additional sites may come forward. The Council has prepared it Brownfield Register which identifies sites suitable for redevelopment, although this is not an extensive amount due to the fact brownfield land is regularly recycled in Watford (see Section 6.2). Planning applications will be considered and determined having regard to the NPPF, Development Plan policies and other material considerations.

The five year housing supply assessment is updated on an annual basis to reflect changes identified in the housing supply and the next assessment will follow the collection and analysis of data over the period 1 April 2017 to 31 March 2018.

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

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

Table 5-2: H4: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2001-17

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%
Totals	**1068**	**19%**	**3423**	**61%**	**1121**	**20%**	**5612**	**4544**	**81%**
Avg.p.a.	**67**	**19%**	**214**	**61%**	**70**	**20%**	**351**	**284**	**81%**

Source: Compiled by Planning Policy, WBC

Watford has a history of a substantial windfall delivery rate as can be seen in Table 5-2. Windfall sites (both large and small) comprise 97% of the total net housing completions in 2016/17 and an average 81% since 2001. A conservative allowance has been made within the housing trajectory from year 6 onwards of 70 units per annum in respect of windfalls. This allowance is calculated from the average windfall delivery rate for the period 2001-2017 on 'small' sites only (1121/16 = 70), as large windfalls are not always repeated. We have also chosen not to include any windfall allowance in years 1 to 5 of the trajectory, to ensure that there is no double counting of sites with planning permission.

Slippage

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

The estimated figure contained in our 2016 trajectory for net housing completions during 2016-17 was 346 units, and the actual net housing completions amounted to 346 units. It is unusual for actual housing completions to be exactly the same as the estimate – there are normally various small differences with some developments completing earlier or later than estimated.

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

In 2016/17, there were 384 gross dwellings completed in total during the year, of which 87% (334 units) were on previously developed land.

The National Planning Policy Framework (NPPF) states in paragraph 111, that:

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

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

There were a total of 50 homes that were built on non- previously developed land at a number of developments, the largest of which were 29 homes at land off North Western Avenue (permission 14/01230/FUL) and 11 homes at Rounton, 28 Nascot Wood Road, (permission 14/00497/REM). This has decreased the percentage of homes built on previously developed land to 87% although the result remains above target.

Table 5-3: H5: Percentage of new and converted homes (gross) on previously developed land

2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17
99.66%	100%	100%	100%	97.90%	92.50%	97.00%	91.00%	90.80%	94.20%	87.00%

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

5.6 H6: Net additional pitches (Traveller provision)

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

The Core Strategy Policy HS4 set a target of 20 pitches by 2021 and has stated that 'a site in the vicinity of the existing Tolpits Lane site will be the preferred location.' The Local Plan Part 2 – Site Allocation document proposed an allocation adjacent to the existing site.

- **During 2016/17, no additional pitches have been delivered**.

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

At the time of the January 2017 count, the total number of traveller caravans in England was 22,004. Of these, 6,807 (31 per cent) were on socially rented sites; 12,276 (56 per cent) were on privately funded sites; 2,141 (10 per cent) were in unauthorised developments on land owned by travellers; and 859 (4 per cent) were in unauthorised encampments on land not owned by travellers. The total number of traveller caravans in England has increased in recent years, by 32 per cent since 2007. Caravans on authorised private sites have formed a growing proportion of the total number of caravans over the last ten years, rising from 39 per cent in January 2007 to 56 per cent in the latest count. The proportion of caravans on all authorised sites has risen from 79 per cent in January 2007 to 87% in January 2017.

Data recorded in January 2017 was published in May 2017 and this showed the last five counts since January 2014; the record for Watford is shown in the following table, and shows little change:

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

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

Data source: DCLG Traveller Caravan count from www.gov.uk

Environmental Health recorded 6 illegal encampments in Watford during 2016/17.

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 showpeople caravans recorded in Watford at each count.

The council acknowledges a need for 10 transit pitches in south and west Hertfordshire to complement the existing South Mimms site and will work with neighbouring authorities to identify the most appropriate location(s) for these pitches. There is not considered to be a need for any additional plots for travelling showpeople in the District. These targets will be kept under review. Any applications for pitches will be assessed on a case by case basis against the policies of the Core Strategy and other relevant guidance. A new Gypsy and Traveller Accommodation Assessment is currently underway

5.7 H7: Affordable housing completions and housing mix

The Core Strategy, states that 35% affordable housing will be sought on major applications of 10 residential units and above (or sites of more than 0.5 ha), with a mix of 20% social rent, 65% affordable rent and 15% intermediate (e.g. shared ownership) affordable housing.

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

In 2016/17, there were 76 affordable dwelling completions, 84.2% of which were affordable rented, and the remainder were intermediate housing (shared ownership). This is not fulfilling our target mix and this will be taken into account in the next Local Plan review.

To help inform future plan-making Dacorum, Hertsmere, Three Rivers and Watford Borough Councils commissioned consultants in 2015 to prepare two interlinked studies, the SHMA (produced by GL Hearn) and the Economic Study (Regeneris, assisted by GL Hearn). These documents are being considered as part of new evidence for the new Local Plan 'Watford's Local Plan 2036'.

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

	Social rent		**Affordable rent**		**Intermediate**		**Total**
	Number of units	**% of total aff. units provided**	**Number of units**	**% of total aff. units provided**	**Number of units**	**% of total aff. units provided**	**Affordable units provided**
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	84.2%	12	15.8%	76

Source: Watford Borough Council
N.B. 'Affordable rent' category introduced 2011/12

5.8 H8: Percentage of affordable homes on qualifying sites

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

Table 5-6: H8a: Number of affordable homes provided 2016/17 and as % of gross housing completions on qualifying sites

Planning Permission No.	Address	No. of affordable homes per permission and % of permission's total housing units	No. of affordable homes completed 2016/17
11/00952/FULM (remaining 6 due from 14/00262/FULM)	Rembrandt House, Whippendell Road, Watford	25 aff. units completed 16-17 – part of 37 aff. units due, representing 35% of total 107 res. units	25
14/00859/FULM	Boundary Way, Watford	15 units completed 16-17 – part of total 40 aff. units due to WBC – 100% of total 56 res. units are affordable (remainder due to 3 Rivers)	15
14/01528/FUL	32 Thorpe Crescent, Watford	2 affordable units, 100% of permission	2
15/00336/FULM	Lincoln Court, Haines Way	22 affordable units, 100% of permission	22
14/00531/FULM	36 Clarendon Road, Watford	12 affordable units, 35% of total 34 re. units	12
		Total	**76 homes**

Source: Watford Borough Council

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

Since 2006/07, the start of Watford's Local Plan Part 1 – Core Strategy 2006–31, 1,252 affordable homes have been completed, an average of 114 affordable homes per annum and 29.8% of the total net housing completions.

Table 5-7: H8b: Affordable homes provided 2006/07 to 2016/17

	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	76	346	22.0%
Total	1,252	4,206	29.8%

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 complet49ions.

5.9 H9: Affordable Housing Commitments

There are currently 743 affordable homes proposed with planning permission and also another 1,128 affordable homes anticipated to come forward (as at 31 March 2017). This makes a current total of 1,871 affordable homes anticipated to come forward over the period 2017/18 to 2030/31, around 33% of the estimated total 5,595 net housing commitments outstanding. The total number of affordable homes anticipated is subject to schemes proving viable and funding being identified.

5.10 H10: Gross Housing Completions 2006/07 to 2016/17 by size

The majority of dwellings constructed, 53.4%, during 2016/17 were again one bedroom, less than last year's 58.4%, with an almost corresponding increase in the proportion of two bedroom properties, at 33.6%, than last year (28.2%).

A slightly greater proportion of three bedroom properties, at 6.8%, have been completed than last year's 4.9%, and there is little difference in the percentage of larger dwellings with three bedrooms or more, at 13%, than last year's 13.3%.

Table 5-8: H10: Gross Housing Completions 2006/07 to 2016/17 by size

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed+	Unknown	Total Gross Housing Completions
2006/07	98	161	17	16	1	0	0	**293**
	33.4%	54.9%	5.8%	5.5%	0.3%	0.0%	0.0%	
2007/08	92	184	25	8	8	0	19	**336**
	27.4%	54.8%	7.4%	2.4%	2.4%	0.0%	5.7%	
2008/09	143	158	35	23	8	0	2	**369**
	38.8%	42.8%	9.5%	6.2%	2.2%	0.0%	0.5%	
2009/10	227	224	33	41	15	0	0	**540**
	42.0%	41.5%	6.1%	7.6%	2.8%	0.0%	0.0%	
2010/11	310	305	33	15	2	0	0	**665**
	46.6%	45.9%	5.0%	2.3%	0.3%	0.0%	0.0%	
2011/12	130	254	32	57	6	0	0	**479**
	27.1%	53.0%	6.7%	11.9%	1.3%	0.0%	0.0%	
2012/13	139	276	45	93	13	2	0	**568**
	24.5%	48.6%	7.9%	16.4%	2.3%	0.4%	0.0%	
2013/14	184	159	51	26	11	0	0	**431**
	42.7%	36.9%	11.8%	6.0%	2.6%	0.0%	0.0%	
2014/15	105	129	22	9	3	3	0	**271**
	38.7%	47.6%	8.1%	3.3%	1.1%	1.1%	0.0%	
2015/16	180	87	15	15	10	1	0	**308**
	58.4%	28.2%	4.9%	4.9%	3.2%	0.3%	0.0%	
2016/17	205	129	26	15	4	5	0	**384**
	53.4%	33.6%	6.8%	3.9%	1.0%	1.3%	0.0%	

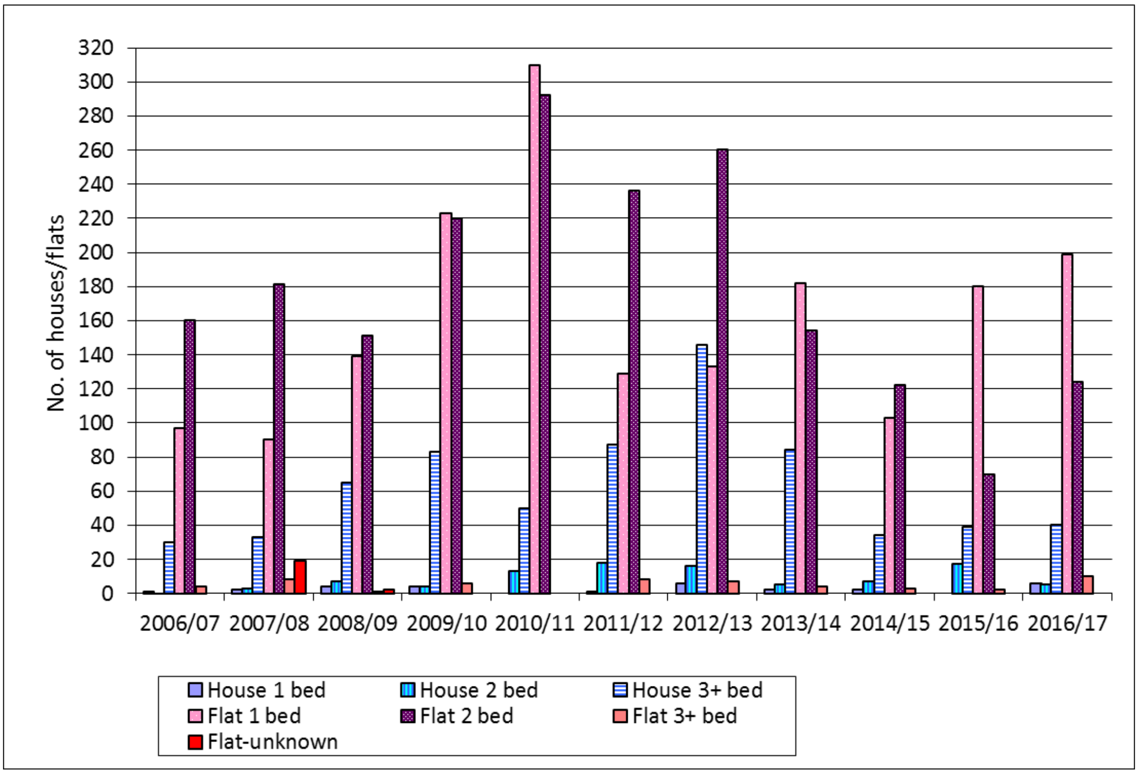
Source: Watford Borough Council, Planning Policy

5.11 H11: Gross Housing Completions 2006/07 to 2016/17 by size and type

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

The proportion of total dwellings completed that are flats in 2016/17 has increased to 86.7%. This is slightly less than the flat-building peak in 2010/11 when the 602 flats constructed represented 90.5% of total housing completions. The average percentage of flats completed for the period 2006/07 to 2016/17 is 82.5%.

Figure 5-2: H11: Gross Housing Completions 2006/07 to 2016/17 by size and type



Source: Watford Borough Council, Planning Policy

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

Table 5-9: H11: Gross Housing Completions 2006/07 to 2016/17 by type

	Bungalow	Flat	House	Total Gross Housing Completions
	1	261	31	**293**
2006/07	0.0%	89.1%	10.6%	
	2	298	36	**336**
2007/08	1.0%	88.7%	10.7%	
	1	293	75	**369**
2008/09	0.0%	79.4%	20.3%	
	1	449	90	**540**
2009/10	0.0%	83.1%	16.7%	
	1	602	62	**665**
2010/11	0.0%	90.5%	9.3%	
	4	373	102	**479**
2011/12	1.0%	77.9%	21.3%	
	0	404	164	**568**
2012/13	0.0%	71.1%	28.9%	
	2	340	89	**431**
2013/14	0.5%	78.9%	20.6%	
	0	228	43	**271**
2014/15	0.0%	84.1%	15.9%	
	0	252	56	**308**
2015/16	0.0%	81.8%	18.2%	
	2	333	49	**384**
2016/17	0.5%	86.7%	12.8%	
Totals	**14**	**3833**	**797**	**4644**
2006/17	**0.3%**	**82.5%**	**17.2%**	

Source: Watford Borough Council, Planning Policy

The proportion of houses constructed this year is 12.8%, which has decreased from last year’s 18.2%. The largest number and proportion of houses completed over the past eleven years was 164 in 2012/13, which represented 28.9% of the total dwellings completed.

5.12 H12: Housing density

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

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

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

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

Source: Compiled by Planning Policy, WBC and Information Management Unit, HCC
N.B. Please note these figures relate to new-build dwellings completed and exclude conversions and COU for the purposes of density calculations. Percentages may not sum 100% due to rounding. Dpha = dwellings per hectare

The housing density indicator is calculated on new build dwellings only, excluding conversions and changes of use. New build dwellings number 283 in 2016/17 and represent 81.8% of the total 346 net housing completions, which is a much higher percentage than the 44.5% of 2015/16 (109 new build- 44.5% of the total 245 net housing completions).

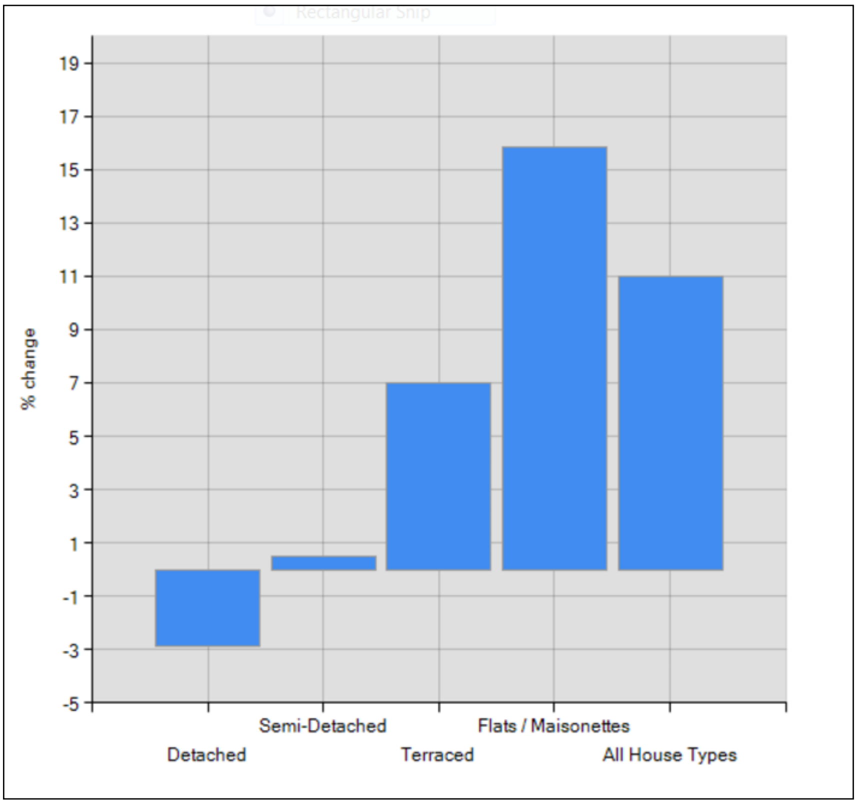
The average density for 2016/17 has increased to 77 dwellings per hectare (dpha), almost double the density of last year (39 dpha), with 85% of new build dwellings at a density greater than 50 dpha. This is due to the fact that 83% of all new build dwellings this year are flats, which are generally higher density whereas there were almost as many new build houses (54) built during 2015/16 as new build flats (55).

5.13 H13: Average house prices in Watford

The percentage change in house prices over the year to Quarter 1 of 2017 for all house types in Watford was an increase of 11% (from £358,500 to £397,900), slightly lower than the increases of 12.5% between Q1 2015 and Q1 2016 and 14.4% between Q1 of 2014 and Q1 of 2015. House prices have increased quite rapidly in Watford over the last few years compared to the increase of 1.2% between Q1 of 2013 and Q1 of 2014.

The house price movement over the past year to Q1 2017, together with that for each house type can be seen in the following diagram. Please note that prices quoted are the average for the number of sales during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in Watford.

Figure 5-3: House price movement in Watford - % change over year to 1st quarter 2017



Source: Office for National Statistics, via www.hertslis.org

The average prices for some types of property at the 1st quarter 2017 in Watford were more than the average for Hertfordshire e.g. the average price of a terraced house in Watford was £390,400 and a flat was £275,600 compared to Hertfordshire's average of £370,600 and £259,200 respectively; whereas the Watford average for a detached house was £750,500 and a semi-detached was £473,100, less than the Hertfordshire average of £767,000 and £485,700, respectively.

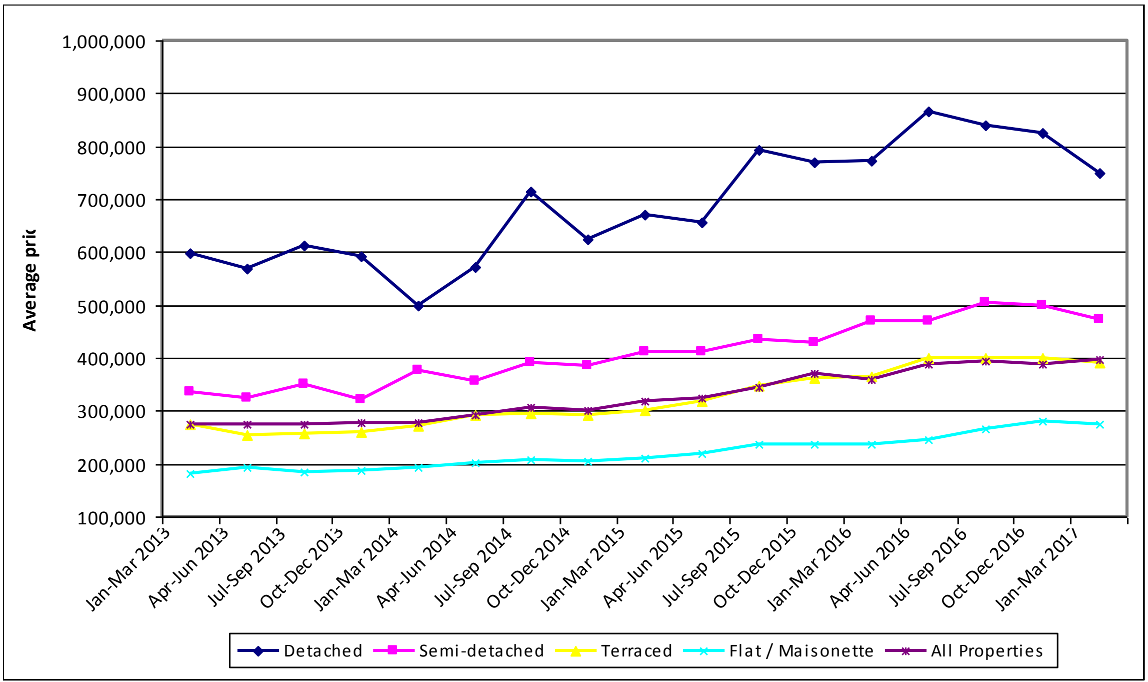
Table 5-11: H13: Average house prices in Watford, quarterly 2015-2017

Quarter	Detached	Semi-detached	Terraced	Flat/ Maisonette	All properties
Jan-Mar 2015	666,900	411,900	300,400	212,100	318,700
Apr-Jun 2015	656,700	410,400	317,200	220,200	323,300
Jul-Sep 2015	793,600	434,300	346,500	235,900	344,600
Oct-Dec 2015	770,500	429,600	362,900	238,100	370,100
Jan-Mar 2016	772,700	470,800	364,800	237,900	358,500
Apr-June 2016	866,000	470,900	400,200	224,700	389,500
Jul-Sept 2016	840,500	506,200	399,600	265,100	395,500
Oct-Dec 2016	823,900	498,000	400,300	279,800	389,600
Jan-Mar 2016	750,500	473,100	390,400	275,600	397,900

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

The average price in Hertfordshire in respect of 'all properties' including all house types, at the 1st quarter 2017 was £435,600, more than Watford's £397,900. Watford has a higher proportion of flats (34% - 2011 Census) and a smaller proportion of detached properties (10.5% - 2011 Census) than the Hertfordshire averages of 22.4% and 21.1% respectively, and this will be reflected in the ‘all properties’ average). However, Hertfordshire’s annual percentage price increase for ‘all properties’ was 4.3%, less than Watford’s 11%.

Figure 5-4: Average house prices in Watford 2013 to 1st quarter 2017



Source: Land Registry house price data via HCC. Average prices rounded to nearest 100
N.B. Prices quoted are for sales during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in Watford.

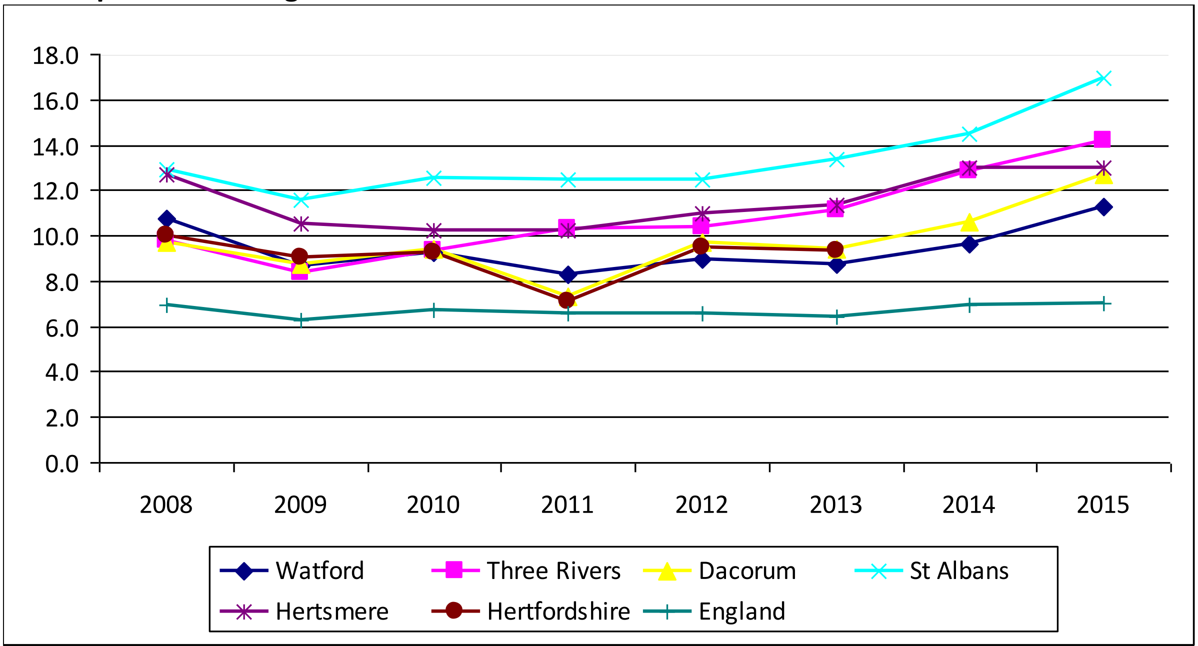
A recent ONS survey said that average UK house prices have increased by 5.6% in the year to April 2017, from 4.5% in the year to March. This contrasts with figures from lenders, the Halifax Bank and Nationwide Building Society, which have shown the market stalling in recent months.

5.14 H14: House purchase affordability

Within Watford, the 2011 census showed that the private rented sector increased from 9.8% of households in 2001 to 20.1%, an increase of 10.3%, at the expense of households in owner – occupied accommodation, which decreased from 72.2% in 2001 to 61.6% in 2011, either owned outright (26.1% decreased to 24.4%) or with a mortgage/loan (46.1% to 37.2%), an overall decrease of 10.6%. The proportion of households living in social rented accommodation is unchanged at 16.3%, although rather than being largely rented from the council as in 2001, the majority are renting from Registered Social Landlords, such as the Watford Community Housing Trust (WCHT).

The ratio of lower quartile house prices to lower quartile earnings has been increasing markedly since 2013. Purchasers in Watford need more than eleven times their annual salary in order to buy a home, with a ratio of 11.25 in 2015. However, Watford is comparatively more affordable than its surrounding neighbours, with St. Albans having the highest ratio of 16.9.

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



Source: Communities and Local Government, data downloaded from www.lginform.local.gov.uk Aug 2017.
N.B. This is the ratio of the lowest (25th) percentile of house prices in the area to the lowest (25th) percentile of earnings in the area. The 25th percentile is the value quarter of the way through the range when ordered from lowest to highest.
N.B. Lower ratios mean better affordability. No values supplied for Hertfordshire 2014 or 2015.

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

The Help to Buy: equity loan scheme was introduced in April 2013 and available until 2020, open to both first-time buyers and home movers but restricted to new build homes. The buyer is only required to raise 5% of the property value as a deposit and the government will lend up to a further 20%, interest free for the first five years, making a combined deposit of 25%, on a home priced up to £600,000. In London, the maximum equity loan was increased from 20% to 40% from February 2016, and since then to March 2017, there were 3,249 completions in London, of which 2,314 were made with an equity loan higher than 20%.

From the start of the scheme to 30 March 2017, 120,864 properties were bought nationally (legal completions) with the support of the equity loan scheme; the majority of purchases were made by first-time buyers (97,578 representing 81% of total purchases); the mean purchase price of a property bought under the scheme was £236,041, compared with a mean equity loan of £48,503.

There were 129 purchases made in Watford for the same period to 30 March 2017 using the Help to Buy Equity Loan scheme.

For the **Help to Buy: NewBuy scheme**, **5,694** house purchases were made nationally since the launch of the scheme in March 2012, with 18 of those in Watford. There were no new transactions in Q1 2017 due to the **scheme closing** to new mortgage offers on 8 March 2015.

The mortgage guarantee part of the scheme closed at the end of 2016. It enabled people to buy a home priced up to £600,000 with a deposit of 5% for both new build and existing housing, while the government provided a guarantee to the mortgage lender for up to a further 15%. The guarantee compensated participating mortgage lenders for a portion of any net losses in the event of repossession. Figures released show that the cumulative number of loans completed from the start of the scheme in October 2013 to the end of March 2017 was 104,686, representing 2.9% of all residential mortgage completions in the UK over the same period. 80% of mortgage completions through the Help to Buy: mortgage guarantee scheme to date have been for purchases by first-time buyers and the total value of mortgages supported by the scheme was £15.7 billion. Two claims have been made on the government guarantee to the total value of £17,411.

There were 106 mortgage guarantee loans completed in Watford over the period, at a total value of over £27 million. Participating mortgage lenders can continue to complete loans into the scheme until 30 June 2017, where they have an application date on or before 31 December 2016.

The Help to Buy: ISA was launched on 1 December 2015. First-time buyers can earn up to 2.5% tax free and at the point you use the ISA to buy your first home, all the money that you have put in (minimum £1,600) and the interest will have 25% added to it, up to a maximum £3000 bonus (on £12,000 savings or more). Since it's launch until 31 March 2017, 62,528 property completions have been supported by the scheme and 86,128 bonuses have been paid through the scheme nationally with an average bonus value of £625 and a mean property value of £170, 464. Within Watford, 22 property completions totalling over £4.8 million have been supported, equating to a mean property value of £221,010.

6 Economic Development and Employment

The following indicators include employment data on new floorspace and changes of land use to and from employment.

Employment type is defined by planning Use Class Orders:

B1 – Business, encompassing:

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

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

Please note that if demolitions are involved, these can often take place in one year and the replacement premises are not completed until the following year (or years in the case of larger sites), which can sometimes be the cause of an apparent net loss.

Totals for each year since 2006/07 with respect to indicators BD1 – BD4 are provided in Appendix 8. The data in Appendix 8 shows that there has been a net loss of 86,919sq m of 'employment' floorspace in Watford since 2006, with the largest loss of over 36,501 sq m from office floorspace, however there are also significant losses in B2 and B8 uses. Further changes to employment floorspace are planned, as shown by indicator BD3 [Extent Permissions] Net Gains of 10.6 are planned. It should be noted also that the loss in employment space since 2006 may have been amplified due to changes in Prior Approval for Office to Residential.

It is worth noting that in practice the B use class land uses are not the only ones which provide employment, with shops, schools, leisure uses and some types of office, for example, falling outside of the 'employment' land use class. Thus a loss of 'employment' floorspace does not necessarily correlate to a loss of employment opportunity.

The Core Strategy (adopted January 2013) identifies strategic site locations as Special Policy Areas, some of which are for major regeneration schemes which will include employment land:

- SPA2 Watford Junction (Watford Junction was Key Development Site RA6 in the WDP 2000),
- SPA3 Health Campus
- and SPA6 Western Gateway.

Any reference to employment areas in this Monitoring Report refers to those contained in the WDP 2000.

Economic growth is encouraged and supported by the council. Updates on those schemes are provided in the Transport and Projects Section. In October 2015, the majority of businesses voted for a Business Improvement District (BID) in the Watford town centre. A BID is a business-led partnership which enables coordinated investment in the management and marketing of a commercial area. The BID is delivering activities and initiatives to enhance the look and feel of the town to secure its future by maintaining and improving the footfall through increased marketing, promotion and events - especially while the Charter Place redevelopment works are ongoing.

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

6.1 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

Table 6-1 illustrates changes to employment floorspace (gross internal floorspace) completed within the borough during 2016/17.

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

BD1(i)	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sqm	0	550	251	0	421	1359	421	3002
Loss sqm	0	0	3187	0	1095	1489	4165	9936
Net sqm	0	550	-2936	0	-674	-130	-3744	-6934

Data Source: Planning Policy, WBC and HCC via CDPSmart monitoring system
Any negative value is a loss.
N.B. Category B1a is also captured under BD4 where the same figure is quoted.

Employment floorspace during 2016/17 saw a gross loss of 9,936 sq m and a gain of 3,002 sq m resulting in a net loss of 6,934 sq m. Most of the gain to employment floorspace was changes within the B use classes (Therefore this is not an actual increase in the amount of new B use classes). The largest individual gain was a new car repair workshop and MOT centre at 1 Garnett Close (608sqm)

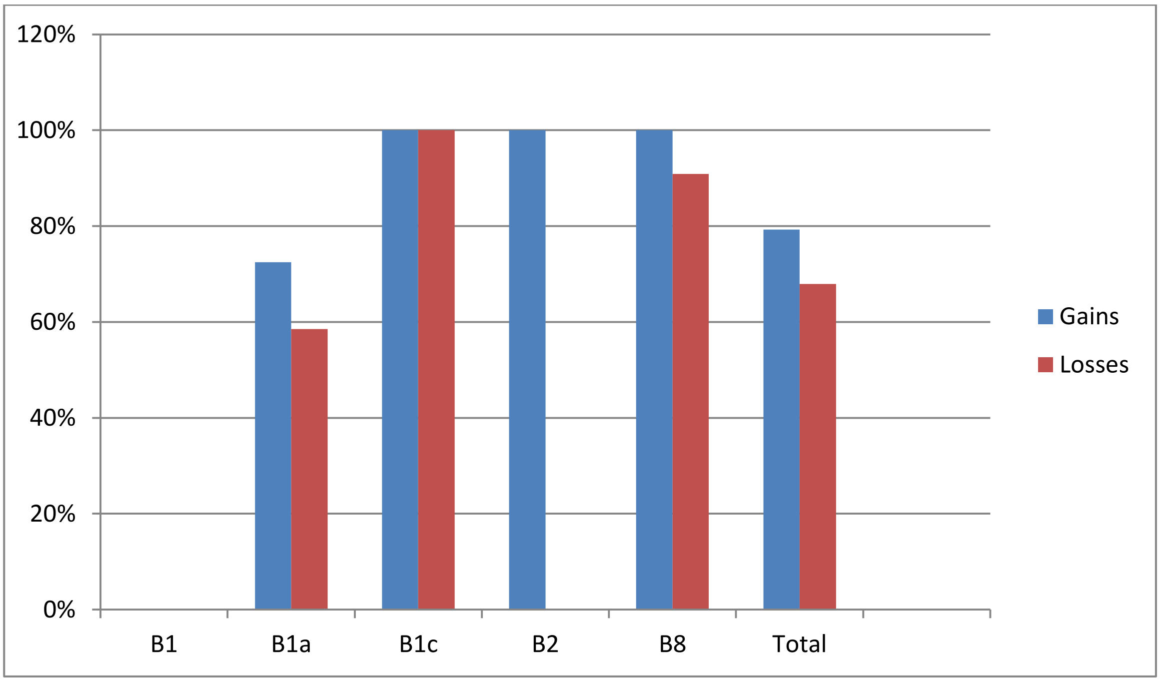
In terms of overall employment losses, 3,187 sq m (32%) was lost from office space – with most of this changing to residential use under permitted development rights. 248sqm of the loss relates to demolition of a 2 storey office block which will be replaced by a 5 storey block, resulting in an overall gain.

BD1 (ii) Amount of additional employment floorspace completed in Watford employment areas

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

2,383 sq m of gross gain to employment floorspace took place in employment areas, representing 79% of the total gains in employment floorspace. Most of these involved changes within the B use classes. There was a gross loss of 6,746 (67.9% of all losses) resulting in an overall net loss of 4,363sqm. The largest actual loss from employment use was 1,118 sqm in Upton Road in Employment Area 7 (b) (an area identified already identified to be removed as an employment allocation). This was change from office to residential allowed under permitted development rights. The other largest losses actually involved changes between employment use classes; a loss of 2,192 sqm in Bushey Mill Lane was a demolition in advance of redevelopment to provide new B1 and B2 employment space, 1,263 sqm involving a change of use of Saracen House, Imperial Way from B8 to mixed B8, B1 and B2, and 1,095 sqm in Caxton Way, changing from office use to industrial units.

Figure 6.1 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

6.2 BD2: Total amount of employment floorspace on PDL

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

100% of employment development within Watford took place on previously developed land, exceeding the Core Strategy target of 90%. It can be seen from Appendix 8 that no greenfield land has been used for any employment development during the Local Plan period monitored since 2006/07. It should be noted that Watford's administrative area is primarily brownfield land, and therefore it is more likely that new development will occur on PDL.

6.3 BD3: Employment land available by type

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

Outstanding planning permissions and prior approvals which have not yet been implemented should result in a net gain of just under 3,000 sqm of B use class employment floorspace.

The proposed gain to employment floorspace for which planning permission has been granted, totals 46,535gross/2,972 net.

The largest proposed gains to employment floorspace include developments to provide new office floorspace 36 and 53 Clarendon Road, offices as part of the Riverwell development, and a 5 storey office block on Imperial Way. Large losses include the redevelopment of Rembrandt House for mainly residential use, the change of Caledonian House on St Albans Road from office to residential, and of Exchange House from office to residential. 53 Clarendon Road (Gresham House) also shows as a loss as well as a gain because existing employment floorspace will be redeveloped. Some of the large losses from office to residential are as a result of permitted development rights.

Table 6-2: 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	11593	11809	3467	4982	5699	8985	46535
Proposed gross loss sqm	0	3045	26855	0	2232	891	10540	43563
Total	0	8548	-15046	3467	2750	4808	-1555	2972

Data Source: Planning Policy, WBC and HCC via CDPSmart monitoring system
N.B. Any negative value is a net loss. Area figure of proposed gain to employment land in hectares is shown annually for the period 2006/07 to 2015/16 in Appendix 8. This does not necessarily equate to floorspace sq m, which can be over a number of floors.

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

'Town centre uses' encompasses the completed amount of floorspace in respect of retail (A1), financial and professional services (A2), office (B1a), and leisure (D2) development, which ideally should be concentrated in the town centre as opposed to less central and less accessible locations. Business Development data in this report uses the town centre boundary as per the Watford District Plan 2000.

There was very little completion of development of town centre uses within the town centre during 2016/17, although the redevelopment of the old Charter Place is now well underway. The largest A1 development outside of the town centre relates to 837sqm retail floorspace mezzanine at Unit 4 Dalton way, Century Park. The only other development above 500sqm is at Watford's Vicarage Road stadium to provide 532 of retail and hospitality space.

Losses from A1 retail within the town centre included changes of use to a restaurant, a nail bar, a tattoo parlour and a change of storage space above a shop to residential use. Just under 300sqm changed to residential use (from A2 and B1a).

Table 6-3: 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	1480	120	251	1045	2896
Gross loss sqm	1643	460	3187	996	6286
Net change	-163	-340	-2936	49	-3390
BD4 – gain in TC					
Gross gain in TC sqm	195	120	37	0	352
Gross loss in TC sqm	658	168	130	0	956
Net change in TC	-463	-48	-93	0	-604
% gain in TC as % of gross gain to LA	13%	100%	15%	0%	12%

Data Source: Planning Policy, WBC and HCC via CDPSmart monitoring system
NB: Floorspace is specified as square metres, not confirmed as gross internal floorspace and any negative value under net change is a net loss.
B1a total in LA is the same data included within Indicator BD1

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

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

i) in employment areas = 3,418 sq m/.47 ha

Most of the loss (over 99%) was made up of conversion from office to residential use. 69 new residential units have been completed within employment areas. 34 at 36, Clarendon Road, which is being redeveloped for a mixed usee scheme which will include replacement office space, 26 at SEMTA house in Upton Road, a change from office use allowed under permitted development rights, and 9 units at Wilmington Close – also a change from offices.

ii) in Local Authority Area = 6,814 sq m/0.88 ha

Of the 0.88 ha lost, the vast majority (0.664ha) resulted in conversion to residential use. In total, 117 residential units were provided in the local authority area.

6.6 BD6: Total jobs recorded in Watford

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

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

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

For comparison ONS (Office for National Statistics) data is presented below. However, we have strong reservations about the ONS total jobs figures. The figures show a marked increase of 14,000 jobs between 2008 and 2009, which should be treated with caution – we believe the density and jobs figure have been overstated due to an anomaly in the reporting process, by an employment agency based in Watford reporting positions both within and outside Watford. The current number of jobs identified through this source was 93,000 in 2016. However, we can be confident that there is an increasing trend in the number of jobs

Table 6-4: BD6: Total jobs recorded in Watford

2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
60,000	59,000	58,000	72,000	73,000	74,000	76,000	82,000	87,000	91,000	93,000

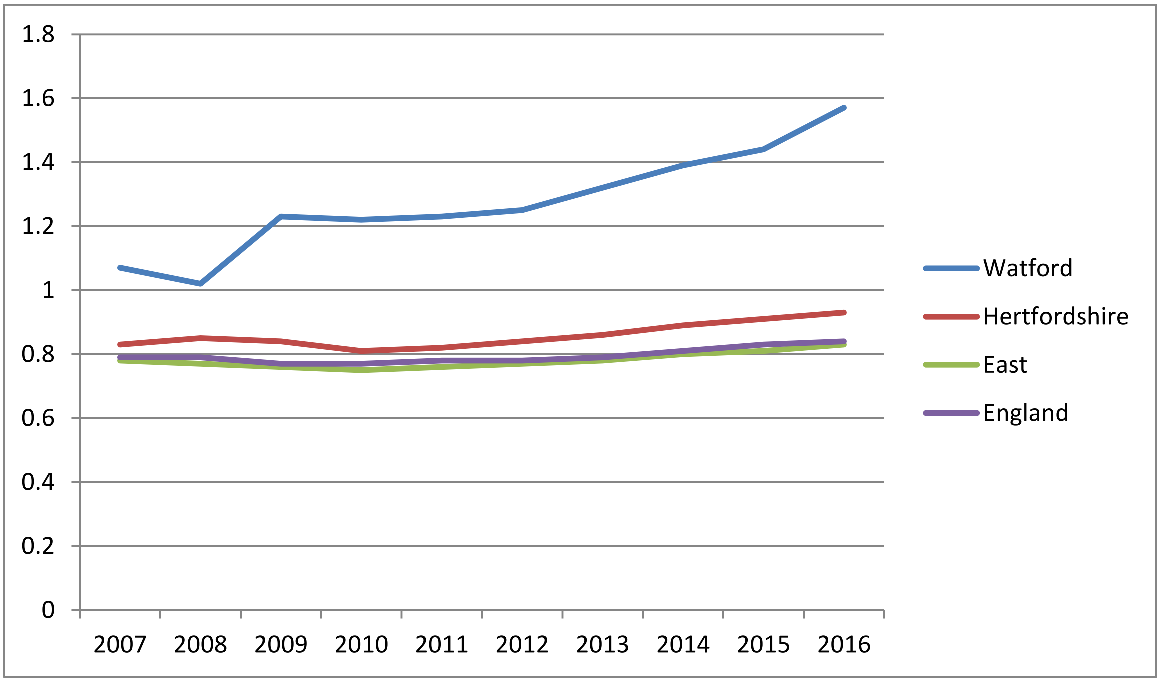
Data Source: Crown Copyright. Office for National Statistics. September 2016.

6.7 BD7: Job Density

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

The recession saw Watford's job density decrease from 1.07 in 2007 to 1.02 jobs per working-age resident in 2008, and job density has since fluctuated between 1.23 and 1.25 until it increased to 1.32 in 2013. The latest job density in Watford was 1.57 in 2016. This is a significant increase and points to an increasing economic buoyancy. In comparison with the Hertfordshire region, which has a jobs density of 0.93, and the National Average which had a density of 0.84 in 2016, Watford is performing well above the regional and national average.

Figure 6-2: BD7: Jobs density 2007-2014 representing the ratio of total jobs to working-age population (includes males and females aged 16-64)



https://www.nomisweb.co.uk/reports/lmp/la/1946157230/report.aspx?town=watfordThe density figures represent the ratio of total jobs to population aged 16-64 (historical density figures have been revised following updated working age population figures). The figure for total jobs includes employees, self-employed, government-supported trainees and HM Forces.

6.8 BD8: Number of Employee Jobs in Watford

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

The total for employee jobs in Watford in 2016 (2016 Provisional results) is 93,000, an increase of approximately 10,000 since 2015 and an increase of about 28,000 jobs since 2009;

Table 6-5 BD8 Number of Part Time and Full Time Jobs in Hertfordshire

	Full	Part	Total
Broxbourne	24,900	13,500	38,400
Dacorum	46,600	21,000	67,600
East Herts	40,400	22,300	62,700
Hertsmere	37,100	16,700	53,700
North Herts	34,900	17,900	52,700
St. Albans	43,400	29,000	72,500
Stevenage	30,500	13,900	44,400
Three Rivers	29,500	11,100	40,600
Watford	48,700	44,300	93,000
Welwyn Hatfield.	56,900	23,100	79,900

Watford has the highest proportion of part time jobs in Hertfordshire. This accounts for 44,300 part time jobs and 48,700 part time jobs. Part time jobs account for 47.6% of total jobs in Watford. This is a significant proportion. For example when comparing Stevenage and Welwyn Hatfield, which are the most similar in terms of urban profiling, their part time proportion accounts for 31% and 28.9% respectively.

Although full-time jobs in Watford have increased from 38,000 in 2009 to 48,700 in 2016, the proportion of overall jobs in Watford that are full-time has reduced from 58% in 2009 to 52.4% in 2016.

The figures for sector breakdown are based on the 2015 data set. Business administration and support services is the group most affected by this change; in 2015, there is a much higher amount of part-time employees, 22,000 and 85% of all jobs recorded in Business administration and support services compared with full-time, 4,000 and 15% of all jobs in this group whereas the split was 12,000 part-time (67% of all jobs in this group)/5,000 full-time (28%) in 2009. There are also more part-time workers than full-time workers in the groups Accommodation and food services and Education but to a far lesser extent.

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

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

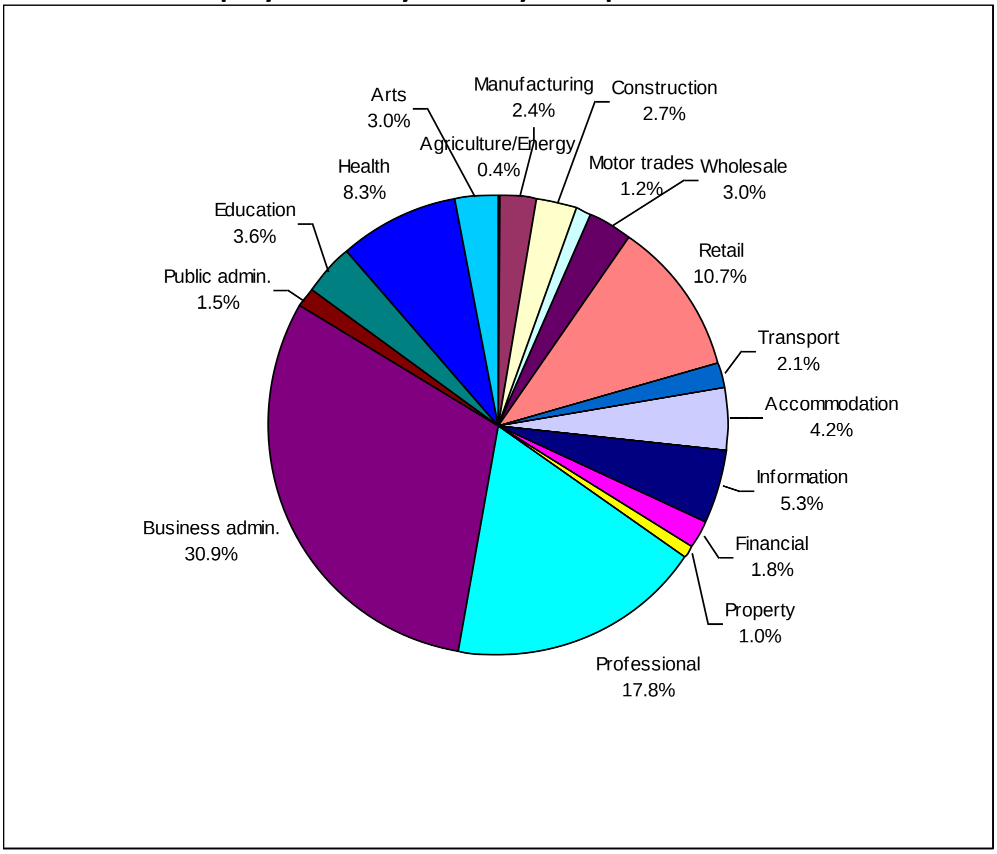
Business administration and support services are the largest group recorded with 26,000 in 2015, mainly in Central ward. This group has increased the most numerically, with an extra 8,000 jobs since 2009, and proportionally by 44%. This group now has 31% of all employee jobs, as opposed to 28% in 2009.

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

The third largest group is Retail (9,000 and 11% of all employee jobs) which has about the same numbers of jobs as in 2009 but has decreased as a proportion of all employee jobs, down from 14% in 2009. Retail is split about 50/50 between full and part-time. Information and Communication, which although as a group is a relatively small portion of all employees at 5%, has increased proportionally by 80% and about 2,000 employees.

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

Figure 6-3: BD9: % of Employee Jobs by Industry Groups – Watford 2015



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

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

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

The 2016 survey[5] shows that workplace earnings in Watford (£445.80) which is a significant drop from £529.00 in 2015 and are lower than the earnings of Watford residents (£608.00), which have decreased slightly from £610.50 in 2015.Many residents commute to higher paid areas such as London.

Average earnings for Watford residents have decreased slightly in 2016 which is at odds with the Hertfordshire area generally which saw an increase of approximately 2.5%. The earnings of Watford residents are now slightly lower than that of the county, but significantly above the regional and national average.

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

	Watford	Herts	East of England	England
2007	568.5	542.6	479.9	464.0
2008	583.9	569.4	499.0	484.5
2009	571.4	577.5	509.5	495.9
2010	587.8	596.0	523.3	506.0
2011	607.0	592.2	525.0	504.7
2012	639.3	598.4	531.4	513.2
2013	646.3	610.3	543.5	520.6
2014	594.5	601.3	539.1	523.6
2015	610.5	614.1	551.0	532.6
2016	608.00	630.00	553.00	532.90

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

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

Average workplace earnings in Watford have dropped significantly in 2016 (15.8% drop), remain lower than the county average; there have been small increases in the county, regional and national average.

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5 https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityashetable8
https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofworkbylocalauthorityashetable7

Table 6-7: BD11: Earnings by workplace - gross weekly pay - full time workers

	Watford	Herts	East of England	England
2007	434.4	488.7	450.5	463.6
2008	514.6	517.5	469.1	483.9
2009	506.2	517.5	478.6	495.0
2010	516.8	538.2	488.7	504.5
2011	470.8	520.9	489.3	504.0
2012	536.2	539.2	495.2	512.6
2013	565.3	547.1	505.0	520.3
2014	528.2	548.9	504.1	523.5
2015	529.0	551.8	517.5	532.4
2016	445.8	514.3	494.00	532.70

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

6.12 BD12: Count of active enterprises in Watford

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

Table 6-8: BD12: Count of active enterprises in Watford

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
3,705	3,785	3,860	4,010	3,945	4,035	4,390	4,705	5115	5450

Source: ONS: Business demography dataset @ Sep 2016.

The count of active enterprises in Watford shows a mostly increasing trend, despite a slight drop in 2011, standing at the number of 5450 in 2016. This equates to 862 active enterprises per 10,000 working age population (mid-2016), increasing from the 2013 equivalent of 709 active enterprises per 10,000 working age population (mid-2013), and the 2012 equivalent of 663 active enterprises per 10,000 working age population (mid-2012).

6.13 BD13: Comparison of percentage of business starts and closures

The number of new enterprise births in the UK stood at 414,355, and increase from 383,075 in 2015 and 350,585 in 2015. This represents a significant increase of 63, 770 new enterprises. At the same time the death count of enterprises stood at 327,775 in 2016, 282,865 in 2015, and 246,480 in 2014. The increase in enterprise deaths stood at 81,295 between 2014 and 2016.

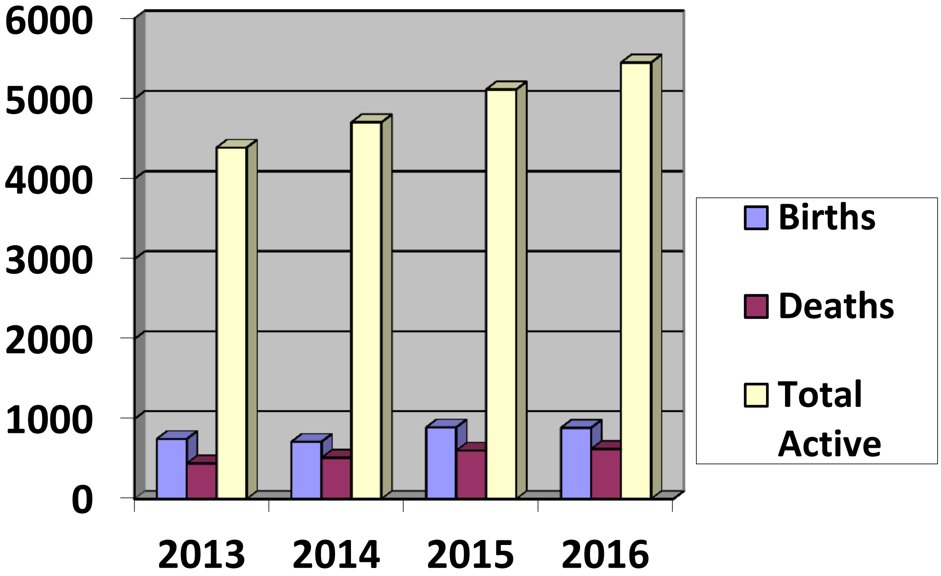
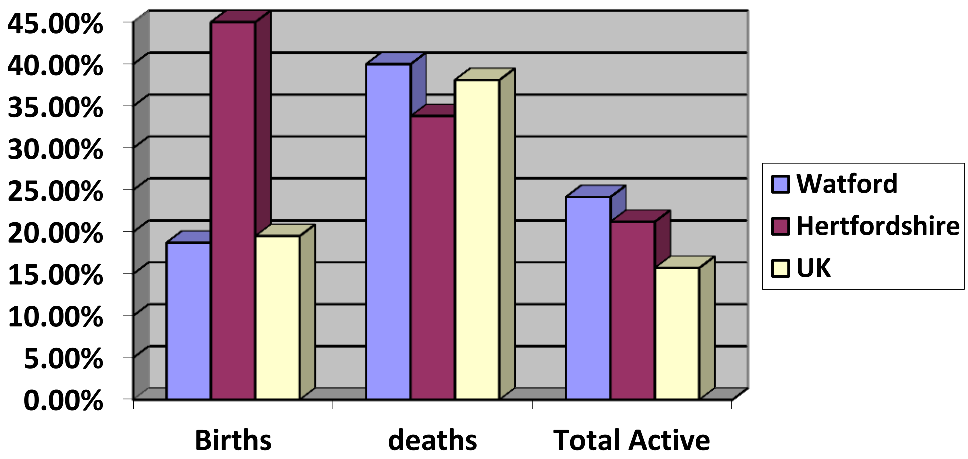


Figure 6-4 No of Enterprise births, deaths and total active enterprises in Watford
Source: ONS: Business demography dataset @ Sep 2016 as compiled WBC

Business starts in Watford stood at 890 births in 2016 and 895 births in 2015, with 715 in 2014. The change between 2014 and 2016 represented a 24.5% increase in the number of new start-ups. Comparatively there were 625 enterprise deaths in 2016 and 605 deaths in 2015. Between 2014 and 2016, the change represented a 21.35% increase in the number of enterprise deaths (515 deaths in 2014).

In total the amount of active businesses in Watford in 2016 stood at 5,450 up from 5,115 in 2,015 and 4,705. The increase in active businesses in Watford is reflected in the general increase across the Hertfordshire County generally. However Watford seems to have suffered more business deaths compared to Hertfordshire generally between 2013 and 2016, although only slightly larger than the UK national average

Figure 6-5: Comparison of Watford's % change of business starts and Closures, and total active over time



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

Furthermore, Hertfordshire has significantly more new enterprises 45% than Watford (18.7%) between 2013 and 2016, although again broadly similar to the national average.

Finally the number of active enterprises during the same period as increased by 24.5% which is higher than both the regional and national average. This seems at odds with the rate of births and dates and may indicate a historically robust Watford business base.

6.14. BD14: Claimant Count Comparison 2012-17

Table 6.6 BD14 Claimant Count and Change

Area	July 2012		July 2017		2012 – 2017 % Difference decrease
Watford	1816	3.0	900	1.4	50.45%
Hertfordshire	17576	2.4	8260	1.1	53%
Great Britain	1583700	3.8	802600	1.9	49.32%

Source:
https://www.ons.gov.uk/employmentandlabourmarket/peoplenotinwork/outofworkbenefits/timeseries/bcjd/unem
https://www.nomisweb.co.uk/reports/lmp/la/1946157230/report.aspx?town=watford

Table 6.6 identifies the claimant count in Watford for the period July 2012 and July 2017. Between the 5 years it is clear the effects of the recession have gradually subsided. There has been a 50.45% decrease in the claimant count between 2012 and 2017, with current claim numbers at 900 or 1.4% (an increase from 715 or 1.1% in 2016). Although not as low as the Hertfordshire average (1.1%) it is lower than the national average of 1.9%. The 50.45% decrease in Watford is more significant than the national average of 49.32% but similarly lags behind the regional average of 53%.

6.15 BD15 GCSE results, percentage of pupils achieving 5+ A* to C

The GCSE results since 2013/14 are not comparable to earlier years due to changes in methodology. In this regard, the most relevant data is for the year 2015/2016 (revised) details the GCSE and equivalent entries and achievements of pupils at the end of key stage 4 by local authority district. Watford data refers to state funded schools and currently has an attainment rate of 63.6%. This compares to 57.4% in state-funded schools nationwide. For Hertfordshire generally, there has been a relatively stable trend in terms of achievement.

Table 6.7 Percentage of Pupils at the end of key stage 4 achieving at GCSE and equivalents

	2010/11	2011/12	2012/13	2013/14	2014/15	2014/16
Hertfordshire	66.9	65.8	66.3	66.5	65.1	64.6

Source: https://www.gov.uk/government/statistics/revised-gcse-and-equivalent-results-in-england-2015-to-2016

Further information can be found here:
https://www.gov.uk/government/statistics/revised-gcse-and-equivalent-results-in-england-2015-to-2016

6.16. BD16: Qualifications of Working Age Population

There has been a mostly increasing trend in Watford over recent years in qualifications held although there were slight decreases during 2015/16. The percentage of Watford residents with qualifications held in NVQ 4 has increased, however the other NVQs have seen decreases on the previous year. However generally since 2007, the increase has been steady.

Overall, since 2007, the percentage of Watford's working age resident population with qualifications held in NVQ 1 to 4 has risen between 4.0% and 12.7%, the greatest percentage growth being in degree level qualifications (NVQ4+). However year on year, there has been a drop in the percentage qualifications at all levels with the exception of NVQ4+, which saw a slight increase.

Table 6-8: BD16: Qualifications of working age resident population (age 16-64)

Watford	Jan-Dec 2007	Jan-Dec 2008	Jan-Dec 2009	Jan-Dec 2010	Jan-Dec 2011	Jan-Dec 2012	Jan-Dec 2013	Jan-Dec 2014	Jan-Dec 2015	Jan-Dec 2016	Difference 2007-16
% with NVQ4+	31.7	25.9	29.7	31.5	35.8	43.7	48.1	42.3	43.4	44.4	**12.7**
% with NVQ3+	53.4	44.9	49.6	48.1	50.4	63.5	59.7	61.1	63.7	57.4	**4.0**
% with NVQ2+	68.8	58.7	66.0	66.9	71.9	81.0	77.4	75.9	79.3	76.7	**8.1**
% with NVQ1+	79.1	70.5	77.7	76.7	85.2	93.0	88.2	88.6	88.8	83.5	**4.4**
% with other qualifications	11.3	17.6	15.6	15.3	*	*	7.3	*	*	*	**N/A**
% with no qualifications	9.7	11.9	6.8	8.1	8.4	*	*	*	*	10	**0.3**

Source: ONS Annual Population Surveys (Jan 2007-Dec 2015). * sample size too small for estimate to be reliable. N.B. Data was reweighted July 2016 in line with the latest ONS estimates.
Definitions of qualification levels:
NVQ4 and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent
NVQ3 and above: e.g. 2 or more 'a' levels, advanced GNVQ, NVQ3 or equivalent
NVQ2 and above: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ2 or equivalent
NVQ1 and above: e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ1 or equivalent
Other Qualifications: includes foreign qualifications and some professional qualifications
No qualifications: no formal qualifications held (the sample size for Watford is too small to be considered reliable)

7 Sustainable Development

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

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

The current planning policy regarding flood risk is identified in Policy of SD2 (Water and Waste Water) of the Watford Core Strategy 2013 and Policy SE27 (Flood Prevention) in the saved policies of the Watford District Plan 2000. These policies seek to minimise surface water run-off and non-fluvial flooding. Policy SE27 of the District Plan states that the Council will resist any development which has the potential to contribute to flood risk.

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

During the Period 2016/2017, the EA submitted one objection to [Application 16/01614/FUL]. This was a minor application and the objection was based on an Unsatisfactory FRA/FCA submitted with the application. [6] The application was subsequently withdrawn.

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

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

During 2014/15, the figure provided by the Environment Agency (EA) for household water use in England was 139 l/h/d average per capita consumption (PPC).

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

Also, Affinity Water (who covers most of Hertfordshire) is still working to improve its data collection and analysis for its new water resource zones and the company reports that there

[6] https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history

is a margin of error (approximately 10%) on the current data. This can give rise to fluctuation in the reported PCC data on an annual basis. As such any comparisons between years should recognise the margin of error in the data.

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

However, Hertfordshire's Quality of Life Report states that, for Affinity Water's Central region, the unmeasured per capita consumption UPCC has seen a slight increase between 2015 and 2016 of 0.8%. This is an increase since 2012, with a year on year (2013 to 2014) change of 3.8%. The unmeasured PCC for 2016 is 166.71 l/h/d, an increase of 0.8% on the previous year. 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[7].

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

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

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

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

7.3 S3: Renewable Energy

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

Not all renewable energy installations require planning permission; small scale domestic installations may be considered permitted development. Contributed capacities are often

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

not supplied in planning applications where renewable energy is included. Whilst it is possible to account for the number of planning applications received, refused and granted. This may not reflect fully the scale of renewable energy roll out in the borough. This is primarily due to changes to the General Permitted Development Orders (GPDOs) which provided permitted development rights to certain classes of renewable energy Installations[8]. Therefore it is not possible to currently monitoring renewable energy installations.

7.4 S4: Per capita Carbon Dioxide (CO2) emissions

The Core Strategy policy, SD3 Climate Change, includes a target of reducing Carbon Dioxide (CO_2) emissions; estimates of CO_2 emissions from the Department of Energy and Climate Change can be used to track emission trends over time and measure local contributions to climate change.

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

It is important to bear in mind that local authorities have relatively little influence over some types of emissions but within the dataset, a subset is published which represents carbon dioxide emissions within the scope of local authorities, excluding emissions that local authorities do not have direct influence over, such as motorways and diesel railways and it is this data that is provided in the accompanying table.

In Watford, emissions reduced in 2015 and there has been a mostly reducing trend since 2006, in line with policy objectives. There was an increase in emissions in 2012 but this was the same in 92% of local authorities across the country; the main drivers of the increase in UK emissions in 2012 were an increase in residential gas use due to 2012 being a colder year than 2011, and increased coal for electricity generation.

[8] Town and Country Planning (General Permitted Development) England 2015.

LAD14NM	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)	J. Road Transport (Motorways)	K. Road Transport (Minor roads)	L. Diesel Railways	M. Transport Other	**Transport Total**	N. LULUCF Net Emissions	**Grand Total**	Population ('000s, mid-year estimate)	Per Capita Emissions (t)
Watford	2005	167.3	38.8	-	15.8	0.1	**222.0**	82.7	116.3	1.2	**200.3**	60.1	10.7	42.2	0.1	0.6	**113.8**	0.5	**536.5**	82.1	6.5
	2006	173.6	34.8	-	15.3	0.1	**223.7**	89.0	110.7	1.1	**200.8**	59.5	10.6	45.8	0.1	0.6	**116.7**	0.4	**541.6**	82.1	6.6
	2007	170.3	33.8	-	15.4	0.1	**219.6**	88.1	105.0	1.1	**194.2**	56.6	10.1	47.3	0.2	0.6	**114.8**	0.4	**529.0**	82.9	6.4
	2008	189.4	32.8	-	13.0	0.1	**235.3**	84.3	109.5	1.1	**195.0**	53.8	8.9	43.3	0.2	0.6	**106.8**	0.3	**537.4**	84.8	6.3
	2009	175.6	29.0	-	10.2	0.1	**214.9**	76.1	98.7	1.0	**175.9**	50.3	8.7	41.8	0.2	0.5	**101.5**	0.3	**492.6**	86.5	5.7
	2010	181.8	37.6	-	10.0	0.1	**229.5**	79.2	109.1	1.1	**189.4**	49.6	9.3	41.0	0.2	0.5	**100.6**	0.3	**519.9**	88.6	5.9
	2011	153.2	28.5	-	8.9	0.1	**190.7**	75.4	89.7	1.1	**166.1**	49.1	9.2	39.8	0.2	0.5	**98.9**	0.2	**455.9**	90.7	5.0
	2012	185.4	34.5	-	9.4	0.1	**229.4**	80.5	99.5	1.0	**181.0**	49.1	9.7	38.9	0.2	0.5	**98.4**	0.2	**509.0**	91.7	5.5
	2013	174.6	34.8	-	7.5	0.1	**217.1**	74.4	102.7	1.1	**178.2**	48.1	9.7	38.7	0.2	0.5	**97.2**	0.2	**492.6**	93.7	5.3
	2014	135.6	23.3	0.1	8.3	0.1	**167.4**	61.2	83.6	1.1	**145.9**	47.4	10.1	39.8	0.2	0.5	**98.0**	0.1	**411.4**	95.5	4.3
	2015	99.2	26.7	0.3	8.6	0.1	**134.9**	51.3	88.8	1.1	**141.2**	48.3	9.5	39.3	0.2	0.5	**97.7**	0.1	**373.9**	96.4	3.9

Source: **UK local authority and regional carbon dioxide emissions national statistics: 2005-2015**
https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2015

Table 7-2: S4 Carbon Emissions Per Capita

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

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

7.5 S5: Air Quality Management Areas and Air Quality monitoring

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

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

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

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

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

Nitrogen dioxide concentrations are monitored at 17 sites around the borough, using diffusion tubes. These are low-tech devices that allow long term trends, patterns and baselines to be identified. A summary of the annual data for 2009-2016 at the Town Hall site is provided in the following table 7-5 (Air Quality Data for the Town Hall Site).

- It can be seen that NO_2 concentrations have remained fairly constant and that the annual mean objective of 40 µg/m3 has not been exceeded during this time at the Town Hall monitoring station (although the 2014 figure was close).

- There was one hour during 2010 and again in 2012 where the hourly average of NO_2 was above 200 µg/m3. This is well below the limit of 18 hours allowed as per the NO_2 hourly mean objective of 200 µg/m3.

- The annual mean PM10 concentration recorded at Watford Town Hall has been between 21 and 25 µg/m3, well below the objective of 40 µg/m3.

- The number of PM10 exceedances of the 24-hour mean objective of 50 µg/m3 is well within the permitted 35 exceedances per year.

On Rickmansworth Road close to the Town Hall, continuous 'real-time' monitoring of nitrogen dioxide and PM_{10} particulates is undertaken.

Table 7-3: S5 Air Quality Data for Town Hall site

Town Hall site	2009	2010	2011	2012	2013	2014	2015	2016
Nitrogen Dioxide: Annual mean concentration micrograms/m3- (annual mean objective is 40 micrograms/m3)	39	39	39	38	39	40	35	36
Nitrogen Dioxide: Number of Exceedences of hourly mean objective (200 micrograms/m3)	0	1	0	1	0	0	0	0
PM10 Particles: Annual Mean Concentration micrograms/M3 (annual mean objective is 40 micrograms/m3)	22	24	25	22	24	21	22	14
PM10 Particles: number of exceedences of 24 hour mean (24 hour mean objective is 50 micrograms/m3)	0	7	20	13	7	6	5	1

Source: Environmental Health & Licensing Section, WBC; originally downloaded from www.hertsbedsair.net

In terms of Nox:

- The annual average has remained fairly constant in recent years and is below the objective concentration. There were no exceedances of the hourly mean objective in 2016.

- In terms of PM10, The annual average has remained fairly constant in recent years and is well below the objective concentration. In addition there were no exceedences of the hourly mean objective in the period 2010 to 2016. There was one exceedence in 2016 which was well below the permitted 35 days

In 2016 the additional monitoring of $PM_{2.5 \text{ particles}}$ commenced. Whilst there is no air quality objective for $PM_{2.5 \text{ particles}}$, they are a useful health indicator. The monitoring of $PM_{2.5}$ has been funded by Hertfordshire County Council's public health team, who have also helped fund monitoring in the other Hertfordshire Authorities. This additional monitoring will allow a pollutant baseline to be established across the county. Further information about particulate air pollution can be seen in the Hertfordshire Air Quality Strategic Plan available at: http://www.hertfordshire.gov.uk/docs/pdf/a/airqualitystrategicplan.pdf

Table 7-4: S5 Air Quality Data for Town Hall site

PM2.5 Monitoring Results –	2015	2016

annual mean concentrations (micrograms/m3)		
Watford Town Hall	10	14

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

Current and historical monitoring results, as well as other useful air quality information is available from Herts & Beds Air Pollution monitoring Network website www.hertsbedsair.net

A key initiative to improve air quality has been the installation of electric vehicle charging points in various car parks: The Avenue, Gade, Bushey Arches, Longspring, Queens, Sutton, Timberlake, Town Hall and Watford Business Park. A rapid charging point has been installed in Service Road Q, just of the northbound side of Beechen Grove. There is also a successful e-car club to reduce the need for private vehicles.

7.6 S6: Noise complaints per 1,000 population

The total number of noise complaints per 1,000 population is a new indicator included in our Monitoring Report from 2016. Noise complaints are often calculated per 1,000 population as a measure of comparison.

There has been a fairly consistent reducing trend over the last six years. In 2010/11, there were 1,084 noise complaints equivalent to 12.6 per 1,000 population and in 2015/16, this has fallen to 724 noise complaints equivalent to 7.5 per 1,000 population. There has been a very small increase to 7.6 per 1,000 population during 2016/17.

Table 7-5: S6 Noise complaints

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

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8 Green Infrastructure, Sport and Recreation

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

Priority habitats are local nature reserves, wildlife sites, 'Sites of Special Scientific Interest' (SSSIs) and 'Regionally Important Geological Sites' (RIGS).

The council's aim is for there to be no reduction in the number or area of these habitats within Watford.

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

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

Herts Environmental Records Centre last updated the boundaries of around 120 Local Wildlife Sites across the county in 2015. This work involved updating boundaries to Master Map quality, removing areas of building or hard road and boundaries were made more consistent with survey documentation where appropriate.

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

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

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

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

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

	2010 no.	2010 area (ha)	2011 no.	2011 area (ha)	2012 no.	2012 area (ha)	2013 no.	2013 area (ha)	2014 no.	2014 area (ha)	2015 no.	2015 area (ha)	2016 no.	2016 area (ha)	Change 2015/16
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

Source: HERC and WBC, compiled by Planning Policy, WBC
N.B. LNRs = Local Nature Reserves; SSSIs = Sites of Special Scientific Interest;
RIGS – Regionally Important Geological Sites.

Wildlife sites:

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

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

8.2 G2: Change in priority habitats and species

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

Biodiversity is a key consideration for development management, and planning policies, including Policy GI 3 of the Council’s Core Strategy which states that “proposals must seek to conserve and enhance the unique natural landscape, biodiversity and habitat”.

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

However, it is impractical for district councils to attempt to calculate specific numbers of particular species themselves, due to a lack of resources including time, money and expertise. Data is periodically published where available, including changes in bird populations and changes in butterfly numbers and species, although data is generally only available at county level, rather than district level. It should be noted that the surveys to obtain the data on birds and butterflies are mostly carried out by volunteers and enthusiasts in their own time. However, the JNCC undertake European reporting requirements under the Nature Directives, with the most recent being 2007 -2012. Please see http://jncc.defra.gov.uk/default.aspx?page=5327

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

- **Our target to maintain the amount of open space managed to Green Flag Award standard has again been exceeded in 2017, with the further addition of Paddock Road Allotments, Goodwood Recreation Ground and North Watford Cemetery, joining eight other parks in gaining a Green Flag award. 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.**

Watford now has eleven award winning parks, with Green Flags awarded in 2017 to Goodwood Recreation Ground, North Watford Cemetery and Paddock Road Allotments for the first time, following on from St. Mary's Churchyard, Callowland Recreation Ground, Oxhey Park, Woodside Playing Fields and Cheslyn and for Cassiobury Park. Cassiobury Park was named in the top 10 parks out of over 1600 in the 2017 'Keep Britain Tidy People's Choice awards.

The Green Flag is awarded as a means of recognising and rewarding the best green spaces in the U.K. and is a sign of the highest environmental standards in recreational green areas.
Gaining additional Green Flags for Watford was one of the aims of the action plan in 'A Green Spaces Strategy for Watford 2013-2023' adopted in November 2013.

Watford also won first prize in June 2017 for 'Best Parks Partnership – Commercial' at the Horticulture Week Custodian Awards, covering the whole of the U.K. This was in respect of the achievements of the partnership between Veolia and the Council for managing and maintaining its parks to such a high standard.

The council also successfully completed the restoration of Cassiobury Park in 2017 after the council successfully bid for external funding from the Heritage Lottery Funding/BIG Lottery in February 2016 for a £6.6m restoration programme, with the construction of an eco-friendly hub building to act as a visitor centre which now includes catering facilities, improved changing facilities, toilets, and a flexible teaching and exhibition space.

Other key features included:

- a revamped pools facility
- restoration of the historic 18th century Lime Avenue
- providing an on-site park manager, education officer & volunteer officer

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

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

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.

Completion of the project in Cassiobury Park was completed in 2017 More details of the proposals can be found under the Cassiobury Park Restoration project on www.watford.gov.uk

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.

8.4 G4: Change in total open space managed by WBC

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

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

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

Data Source: Planning Policy, WBC. Figures have been rounded to one decimal point.
N.B. The change between 2008/09 and 2009/10 measurements was due to implementation of GIS and a resulting improvement in accuracy.

As part of the ongoing Parks Improvement projects, Watford Borough Council commissioned work to assess playing pitch and changing facilities and the Parks Department has developed a Sports Facilities Strategy 2015-2025 which examines the issues and will inform future direction for sports provision in the Borough. The Green Spaces Strategy is currently being updated in 2017 to reflect progress to date as well as new challenges.

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

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

8.5 G5: Maintain the general extent of the Green Belt

The predominantly urban nature of Watford means that the protection of its surrounding Green Belt land is of particular importance. In Watford's case, the most important purposes of the green belt are to prevent urban sprawl, encroachment into the countryside, to assist in urban regeneration, and to prevent neighbouring towns merging. The adopted Local Plan Part 1, Core Strategy, Policy GI2, sets out the broad approach of retaining the existing Green Belt boundary while dealing with any boundary inconsistencies that have emerged since the Watford District Plan 2000 was prepared.

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

2012	407 ha
2013	407 ha
2014	407 ha
2015	407ha
2016	407 ha

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

Electronic mapping of the Green Belt onto our GIS system was undertaken in June 2012 and the resulting measurement of 407 hectares equates to 19% of Watford's total area. This base figure of 407 ha is a result of more accurate measuring and does not show any loss in Watford's Green Belt (in 2003, Watford's Green belt was measured as 406 hectares). As of March 2017, work is to be undertaken to identify whether any changes to the green belt are appropriate. This will be done as part of the plan making process.

With regard to applications, there is a general presumption against inappropriate development in the Green Belt. Very special circumstances are required for any consideration of inappropriate development. Generally a local planning authority should regard the construction of new buildings in the greenbelt as inappropriate. Exceptions to this are defined in paragraphs 89-91 of the NPPF. Planning Application 15/01300/OUTM (Warner Brothers Studios) did result in the loss of greenbelt land (approximately 2ha), however this was justified under 'Very Special Circumstances.'

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

8.6 G6: River quality in Hertfordshire

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

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

These results are presented for water bodies as they are defined in the second RBMP cycle. The way water bodies are defined and classified has been improved since cycle 1. More information on the changes since cycle 1 can be found in section 4.3 'Changes since first cycle (new building blocks)' within Part 2 of the RBMPs -

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

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

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

The assessment measure is then given a classification that depends on how it compares to the standard. The classification standards used are: High/Good/Moderate/Poor/Bad.

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

There are 41 water bodies within Hertfordshire; in 2016:

- 2.4% of the water bodies were classified as good; this equates to one water body, the Hexton Brook. 61% of the water bodies were classified as moderate; these include the Rivers Mimram, Ash, Chess and Hiz.
- 29.3% of the water bodies were classified as poor; these include the Rivers Bulbourne, Purwell and Ivel (US Henlow).
- 7.3% of Hertfordshire’s water bodies were classified as bad. This equates to three water bodies: the Cat Ditch, the Upper Gade to confluence with River Bulbourne and the Colne (upper east arm including Mimshall Brook).

The 2016 data for Hertfordshire shows a decrease in the number of water bodies at good and moderate status and an increase in the number of water bodies at poor status compared to 2015.

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

The water body classifications, reasons for not achieving good status, and objectives are available online on the Catchment Data Explorer (http://environment.data.gov.uk/catchment-planning/) and on the Government Open Data website (https://data.gov.uk/).

9. Urban Design and Built Heritage

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

Watford Borough Council expects developers to follow current best practice when designing new buildings and delivering new development, to be in accordance with Core Strategy Policy UD1 'Delivering High Quality Design' and is supported by a number of guides.

9.1 Design Guides

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 2016-17 period. However, there is ongoing work with members reviewing the current residential design guidance and how it can be improved. A new Cycle Parking SPD was adopted by Council during 2017

9.2 U1: Housing Quality – Building for Life Assessments

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

The revised format is based on the National Planning Policy Framework and the Government's commitment to build more homes, better homes and involve local communities in planning. The process involves trained officers making assessments following a number of set questions, which has been reduced from 20 to 12. Due to resource issues it has not been possible to undertake this assessment for schemes completed in the 2016-17 period.

9.3 U2: Conservation Character Area Appraisals

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

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. 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.

The council has committed to updating the Character Appraisals for the conservation areas every five years and following a consultation from November 2016-January 2017, the revised appraisals for The Square and Grove Mill Conservation Areas were adopted in January 2017.

9.4 U3: Conservation Area Management Plan

The Conservation Areas Management Plan was adopted by Watford Borough Council Cabinet on 8 July 2013. The document contains various indicators which will help to monitor change when it is reviewed and updated, together with the character appraisals; the aim is to carry out a review every five years. The review is planned for the 2018/19 period.

Locally listed buildings have been designated as such because of their local architectural and/or historic value, and any development adversely affecting these buildings will be resisted. On the 13 December 2010, Watford Borough Council Cabinet approved the revised register of Locally Listed Buildings in Watford, at that time numbering 240 locally listed buildings. Since that date, the road bridge over the River Gade, Grove Mill Lane was added to the register of Locally Listed Buildings on 30 January 2012, while Sugden House, 2 Farm Field was upgraded from locally listed to statutory listed status. 36 Clarendon Road was demolished in 2015 as part of planning permission 14/00531/FULM – further details are provided under indicator U5.

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

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 listing division, 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.

Peace Memorial upgraded from Grade II to Grade II* Listed

The Bandstand, Cassiobury Park Photo by WBC, Planning Policy

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

9.5 U4: Buildings on listed buildings at risk register

The majority of listed buildings are well maintained; however, a small but significant number have been neglected and are under threat. In 2011/12, the council produced a survey of the listed buildings at risk in Watford, which was used as our baseline. A five year review has been conducted and several of the structures included on the 2011 register can now be removed due to works that have improved their condition. Since the 2011 report, eight of the ten entries considered to be at risk have been removed from the “at risk” register; Five Arches railway viaduct, bridge 163 and six tombs in St Mary’s churchyard. Two of the entries on the register in 2011 remain on the register but there is work in progress to bring them both to a point where they can be taken off the register. The extensive restoration work to the tombs has taken place with money raised through the Heritage Lottery Fund. As a result of this, the six tombs which were “at risk” and considered to be in a “poor” and “very bad” condition are now deemed to be in a “good” condition.

Table 9-1: U4 Buildings/Structures identified as being "at risk" from the 2017 BAR report

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

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

Frogmore House

Little Cassiobury House

Façade at 63 and 65 High Street

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. The Council is continuing to work with the landowners of Frogmore House to achieve a suitable scheme for the restoration of the listed building and garden along with the redevelopment of the land which housed the now demolished gas holder and other adjoining vacant land.

9.6 U5: Listed buildings – any demolitions

There have been no new demolitions involving listed buildings or structure in the 2016-17 period. Permission has been granted for the demolition of 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.

10 Transport and Projects

Hertfordshire County Council has overarching responsibility for transport and Hertfordshire's Local Transport Plan (LTP3) sets out the overall transport strategy for Hertfordshire, the goals and challenges to be met, and outlines a programme of transport schemes and initiatives. The LTP3 plans for the period 2011 to 2031, covering all modes of transport, including cycling and walking, and provides a joined-up approach to ensuring active travel modes are planned together to help reduce congestion, improve health and reduce pollutant emissions. The next Local Transport Plan (LTP4) is currently being prepared with consultation on the draft scheduled towards the end of 2017.

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

10.1 T1: Car Parking Standards

Policy T22 and Appendix 2: 'Car and Cycle Parking Standards' in the adopted Watford District Plan 2000 set out Watford's car parking standards, which are based on maximum demand-based parking. However the government made a ministerial statement in March 2015, stating that local planning authorities should only impose local parking standards for development where there is clear and compelling justification. The Council therefore has adopted this approach, while also pursuing ambitions to encourage 'car lite' development.

Further work is being undertaken to inform an appropriate approach to parking standards as part of the new local plan. In the interim the Council considers that monitoring of modal share, cycle route usage etc, detailed in the following pages offers greater information in terms of the council's transport ambitions.

10.2 T2: Accessibility - Percentage of new residential development within 30 minutes public transport time of key services and 400 metres of a bus stop where a frequent bus service operates i.e. where there are 5 or more journeys each way per day Mon-Sat

Information on accessibility helps identify whether people living in new developments can easily get to jobs, education, health and other key activities. This information is provided by Hertfordshire County Council (HCC).

The following table shows the results on net residential development for the period 2006/07 to 2016/17, based on the percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre, which was the local plan policy in existence prior to the Core Strategy being adopted in January 2013.

Table 10-1: T2: Percentage of new residential development (net completions) within 30 minutes public transport time of services/key activities

Service/ key activity	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 / 14	2014 /15	2015 /16	2016 /17
GPs	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Hospitals	100%	100%	78%	89%	75%	68%	79%	62%	90%	92%	74%
Primary Schools	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Secondary Schools	100%	100%	100%	100%	100%	100%	100%	100%	100%	97%	100%
Employme nt	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Retail Centre	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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

The model output showed that Watford is a very accessible location overall, with most key services easily accessible from 100% of new homes. Hospital services are slightly less accessible, with 26% of new homes built during the year being more than 30 minutes from Watford General Hospital by public transport, the longest journey time being for a development in Boundary Way at 47 minutes.

Core Strategy Policy T2: Location of New Development and Policy T3: Improving Accessibility outline Watford's accessibility requirements. To be accessible by bus services, sites should be within 400m of a bus stop where a frequent bus service operates i.e. served by 5 or more bus journeys each way per day Mon-Sat.

In 2016/17 88% of net residential development was within 400m of a bus stop. The housing completions which were less accessible to bus stops .This highlights that even the centre of an urban conurbation such as Watford can be affected by accessibility issues.

10.3 T3: % Change in Total Vehicle Kilometreage on HCC roads in Watford

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

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. Comparing 2016 flows to 2015 shows that traffic grew in every Hertfordshire District apart from Broxbourne, with a fall of 1.2% and East Herts which had no change. The largest increase was in Stevenage where traffic flows increased by 5.0%. In Watford the increase was just 0.1%.

Table 10-2: T3: % Change in Total Vehicle Kilometreage on HCC roads in Watford

2003 / 04	2004 / 05	2005 / 06	2006 / 07	2007 / 08	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 /15	2015 /16
+0.5	-0.6	+1.04	-2.9	-1.35	+1.77	+2.58	-4.86	-2.80	+1.5	-1.2	+3.9	+0.1

Source: Hertfordshire's Traffic and Transport Data Reports 2004-2017(latest data 2015/16).
N.B. HCC roads – Hertfordshire County Council controlled roads, which excludes motorway and trunk roads;
+ denotes an increase and – denotes a decrease in traffic flow levels. No counts on the motorway/trunk road network in Watford or Three Rivers are included in the annual monitoring programme

Between 2001 and 2016 population in Hertfordshire has grown by 14%, whilst traffic has grown by 8% during this period. The increase in traffic correlates to an increase in Hertfordshire's economy (GVA) and occurs across all the districts in Hertfordshire and has now surpassed pre-recession levels.

However, population and traffic growth exacerbates road congestion. Using Average 5 day journey times during term time am peak hour (8-9am) as an indicator, there was an increase in most Hertfordshire towns in 2016, with the exception of Hatfield, Stevenage and St Albans. Watford saw journey times during the 8-9am peak increase by 0.1% but there are suggestions that the peak itself across the county may be extending as evident in other AM peak hours.

According to traffic forecasts to 2031, the highest traffic growth on Hertfordshire's roads will occur on trunk roads and motorways. Watford is currently forecast to have a 20.6% increase in traffic between 2016 and 2031 across all types of roads which compares with a Hertfordshire average of 19.7% increase as a result of a growing population, jobs and car ownership.

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

10.4 T4: Travel to Work Mode Shares

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

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

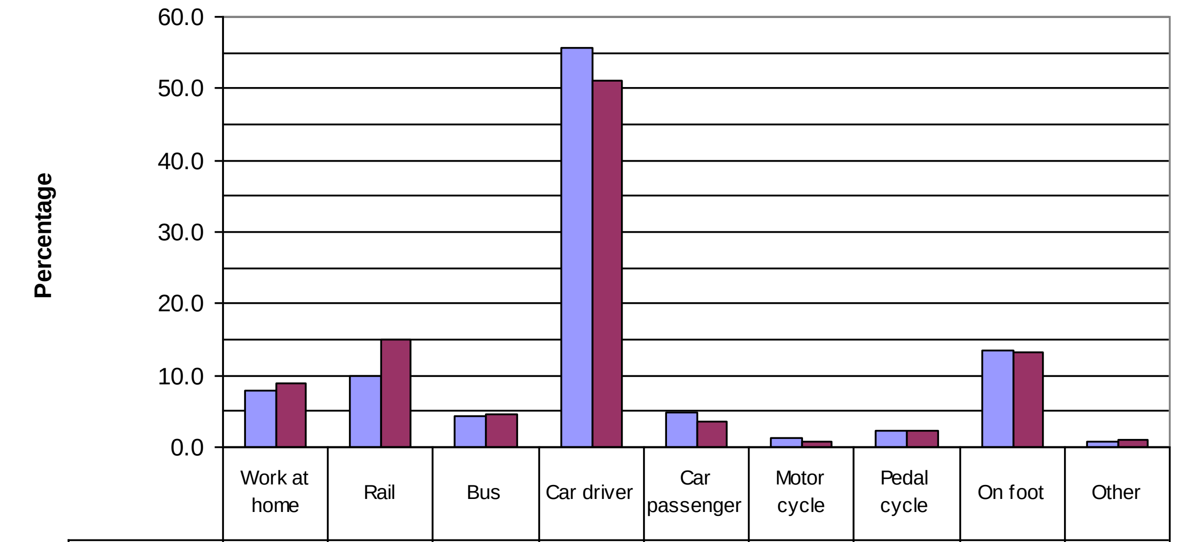
- 19.5% of residents in Watford travel to work by public transport in 2011, as opposed to 14.1% in 2001, which is an increase of 5.4% (most of the increase coming from train or underground, rather than bus). The Hertfordshire average for residents travelling to work by public transport is lower at 16.5%, although this has also increased from 13.7% in 2001. However, train use in Hertfordshire is higher than the England average of 9%. Based on the results of the 2015 HCTS, using the car to travel to work is trending downwards whilst rail use has increased.

- The proportion of Watford residents who work at home more than doubled between 1991 and 2001 to 7.8% and this increased to 8.8% in 2011, with 11.4% being the Hertfordshire average. The 2015 Hertfordshire Travel Survey noted that 24.7% of working Hertfordshire respondents work from home once a week or more, indicating a high incidence of home working on occasional days.

- Watford has a much higher proportion (13.2%) of residents walking to work than any other district in Hertfordshire (average 8.5%); also, a higher usage of travelling to work by bicycle at 2.2%, as compared to the county average (1.6%). The Hertfordshire average for both modes of travel to work has decreased slightly since 2001, less so in Watford. The 2015 HCTS showed that walking mode share is highest in Watford (44%), followed by St Albans (37%) and then North Herts (33%). Conversely walking is lowest in Three Rivers and Broxbourne (both 27%).

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

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



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

Source: Chart compiled by WBC, Planning policy - data from 2011 & 2001 Census
N.B. The above table relates to how Watford residents in employment travel to work, some of whom commute to other areas – it does not represent all employees working in Watford.

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

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

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

The 2015 Hertfordshire County Travel Survey looked at the mode share of all trip purposes and distances for each district. Bus mode shares are greatest in Stevenage (9%), Broxbourne (6%), Hertsmere ((6%) and Watford (5%). Conversely bus mode share is lowest in East Herts (3%), Dacorum (3%) and St Albans (4%). These district differences assist in identifying locally based strategies to help tackle congestion. Bus mode share is highest between 3 and 10 miles and on this distance, bus accounts for almost 7% of journeys. The mean distance for bus trips (all purposes) is 6.3 miles and this highlights that bus is a viable alternative to the car for medium length journeys, and where the distance is perhaps too great to consider walking or cycling.

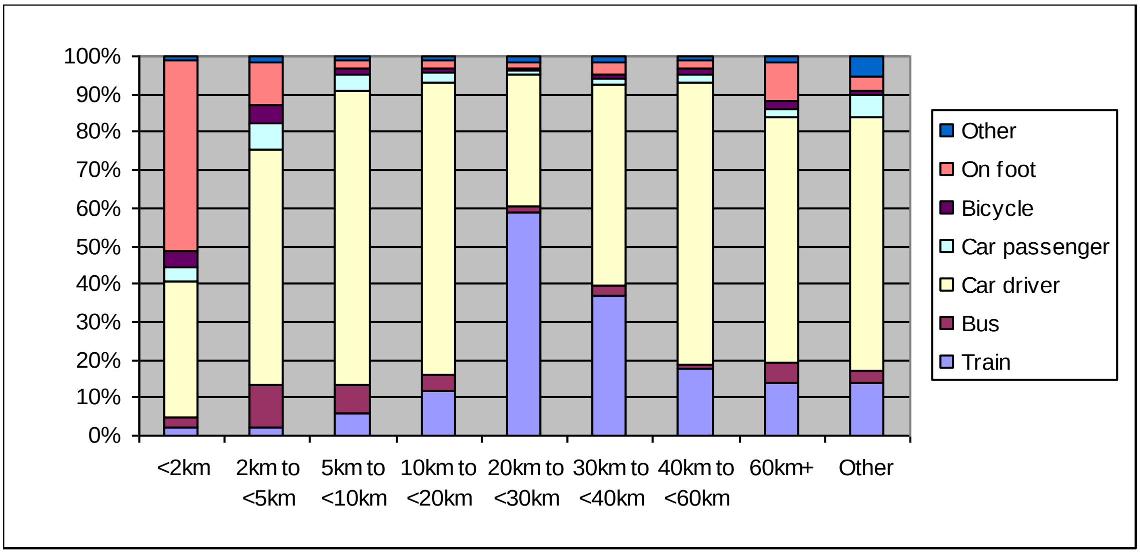
Distance travelled to work

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

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

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

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



Data source: ONS Crown Copyright. 2011 census table DC7701EWla - Method of travel to work (2001 specification) by distance travelled to work. Chart compiled by WBC, Planning Policy

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

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

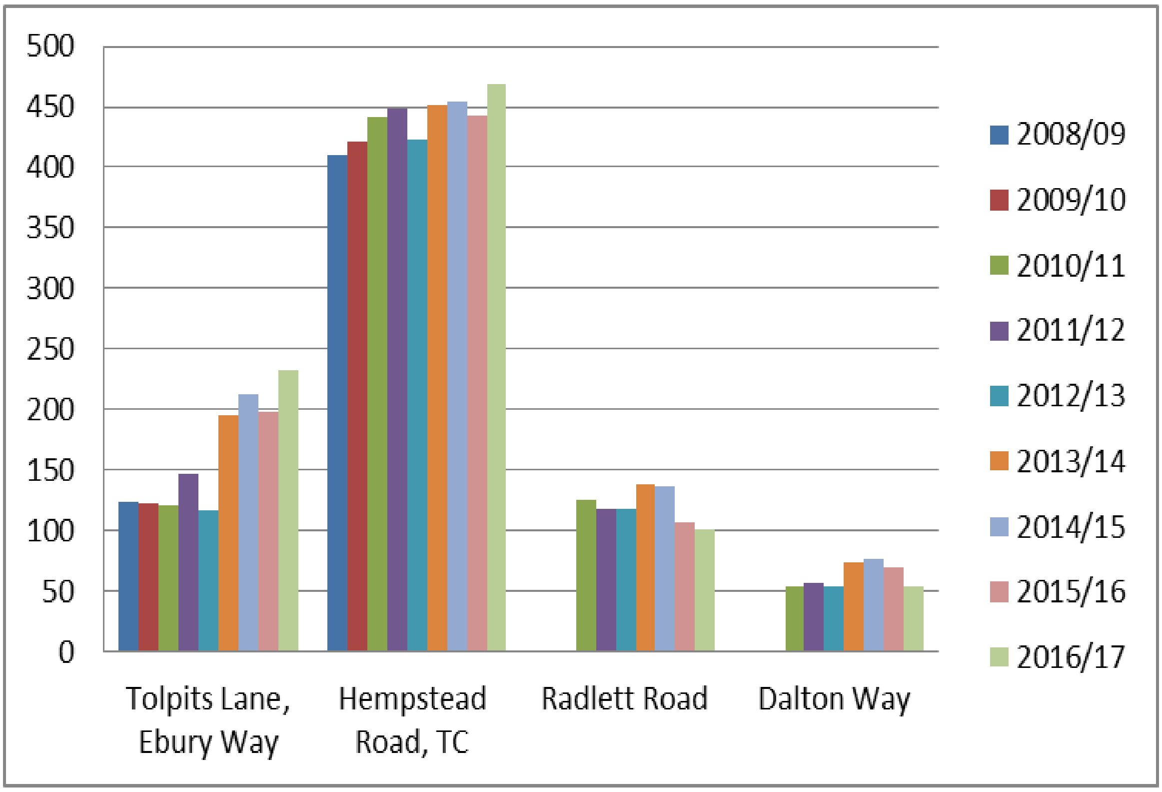
47% (11,676) of those commuting out of Watford travel into the London area; 41% travel to other districts in Hertfordshire, including the local authority where the highest number of Watford residents commute to, which is Three Rivers (3,483, about 14%). Overall in Hertfordshire, 36% of trips to work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

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

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

Hertfordshire County's Local Transport Plan (LTP3) set an increasing target for the level of all trips under 3 miles made by cycling. In 2015 the proportion of 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 10-3: 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.

Four sites in Watford have been continuously monitored with automatic counters. Over the past year Tolpits Lane and Hempstead Road have seen increased cycling activity but Radlett Road and Dalton Way have recorded their lowest usage since 2010.

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

10.6 T6: Annual output for cycle routes in Watford

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

Table 10-3: T6: Annual output in km for cycle routes in Watford

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

Source: Watford Borough Council and Hertfordshire County Council

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.

Watford Borough Council has a Green Travel Plan in place which sets out a programme of initiatives to encourage staff to choose green travel, including interest free loans for public transport season tickets and cycle purchase, staff car parking fees and car sharing (www.hertsliftshare.org). Car sharing and more sustainable travel mode use has increased at Watford Borough Council, reducing our carbon footprint and contributing to local and national targets.

Further initiatives to lessen congestion and improve sustainable transport in Watford include the installation of electric car re-charge points at various car parks around the town, as detailed in previous monitoring reports, including the Town Hall. An E-car club was launched in Watford in 2014 which enables staff to use the vehicles during office hours, and members of the public during the evenings and at weekends.

10.7 T7: Development progress on major schemes

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

The Watford Health Campus (Special Policy Area 3)

Watford Health Campus, recently renamed Riverwell is a major regeneration project to improve the area surrounding Watford Hospital and to provide an opportunity for hospital improvements on the site. During the next 15-20 years over 750 homes and around 1,000 new jobs will be provided, along with local retail, leisure and play facilities and public open space. The Health Campus partners, (the council, West Hertfordshire Hospital NHS Trust and Kier Property) are keen to ensure employment opportunities, including traineeships and apprenticeships, are taken up by local people where possible.

The planning permission incorporating both outline and detailed elements for the mixed-use Watford Health Campus was issued by the council on the 6 January 2015. The approved S106 planning agreement will provide monies for education provision, new and better bus services, local traffic calming, road improvement and junction works; it also requires 35% affordable housing on site.

As part of the regeneration a new link road from Dalton Way to Watford General Hospital opened in November 2016 and has been named 'Thomas Sawyer Way' in honour of Captain Tom Sawyer, who lived close to the Campus scheme and was killed in Afghanistan at the age of 26, whilst serving in the Royal Artillery.

The new road has changed the way cars access the hospital The road provides access to the hospital only but will also serve the future development associated with the Riverwell.

Construction started in August 2016 on twelve new industrial units which will be known as Trade City Watford on the former carriage shed site at Wiggenhall Road. Trade City Watford is the first commercial zone of Riverwell. Completion is due in autumn 2017 and will be fully landscaped with a dedicated wildlife area adjacent to the River Colne. Once complete, the units are expected to provide an additional 180 jobs for the town and much needed high quality employment space for both existing and new employers.

For more information, please visit the website: http://riverwell-regeneration.com

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

This scheme will extend the London Underground Metropolitan line from Croxley to Watford Junction, via two new stations, Cassiobridge and Watford-Vicarage Road, and then link to Watford High Street and Watford Junction. The Government agreed the funding for the project in March 2015.

Transport for London (TfL) has the responsibility for delivering the project. Preparatory work on utilities and sewers took place in 2016. The aim is for the project to be completed in 2020. However it has become apparent that a funding gap has emerged which needs to be addressed for the project to progress.

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

Charter Place

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

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

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

Construction is taking place behind the hoarding in the town centre, and it is the continued aim that disturbance to local business will be kept to an absolute minimum. High Street road and public realm improvements started in January 2017 with completion in time for the opening of the new building.

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

SPA6 has been identified in the Local Plan Part 1: Core Strategy as an area where there is potential for major regeneration, physical and transport improvements through the redevelopment of key sites in the area and opportunities for restructuring.

Ascot Road Community Free School moved into the new purpose built site in Ascot Road in June 2015. This follows the opening of Morrison's supermarket at Ascot Road in November 2013.

Part of the site would beneeded for the Metropolitan Line Extension and Cassiobridge Station. The council will continue to work with landowners and developers of the Ascot Road site in order to deliver further employment opportunities and other aspirations of Policy SPA 6.

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

Watford Junction (Special Policy Area 2)

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

Discussions are continuing between the key parties involved in an attempt to resolve the many complex issues and find a viable scheme for the site, whilst additional potential sources of funding that could be pooled together to deliver the redevelopment have been identified. The Metropolitan Line Extension however would increase the importance of Watford Junction and this should improve the long term regeneration potential.

The council is also seeking to promote and galvanise development through a development brief, prepared in consultation with key stakeholders and landowners, including Hertfordshire County Council, Hertfordshire Highways, Network Rail, London Midland, Halkin, HSBC and Redrow PLC. The 'Watford Junction Draft Development Brief' was prepared by BDP consultants and underwent public consultation from 18th August to 3rd October 2016. The document is currently being refined in the light of the public's and stakeholders' representations.

11 Infrastructure Delivery and Planning Obligations

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

The Infrastructure Delivery Plan (IDP) considers the infrastructure improvements that are needed to support the planned increase in new homes, business premises and other facilities arising from the population and job growth in the borough up to 2031, as outlined in the Core Strategy.

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

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

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

The IDP was updated in 2017.

Some information in respect of green infrastructure developments is provided in Section 8 of this document and likewise, health care and transportation in Section 10; most of the Special Policy Areas have potential to deliver or support improvement in healthcare facilities, such as SPA3 Health Campus and SPA2 Watford Junction (as identified in the Core Strategy 2013).

11.1 Schools

Primary School provision

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

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

The figures in the following table indicate potential 2FE permanent expansion capacity within Watford to assist in accommodating additional growth. However, this capacity is needed to deal with the demand arising from the existing population. This includes 1FE at Leavesden Green, which is proposed to expand from September 2019 to meet existing demand, leaving just 1FE further expansion available.

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

School	Current Capacity	Expansion Capacity	Comments
Alban Wood	1FE	0	No expansion potential
Ascot Road Community Free School	2FE	0	2FE school opened Sept 2014. No expansion potential.
Beechfield	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2012
The Grove Academy	3FE		Academy located on a large site but already 3FE
Bromet	PAN 40	0	No expansion potential
Bushey & Oxhey Infants	2FE	0	No expansion potential
Cassiobury Infants	3FE	0	Permanently expanded by 1FE to 3FE from Sept 2014
Cassiobury JM	3FE	0	Permanently expanded by 1FE to 3FE Sept 2013
Central	1FE	0	Permanently expanded by 1FE to 2FE from Sept 2014.
Chater Infant	2FE	0	No expansion potential
Chater Junior	2FE	0	No expansion potential
Cherry Tree	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2012.
Coates Way JMI	1FE	0	No expansion potential as majority of site in floodplain
Holy Rood RC	2FE	0	No expansion potential
Holywell	3FE	0	Permanently expanded by 1FE to 3FE from Sept 2012
Kingsway Infants	2FE	0	No potential to expand permanently.
Kingsway Junior	2FE	0	Temporary expansion by 1FE to 3FE Sept 2015. No potential to expand permanently.
Knutsford	2FE	0	Temporary expansion by 1FE to 3FE Sept 2014. No potential to expand permanently.
Lanchester Community Free School	2FE	0	New 2FE school opened Sept 2014. No expansion potential.
Laurance Haines	2FE	0	No permanent expansion potential
Leavesden Green	1FE	+1FE	To be permanently expanded to 2FE in September 2019 subject to town planning permission.
Nascot Wood Infant & Nursery	2FE	0	Temporarily expanded in 2013 by 1FE to 3FE. No permanent expansion potential.
Nascot Wood Junior	2FE	0	No permanent expansion potential
Orchard	2FE	+1FE	Permanently expanded by 1FE to 2FE Sept 2014. Additional land acquired from WBC to enable future expansion to 3FE when required.
Parkgate Infants	2FE	0	No expansion potential
Parkgate Junior	2FE	0	No expansion potential
St Anthony's RC	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2013.
St Catherine of Sienna Academy	1FE	0	Temporarily expanded in 2013 and 2014 by 1FE to 2FE.
St John’s Church of	2FE	0	Currently operating in temporary

England Primary School			accommodation. Will relocate to its permanent site in Clarendon Road in 2018. No potential to expand permanently.
Watford Field Infant	2FE	0	No potential to expand permanently.
Watford Field Junior	2FE	0	Temporary expansion by 1FE to 3FE Sept 2015. No potential to expand permanently.

Data source: HCC, Sept 2016

A further 1FE could be provided at Orchard Primary School where HCC have acquired adjacent land from WBC to enable the school to expand to 3FE in the future.

A site for a new 2FE primary school is also proposed as part of the Riverwell development (formally known as the Watford Health Campus). New school(s) will also be needed to meet demand from development at Watford Junction as well as any further growth beyond the limited expansion capacity at existing schools.

Watford Borough Council has been actively engaging with Hertfordshire County Council (HCC) to ensure demand is met. The Core Strategy sets out the education need within Policy INF1 and also the Infrastructure Delivery Plan.

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

- Lanchester Community Free School, Hempstead Road - an additional two-form entry school, which opened in September 2014.

- Ascot Road Community Free School - a new two-form entry primary school opened in September 2014 in the Lanchester Building, Hempstead Road and moved into the new purpose built site in Ascot Road in June 2015.

- Orchard School - the school has been expanded to a two-form entry primary school; a new 2 storey extension to the school was opened in March 2015.

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

Secondary school provision

Additional secondary school provision for Watford residents has already been provided within, and adjacent to, the borough. This includes expansions at Watford Grammar School for Boys and Watford Grammar School for Girls. Westfield Academy's buildings have recently been rebuilt by the Government through its Priority Schools Building Programme at a permanent size of 8FE.

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

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

The Reach Free School, currently operating from temporary accommodation in Tolpits Lane, will move to its permanent site at Mill End/Maple Cross in September 2018.

A new secondary school, Croxley Danes, opened in temporary accommodation in September 2017. It will move to its permanent location at Baldwins Lane, Croxley Green, from September 2018, subject to planning permission.

In addition the Watford University Technical College opened in September 2014 and offers full-time education for 14-19 year olds. The college has a broad range of courses with a special focus on the technical skills, trades and technologies that support the computer and digital communication industries, hospitality and tourism.

Further additional secondary school places will be required to serve the borough across the plan period.

11.2 Community Infrastructure Levy and S106 planning obligations

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

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

The 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.

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

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.

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

11.3 IN1: Infrastructure provided - Section 106 funded schemes 2016/17 and CIL funded schemes

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

- In 2016/17, the amount of Section 106 contributions administered by Watford Borough Council that was used to fund schemes was £1,518,828.

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

Refurbishment and improvement to a number of recreation grounds, parks, play areas and open space have taken place during the last financial year, as shown in the accompanying table. Major restoration works nearing completion at Cassiobury Park and substantial investment has been made in various schemes

Table 11-2: IN1: Section 106 funded schemes 2016/17

Gaelic Football Club Relocation	Cassiobury Park HLF Project
Himalayan Way Play Area	Lower High Street Cycle Scheme
Berry Avenue Play Area	Abbey Way Cycle Scheme
Ridgehurst Avenue Play Area	Garston Park Cycle Scheme
Colne River Project	Cassiobury Park Cycle Route
Local Nature Reserves	

Data Source: WBC

No CIL monies were allocated to new infrastructure during 2016/17.

11.4 IN2: Section 106 income and CIL income received 2016/17

In 2016/17, the amount of Section 106 receipts in Watford Borough Council that was used was £497,296.32

The amount of CIL income received during the 2016/17, the second year of implementation, was up from £160,275.83 in 2015/16 to £433,900.

Further details of CIL receipts and expenditure can be found in the CIL Regulation 62 Monitoring Report 2016/17 published in December 2017 (See Appendix 10)

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

Appendix 1 Glossary of Terms

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

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

AMR – Authority's Monitoring Report
A report by local planning authorities assessing Local Plan production progress and policy effectiveness.

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

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.

Appendix 2 2015 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

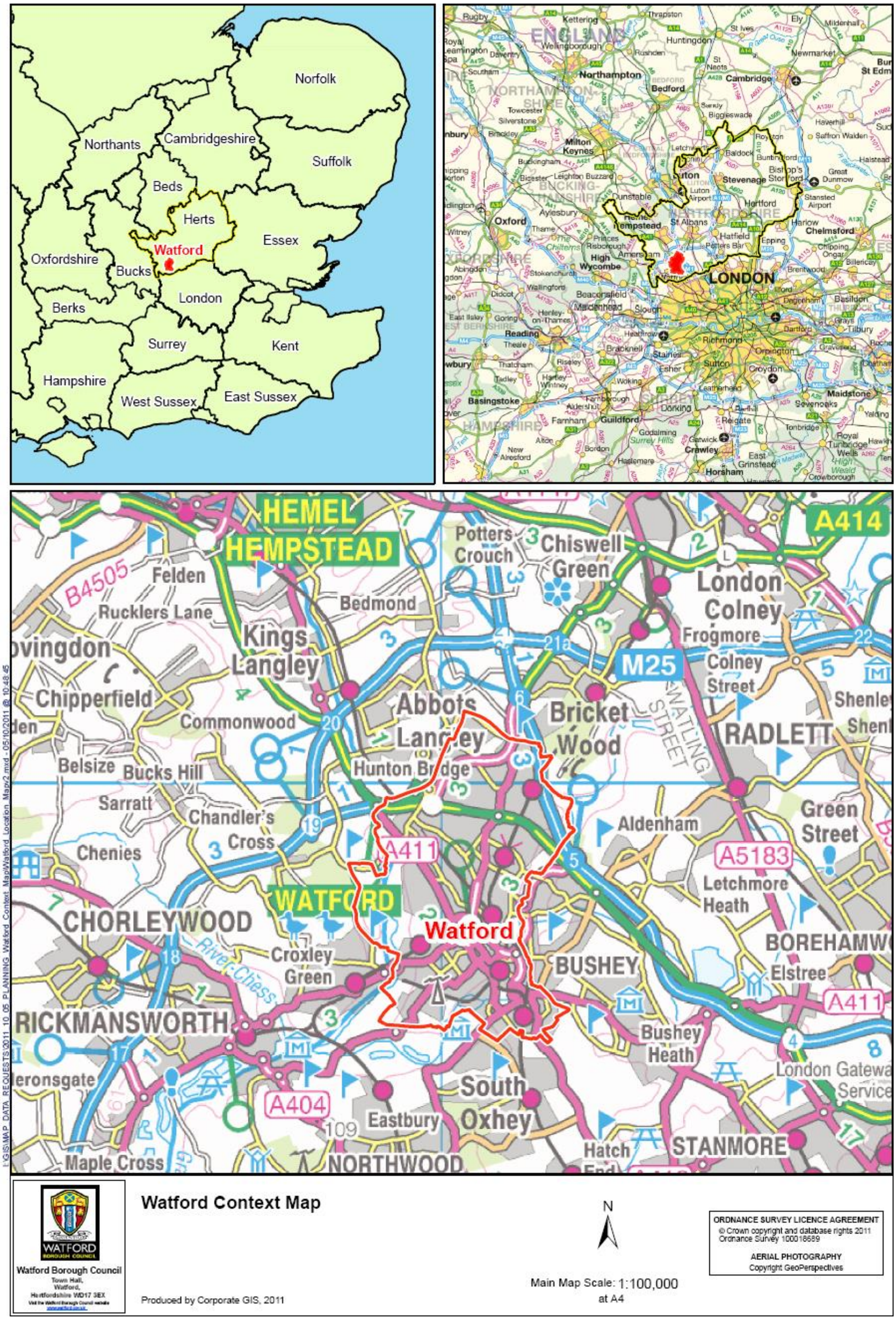
E01023888	Watford 008C	Park	12.493	34	298	21223	7
E01023892	Watford 002C	Stanborough	12.132	35	308	21638	7
E01023856	Watford 006B	Callowland	11.353	36	332	22579	7
E01023879	Watford 007B	Nascot	9.941	37	366	24302	8
E01023890	Watford 002A	Stanborough	9.798	38	370	24459	8
E01023875	Watford 003C	Meriden	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 3 Watford Context Map



Appendix 4. Schedule of WDP 2000 Policies post Core Strategy adoption

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

9 Appendix 5. Outstanding allocated sites without planning permission @ 31/3/17

Site ID No	Address	Net gain where known or estimated gain	Estimated likelihood if of proceeding/ current use	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Totals
Hse 3 (SHLAA rejected site NAS 16)	1-22 Bromet Close	30 (estimate)	No recent apps for residential - appears unlikely															Not included in trajectory
Hse 12 (SHLAA accepted site CEN 80)	Ladys Close	2 (SHLAA estimate)	No recent apps for residential - appears unlikely															Not included in trajectory
Residue of Hse Site 14 (SHLAA accepted site PAR 34)	Metropolitan Stn Approach	100 (estimate)	Site including residue H14 was put forward in Local Plan Part 2: Site Allocations & Devt. Management Policies										50	50				100
Hse 21 (SHLAA accepted site part of VIC 17/18)	R/O Red Lion Garage, Vicarage Road	4 (estimate)	No recent apps. for residential, - appears unlikely															Not included in trajectory

Hse 25 (SHLAA accepted site OXH 11)	Council Depot Site	85 (SHLAA estimate)	Retained as WBC depot – not going forward as housing (P/P 01/00427/DC withdrawn 26/10/04)															Not included in trajectory
Hse 28 (SHLAA accepted site WOD 35)	Adj Leveret Close	6 (SHLAA estimate)	No recent apps - appears unlikely															Not included in trajectory
Hse 29 (SHLAA accepted site CEN 28)	Opposite Reeds Orphanage, Orphanage Road	170 (SHLAA estimate)	BT site – appears unlikely															Not included in trajectory
RA6 (part of SHLAA accepted site CAL 30/31) also SPA 2 in CS 2006-31	Site around Watford Junction	1500 (estimate)	Discussions ongoing between key parties involved			150	150	150	150	150	150	150	150	150	150			1500
Totals				**0**	**0**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**200**	**200**	**150**	**0**	**0**	**1600**

N.B. 'Hse' sites are the Housing Proposal Sites (see Appendix 6 for updated list of the original contained in Watford District Plan 2000. Page 69); RA6 is a Key Development Sites (see Watford District Plan 2000. Page 146); SPAs are identified in the Core Strategy 2006-31 and included here where a potential housing element has been identified.

Appendix 6. Housing Sites listed in WDP 2000 – Status @ 31/3/17

	LP	Lapsed permission	UC	Under construction
Key	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)	2011/12	2012/13	2013/14	2014/15	2015 /16	2016/17	Comment as at 31/03/17 (sites which have not been wholly developed are in bold).
2	Watford Fields Pumping Station	51	59	-	-	-	-	-	-	Completed 2002-03
3	**1-22 Bromet Close**	**30**		**LP**	**LP**	**LP**	**LP**	**LP**	**LP**	**Site already occupied by modern housing –no redevelopment likely.**
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 - appears unlikely**
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)
Residue of 14	**Strip of land (by railway) at Met. Station App.**	**100**		**-**	**-**	**-**	**-**	**-**	**-**	**Site encompassing residue H14 put forward in Local Plan Part 2: site allocations & devt. management policies consultations**
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	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 - appears unlikely to proceed**
24	Cassio College, Langley Road, West Herts Site	135	223	UC	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 (as of 2007, this will remain the Council Depot, so will not proceed as a Housing Site)**
26	Site bordering Hertsmere and Railway, Blackwell House, adjacent 28 -34 The Larches	38	50	P	P	U/C	C	-	-	Outline permission 09/00905/OUTM for 50 units & reserved matters 11/00707/REM granted 2010/11, completed 2014/15 (forms part of larger development of 180 units -remainder within Hertsmere)
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 - remainder seems unlikely**
28	**Adj. Leveret Close**	**6**		**-**	**-**	**-**	**-**	**-**	**-**	**No recent planning applications received - appears unlikely to proceed**
29	**Site opposite Reeds Orphanage**	**170**		**-**	**-**	**-**	**-**	**-**	**-**	**BT site - appears unlikely to proceed**
30	112-114 Langley Road	5		-	-	-	-	-	-	Completed 2001-02

Appendix 7. Summary of 5 Year Assessment of Housing Supply @ 31/11/17

KEY

Five year supply period	
Excluded sites/units from trajectory calculations	

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
SPA3	14/00511/OUTM (17/00178/FULM rec'd 2/17 pending for 95 units)	Watford General Hospital Site, And Surrounding Land Located, To The South And South East Situated Between Vicarage Road, Cardiff Road, Wiggenhall Road And Dalton Way/Oxhey Park And Riverside Park., Watford, WD18 0HB	681	681	Outline		95	117	117	117	**446**	**681**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	15/00919/FULM	Central Meriden Estate, The Gossamers, Watford, WD25 9AD	133	112	Full		3	9	100		**112**	**112**
Unallocated Extant Permissions	16/01741/OPD	Exchange House, 60 Exchange Road, Watford, WD18 0JJ	126	126	Prior Approval				42	84	**126**	**126**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	15/00115/OUTM	Chalk Hill House, 8-12 Chalk Hill, Watford, WD19 4BH	121	121	Outline			40	40	41	**121**	**121**
HOL08	11/00952/FULM	Rembrandt House, Whippendell Road, Watford	107	13	Full	13					**13**	**13**
Unallocated Extant Permissions	(15/01130/OPD) superseded by 15/01532/FULM -appeal allowed	Caledonian House, 39 - 55 St Albans Road, Watford, WD17 1HH	93	93	Full		40	53			**93**	**93**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	15/01787/FULM	Gresham House, 53 Clarendon Road, Watford, WD17 1LA	60	60	Full			60			**60**	**60**
CEN108	14/01617/VAR	52A - 56 High Street, Watford, WD17 2BS	56	56	Variation of Condition	56					**56**	**56**
Unallocated Extant Permissions	16/01310/FULM	Land Off Tolpits Lane, Watford	44	44	Full		44				**44**	**44**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
HOL08	15/00300/FULM	Rembrandt House, Whippendell Road, Watford	43	43	Full	43					**43**	**43**
HOL08	14/00262/FULM	Rembrandt House, Whippendell Road, Watford, WD18 7PW	40	6	Full	6					**6**	**6**
Unallocated Extant Permissions	14/00859/FULM	Boundary Way, Watford	40	25	Full	25					**25**	**25**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	15/00413/FULM	23, 25 And 25A St Johns Road, Watford, WD17 1PY	40	40	Full		40				**40**	**40**
MXD2	16/01029/FULM	51-65 The Brow, Watford, WD25 7NY	38	30	Full		30				**30**	**30**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	15/01662/FULM	Community Support Centre, 14 Stratford Road, Watford, WD17 4QH	38	38	Full	4	34				**38**	**38**
Unallocated Extant Permissions	15/00856/FULM	27 Woodford Road, Watford, WD17 1DA	38	38	Full		38				**38**	**38**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	14/01230/FUL	Land Off, North Western Avenue, Watford, WD25 0RJ	34	5	Full	5					**5**	**5**
Unallocated Extant Permissions	14/00827/FUL	Horwood Court, Hillrise Avenue, Watford, WD24 7NG	33	32	Full	32					**32**	**32**
Unallocated Extant Permissions	15/01634/FULM	28 - 46 Hemming Way, Watford, WD25 0BX	32	32	Full		32				**32**	**32**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	15/01068/FULM	North Watford Police Station, North Orbital Road, Watford, WD25 7TT	28	28	Full	12	16				**28**	**28**
Unallocated Extant Permissions	14/01574/FULM	Mecca Bingo, 19 King Street, Watford, WD18 0BW	25	4	Full	4					**4**	**4**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	15/01759/FULM	1-7 Lord Street And, 56-58 Queens Road, Watford, WD17 2LL	25	24	Full		24				**24**	**24**
Unallocated extant permissions	15/00849/FULM	Watford Car Sales, St Albans Road, Watford, WD25 9JH	18	18	Full	18					**18**	**18**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	13/01082/FULM	Verulam, 275-277 St. Albans Road, Watford, WD24 5BJ	18	18	Full	18					**18**	**18**
Unallocated Extant Permissions	12/01263/EXT	35/37 Marlborough Road, Watford, WD18 0QD	17	17	Full	17					**17**	**17**
Unallocated Extant Permissions	15/00112/JPD	58 - 68 The Parade, High Street, Watford, WD17 1AH	15	15	Prior Approval	15					**15**	**15**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	14/00954/FULM	112-114 The Parade, High Street, Watford, WD17 1AU	15	15	Full		15				**15**	**15**
Unallocated Extant Permissions	17/00053/OPD	135 The Parade, High Street, Watford, WD17 1NA	14	14	Prior Approval					14	**14**	**14**
Unallocated Extant Permissions	16/00970/FULM	147 St Albans Road, Watford, WD17 1RA	10	8	Full		8				**8**	**8**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
Unallocated Extant Permissions	14/01231/FUL	Land Off Dodd Road, Watford, WD24 5DF	10	10	Full	10					**10**	**10**
SUMMARY TOTAL PLANNING PERMISSIONS / PRIOR APPROVAL UNDER 10 UNITS			**466**	**466**		**237**	**194**	**35**	**0**	**0**	**466**	**466**
SUB-TOTAL PLANNING PERMISSIONS/ PRIOR APPROVALS			**2458**	**2232**		**515**	**613**	**314**	**299**	**256**	**1997**	**2232**
SPA 2 in CS 2006-31 & RA6 in WDP2000		Watford Junction	1500	1500				150	150	150	**450**	**1500**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
LP2 proposed site allocation – part residue of H14 from Watford District Plan 2000	Proposed allocation in LP2	Metropolitan Station Approach	100	100							**0**	**100**
	14/00512/OUTM received 1/4/14 - appeal	Farm Terrace allotments	69	69							**0**	**69**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
SPA 6 in CS 2006-31- originally estimated @ 300	17/00048/FULM received 17/1/17 – granted 17/10/17 485 units	Ascot Road.	485	485				100	100	100	**300**	**485**
	Proposed allocation in LP2-Part 2	Croxley View	350	350				50	50	50	**150**	**350**
	Proposed allocation in LP2-Part 2; also, 17/00593/FULM received 8/5/17-pending-92 units	Gas Holder Site, Lower High Street	92	92				45	47		**92**	**92**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
	16/01245/FULM -granted 19/4/17	Clarendon House, 33 Bridle Path	41	41				41			**41**	**41**
	17/00470/FULM granted 1/11/17	37-39 Hannay House, Clarendon Road	154	154					75	79	**154**	**154**
	17/00740/OPD	72-74 High Street and 1-7 Market St	15	15				15			**15**	**15**
	16/01621/FUL granted 19/04/17	37 Bucks Avenue	24	24			12	12			**24**	**24**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
	17/00178/FULM granted 6/11/17	Health Campus Land Willow Lane (land To South East Of Rose Gardens) Watford	95	95				45	50		**95**	**95**
	17/01367/FULM – application under consideration	16-18 St Albans Road	92	92			46	46			**92**	**92**
	Windfall allowance		630	630							**0**	**630**

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt.sites. SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference		Proposed Units	Net Commitments	Application Type	2017/18	2018/19	2019/20	2020/21	2021/22	Five year supply totals	Total identified supply 2017 - 31
SUB-TOTAL OF IDENTIFIED SITES			3647	3632	0	0	58	504	472	379	1413	
GRAND TOTALS OF PROJECTED COMMITMENTS			6105	5864	0	515	671	818	771	635	3410	5864

WDP 2000 Allocated sites excluded from current housing trajectory calculations (shown for information														
H1/27	04/01189/FULM	25-31, King Georges Avenue, R/O 139-143 Rickmansworth Road, Watford	14	4	Full									
H29	BT site in use - no recent apps	Opposite Reeds Orphanage, Orphanage Road	78											
H28	No recent apps	Adj Leveret Close	8											
H12	No recent apps	Ladys Close	3											
H3	No recent apps	1-22 Bromet Close	30											
H21	No recent apps for residential	R/O Red Lion Garage, Vicarage Road	4											
H25	WBC decided to retain as WBC depot	Council Depot Site, Wiggenhall Rd	85											

N.B. In the five year sites assessment listing above, the larger sites (10 units and over) are detailed individually, and summary totals are provided for the smaller sites (under 10 units).
Updated to include pp since April
No windfall allowance has been included in the Five Year Supply

Five Year Housing Land Supply statement, updated Nov 2017.

The five year assessment covers the period 1 April 2017 to 31 March 2022. Sites included in the five year assessment are a combination of sites with planning permission or prior approvals that are under construction; sites with unimplemented planning permissions or prior approvals; allocated housing sites that are expected to come forward and other sites identified for housing.

The method used for assessing when each permission or site is likely to come forward is based on the criteria contained in Paragraph 47 of the NPPF, taking into account such factors as whether the development has started, whether planning permissions are full or outline and when they will expire, when/if likely to proceed and progress if started. Watford has a high incidence of windfall delivery but no windfall allowance has been included within the five year assessment to avoid any possibility of double-counting (a conservative allowance has been made within the housing trajectory from year 6 onwards of 68 units per annum).

Monitoring data shows that, historically, non-implementation rates, known as slippage, of planning permissions have been very low.

The buffer to be added to the five year requirement depends on whether there has been persistent under delivery.

The five year housing assessment uses the adopted Core Strategy targets of 260 p.a. until 2012/13, and the Strategic Housing Market Assessment (SHMA) objectively assessed need (OAN) requirement of 577 p.a. from 2013/14.

The housing requirement from the start of the plan period in 2006/7 is calculated as follows:

2006/7 to 2012/13	260 x 7 =	1,820
2013/14 to 2016/17	577 x 4 =	2,308
Total requirement:		4,128
Housing completions 2006/7 to 2016/17		4,206

This indicates that housing delivery in Watford is 78 units ahead of the requirement for this period. The buffer should therefore be set at 5% and there is no shortfall to be added to the requirement.

This corresponds to a five year requirement of:

577 x 5	2,885
Plus 5% buffer	+144
Total 5 year requirement	3,029

The number of projected housing completions between 2017/18 and 2021/22 has been identified as 3,410 and (3,410/3,029)*100 = 113%, which equates to 5.7 years supply.

A site specific list detailing all housing commitments contained within the full housing trajectory listing, with an affordable housing trajectory is also available from the Planning Policy team by e-mailing strategy@watford.gov.uk

Planning applications will be considered and determined having regard to the NPPF, Development Plan policies and other material considerations.

The five year assessment is updated on an annual basis to reflect changes identified in the housing supply and the next assessment will follow the collection and analysis of data over the period 1 April 2017 to 31 March 2018.

Appendix 8. Business Development Data 2006-16.

Theme – Business Development	Indicator no.	Indicator by Use Class		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total 2006/07 to 2016/17
'B' Use Class completions	BD1 (i)	Sq m of completed employment floorspace in Watford LA		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m		**Total 2006/07 to 2015/16**
		B0	Gross	2042	4021	0	0	0	0	0	0	0	0	**0**	**6063**
			Net	-420	3898	-3400	-468	0	0	0	0	0	0	**0**	**-390**
		B1	Gross	680	198	0	186	51	3320	316	324	0	0	**550**	**5625**
			Net	-1755	198	-648	-260	-281	2924	-3016	324	-38	-1060	**550**	**-3062**
		B1a	Gross	813	428	1398	1034	1408	2400	490	460	596	2126	**251**	**11404**
			Net	-758	-9185	-599	663	-582	887	-991	-5783	-9680	-7286	**-2936**	**-36250**
		B1b	Gross	0	0	0	0	0	180	0	0	0	297	**0**	**477**
			Net	0	0	0	0	0	180	0	0	0	297	**0**	**477**
		B1c	Gross	0	0	222	120	324	2302	0	1825	0	64	**421**	**5278**
			Net	-125	0	-405	-192	324	-880	-1579	-907	-439	-1608	**-674**	**-5137**
		B2	Gross	289	2065	0	446	671	0	3460	0	0	1023	**1359**	**9313**
			Net	-700	-8000	0	446	321	-11882	3460	-1168	-823	-282	**-130**	**-18758**
		B8	Gross	880	0	1126	2366	216	10470	1155	2095	715	881	**421**	**20325**
			Net	-838	-3255	616	1007	-1302	7389	-423	-18627	360	-623	**-3744**	**--19440**
		Totals	**Gross**	**4704**	**6712**	**2746**	**4152**	**2670**	**18672**	**5421**	**4704**	**1311**	**4391**	**3002**	**58485**
			Net	**-4596**	**-16344**	**-4436**	**1196**	**-1520**	**-1382**	**-2549**	**-26161**	**-10620**	**-10562**	**6934**	**-83908**

'B' Use Class completions	BD1 (ii)	Sq m of completed employment floorspace within employment areas		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	**Sq m**	**Total 2006/07 to 2015/16**
		B0	Gross	2042	4021	0	0	0	0	0	0	0	0	**0**	**6063**
			Net	-420	3898	0	-468	0	0	0	0	0	0	**0**	**3010**
		B1	Gross	0	76	0	186	0	0	0	324	0	0	**0**	**586**
			Net	-520	76	-592	186	-210	0	-3332	324	-38	-170	**0**	**-4276**
		B1a	Gross	515	0	130	284	702	1002	402	98	0	2075	**182**	**5390**
			Net	515	-4040	130	284	627	235	-241	-2504	-8366	-2822	**-1784**	**-17966**
		B1b	Gross	0	0	0	0	0	0	0	0	0	297	**0**	**297**
			Net	0	0	0	0	0	0	0	0	0	297	**0**	**297**
		B1c	Gross	0	0	222	0	309	2302	0	1671	0	0	**421**	**4926**
			Net	0	0	178	0	309	-880	-1154	-919	0	-1617	**-674**	**-4757**
		B2	Gross	289	1397	0	0	320	0	3332	0	0	960	**1359**	**7657**
			Net	289	1397	0	0	-30	-8071	3332	-1168	-823	-91	**1359**	**-3806**
		B8	Gross	880	0	543	2266	216	9974	1094	2095	80	881	**421**	**18450**
			Net	880	-1397	543	1128	-469	6893	-434	-13334	40	-5	**-3364**	**-9519**
		Totals	**Gross**	**3726**	**5494**	**895**	**2736**	**1547**	**13278**	**4828**	**4188**	**80**	**4213**	**2383**	**43368**
			Net	**744**	**-66**	**259**	**1130**	**227**	**-1823**	**-1829**	**-17601**	**-9187**	**-4408**	**-4463**	**-37017**
'B' Use Class completions	BD2	Total gross gain - amount and % of completed employment floorspace on PDL in LA		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	**Sq m**	**Total 2006/07 to 2015/16**

		B0	Gain on PDL	2042	4021	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**	**100%**
		B1	Gain on PDL	680	198	0	186	51	3320	316	324	0	0	**550**	**5625**
			% on PDL	**100%**	**100%**	**N/A**	**100%**	**100%**	**100%**	**100%**	**100%**	**N/A**	**N/A**	**100%**	**100%**
		B1a	Gain on PDL	813	428	1398	1034	1408	2400	490	460	596	2126	**251**	**11404**
			% on PDL	**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**	**477**
			% on PDL	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**100%**	**N/A**	**N/A**	**N/A**	**100%**	**N/A**	**100%**
		B1c	Gain on PDL	0	0	222	120	324	2302	0	1825	0	64	**421**	**5278**
			% on PDL	**N/A**	**N/A**	**100%**	**100%**	**100%**	**100%**	**N/A**	**100%**	**N/A**	**100%**	**100%**	**100%**
'B' Use Class completions	BD2 cont.	B2	Gain on PDL	289	2065	0	446	671	0	3460	0	0	1023	**1359**	**9313**
			% on PDL	**100%**	**100%**	**N/A**	**100%**	**100%**	**N/A**	**100%**	**N/A**	**N/A**	**100%**	**100%**	**100%**
		B8	Gain on PDL	880	0	1126	2366	216	10470	1155	2095	715	881	**421**	**20325**
			% on PDL	**100%**	**N/A**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
		Totals	Gain on	**4704**	**6712**	**2746**	**4152**	**2670**	**18672**	**5421**	**4704**	**1311**	**4391**	**3002**	**58485**

			PDL												
			% on PDL	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Employment Land Supply	BD3	Sites allocated for employment in WDP 2000.			The Core Strategy (adopted January 2013) allocates Special Policy Areas for major mixed use regeneration schemes: SPA2 Watford Junction, SPA3 Health Campus, and SPA6 Western Gateway. Strategic site locations have been identified by the Core Strategy but specific boundaries will be allocated by the Site Allocations process, including a revised Town Centre boundary in respect of SPA1 Town Centre in the Core Strategy. Business Development data in this report uses the existing town centre boundary as per the Watford District Plan 2000. General updates on the progress of SPA2, SPA3 and SPA6 are provided under Local Indicator LT7 Development progress on major schemes. N.B. Area of land in hectares does not necessarily equate to floorspace sq.m, which can be over a number of floors.										
		N.B.		Between 2006/07 and 2012/13, the data supplied below was the gross gain in hectares of extant planning permissions for employment @ 31 March annually, as required by Core Output Indicator 'Employment Land available for employment use, by type'. This Core Output Indicator is no longer mandatory.									From 2014/15, data is supplied in terms of sq m floorspace for extant planning permissions @ 31 March annually**, gross/net**		
Employment Land Supply	BD3	Extant planning permissions granted for employment use @ 31 March annually		Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Sq m	Sq m	Hectares	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**	**N/A**
			Net									-1207	9098	8548	N/A
		B1a	Gross	0.86	3.07	0.97	1.1	0.76	0.49	0.48	0.12	7019	9441	**11809**	**N/A**
			Net									-10469	-4987	-15046	N/A
		B1b	Gross	0	0	0	0	0	0	0.12	0.12	2139	3402	**3467**	**N/A**
			Net									2139	3402	3467	N/A
		B1c	Gross	0.12	0	0.08	0.08	0.57	0.54	0.89	0.27	3677	4819	**4982**	**N/A**

			Net									2027	3224	2232	N/A
		B2	Gross	0.38	0.24	0.59	0.59	1.47	1.13	1.16	1.18	4225	5674	**5699**	**N/A**
			Net									2280	3545	4808	N/A
		B8	Gross	1.11	1.24	1.12	1.16	3.17	1.4	3.11	3.23	13125	8175	**8985**	**N/A**
			Net									4127	611	-1555	N/A
		Totals	**Gross**	**5.66**	**6.24**	**4.51**	**3.93**	**12.97**	**10.21**	**11.78**	**10.9**	**33083**	**43654**	**46535**	**N/A**
			Net									**-1103**	**14893**	2972	N/A
Town Centre Uses	BD4 (i)	Sq m of completed retail, office and leisure development within TC		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m		**Total 2006/07 to 2015/16**
		A1	Gross	0	445	0	0	11	0	218	604	645	147	**195**	**2265**
			Net	-663	-323	-609	-884	-216	-109	-133	529	-1004	-7974	**-463**	**-11849**
Town Centre Uses	BD4 (i) cont.	A2	Gross	0	0	133	145	386	109	307	235	0	0	**120**	**1435**
			Net	-266	0	-91	-315	315	-468	307	93	0	-1123	**-48**	**-1596**
		B1a	Gross	298	0	489	0	0	0	0	155	0	0	**37**	**979**
			Net	-638	0	237	-140	-225	-83	0	-1327	-515	-3590	**-93**	**-6374**
		D2	Gross	0	0	0	0	1185	323	0	0	0	0	**0**	**1508**
			Net	0	0	0	0	-300	323	0	0	0	-1438	**0**	**-1415**
		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**	
		A1		0%	100%	0%	0%	2%	0%	18%	7%	72%	12%	**13%**	**N/A**
		A2		0%	0%	75%	50%	33%	47%	67%	68%	0%	0%	**100%**	**N/A**
		B1a		37%	0%	35%	0%	0%	0%	0%	34%	0%	0%	**15%**	**N/A**
		D2		0%	0%	0%	0%	42%	13%	0%	0%	0%	0%	**0%**	**N/A**

Town Centre Uses	BD4 (ii)	Sq m of completed retail, office and leisure development in LA		Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	Sq m	**Sq m**	**Total 2006/07 to 2015/16**
		A1	Gross	777	445	778	184	482	1069	1196	8169	890	1224	**1480**	**16694**
			Net	114	-120	-266	-1743	-230	349	360	7277	-2301	-8324	**-163**	**-4721**
		A2	Gross	0	465	177	288	1164	233	459	345	217	353	**120**	**3821**
			Net	-305	465	-47	-257	918	-393	311	115	-702	-2213	**-340**	**-22448**
		B1a	Gross	813	428	1398	1034	1408	2400	490	460	596	2126	**251**	**11404**
			Net	-758	-9185	-599	663	-582	887	-991	-5783	-9680	-7286	**-2936**	**-36250**
		D2	Gross	240	330	4955	0	2798	2443	463	1374	2863	1273	**1045**	**17784**
			Net	-1218	210	4955	0	1000	2443	463	-1323	-397	-675	**49**	**5507**

N.B. Totals may not sum due to rounding

Appendix 9 CIL Receipts

Watford Borough Council Regulation 62 CIL Monitoring Summary 1 April 2016 - 31 March 2017

Description	Amount Collected
Total CIL receipts for the reported year	£433,900.01
Total CIL carried over from previous reported year(s)	£152,262.04
Total Expenditure for the reported year	*£8013.79
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	£21,695.00
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	£61,836.61
Total amount of CIL receipts for the reported year (excluding Neighbourhood Fund)	£372,063.40
Total amount of CIL receipts retained at the end of the reported year	£564,467.05

***£8013.79 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

This document can be made available in alternative formats including large print. The council also has staff who can verbally translate the document into a range of other languages. Please contact us on tel: **01923 226400** for more information.

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