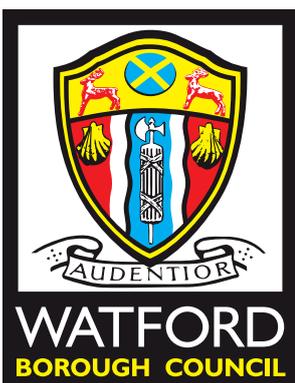


Watford's Monitoring Report 2014



Planning for a Better Watford



Contents

Executive Summary.....	5
1. Introduction.....	9
2. Duty to Co-operate	11
3. Local Development Scheme.....	12
3.1. Local Development Scheme	12
3.2. Local Plan Part 2.....	12
3.3. Policies Map.....	13
3.4. Evidence Base	13
3.5. Risks	13
4. Contextual Characteristics of Watford	14
4.1 Demographic Structure and migration.....	14
4.2. Projected population growth.....	18
4.3. Projected Household Growth, household size and composition.....	20
4.4. Crime.....	23
4.5. Deprivation	25
4.6. Health.....	27
4.7. Street Cleaning and Recycling	29
5. Housing	30
5.1. H1: Plan Period and Housing Targets	30
5.2. H2: Housing Trajectory.....	30
5.3. H3: Five Year Housing Land Supply Assessment.....	34
5.4. H4: Total Net Housing Completions by Allocation or Windfall Type	35
5.5. H5: New and converted dwellings – on previously developed land ('PDL')	36
5.6. H6: Net additional pitches (Gypsy and Traveller)	37
5.7. H7: Affordable housing completions and housing mix.....	37
5.8. H8: Percentage of affordable homes on qualifying sites	38
5.9. H9: Affordable Housing Commitments	40
5.10. H10: Gross Housing Completions 2006/07 to 2013/14 by size	40
5.11. H11: Gross Housing Completions 2006/07 to 2013/14 by size and type....	41
5.12. H12: Housing density	43
5.13. H13: Average house prices in Watford.....	43
5.14. H14: House purchase affordability	45
6. Business Development and Employment.....	47
6.1. BD1: Total amount of additional employment floorspace in Watford and employment areas	48
6.2. BD2: Total amount of employment floorspace on PDL.....	49
6.3. BD3: Employment land available by type	50
6.4. BD4: Total amount of floorspace for 'town centre uses'	51
6.5. BD5: Losses of employment floorspace (completed sites only)	52
6.6. BD6: Total jobs recorded in Watford	53
6.7. BD7: Job Density.....	53
6.8. BD8: Number of Employee Jobs in Watford.....	54
6.9. BD9: Percentage of Employee Jobs by Industry Groups – Watford 2012..	55
6.10. BD10: Earnings by residence - Gross weekly pay – all full time workers ...	56
6.11. BD11: Earnings by workplace – Gross weekly pay – all full time workers..	56
6.12. BD12: Count of active enterprises in Watford	57
6.13. BD13: Comparison of percentage of business starts and closures	57
6.14. BD14: Total Claimant Count 2008-14 and change 2013-14.....	57

6.15.	BD15: GCSE results, percentage of pupils achieving 5+ A* - C.....	59
6.16.	BD16: Qualifications of working age population	60
7.	Sustainable Development.....	62
7.1.	S1: Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.....	62
7.2.	S2: Average household water use (litres per head per day).....	62
7.3.	S3: Renewable Energy.....	63
7.4.	S4: Per capita Carbon Dioxide (CO2) emissions	67
7.5.	S5: Air Quality Management Areas and Air Quality monitoring	68
8.	Green Infrastructure, Sport and Recreation.....	70
8.1.	G1: Change in areas of biodiversity importance.....	70
8.2.	G2: Change in priority habitats and species.....	71
8.3.	G3: Amount of open space managed to Green Flag Award standard	72
8.4.	G4: Change in total open space managed by WBC.....	73
8.5.	G5: Maintain the general extent of the Green Belt	74
9.	Urban Design and Built Heritage	76
9.1.	Design Guides.....	76
9.2.	U1: Housing Quality – Building for Life Assessments.....	76
9.3.	U2: Conservation Character Area Appraisals - completions	79
9.4.	U3: Conservation Area Management Plan	79
9.5.	U4: Buildings on listed buildings at risk register	80
9.6.	U5: Listed buildings – any demolitions	81
10.	Transport and Projects	82
10.1.	T1: Amount and % of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the WDP 2000.....	82
10.2.	T2: Accessibility - 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	83
10.3.	T3: % Change in Total Vehicle Kilometrage on HCC roads in Watford	84
10.4.	T4: Travel to Work Mode Shares.....	85
10.5.	T5: Watford’s cycle route usage – average number of cyclists per day.....	87
10.6.	T6: Annual output for cycle routes in Watford	88
10.7.	T7: Development progress on major schemes.....	90
11.	Infrastructure Delivery and Planning Obligations.....	94
11.1.	Schools	94
11.2.	Additional cemetery capacity.....	96
11.3.	Community Infrastructure Levy	97
11.4.	IN1: Infrastructure provided - Section 106 funded schemes 2013/14.....	98
11.5.	IN2: Section 106 monies received 2013/14.....	98
12.	Appendix 1. Glossary of Terms	99
13.	Appendix 2. 2010 Index of Multiple Deprivation	103
14.	Appendix 3. Watford Context Map.....	106
15.	Appendix 4. Schedule of WDP 2000 Policies post Core Strategy adoption....	107
16.	Appendix 5. Outstanding allocated sites without planning permission @ 31/3/14	108
17.	Appendix 6. Housing Sites listed in WDP 2000 – Status @ 31/3/14	110
18.	Appendix 7. Summary of 5 Year Assessment of Housing Supply @ 31/3/14.	112
19.	Appendix 8. Business Development Data 2006-14.	118

List of Tables

Table 4-1: Age of Population (number of people)	16
Table 4-2: 2011 Census: Country of birth – percentage of residents (summary).....	17
Table 4-3: Ethnic Composition of Resident Population in percentages	17
Table 4-4: Comparison of change in population over 10 years.....	18
Table 4-5: Comparison of change in population over 25 years.....	19
Table 4-6: CLG 2011-based interim household projections to 2021, percentage growth and average household size	20
Table 4-7: DCLG 2011-based interim household projections by household type	23
Table 4-8: Number of recorded offences in Watford.....	24
Table 5-1: H2: Net Housing Completions and Projected Completions @ 31/3/14....	32
Table 5-2: H4: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2001-14	35
Table 5-3: H5: Percentage of new and converted homes (gross) on previously developed land	36
Table 5-4: H7: Affordable housing completions mix provided.....	37
Table 5-5: H8: Number of affordable homes provided 2013/14 and as % of gross housing completions on qualifying sites	39
Table 5-6: Affordable homes provided 2001/02 to 2013/14	40
Table 5-7: H10: Gross Housing Completions 2006/07 to 2013/14 by size	41
Table 5-8: H11: Gross Housing Completions 2006/07 to 2013/14 by type	42
Table 5-9: H12: Percentage of new-build dwellings (gross, not including conversions) completed by net density	43
Table 5-10: H13: Average house prices in Watford, quarterly 2009-2014	44
Table 6-1: BD1 (i): Total amount of additional employment floorspace in LA	48
Table 6-2: BD1 (ii): Total amount of additional employment floorspace in employment areas	49
Table 6-3: BD2: Total amount and % of employment floorspace on PDL.....	49
Table 6-4: BD3 (ii): Employment land available by type	51
Table 6-5: BD4: Total amount of completed retail, financial and professional services, office and leisure development: within the local authority area (LA) and town centres (TC)	51
Table 6-6: BD6: Total jobs recorded in Watford.....	53
Table 6-7: BD10: Earnings by residence - gross weekly pay - full time workers.....	56
Table 6-8: BD11: Earnings by workplace - gross weekly pay - full time workers	56
Table 6-9: BD12: Count of active enterprises in Watford.....	57
Table 6-10: BD13: Comparison of % of business starts and closures 2011-12.....	57
Table 6-11: BD14: Claimant Count and change	58
Table 6-12: BD16: Qualifications of working age resident population (age 16-64) ...	60
Table 7-1: S2: Average household water use (litres per head per day – l/h/d)	62
Table 7-2: S3 (i): Renewable Energy Developments granted in 2013-14.....	64
Table 7-3: S3 (ii): Renewable energy developments completed 2013-14	66
Table 7-4: S4: Watford per capita CO2 emissions 2005-12	67
Table 7-5: Air Quality Data for Town Hall site.....	69
Table 8-1: G1: Change in areas of biodiversity importance in Watford.....	71
Table 8-2: G3: Amount (hectares) of eligible open spaces managed to Green Flag award standard.....	73
Table 8-3: G4: Change in total hectares of open space managed by WBC	73
Table 8-4: G5: Maintain the general extent of the Green Belt in Watford	74

Table 9-1: U1: Building for Life Assessments - 2013/14 completions.....	77
Table 9-2: U4 (i): Buildings in risk category 1 - 3 ('at risk') 2011.....	81
Table 9-3: U4 (i): Buildings in risk category 4 ('vulnerable') 2011.....	81
Table 10-1: T1: Amount and % of completed non-residential development within UCOs A, B and D in 2013/14, complying with car-parking standards in WDP 2000.	83
Table 10-2: T2: Percentage of new residential development (net completions) within 30 minutes public transport time of services/key activities.....	84
Table 10-3: T3: % Change in Total Vehicle Kilometrage on HCC roads in Watford	85
Table 10-4: T6: Annual output in km for cycle routes in Watford.....	88
Table 11-1: Current and potential capacity in Watford Primary schools @ November 2014.....	95
Table 11-2: IN1: Section 106 funded schemes 2013/14.....	98

List of Figures & Photographs

Figure 4-1: Age pyramid for Watford – 2001 Census and 2011 Census.....	15
Figure 4-2: Age pyramid 2012 and 2037 – Watford.....	20
Figure 4-3: Key Crime Statistics in Watford 2007/08 to 2013/14.....	25
Figure 4-4: Life expectancy (years) at birth, 2009-2011.....	28
Figure 5-1: H2: Housing Trajectory 2014.....	33
Figure 5-2: Former Leggatts Campus, Leggatts Way.....	38
Figure 5-3: H11: Gross Housing Completions 2006/07 to 2013/14 by size and type	42
Figure 5-4: House price movement in Watford - % change over year to 2nd quarter 2014.....	44
Figure 5-5: Average house prices in Watford 2009 to 2nd quarter 2014.....	45
Figure 5-6: H14: House purchase affordability – ratio of median house prices to median earnings, 2006 – 2013.....	46
Figure 6-1: BD7: Jobs density 2005-2011 representing the ratio of total jobs to working-age population (includes males and females aged 16-64).....	54
Figure 6-2: BD9: % of Employee Jobs by Industry Groups – Watford 2013.....	55
Figure 6-3: BD14: Claimant Count Comparison 2008-2014.....	59
Figure 6-4: BD15: GCSE and equivalent results at end of stage 4 by school location - percentage of pupils achieving 5+ A* - C.....	60
Figure 9-1: Former Fire & Ambulance Station development, Whippendell Road.....	77
Figure 9-2: Former garage compounds, Croxley View.....	78
Figure 10-1: T4: Travel to Work Mode Share by Watford residents in employment – 2011 and 2001 Census.....	86
Figure 10-2: T5: Cycle route usage – average number of cyclists per weekday.....	88

Executive Summary

Authorities' Monitoring Reports ('AMRs') must be prepared and published at least once a year in accordance with planning regulations, and an AMR has been delivered annually since such regulations came into force in 2005.

The AMR outlines the progress made on the local plan timetable and assesses the effectiveness of planning policies against various targets and indicators to see whether we are achieving local plan objectives. Watford's Monitoring Report 2014 covers the period 1 April 2013 to 31 March 2014.

Planning Policy Delivery

- The Community Infrastructure Charging Schedule (CIL) was found sound by an inspector in August 2014, and will come into effect on 1st April 2015. This followed consultation in 2013 and again during February/March 2014, after which the Draft Charging Schedule was submitted to the Planning Inspectorate in April 2014.
- The second consultation on the Local Plan Part 2 is running from 17th December 2014 to 4th February 2015; this contains policies for considering applications for planning permission and identifies specific sites for development and the type of development that would be appropriate. An initial consultation took place from the 4th November 2013 for six weeks – responses made and new evidence were taken into account.

Housing

- 398 homes were built in 2013/14. Watford has delivered 3,369 new homes since 2006, an average of 421 per annum, ahead of the minimum 6,500 housing target set in the Core Strategy for the period 2006-31, which equates to an average of 260 dwellings per annum.
- Watford can demonstrate a 5 year housing land supply of 152.2%, which is above the National Planning Policy Framework requirement of 105%.
- There were 82 affordable dwelling completions in total during 2013/14, forming part of developments across six sites. The number of affordable homes achieved varied between 30% and 100% of the total residential units on each site; all conformed to the policy that applied at the time of permission.
- 91% of all homes completed this year were on previously developed land, above our local target of 80%.

Business Development and Employment

- Watford's Core Strategy seeks a minimum of 7,000 additional jobs in the district between 2006-2031. About 270 jobs were created in the area with the opening of Morrisons supermarket in November 2013 and the proposals to redevelop Charter Place should create about 1,100 new jobs across the retail, hospitality and leisure sectors and up to 500 temporary construction jobs. The East of England Forecasting Model (EEFM) 2013 suggests that the scale of job growth in Watford is 3,600 jobs for the period 2006 to 2014.
- There was an unusual high net loss of 26,161 sq.m. employment floorspace during 2013/14 within the traditional employment type B use classes. Just over 50% of the loss was due to the demolition of the former Royal Mail Depot at Ascot Road, where there is the new Morrisons supermarket and a primary school is under construction. This development was identified in the Core Strategy as part of the Western Gateway Special Policy Area.
- 100% of employment development took place on previously developed land, exceeding the Core Strategy target of 90%. No greenfield land has been used for any employment development in the district during the period monitored since 2006/07.

Sustainable Development

- There has been a reducing trend in Carbon Dioxide emissions overall in Watford for the period 2005-2011 in line with policy objectives, although there has been an increase between 2011 and 2012. However, emissions have increased in 403 out of 406 local authorities across the UK. 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.
- The Council monitors air quality at several locations across the borough. On Rickmansworth Road close to the Town Hall, continuous 'real-time' monitoring of nitrogen dioxide and PM₁₀ particulates is undertaken. NO₂ concentrations have remained fairly constant and the annual mean objective of 40 g/m³ has not been exceeded during this time at the Town Hall monitoring station.
- The council is guided in granting planning permission by recommendations from the Environment Agency, including advice on flood risk and water quality. No planning applications have been granted planning permission against Environment Agency advice.

Green Infrastructure

- Four of Watford's parks have received Green Flag awards this year, with the addition of Oxhey Park, for the first time; our aim to maintain the total amount of open space managed by WBC to Green Flag Award standard has therefore been exceeded. It is the sixth consecutive year that Woodside Playing Fields and Cheslyn Gardens have been awarded the Green Flag and the eighth year for Cassiobury Park.
- The importance of open space and the Green Belt to Watford's predominantly urban environment is recognised and protected by Core Strategy Policy GI1: Green Infrastructure and GI2: Green Belt and additional saved policies from the Watford District Plan 2000; the Green Belt currently measures 407 hectares, equating to 19% of Watford's total area, and remains unchanged from last year.
- Our bid for external funding to the Heritage Lottery Funding/BIG lottery funding for Cassiobury Park has been successful with the Stage 2 bid approved in June 2014. Works will take place over the following 2 years and completion is estimated at the end of summer 2016; the council is actively improving the wildlife value of all the sites it manages, co-ordinating with a broad partnership of local organisations.

Urban Design and Built Heritage

- The Watford Streetscape Guide 2013 was adopted by the council in July 2013, following public consultation during November/December 2012. The aim of the Streetscape Guide is to assist and provide guidance for those involved in the design and implementation of public realm works in Watford's town centre, to ensure that a high quality consistent and coordinated public realm is implemented in Watford's town centre.
- The scores for the 'Building for Life' assessments average at 9 this year, slightly less than last year's 9.5 but an improvement on the average of the scores seen in 2012 which was 8.8 and in line with our objective of increasing the quality of design.
- A revised version of the Residential Design Guide was adopted by the council on the 23rd July 2014, replacing the previous 2008 version; this followed public consultation during November/December 2013.
- Oxhey was designated a conservation area in the spring of 2013; a draft character appraisal document was published for consultation between 7th February and 21st March 2014 and then revised following some suggestions received. The final version was adopted by the council in July 2014. The Conservation Areas Management Plan was adopted by Watford Borough Council Cabinet on 8th July 2013.

Transport and Projects and Infrastructure Delivery

- Planning permission to redevelop Charter Place and refurbish Intu Watford (formerly the Harlequin), was granted on the 5 February 2014. The proposal is for a £100 million development to include new retail space, a cinema and leisure complex, a new restaurant hub, a covered 'niche' market area and public realm improvements. Construction is expected to begin in 2015, with completion due in 2017. On the 10th October 2014, the existing traditional market was moved to a new home in the centre of the town, accessible from the High Street near the flyover and from Beechen Grove, near Clarendon Road. It has been created from shipping containers and is spread over 2 floors, making a unique and attractive space.
- Significant progress has been made over the last few years in delivering the Health Campus. The planning application for the infrastructure works required for the new access road was approved by Watford Borough Council in December 2013. Ecological and other preparatory works for the road have started, with construction expected to commence in March 2015. 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, following completion of a S106 planning obligation.
- Progress continues with the Croxley Rail Link; preparatory works have been taking place along the length of the route in order to finalise the engineering designs and final funding approval from the Department for Transport is expected in March 2015. Construction is due to start in spring/summer 2015, with the current target date for trains to be running by spring/summer 2018.
- Initiatives taken to improve sustainable transport include the continued resurfacing of the Grand Union Canal towpath, with a total 8 miles now completed; a new electric car re-charge point has been installed at Timberlake car park on Radlett Road; new bus shelters and new cycle parking were added at various locations around the Town Centre.
- It has been identified that there is a need for up to 4 additional primary schools (or 10 to 11 form entry classes) by 2031. A 2 form entry school opened in September 2014 at Lanchester House, Hempstead Road; a new school building is under construction at Ascot Road although the first form entries for the new school opened in September 2014 and have been temporarily housed in the Lanchester building, until the new school building is finished, due summer 2015. Additional provision is proposed in the Local Plan Part 2.

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 2013 to 31 March 2014. Additional information that has subsequently become known with regard to more recent developments is supplied within the commentary where it is practical to do so, in order to provide as up to date a picture as possible.

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

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

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

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

This means that the Core Strategy now forms part of the development plan and is being used in determining planning applications. The council will continue to have regard to the remaining saved policies of the Watford District Plan 2000 and the Local Plan Part 2 policy documents that are currently being progressed; a second consultation is taking place from 17th December 2014 to 4th February 2015.

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 requirement to submit the monitoring report to the Secretary of State was removed in 2011 but it is still required to be published as soon as reasonably practicable on the council's website at www.watford.gov.uk
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
Watford Borough Council
Town Hall
Watford
WD17 3EX

2. Duty to Co-operate

Watford Borough Council participates in the Hertfordshire County/District Information Liaison Group quarterly meetings, in which issues concerning data collection and provision can be raised and examined. Most of the districts in Hertfordshire, including Watford Borough Council, subscribe to a joint monitoring software system across the districts called CDPSmart, which provides purpose built spatial monitoring, analysis and reporting specifically designed for the needs of Local Authorities.

In order to effectively meet the requirements of the Duty to Cooperate introduced in the Localism Act 2011, a partnership of all the planning authorities in the county - the Hertfordshire Infrastructure and Planning Partnership (HIPP) - agreed a Memorandum of Understanding in May 2013. This set out a commitment to joint working on planning matters on an ongoing basis with each other and other public bodies and private sector interests such as the Hertfordshire Local Enterprise Partnership (LEP), Hertfordshire Local Nature Partnership and infrastructure providers. A proposal was also agreed to create a Local Strategic Statement (LSS) for the County, providing an overarching strategic planning vision and objectives.

The first stage of the LSS included identifying and mapping major housing, employment and mixed use development proposals contained in adopted and emerging local plans; key major transport schemes for the period 2015 to 2019; key strategic proposals of the Hertfordshire Green Infrastructure Plan and a spatial representation of the Local Enterprise Partnership's key economic assets and opportunities in the county as defined in the LEP's growth strategy, their Strategic Economic Plan, called 'Perfectly Placed for Business'. The LSS proposals map was drafted and provided a spatial planning baseline for the preparation of the LEP's Strategic Economic Plan, which was submitted to Government at the end of March 2014. This sets out their priorities for delivering growth across the county.

Herts Planning Group (HPG) involves the county council and 10 districts in Hertfordshire who have agreed to work together on strategic planning issues, but were looking at what might be the most suitable governance arrangements.

The districts are considering ways to allocate housing numbers and meet the Localism Act's duty to cooperate, which legally requires councils to continuously engage with neighbours on strategic planning issues.

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

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.

3.1. Local Development Scheme

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. The current LDS, covering the period 2013-16 was published in April 2013. This recognises the change from the previous Local Development Framework approach to producing a Local Plan and the timetable is detailed below:

Table 3-1: Local Development Scheme Timetable 2013-16

Title	Local Plan Part 2
Subject Matter	This will contain site allocation policies, development management policies, and town centre policies.
Status	Local Plan Document:
Geographic coverage	Watford Borough
Timetable	
Notification	November 2012
<i>Informal consultation (likely to comprise 2 stages within this period)</i>	<i>Autumn 2013 – Summer 2014</i>
Publication (for consultation)	October 2014
Submission	March 2015
Examination	March – November 2015
Adoption	January 2016

3.2. Local Plan Part 2

- We wrote to stakeholders in November 2012 to ask what the Local Plan Part 2 should contain, and used the responses to help prepare draft policies.
- An initial consultation of the Local Plan Part 2 began on the 4 November 2013, between the notification and publication stages, as part of the plan preparation process. This contained initial site allocation proposals, draft development management policies, and draft town centre policies.
- A second consultation is taking place from 17th December 2014 to 4th February 2015. This means that the publication, submission and adoption dates will also slip and a revision to the LDS will be required.
- This delay was to allow us to take account of the findings of the Economic Growth and Delivery Assessment which took longer than anticipated.

Table 3-2: Local Plan Part 2 - target dates and progress under the 2013 LDS

Timetable	2013 LDS		Comments
	Target Date	Actual Date	
Notification	Nov 2012	Nov 2012	
Informal consultation (likely to comprise 2 stages within this period)	Autumn 2013 – Summer 2014		First consultation took place from 4 November to the 16 December 2013. A second consultation is taking place from 17 December 2014 to 4 February 2015.
Publication (for consultation)	Oct 2014		Under revision
Submission	Mar 2015		Under revision
Adoption	Jan 2016		Under revision

3.3. Policies Map

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

3.4. Evidence Base

A comprehensive evidence base was published on our website www.watford.gov.uk to accompany the Local Plan Core Strategy. The evidence will be kept under review to ensure it is appropriately comprehensive and that it remains up to date.

3.5. Risks

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

4. Contextual Characteristics of Watford

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

The Borough has excellent transport links with mainline rail connections to London, Gatwick Airport, the Midlands and the North, Underground and Overground 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.

4.1. Demographic Structure and migration

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.

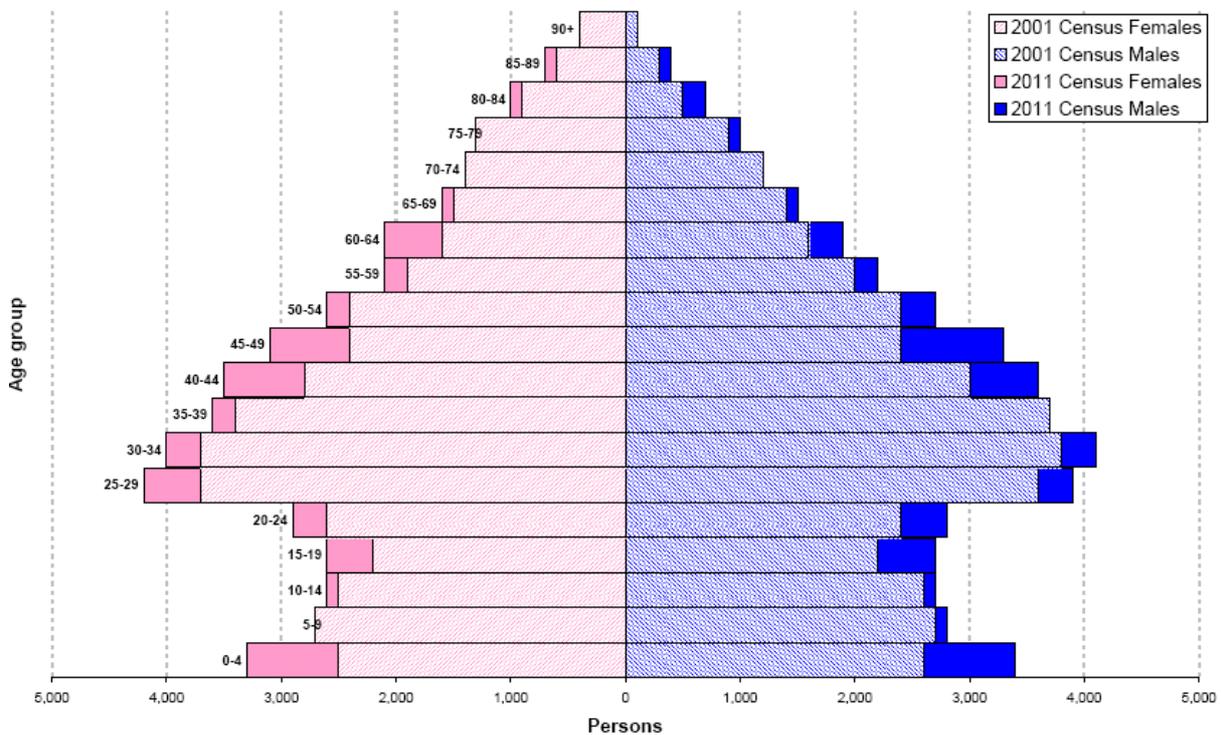
On the 26 June 2014, ONS released the mid-2013 population estimates, (as at the 30 June 2013) and Watford's estimate is 93,700, up by 2,000 from the mid-2012 population estimate of 91,700. Watford's overall population increase as a percentage, from the mid-2012 estimate, is the 4th highest of all local authorities in the country i.e. Watford's estimated change in population of circa 2,000 = 2.18%. Forest Heath (4.16%), Tower Hamlets (3.76%) and Islington's (2.19%) are the highest in the country.

Details of the components of change mid-2012 to mid-2013 estimate show that the:

- Majority of Watford's estimated increase is from net internal migration - within the UK (6,905 in / 5,843out) = 1062 net (53% of overall increase)
- Followed by twice as many births than deaths (1,494 births -718 deaths)= 776 more births than deaths (39% of overall increase) ;
- With the least increase stemming from net international migration (723 in/558 out) =165 net (8% of overall increase).

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 is 36,700. The household definition has been updated from the 2001 Census so is not directly comparable.

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% born in the U.K. 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.

Watford's population has grown more diverse, with the non-white proportion of Watford's population increasing from 10% in 1991 to 14% in 2001, and 28% in 2011, which is more than twice the county average of 12.4% and almost double the national average of 14.6%.

Extremely detailed ethnic categories are available in the 2011 Census, unlike previous years. Within the broader groupings, the proportion of Watford's total Asian or Asian British population has increased the most from 8.8% in 2001 to 17.9% in 2011, as compared with 6.6% overall in Hertfordshire. People identifying as Black or Black British amount to 5.8% from 2.7% in 2001 in Watford as compared with 2.9% in Hertfordshire as a whole (see Table 4-3).

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

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

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

4.2. Projected population growth

Revised population projections were released by ONS on 29th May 2014. These give a 25 year projection of the usual resident population based on the mid-2012 sub-national population estimates and supersede previous projections.

Comparison of change tables are compiled below for the new 2012-based population projections over a 10 year and a 25 year period, with the interim 2011-based population projections, which were provided for a ten year period only and the previous 2010-based population projections.

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

	ONS 2010-based				ONS Interim 2011-based				ONS 2012-based			
	2010 based estimate	2020 projected figure	Increase over 10 years 2010-2020	Change 2010-2020 % increase	2011 based estimate	2021 projected figure	Increase over 10 years 2011-2021	Change 2011-2021 % increase	2012 based estimate	2022 projected figure	Increase over 10 years 2012-2022	Change 2012-2022 % increase
Watford	81,900	90,100	8,200	10.0%	90,700	95,300	4,600	5.1%	91,700	103,800	12,100	13.2%
Herts	1,099,000	1,212,100	113,100	10.3%	1,119,800	1,234,100	114,300	10.2%	1,129,100	1,246,600	117,500	10.4%

Compiled by WBC, Planning Policy. Data source: Crown Copyright. Office for National Statistics. Published 29 May 2014. 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 12,100 people over the ten years 2012 to 2022 in the 2012-based population projections equates to 13.2% (similar to London), higher than the interim 2011-based population projections which estimated Watford's growth to be 4,600 people over the 10 years 2011 to 2021, equivalent to 5.1%, and the previous 2010-based estimated growth of 8,200, equivalent to 10.0% over the same period.

Hertfordshire's average estimated growth over 10 years in the 2012-based population projections is 10.4%, similar to the 2011-based estimated growth rate of 10.2% and the 2010-based growth rate of 10.3%.

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

	ONS 2010-based				ONS Interim 2011-based				ONS 2012-based			
	2010 based estimate	2035 projected figure	Increase over 25 years 2010-2035	Change 2010-2035 % increase	2011 based estimate	Produced for period of 10 years only	Increase over 25 years 2011-2036	Change 2011-2036 % increase	2012 based estimate	2037 projected figure	Increase over 25 years 2012-2037	Change 2012-2037 % increase
Watford	81,900	100,100	18,200	22.2%	90,700	N/A	N/A	N/A	91,700	117,900	26,200	28.6%
Herts	1,099,000	1,363,900	264,900	24.1%	1,119,800	N/A	N/A	N/A	1,129,100	1,400,700	271,600	24.1%

Compiled by WBC, Planning Policy. Data source: Crown Copyright. Office for National Statistics. Published 29 May 2014. N.B. all figures are rounded to the nearest 100 in accordance with ONS guidelines

As can be seen in the table above, the 2012-based population projections for Watford, equate to a 25 year growth of 28.6%, higher than the 25 year growth of 22.2% estimated in the 2010-based population projections, whereas the projections for Hertfordshire overall equate to growth of 24.1% in both sets of projections.

It is important to note that the 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. Population projections become increasingly uncertain the further they are carried forward, and particularly so for smaller geographic areas and detailed age and sex breakdowns.

Components of change

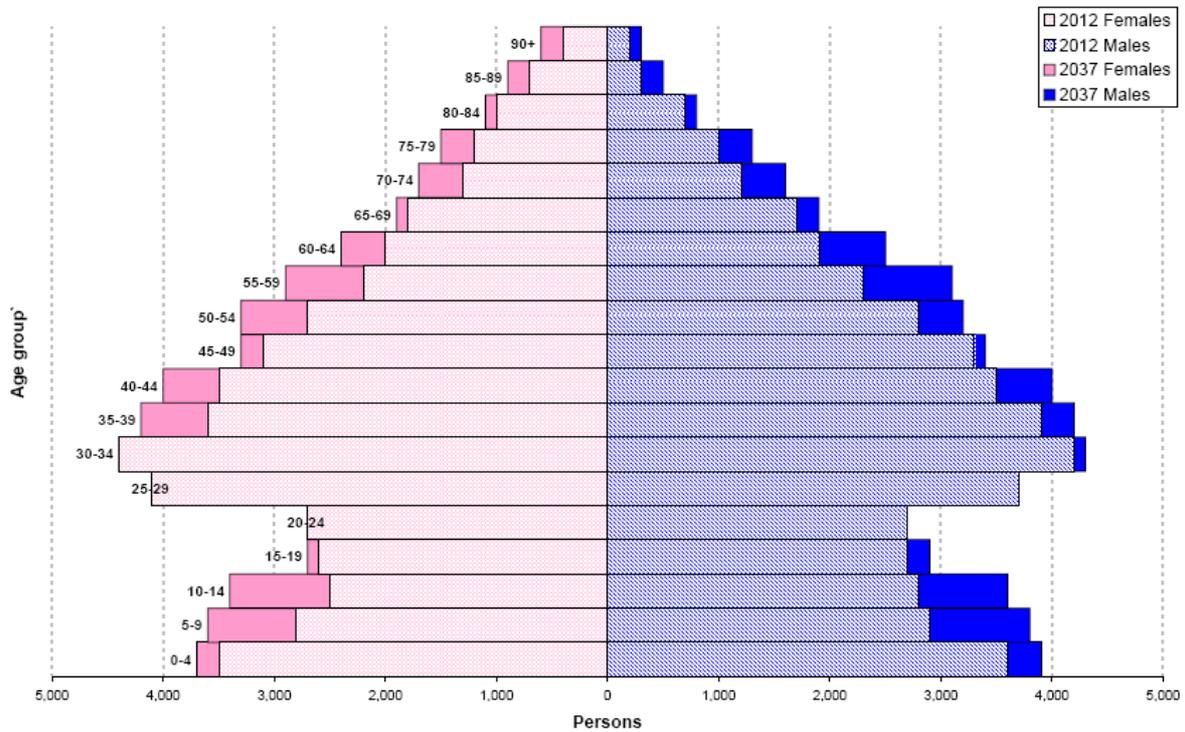
Population projections are trend-based projections, which means assumptions for future levels of births, deaths and migration are based on observed levels mainly over the previous five years.

Data has been published showing what makes up the components of change for the 2012-based population projections and these figures (to the nearest thousand) show that the bulk of the estimated increase for Watford over the period is expected to stem from natural change i.e. 19,000 more births than deaths, as opposed to migration (7,000, which results from more inward than outward internal (within the country) migration; there is expected to be almost as much outward as inward international migration).

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.

The 2012 age structure and expected age structure in 2037 is illustrated in the following age pyramid.

Figure 4-2: Age pyramid 2012 and 2037 – Watford



Source: Office for National Statistics, 2012-based population projections. Crown copyright.

4.3. Projected Household Growth, household size and composition

The 2011-based interim household projections were published by Communities and Local Government on 9 April 2013 and are linked to the 2011-based interim population projections published by ONS in September 2012. Like them, they have only been produced for a ten year period from a 2011 base to 2021, rather than the usual 25 year period. The previous 2008-based projections were produced on a 25 year period covering 2008 to 2033.

Table 4-6: CLG 2011-based interim household projections to 2021, percentage growth and average household size

	Watford		Herts		England	
	2011	2021	2011	2021	2011	2021
Household base figures 2011 and projections @ 2021	37,000	39,000	455,000	506,000	22.1 mill.	24.3 mill.
Percentage growth between 2011 and 2021	6%		11%		10%	
Average household size	2.44	2.41	2.43	2.41	2.36	2.33

Data source: Compiled by WBC, Planning Policy from DCLG 2011-based interim household projections
 N.B. From October 2011 DCLG does not publish data at regional level

The number of households is projected to grow between 5 and 10 per cent from 2011 to 2021 in nearly half (46%) of all LAs in England

- Watford - growth of 6% (2,000 households from base of 37,000 in 2011 to 39,000 in 2021)
- Hertfordshire - growth of 11%
- Other Hertfordshire LAs range in growth between the lowest at 6% for Watford and Stevenage to the highest at 20% for Welwyn Hatfield
- England - growth of 10%

Comparison of 2011-based interim projections with 2008-based household projections

From a national perspective, the 2011-based projections show a lower growth in households compared with the 2008-based projections.

Watford are one of the top 20 LAs with the greatest decrease shown in household growth, with 6% growth estimated compared to the 13% growth estimated in the 2008-based projections (a difference of -6%), although the 2011-based projections result in the same projected figure of 39,000 total households by 2021, as the starting base figure is higher.

- the 2011-based interim projections for Watford show estimated growth of 2,000 households (6% growth) from base of 37,000 to 39,000 in 2021
- the previous 2008-based projections estimated growth of 4,000 households (13% growth) from base of 35,000 to 39,000 in 2021

For information, Cambridge has the greatest decrease in projected household growth, with -3% estimated in the 2011-based projections, compared to 10% in the 2008-based projections, a difference of -13%; the City of London has the greatest increase in projected household growth, with 58% estimated in the 2011-based projections, compared to 31% in the 2008-based projections, a difference of 27%.

Household size

The majority of LAs in England (281 out of 326) have a projected decrease in average household size from 2011 to 2021, but at a slower rate than in the 2008-based projections. Between 2001 and 2011, average household size increased in many areas, rather than falling as projected in the 2008-based projections, which leads to a higher starting average household size for the projection period (e.g. Watford's average household size in the previous 2001 census was 2.43 and the 2008 projections estimated that Watford's average household size would decrease from a 2.38 base in 2008 to 2.27 by 2033).

The 2011-based projections estimate that, between 2011 and 2021:

- Watford's average household size will decrease from 2.44 to 2.41
- Hertfordshire's average household size will decrease from 2.43 to 2.41

- Only two LAs in Hertfordshire are estimated to increase in household size – Broxbourne from 2.48 to 2.50 and Welwyn Hatfield from 2.45 to 2.47
- England's average household size will decrease from 2.36 to 2.33

Household composition

On a national basis, couple households (both with and without other adults, or dependent children) represent 40% of the total increase in households between 2011 and 2021.

Over a quarter (28%) of the increase in households in England is accounted for by one person households, and by 2021, 13% of the private household population is projected to be living alone – this proportion of the population is unchanged from 2011.

Lone parent households (with or without another adult living in the accommodation) represent 18% of the total projected increase in households. 15% of the growth in total households is due to 'other' households, including multi person households such as student households and adults sharing accommodation.

Two thirds (67%) of the increase in households in England is projected for households without any dependent children. This reflects both the growth in one person households and multi-person households.

Table 4-6 shows the household projections for Watford by household type.

These show:

- Lone parent households are projected to grow the most by 32.3%, accounting for 38.3% of the total increase in households for Watford
- Couple households, with or without dependent children, with other adults are projected to increase at a rate of 12.1%, representing 23.4% of the total increase in households for Watford, faster than single family households, which only account for 3% of the total change
- One person households are projected to increase at a rate of 6.6%, although this makes up 32.8% of the total change for Watford
- The average household size is projected to decrease from 2.44 in 2011 to 2.41 by 2021 – this is a higher starting average household size than was previously estimated prior to the 2011 census results, and decreases at a slower rate.

Table 4-7: DCLG 2011-based interim household projections by household type

Watford					
Household types	2011	2021	Change 2011-21	% Change 2011-21	% of total change
One person	11.7	12.5	0.8	6.6%	32.8%
Couple and no other adult (single family, a married or cohabiting couple, with or without dependent children)	14.9	15.0	0.1	0.5%	3.0%
Couple with other adults (one or more married or cohabiting couple families with one or more other adults present, with or without dependent children)	4.6	5.1	0.6	12.1%	23.4%
Lone parent (one or more lone parent families, with dependent children, no married or cohabiting couple families)	2.8	3.7	0.9	32.3%	38.3%
Other (multi-person household e.g. lone parents with only non-dependent children, non-cohabiting adults sharing a dwelling)	2.9	3.0	0.1	2.1%	2.6%
All households	36.8	39.2	2.4	6.4%	100.0%

Data source: Compiled by WBC, Planning Policy from DCLG 2011-based interim 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. They are not an assessment of housing need nor do they take into account the effect of future government policies e.g. households that may move out from London boroughs seeking cheaper housing, because of the effects of the Welfare Reform Act. Household projections are acknowledged to be more uncertain at district level.

2012-based household projections are expected to have been released towards the end of 2014; household projections are published by DCLG and generally follow about six months after the ONS population projections are produced (which was 29 May 2014).

4.4. Crime

In the Watford Community Survey 2013, the level of crime and community safety remained the top choice as an effect in making somewhere a good place to live but with a significant drop in the number of people citing this as important, down to 48% from 72% in 2012. However, percentages have fallen overall as people were given the opportunity to choose 3 top choices in the 2013 survey

Table 4-8: Number of recorded offences in Watford

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	% increase or - decrease between 12/13 and 13/14
Violence against the person	1224	919	973	851	1018	1062	976	-8.1%
Sexual offences	72	48	66	49	82	78	97	24.4%
Robbery offences	111	126	114	95	135	76	89	17.1%
Domestic burglary offences	445	465	357	421	361	272	216	-20.6%
Vehicle Crime	1144	911	771	779	662	437	539	23.3%

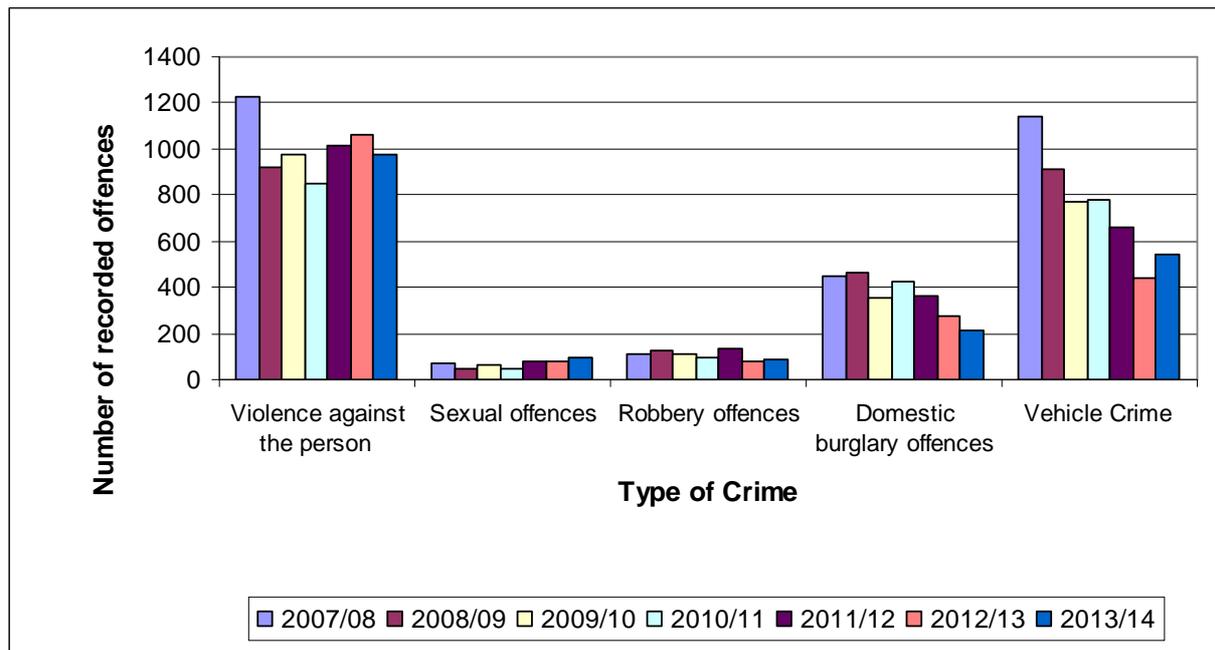
Source: <http://www.ons.gov.uk>

Watford is a densely populated urban town and a key centre for shopping and entertainment and so, has generally higher levels of crime proportionally, than other districts in Hertfordshire. Recordings of sexual offences, robbery and vehicle crime have all increased since last year although domestic burglary offences and violence against the person offences have decreased, as shown in Table 4-7. Although robbery offences and vehicle crime offences increased from last year, they are still lower than they have been over the preceding five years, as illustrated in the accompanying graph. There has been a mainly reducing trend in crime levels over these years.

The number of reported incidents of anti-social behaviour has also reduced by 40 per cent since 2010, thanks to the efforts of a number of agencies including Watford Borough Council and Hertfordshire Police. Initiatives that have contributed to the reduction include the introduction of Scan Net technology which enables local bars and clubs to verify customer identification; the new CCTV control room which records footage digitally and can transmit images wirelessly, and an ongoing commitment to tackle repeat anti-social offenders. Watford is proud to have achieved the Purple Flag accreditation which recognizes excellence in the management of town centres, scoring 'above average' for safety.

Watford Borough Council is one of the members of 'Safer Watford' – the Watford Community Safety Partnership, whose aim is to reduce crime, anti-social behaviour and the fear of crime across the borough. Other members of the partnership include Herts Constabulary, Herts Fire & Rescue, Herts County Council, NHS Herts and Herts Probation Service.

Figure 4-3: Key Crime Statistics in Watford 2007/08 to 2013/14



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

4.5. Deprivation

DCLG is aiming to update the English Indices of Deprivation for publication in summer 2015. The current English Indices of Deprivation 2010 was published by the Government on the 24 March 2011, and uses 38 separate indicators (most of which are from 2008), organised across seven domains; these are Income, Employment, Health and Disability, Education Skills and Training, Barriers to Housing and Other Services, Crime and Living Environment

These domains can be combined, using appropriate weights, to calculate the Index of Multiple Deprivation 2010 ('**IMD 2010**'). This is an overall measure of multiple deprivation experienced by people living in an area and is calculated for every Lower Layer Super Output Area (LSOA) in England, of which there are 32,482. LSOAs are small areas of relatively even size (around 1,500 people).

The IMD 2010 can be used to rank every LSOA in England according to their relative level of deprivation, '1' being the most deprived and '32,482' being the least deprived. According to the IMD 2010, the most deprived LSOA in England is to the east of the Jaywick area of Clacton on Sea (Tendring 18a) and the least deprived is in one of Watford's neighbouring authorities, to the north west of Chorleywood (Three Rivers 005d). Both are in the East of England region.

There is no definitive point on the scale below which areas are considered to be deprived and above which they are not. In most cases, users concentrate on defining deprived areas by using a cut-off value beyond which areas are deemed to be the most deprived, the suitability of the cut-off depending on the purpose of the analysis. The IMD 2010 states that deprived areas have been defined in the latest release of the Index of Multiple Deprivation as those LSOAs that are amongst the 10 per cent most deprived in England.

Some of the key results quoted by the English ID 2010 are that:

- 98 per cent of the most deprived Lower layer Super Output Areas are in urban areas but there are also pockets of deprivation across rural areas
- 56 per cent of Local Authorities contain at least one LSOA amongst the 10% most deprived in England.

To place results for Watford in context nationally, none of the LSOAs in Watford rank among the most deprived 10% or the most deprived 20% in England.

Similarly, the LSOAs can be ranked within regional, 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 larger geographical level considered (no shaded area appears in the 'England Rank' column, as no Watford LSOAs are ranked within the most deprived 20% nationally). There are 3,550 LSOAs in our region, the East of England, 683 LSOAs in the county of Hertfordshire and 53 LSOAs in Watford.

The most deprived LSOA in the borough is Watford 003D, a small area in Meriden ward, north of the North Western avenue, which is ranked the 7th most deprived LSOA in Hertfordshire, followed by Watford 009B in Central ward, north of the Harlequin centre, which ranks 8th most deprived LSOA in Hertfordshire (and was ranked most deprived in Watford in the IMD 2007). Both these LSOAs rank in the most deprived 10% (first decile) in the region, decreasing from three LSOAs in that category in the IMD 2007; together with another eight Watford LSOAs ranking among the most deprived 20% in the region, this makes a total of ten Watford LSOAs in the first quintile (the 20% most deprived) of the East of England region.

There are thirteen LSOAs in Watford which rank in the most deprived 10% in Hertfordshire, increasing from twelve LSOAs in the IMD 2007; three LSOAs each are in Central and Meriden wards, two in Holywell, and one each in Stanborough, Oxhey, Woodside, Callowland and Leggatts.

Unusually, all the LSOAs in Central ward come within the most deprived 20% in Hertfordshire, although LSOAs in this category can be found all over Watford, not just around the centre, including the majority of LSOAs in Meriden, Leggatts and Holywell ward. Watford 004B in Leggatts ward has not changed its ranking of 19th most deprived in Watford from the IMD 2007 to the IMD 2010, but has joined the 18 other Watford LSOAs in the most deprived 20% in the county; these LSOAs are the same as those in the IMD 2007, although some have shifted their position within the rankings. Only Nascot, Tudor and Park wards do not have any LSOAs within the most deprived 20% in the county and Nascot, Tudor, Park, Vicarage and Leggatts wards do not have any LSOAs within the most deprived 20% in the East of England region.

The IMD 2010 also includes Local Authority District Summaries and there are 326 LAs in all. Watford ranks 189 so is among the 50% least deprived in England, as are

all the Districts in Hertfordshire, apart from Stevenage (ranked 158). However, Watford is the 2nd most deprived district overall in Hertfordshire, with St. Albans being the least deprived, ranked at 316.

Further information on The English Indices of Deprivation 2010 can be found in the full report which can be located at:

<http://www.communities.gov.uk/publications/corporate/statistics/indices2010>

Also, neighbourhood summaries at LSOA level and above, including deprivation, can be seen by using the website:

<http://www.neighbourhood.statistics.gov.uk/dissemination/>

4.6. Health

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

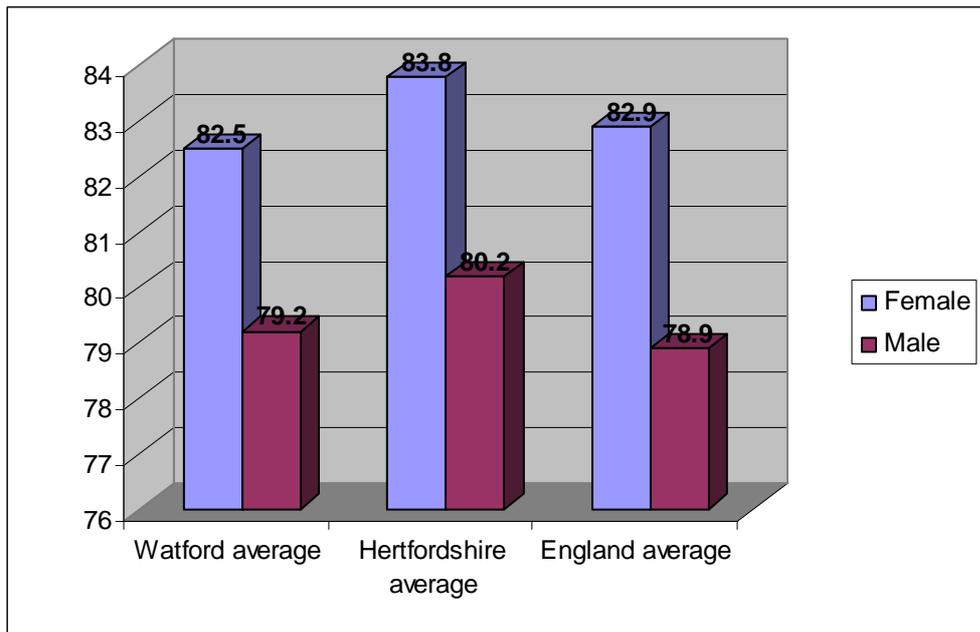
The 2014 NHS Health Profile's conclusion is very similar to that of the previous year in that the health of people in Watford is deemed 'varied compared with the England average'.

In 2014, there have been some changes in the indicators included and not all indicators are appropriate for comparison. However, to summarise, fourteen indicators have been measured as 'not significantly different from England average' and twelve indicators have been measured as 'significantly better than England average' (which may still indicate an important public health problem). The profile shows five different indicators for Watford which have been categorised as significantly worse than the England average and three all featured in 2013: acute sexually transmitted infections, statutory homelessness and violent crime. The fourth indicator is the latest three year ratio (August 2009 to July 2012) of excess winter deaths to average non-winter deaths, which has increased from the previous ratio of 22.6 to 28.9 and is significantly worse than the England average of 16.5.

Life expectancy at birth is an important indicator of health and it is female life expectancy which is cited as becoming significantly worse than the England average of 83.0, decreasing to 82.3 from 82.5 years last year. Male life expectancy remains unchanged at 79.2 years, the same as the England average. However, life expectancy can be 7.2 years lower for men and 8.7 years lower for women in the most deprived areas of Watford than in the least deprived areas.

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

Figure 4-4: Life expectancy (years) at birth, 2009-2011



Source of data: Department of Health NHS Health Profile 2013

There is a drop shown in the percentage of adults smoking, from 16.6% last year to 14.3%. There has been no update on the data for physically active adults, which showed an improvement last year to better than the England average and the adults healthy eating indicator is no longer included. The proportion of obese adults has worsened from 17.3% to 20.9%, (better than the England average of 23%) although there has been a slight improvement in the proportion of obese children in Year 6 (aged 10-11), decreasing from 19.1% to 18.5%.

Similarly to the NHS profiles for 2012 and 2013, it is indicated that local priorities include smoking cessation, physical activity, obesity, older people's health and falls prevention.

From April 2013 statutory public health responsibilities transferred from the Primary Care Trust and Strategic Health Authority to Hertfordshire County Council. It is recognised that the council's services and policies play an essential role in improving the health of our residents. Watford Borough Council has been involved in developing the local Health and Wellbeing Strategy that identifies the priorities to be addressed across the County, with our Mayor being one of only two District Council representatives on the Health and Wellbeing Board whose responsibility it is to give strategic direction.

In the council's Corporate Plan 2013-17, the first priority is making Watford a better place to live in, with health and wellbeing key factors. Many Watford residents are already enjoying the benefits of the modernised leisure centres, Woodside and Watford Central. Ensuring that our leisure centres and also our parks and open spaces are maintained to a high standard all contributes to a potentially healthier town. It is recognised that we need to continue increasing participation in sports and leisure activities amongst our community as this has a positive impact on issues such

as obesity, diabetes and heart disease. Also, tackling problems such as alcohol and drug abuse has a positive impact on health as well as crime levels.

4.7. Street Cleaning and Recycling

In the Watford Community Survey 2013, litter and dirt in the streets remained one of the top three issues that people identified as an effect in making somewhere a good place to live, (after crime/community safety and road and pavement repairs) although the percentage choosing this option had dropped to 28% from 44% in 2012. (However, percentages have fallen overall compared to the previous survey as people were given the opportunity to choose 3 top choices in the 2013 survey).

Street cleansing and waste and recycling (along with Parks and Open Spaces) are services that are now managed for the Council by Veolia, an external contractor; this change was made in the summer of 2013.

Street cleansing performance is good in the areas of graffiti and fly posting – both of which have improved since last year – but the Council is expecting to see litter and detritus performance improve in 2014/15. A new approach to the delivery of street cleansing was introduced from November 2013 and it was expected that, whilst the new ways of working were embedded, performance would dip slightly.

The last quarter's results for 2013/14 were as follows (low figures are good for these measures):

- levels of litter increased to 5.06% (from 2.44%)
- levels of detritus increased to 6.76% (from 4.02%)
- levels of graffiti show an improving trend at 1.49% (from 2.67%)
- levels of fly posting show an improving trend at 0.3% (from 0.61%)

N.B. Figures in brackets are for the last quarter 2012/13.

Recycling performance of household waste shows improvement with a revised recycling service also introduced in November 2013; recycling is collected weekly instead of fortnightly, and recyclable materials can all go into one bin, no longer requiring separation into three boxes. A recycling rate of around 40% has been maintained, which compares well with other urban areas across the country.

5. Housing

5.1. H1: Plan Period and Housing Targets

Our current housing requirement is contained in Watford's Core Strategy 2006-31, which was adopted on 30 January 2013. (The East of England Plan, which was the Regional Strategy applying to Watford and previously formed part of Watford's Local Plan, was revoked by the Government in January 2013.)

Core Strategy Target, covering period 1 April 2006 to 31 March 2031

The Core Strategy states that we are seeking a minimum total target of 6,500 homes from 2006 to 2031, an average delivery rate of 260 dwellings per annum. The housing supply figures are reviewed at least annually, in light of new evidence and joint working with neighbouring authorities and other partners.

5.2. H2: Housing Trajectory

H2a: Net additional dwellings – in previous years

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

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

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

Watford has delivered 3,369 new homes since 2006, an average of 421 per annum, ahead of the minimum 6,500 housing target set in the Core Strategy for the period 2006-31, which equates to an average of 260 dwellings per annum.

H2b: Net additional dwellings – for the reporting year (the past year of 1 April 2013 to 31 March 2014)

The net figure of 398 completions for 2013-14 exceeds the average 260 homes required per year and also the revised annual rate required to remain on target. For the AMR year 2013/14, there were 46 units completed from 'Watford District Plan 2000' allocated housing sites (36 units on housing site no.24 - Cassio College, Langley Road site and 10 units on housing site no. 18 - Elm Cot, North Orbital Road), 13% of the total 398 net completions. As can be seen in Table 5-2, most allocated housing sites came forward for development in earlier years. A summary of all the Housing Sites allocated in the WDP 2000 and their current status is provided in Appendix 6.

Taking into account the 398 net housing completions to 2013-14, Watford's dwelling stock is currently estimated to be 38,760 (to nearest 10) as at the 31 March 2014.

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

Local Planning Authorities are required to identify a fifteen year supply of deliverable sites and Table 5-1 and Figure 5-1 show the estimated projections for 2014/15 to 2030/31.

The past completions between 2006/07 and 2013/14 total 3,369, which is well above the combined annual average required for the years 2006/07-2013/14 ($8 \times 260 = 2,080$), making 184 the revised annual rate necessary in order to achieve the minimum target of 6,500 by 2031 ($6,500 - 3,369 = 3,131 / 17 = 184$). If development continues in line with the projections calculated, we estimate that Watford will have achieved in excess of the minimum target by 2031.

The method used for assessing when deliverability of each permission 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 Control 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 2014, which shows the estimated likelihood of whether development will proceed and when figures for these sites are included in the projections.

The Core Strategy (adopted January 2013) identifies strategic site locations as Special Policy Areas, some of which are for major regeneration schemes: SPA2 Watford Junction, SPA3 Health Campus, and SPA6 Western Gateway. Specific boundaries in respect of the SPAs will be allocated by the Site Allocations process, part of the Local Plan Part 2, including a revised Town Centre boundary in respect of SPA1 Town Centre.

Additional sites may come forward – other sites are being assessed and published for consultation as part of the Site Allocations process, contained within the Local Plan Part 2. An initial consultation on the Local Plan Part 2 ran from the 4th November to the 16th December 2013; the results of the consultation have been reviewed and further consultation is being undertaken from 17th December 2014 to 4th February 2015. Planning applications will be considered and determined having regard to the NPPF, Development Plan policies and other material considerations. General updates on the progress of SPA2, SPA3 and SPA6 are provided under Local Indicator LT7 Development progress on major schemes.

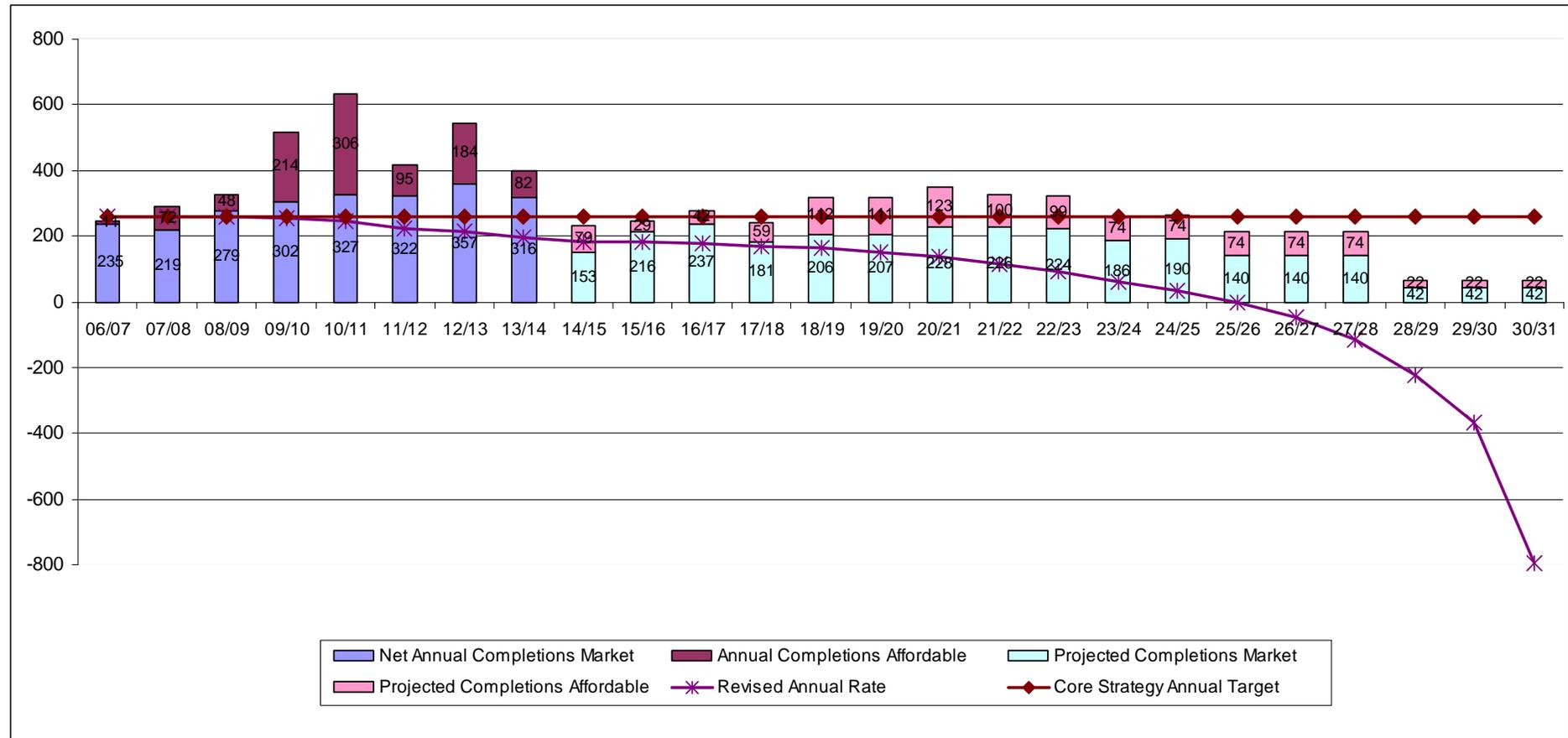
Table 5-1: H2: Net Housing Completions and Projected Completions @ 31/3/14

Year	Net Annual Completions Market	Annual Completions Affordable	Projected Completions Market	Projected Completions Affordable	Revised Annual Rate	Core Strategy Annual Target	Cumulative Totals	Net Annual Completions Totals	Projected Annual Completions Totals
06/07	235	11			260	260	246	246	
07/08	219	72			261	260	537	291	
08/09	279	48			259	260	864	327	
09/10	302	214			256	260	1380	516	
10/11	327	306			244	260	2013	633	
11/12	322	95			224	260	2430	417	
12/13	357	184			214	260	2971	541	
13/14	316	82			196	260	3369	398	
14/15			153	79	184	260	3601		232
15/16			216	29	181	260	3846		245
16/17			237	42	177	260	4125		279
17/18			181	59	170	260	4365		240
18/19			206	112	164	260	4683		318
19/20			207	111	151	260	5001		318
20/21			228	123	136	260	5352		351
21/22			226	100	115	260	5678		326
22/23			224	99	91	260	6001		323
23/24			186	74	62	260	6261		260
24/25			190	74	34	260	6525		264
25/26			140	74	-4	260	6739		214
26/27			140	74	-48	260	6953		214
27/28			140	74	-113	260	7167		214
28/29			42	22	-222	260	7231		64
29/30			42	22	-366	260	7295		64
30/31			42	22	-795	260	7359		64
	2357	1012	2800	1190		6500		3369	3990
				Target		6500			
				Less cumulative total to 2031		7359			
				Excess over plan period		859			

Source: Compiled by Planning Policy, WBC

N.B. Annual completions affordable portrayed in the table form part of the net annual completions totals (not including any affordable acquisitions)

Figure 5-1: H2: Housing Trajectory 2014



Source: Compiled by Planning Policy, WBC

N.B. Annual completions affordable portrayed in the chart form part of the net annual completions totals (not including any affordable acquisition)

H2 (d): Managed delivery target

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

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

- Taking into account the total completions of 3,369 units between 2006/07 and 2013/14, this equates to 3,131 units remaining to be achieved and a residual annual rate requirement or 'managed delivery target' of 184 dwellings for the remaining period ($6,500 - 3,369 = 3,131 / 17 = 184$) in order to achieve the minimum target of 6,500 by 2031.

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

5.3. H3: Five Year Housing Land Supply Assessment

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

- The **Core Strategy** covers the period 2006-07 to 2030-31, where we are seeking 6,500 dwellings over 25 years.
- Taking into account the total completions of 3,369 units between 2006/07 and 2013/14, this equates to 3,131 units remaining to be achieved and a residual annual requirement of 184 dwellings for the remaining period ($6,500 - 3,369 = 3,131 / 17 = 184$). This corresponds to a five year housing requirement of 920 (y) dwellings ($184 * 5 = 920$).
- The number of projected completions between 2015/16-2019/20 has been identified as 1,400 (x).
- **The five year housing land supply is calculated as $(x/y) * 100$. Watford's 5 year land supply is $(1,400/920) * 100 = 152.2\%$, which is above the National Planning Policy Framework requirement of 105%.**

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 2014 to 31 March 2015.

The larger sites (10 units and over) are detailed individually in the five year assessment listing, and summary totals are provided for the smaller sites (under 10 units) in order to reduce the volume of paperwork.

A summary of the five year assessment listing is available at Appendix 7 and is also available separately to download from our website; included in the housing trajectory within the five year assessment are three 'prior approvals' (these can be located by searching for references ending in JPD) which are all notifications of proposals to convert office buildings into residential use.

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

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

Table 5-2: H4: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2001-14

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%
Totals	982	21%	2964	62%	829	17%	4775	3793	79%
Avg.p.a.	76	21%	228	62%	64	17%	367	292	79%

Source: Compiled by Planning Policy, WBC

Windfall sites refer to development proposals that come forward that have not been previously identified as available in the Local Plan process. Large windfall sites are developments where there are at least 10 dwellings or more, and small windfall sites are developments of less than 10 dwellings. Watford has a history of a substantial windfall delivery rate as can be seen in Table 5-2. Windfall sites (both large and small) comprise 79% of the total net housing completions since 2001.

A conservative allowance has been made within the housing trajectory from year 6 onwards of 64 units per annum in respect of windfalls. This allowance is calculated from the average windfall delivery rate for the period 2001-2014 on 'small' sites only ($829/13=64$). Although Watford does have a history of large windfall sites, we are not relying on past figures in this respect as this number of 'large' sites may not be repeated. We have also chosen not to include any windfall allowance in years 1 to 5 of the trajectory, to ensure that there is no double counting of sites with planning permission.

Slippage

Monitoring data shows that, historically, non-implementation rates, known as slippage, of planning permissions has been very low. However, there are a number of factors, including economic, which could mean that housing completions will not follow the projections outlined; not all planning permissions are implemented; for those under construction, building works may take longer than currently scheduled 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 2014 trajectory for net completions during 2013-14 was 287 units, whereas the actual net completions figure was 398 units. The main difference in the amount of actual and anticipated completions results from a larger sized development at Leggatts Way, where all of the remaining 111 units were completed this year, sooner than expected rather than as we estimated, between 2013/14 and 2014/15.

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

In 2013/14, there were 431 completed dwellings (gross) in total during the year, of which 91% (392 units) were on previously developed land.

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

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

As can be seen in the table below, the percentage of housing completions on previously developed land remains well above this 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
99.66%	100%	100%	100%	97.90%	92.50%	97.00%	91.00%

Source: Compiled by Planning Policy, WBC.

N.B. PDL definition amended 9/6/10 to exclude private residential gardens and applied to results from 2010/11. The revised definition is required to be applied to all completions to assist in measuring subsequent results as consistently as possible, even though the data will include completions 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 (Gypsy and Traveller)

- There have been no additional pitches delivered.

Watford Borough Council currently accommodates a 10-pitch public gypsy/traveller site at Tolpits Lane in the south of the town, managed by Hertfordshire County Council. It also contains two privately-owned travelling show people's sites in the north. There are no transit sites in Watford.

The Core Strategy Policy HS4 set a target of 20 pitches by 2021 and has stated that 'a site in the vicinity of the existing Tolpits Lane site will be the preferred location.' The Local Plan Part 2 – Site Allocation document has identified a potential site adjacent to the existing site. This is currently out for a second round of public consultation.

The Department for Communities and Local Government collect and publish data from local authorities who carry out the count of caravans on traveller sites twice a year, in January and July; data recorded in January 2014 was published in June 2014. This showed the last five counts since January 2012 which all recorded:

- No unauthorised encampments.

The council acknowledges a need for 10 transit pitches in south and west Hertfordshire to complement the existing South Mimms site by 2011 and will work with neighbouring authorities to identify the most appropriate location(s) for these pitches. There is not considered to be a need for any additional plots for travelling showpeople in the District. These targets will be kept under review. Any applications for pitches will be assessed on a case by case basis against the policies of the Core Strategy and other relevant guidance.

5.7. H7: Affordable housing completions and housing mix

There were 82 affordable dwelling completions in total during 2013-14 across five sites, with the mix made up of 10 social rented dwellings, 34 affordable rented dwellings and 38 low cost ownership (shared ownership and intermediate rent).

Table 5-4: H7: Affordable housing completions mix provided

	Social rent		Affordable rent		Intermediate		Total afford. units provided
	Number of units	% of total afford. units	Number of units	% of total afford. units	Number of units	% of total afford. units	
2011/12	79	83%	0	0	16	17%	95
2012/13	122	66%	31	17%	31	17%	184
2013/14	10	12%	34	41%	38	46%	82

Source: Watford Borough Council

Affordable targets for Watford have been 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) that were commissioned in partnership with neighbouring local authorities. 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 (shared ownership) affordable housing.

5.8. H8: Percentage of affordable homes on qualifying sites

The 82 affordable completions in 2013/14 formed part of developments across six sites, where the number of affordable homes achieved varies between 30% and 100% of the total residential units on each site. Both the Cassio Campus and Leggatts Campus permissions conformed to the policy that applied at the time of approval which was 30% affordable housing, rather than the 35% affordable housing presently required; three sites achieved 100% affordable completions. This shows that our policy is being complied with and is increasing the stock of affordable homes.

Figure 5-2: Former Leggatts Campus, Leggatts Way



Table 5-5: H8: Number of affordable homes provided 2013/14 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 2013/14
08/01378/FULM	West Herts College Cassio Campus, Langley Road	67 – 30% of total 223 units (9 affordable units outstanding)	9
11/00300/FULM	West Herts College Cassio Campus, Langley Road	1 - 33% of total 3 units (in addition to the 67 granted under 08/01378/FULM above)	1
09/00835/FUL	Former West Herts College, Leggatts Campus, Leggatts Way	66 – 30% of total 217 units (28 affordable units outstanding)	28
11/00272/FULM	Gammons Farm Close,	14 – 100% of total 14 units	14
11/00756/REM (Reserved matters re. 07/01358/OUTM)	756, 758, 758a St. Albans Road	14 – 100% of total 14 units	14
11/01248/FULM	Croxley View (garage compounds)	16 – 100% of total 16 units	16
		Total affordable completed 2013/14	82 units

Source: Watford Borough Council

By way of comparison, historical affordable data since 2001/02 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.

Table 5-6: Affordable homes provided 2001/02 to 2013/14

	Affordable Homes provided	Net Housing Completions (includes market and affordable)	Affordable Homes provided as average % of Net Housing Completions
2001-02	0	62	0.0%
2002-03	15	165	9.1%
2003-04	36	238	15.1%
2004-05	31	356	8.7%
2005-06	163	585	27.9%
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%

Source: Watford Borough Council, Planning Policy

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

5.9. H9: Affordable Housing Commitments

In addition to 326 affordable homes with planning permission there are also currently (as at 31 March 2014) another 864 affordable homes anticipated to come forward, some of which have been identified through pre-application discussions or form part of identified development schemes, such as Watford Junction and the Health Campus. This makes a current total of 1,190 affordable homes anticipated to come forward over the period 2013/14 to 2030/31, around 30% of the estimated total 3,990 housing commitments outstanding. The total number of affordable homes anticipated is subject to schemes proving viable and funding being identified.

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

5.10. H10: Gross Housing Completions 2006/07 to 2013/14 by size

Almost 37% of dwellings built during 2013/14 were two bedroom properties, decreasing from 2012/13, when almost half (49%) were two bedroom. Conversely, the proportion of one bedroom properties built in 2013/14 has increased to 42.7%, up from 24.5% in 2012/13.

The percentage of three bedroom properties built in 2013/14 has increased to 11.8%, from 7.9% in 2012/13 although completions on four bedroom properties have

decreased from 16.4% to 6%, with little variance in five bedrooms at 2.6% (last year being the only year since 2006/07 that 2 no. six bedroom properties were built). Overall, the proportion of dwellings with three bedrooms or more has reduced from 26.9% in 2012/13 to 20.4%, although this proportion is higher than each previous year shown, since 2006/07.

Table 5-7: H10: Gross Housing Completions 2006/07 to 2013/14 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%	

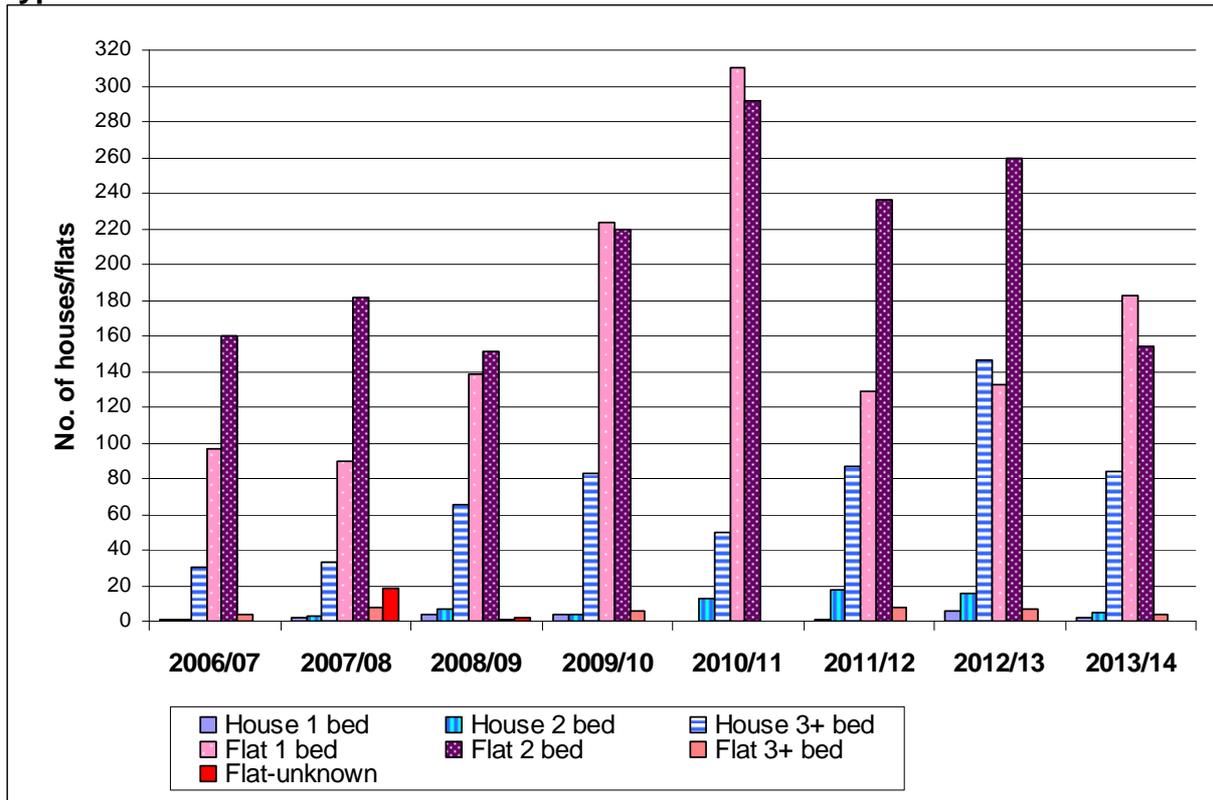
Source: Watford Borough Council, Planning Policy

5.11. H11: Gross Housing Completions 2006/07 to 2013/14 by size and type

The proportion of houses that have been built in 2013/14 has decreased to 21%, down from 29% in 2012/13, so flats/maisonettes/studios have increased to 79%. This compares to the building peak for flats in 2010/11 when they represented 91% of total housing completions, the highest percentage over the 2001/02 to 2013/14 period.

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 being 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 the same percentage of the stock, at 5.5% as did flats in a commercial building, at 1.5%.

Figure 5-3: H11: Gross Housing Completions 2006/07 to 2013/14 by size and type



Source: Watford Borough Council, Planning Policy

The percentage of houses 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 5-8: H11: Gross Housing Completions 2006/07 to 2013/14 by type

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

Source: Watford Borough Council, Planning Policy

5.12. H12: Housing density

There is no national indicative minimum density contained within the NPPF. It is for local authorities and communities to decide for themselves the best locations and types of development in their areas.

Table 5-9: H12: Percentage of new-build dwellings (gross, not including conversions) completed by net density

	New Dwellings (Gross completions, excluding conversions)	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

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 for the purposes of density calculations. Percentages may not sum 100% due to rounding. Dpha = dwellings per hectare

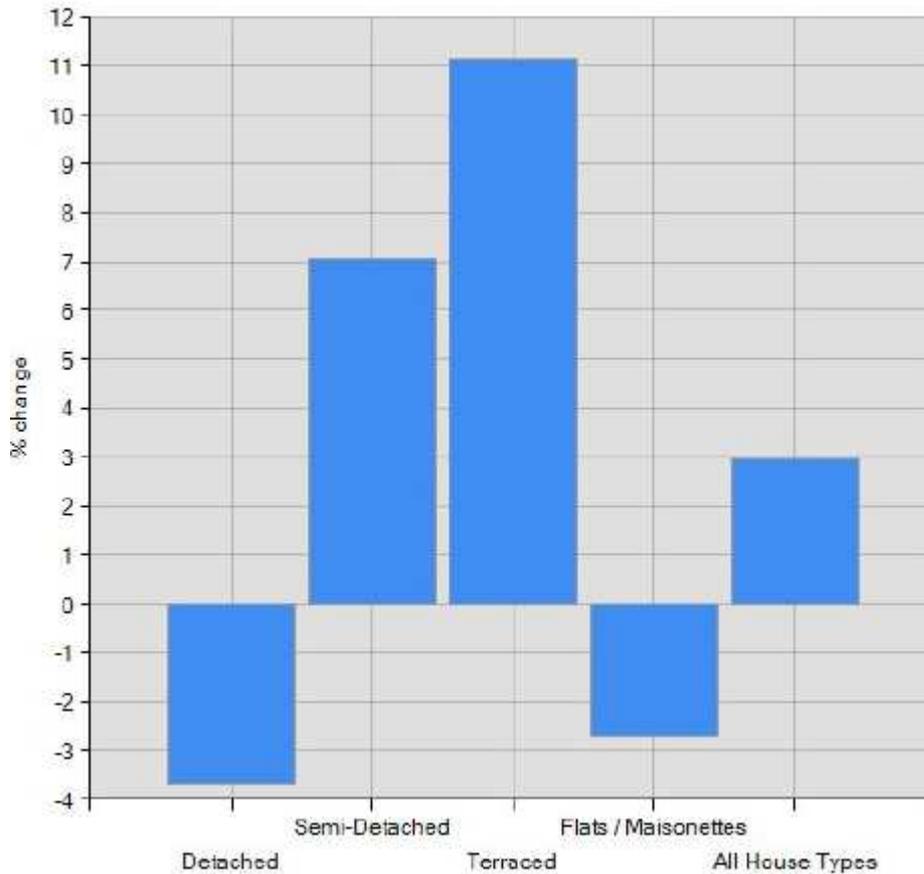
Policy HS2 in the Core Strategy deals with housing mix including density. Densities will vary according to the accessibility of locations, with the highest densities around the town centre and key strategic sites. Housing development will be required to make efficient use of land but in all areas the 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. As can be seen from Table 5-9, the average density for 2013-14 has reduced and equates to 53 dwellings per hectare, although the percentage of dwellings that are at a density greater than 50 dwellings per hectare has increased to 70%, as opposed to 64% in 2012/13.

5.13. H13: Average house prices in Watford

The percentage change in house prices over the year to the 2nd quarter of 2014 for all house types in Watford was an increase of 3% (from £275,000 to £283,100).

This house price movement, together with that for each house type can be seen in the following diagram:

Figure 5-4: House price movement in Watford - % change over year to 2nd quarter 2014



For comparison, at the 2nd quarter 2014, the average price in Hertfordshire in respect of all house types was £361,000 (an annual increase of 10.3%); the average price of a semi-detached property was £386,800 and a flat, £195,400 – all higher than those of Watford's, as seen in the following graph and table.

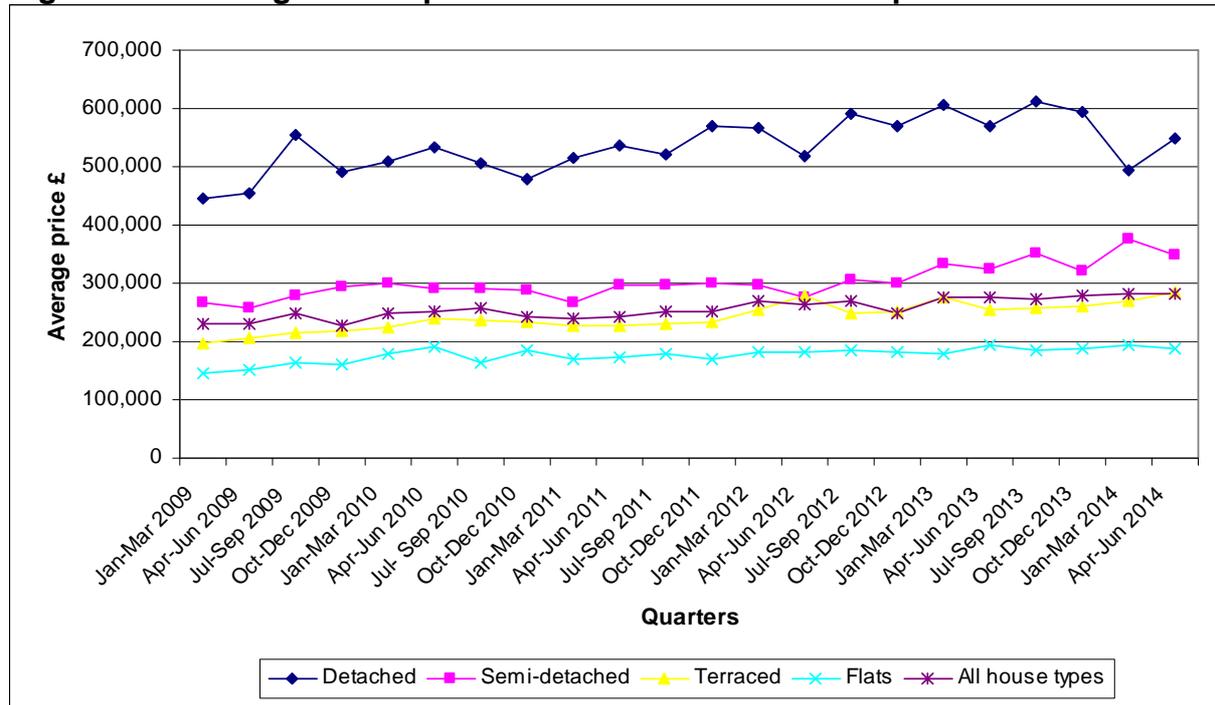
Table 5-10: H13: Average house prices in Watford, quarterly 2009-2014

Quarter	Detached	Semi-detached	Terraced	Flat / Maisonette	All Properties
Jan-Mar 2009	444,400	267,200	196,700	145,000	230,300
Apr-Jun 2009	453,200	258,900	206,100	151,100	228,900
Jul-Sep 2009	553,400	277,600	215,000	163,600	247,100
Oct-Dec 2009	492,000	294,000	216,800	162,000	228,200
Jan-Mar 2010	510,000	299,200	224,000	180,200	248,500
Apr-Jun 2010	534,200	290,800	237,900	189,900	250,300
Jul-Sep 2010	505,000	290,700	236,900	162,200	256,200
Oct-Dec 2010	478,000	289,300	234,700	183,900	241,800
Jan-Mar 2011	516,300	266,000	227,700	169,300	240,800
Apr-Jun 2011	536,700	296,400	228,000	171,500	241,100
Jul-Sep 2011	520,600	295,900	231,500	178,200	250,600
Oct-Dec 2011	570,600	300,200	232,900	171,100	251,300
Jan-Mar 2012	566,100	296,900	255,900	181,300	270,600
Apr-Jun 2012	519,000	275,600	278,100	182,300	263,200
Jul-Sep 2012	590,500	305,500	249,600	184,300	268,500

Quarter	Detached	Semi-detached	Terraced	Flat / Maisonette	All Properties
Oct-Dec 2012	570,400	301,500	251,100	182,500	247,900
Jan-Mar 2013	606,800	334,600	275,200	180,200	275,100
Apr-Jun 2013	568,600	325,600	255,500	194,200	275,000
Jul-Sep 2013	612,000	351,800	257,300	184,700	274,000
Oct-Dec 2013	593,200	321,200	260,800	188,400	278,000
Jan-Mar 2014	495,000	375,700	269,400	195,400	280,400
Apr-Jun 2014	547,700	348,600	283,900	188,900	283,100

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; 2014 data is provisional.

Figure 5-5: Average house prices in Watford 2009 to 2nd quarter 2014



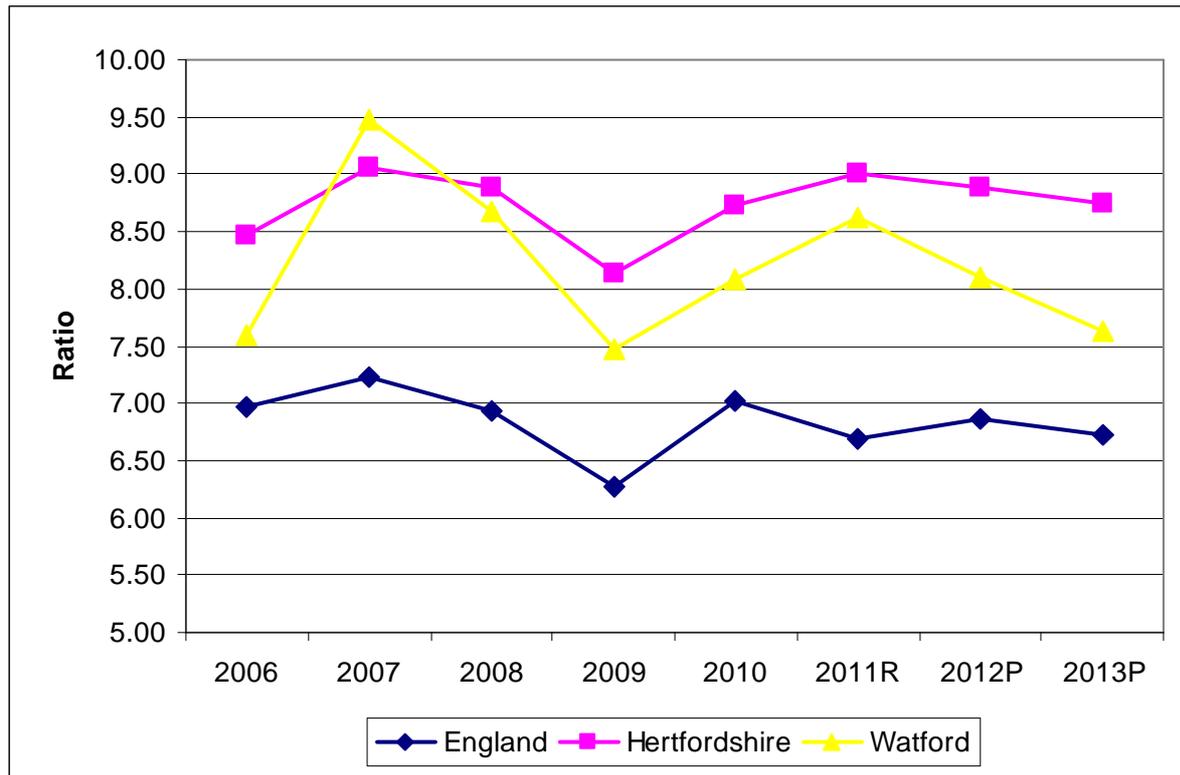
Source: Land Registry house price data via HCC. Average prices rounded to nearest 100
 N.B. Prices quoted are for sales during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in Watford; 2014 data is provisional.

5.14. H14: House purchase affordability

It has been suggested that there has been more housing activity generally in the UK since the Government introduced the Help to Buy equity loan scheme in April 2013. This allows buyers of new-build homes to put down a minimum 5% deposit and take out a government loan for up to 20% of the value of the property. The Government suggests that the scheme is expected to help at least 74,000 households buy a new-build home by March 2016 and has extended the scheme to March 2020, to help an estimated further 120,000 households purchase a home. Figures released for the period between 1 April 2013 and 31 July 2014 show that 55 purchases in Watford have been made using the Help to Buy Equity Loan scheme. From January 2014, the scheme was extended to help buyers of existing homes – statistics had not been released at the time of writing (late 2014) for the Mortgage Guarantee part of the Help to Buy scheme, which includes both new build and housing.

The ratio of median house prices to median earnings for Watford has been reducing from a high of 9.49 in 2007, a similar pattern to a lot of the country. The ratios of 2012 and 2013 are provisional but show that buyers in Watford need just over seven and a half times their annual salary in order to achieve the purchase price of the average home, with a ratio of 7.63, less than the previous year's ratio of 8.11 and the Hertfordshire ratio of 8.75, but more than the England ratio of 6.72. (Table 577, www.gov.uk).

Figure 5-6: H14: House purchase affordability – ratio of median house prices to median earnings, 2006 – 2013



Source: Base data extracted Aug 2014 from CLG Table 577 on www.gov.uk
 N.B. The Annual Survey of Hours and Earnings (ASHE) is based on a 1 per cent sample of employee jobs, as at April each year. It does not cover the self-employed nor does it cover employees not paid during the reference period. The statistics used are workplace based gross earnings for full time employees.
 The 'median' property price/income is determined by ranking all property prices/incomes in ascending order. The point at which one half of the values are above and one half are below is the median.
 N.B. 2011 figures have been revised due to revisions in ASHE data. Figures for 2012 and 2013 are provisional and may change when the table is updated to reflect revisions in ASHE data. DCLG does not publish data at regional level since October 2011.

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).

6. Business Development and Employment

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

Employment type is defined by planning Use Class Orders:

B1 – Business, encompassing:

- B1 (a) – Offices (other than those permitted in class A2 – Financial and Professional Services)
- B1 (b) – Research and development
- B1 (c) – Light industry

B2 – General Industrial – carrying out an industrial process other than within class B1

B8 – Storage or Distribution

B0 - used to indicate where a mix of 'B' Uses granted permission.

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 55,792 sq.m. of 'employment' floorspace in Watford since 2006 (almost half of which was during 2013/14), with about 49,000 sq.m. of the loss fairly evenly split between offices, general industrial and storage/distribution. The majority of this loss has been outside of allocated employment areas. Additional new employment floorspace is planned, as shown by indicator BD3. It is worth noting that in practice the B use class land uses are not the only ones which provide employment, with shops, schools, leisure uses and some types of office, for example, falling outside of the 'employment' land use class. Thus a loss of 'employment' land does not necessarily always correlate to a loss of employment opportunity.

The Core Strategy (adopted January 2013) identifies strategic site locations as Special Policy Areas, some of which are for major regeneration schemes: SPA2 Watford Junction, SPA3 Health Campus and SPA6 Western Gateway. Specific boundaries in respect of the SPAs will be allocated by the Site Allocations process, part of the Local Plan Part 2, (there was a public consultation during November/December 2013 and further consultation is being undertaken from 17th December 2014 to 4th February 2015) including a revised Town Centre boundary in respect of SPA1 Town Centre.

Economic growth is being encouraged and supported by the council and progress is being made to begin redevelopment in the SPAs. General updates on the progress of SPA2, SPA3 and SPA6 are provided under Local Indicator LT7 Development progress on major schemes.

6.1. BD1: Total amount of additional employment floorspace in Watford and employment areas

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

Table 6-1 illustrates changes to employment floorspace (gross internal floorspace) completed within Watford borough, during 2013/14.

Table 6-1: BD1 (i): Total amount of additional employment floorspace in LA

BD1 (i)	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sq.m.	0	324	460	0	1825	0	2095	4704
Loss sq.m.	0	0	6243	0	2732	1168	20722	30865
Net gain sq.m.	0	324	-5783	0	-907	-1168	-18627	-26161

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

Any negative value under 'net gain' is a net loss.

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

Overall, there was a net loss of 26,161 sq.m. employment floorspace. Approximately half of the total loss was due to the demolition of the former Royal Mail Depot at Ascot Road, where there is the new Morrisons supermarket and a primary school is under construction. The majority of the remaining loss was due to the demolition of the Cardiff Road Industrial Estate buildings, to make way for the new hospital access road and also the demolition of buildings to the rear of Rembrandt House, where there will be 107 new residential properties.

The bulk of the gain in 'B' employment use class was changes of use between industrial/warehouse/offices amounting to a little over 3,000 sq.m. New employment space in various small redevelopments amounted to almost 1,500 sq.m. the majority of which took place in the employment areas and the town centre.

BD1 (ii) Total amount of additional emp. floorspace in employment areas

There are seven main blocks of land identified as employment areas 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.

Table 6-2: BD1 (ii): Total amount of additional employment floorspace in employment areas

BD1 (ii)	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sq.m. in LA	0	324	460	0	1825	0	2095	4704
Gross gain sq.m. in emp. areas	0	324	98	0	1671	0	2095	4188
% of LA gain in emp. areas	N/A	100%	21%	N/A	92%	N/A	100%	89%
Loss sq.m. in LA	0	0	6243	0	2732	1168	20722	30865
Loss sq.m. in emp. areas	0	0	2602	0	2590	1168	15429	21789
% of LA loss in emp. areas	N/A	N/A	42%	N/A	95%	100%	74%	71%

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

As both the Cardiff Road Industrial Estate buildings and the former Royal Mail Depot at Ascot Road are within the existing employment areas, the demolitions in those areas account for the majority (around 16,000 sq.m.) of the exceptional loss of employment floorspace shown in the employment areas, which in turn make up 71% of the total loss in Watford during 2013/14. Other losses that have been permitted in employment areas are mostly changes of use to other 'B' use classes or to other employment generating uses (outside the 'B' use class) such as a yoga studio and a gymnastics club (use class D2), uses beneficial for the community.

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).

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

BD2	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sq.m.	0	324	460	0	1825	0	2095	4704
Gross gain sq.m. on PDL	0	324	460	0	1825	0	2095	4704
% on PDL	N/A	100%	100%	N/A	100%	N/A	100%	100%

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

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

6.3. BD3: Employment land available by type

BD3 (i): Employment land available by type - sites defined and allocated in the Local Plan

Employment Areas E1 – E7 were allocated in the Watford District Plan 2000 (WDP 2000). These have been reviewed and any changes to allocations will be made in Local Plan Part 2. The Core Strategy (adopted January 2013) identifies strategic site locations as Special Policy Areas, some of which are for major regeneration schemes: SPA2 Watford Junction (Watford Junction was Key Development Site no. RA6 in the WDP 2000), SPA3 Health Campus and SPA6 Western Gateway. Specific boundaries in respect of the SPAs will be defined in Local Plan Part 2, including a revised Town Centre boundary in respect of SPA1 Town Centre. An initial consultation on the Local Plan Part 2 ran from the 4th November to the 16th December 2013; the responses were reviewed and further consultation is being undertaken from 17th December 2014 to 4th February 2015.

General updates on the progress of SPA2, SPA3 and SPA6 are provided under Local Indicator LT7 Development progress on major schemes.

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

The most significant sized site area for which planning permission has been granted, but not yet implemented, is Watford General Hospital mixed use health campus site providing a substantial 6.5 hectares of employment land, 60% of the total gain proposed of 10.89 hectares, shown in Table 6-4, and around 16,400 sq.m of employment floorspace in various 'B' uses, almost half of the total gain to employment floorspace proposed in the borough. Various smaller redevelopments make up the remainder of the proposed gain.

However, there are also outstanding planning permissions and prior approvals¹ that could result in a total loss of over 31,000 sq.m. employment floorspace, over half of which would be office floorspace, changing to a variety of uses, including two hotels, retail use and in the majority of cases, to residential use (there have been eight prior approvals between May 2013 and November 2014 inclusive, mostly office conversions to residential apart from one which proposes a change of use from B1 Business to a school). The remaining proposed loss of employment floorspace is mainly split between Light Industry, Storage and Distribution and General Business use (B1); the bulk of the proposed floorspace redevelopment would relate to changes within the B use classes with much of the remainder pertaining to further residential use.

¹ 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.

Table 6-4: BD3 (ii): Employment land available by type

BD3	B0	B1	B1a	B1b	B1c	B2	B8	Total
Gross gain sq.m	0	17054	3057	297	2019	3622	8216	34265
Area of land gain in hectares	0.00	5.98	0.12	0.12	0.27	1.18	3.23	10.89

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

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

'Town centre uses' encompasses the completed amount of floorspace in respect of retail (A1), financial and professional services (A2), office (B1a), and leisure (D2) development, which ideally should be concentrated in the town centre as opposed to less central and less accessible locations. Business Development data in this report uses the existing town centre boundary as per the Watford District Plan 2000, although this is being reviewed as part of the Site Allocations process within the Local Plan Part 2. An initial consultation on the Local Plan Part 2 ran from the 4th November to the 16th December 2013, the responses were reviewed and there is further consultation being undertaken from 17th December 2014 to 4th February 2015.

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

BD4 - total gain in LA	A1	A2	B1a	D2	Totals
Gross gain sq.m. in LA	8169	345	460	1374	10348
Loss sq.m. in LA	892	230	6243	2697	10062
Net gain sq.m. in LA	7277	115	-5783	-1323	286
BD4 - gain in TC	A1	A2	B1a	D2	Totals
Gross gain sq.m. in TC	604	235	155	0	994
Loss sq.m. in TC	75	142	1482	0	1699
Net gain sq.m. in TC	529	93	-1327	0	-705
% gained in TC of total gross gain to LA in each use class	7%	68%	34%	0%	10%

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

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

Use Class A1, not expressed as net tradable floorspace, data not available for historic applications

B1a totals in LA is the same data as included within Indicator BD1

There has been a small amount of redevelopment in traditional 'town centre' uses in the designated town centre, including 68% of the total gain to financial and professional services in the borough. However, there has been an overall net loss in

employment floorspace within the town centre; this was primarily to office floorspace and two-thirds of the office floorspace was conversion of the upper floors at 1 Clarendon Road to 21 residential flats. There has not been any new leisure development in the town centre although various gains to D2 use class in the borough were two gyms, a yoga studio and an extension to the Leavesden Green Community Centre.

The majority of the gain to A1 retail overall in Watford was outside the town centre but in a designated employment area; Morrisons opened their new supermarket at Ascot Road, on the former Royal Mail Depot site in West Watford. The bulk of the D2 loss was at the Vicarage Road Stadium, where there is a new spectator stand in progress of being completed.

There has also been a substantial amount of office floorspace (6,243 sq.m.) lost overall in Watford; the largest amount of office floorspace lost (2,306 sq.m.) was at Colne House, Upton Road, an office building vacant for 11 years, with little prospect of being occupied in the foreseeable future - a change of use to D1 for the provision of healthcare services was permitted - this is also an employment generating use; other changes of use from offices included a gym (D2 use class), a tanning and beauty salon and 42 residential properties.

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

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

i) in employment areas = 12,442 sq.m.

The largest part of this loss (6,490 sq.m.) was from B8 Storage and Distribution, with the majority due to replacement of the former Royal Mail Depot at Ascot Road with a supermarket (Morrisons, as previously mentioned). 3,546 sq.m. of the total loss in employment areas, mainly to light industry (B1c) and general industrial (B2), was due to the demolition of Cardiff Road industrial buildings in preparation for the construction of the new hospital access and link road.

Other changes of use included to a yoga studio and two gyms (class D2 leisure) and a development of 9 flats.

ii) in Local Authority Area =14,965 sq.m (including the 12,442 sq.m. above).

The bulk of the additional employment floorspace lost outside the employment areas has been to offices, mostly for residential development, 57 new dwellings, across various sites.

Across the borough, that makes a total of 2,558 sq.m employment floorspace lost to residential development, resulting in 66 new dwellings. The two largest sites were

within the town centre, 24 flats in High Street/King Street and 21 flats in Clarendon Road.

43% of the overall employment floorspace lost in Watford was from B8 Storage and Distribution, with 32% from B1a Offices, 15% from Light Industry B1c, and the remainder from B2 General Industrial and B1 Business.

6.6. BD6: Total jobs recorded in Watford

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

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

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

Data Source: Crown Copyright. Office for National Statistics. November 2014.

We have strong reservations about the figures shown for total jobs in data from the Office of National statistics. It should be noted that the data between 2008 and 2009 shows a marked increase of 14,000 jobs but this data 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 Core Strategy jobs target was based on employment forecast data provided by the East of England Forecasting Model (EEFM) in 2009/10. In order to exclude the above anomaly, we will be using the total jobs figures, not including employment activities, from the EEFM Forecasting Model, to monitor progress of job growth, as endorsed by Nathaniel Lichfield and Partners, who recently undertook an Economic Growth & Delivery Assessment on our behalf.

The latest published (dated 30 August 2013) EEFM 2013 baseline projections for total jobs, less those that are designated employment activities, suggest a scale of job growth in Watford of 3,600 from 2006 to 2014 and imply total job growth of 13,300 for the period 2006 to 2031.

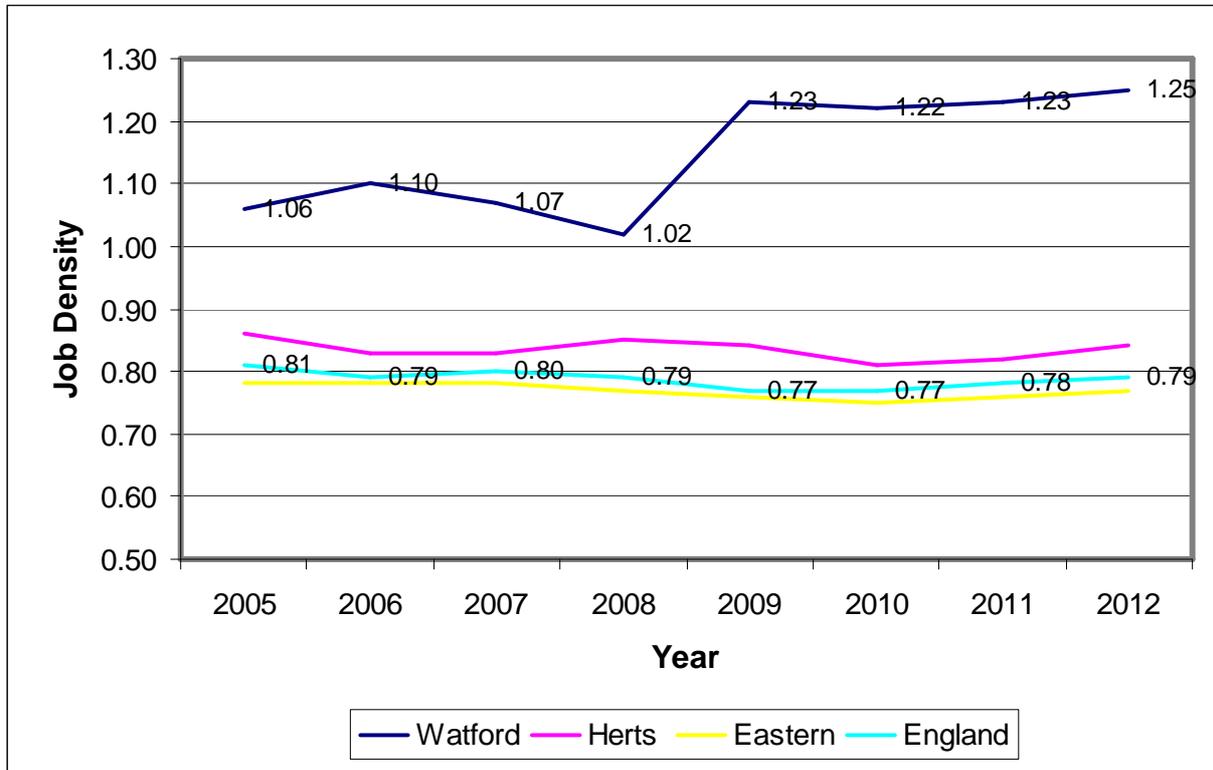
6.7. BD7: Job Density

For comparison with other areas, we need to look at job density which is the number of jobs per residents of working age 16-64. High job densities are where there is at least one job for every working-age resident, a ratio of 1.0 and Watford's 76,000 total jobs equate to a high job density of 1.25. Historically, Watford has had a higher job density than the county, region and country, despite our reservations explained earlier about the total jobs figures quoted in recent years.

The recession saw Watford's job density decrease from 1.06 in 2006 to 1.02 jobs per working-age resident in 2008, and is since recorded as having increased to 1.25 in 2012. This is higher than all the districts in the county; Welwyn Hatfield, at 1.07, is

the only other district that has a job density greater than 1. For comparison, Hertfordshire's job density is 0.84, the region's is 0.77 and England's is 0.79, and by these standards, it is indicated that Watford is a relatively healthy economy.

Figure 6-1: BD7: Jobs density 2005-2011 representing the ratio of total jobs to working-age population (includes males and females aged 16-64)



Data Source: Crown Copyright. Office for National Statistics. Nov 2014.

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

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

6.8. BD8: Number of Employee Jobs in Watford

Since 2010, the Business Register and Employment Survey (BRES) has supplied the figures 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.

There were 73,900 employee jobs in Watford in 2013, an increase of 5,800 jobs (8.5%) since 2012; 56.4% of all employee jobs are based in Central ward, in and around the town centre.

During 2013, 51.8% (38,300) of all Watford's employee jobs were full-time, down from 53.9% in 2012, with part-time employee jobs increasing to 48.2%. Watford has the largest amount of part-time employee jobs (35,700) recorded compared with all

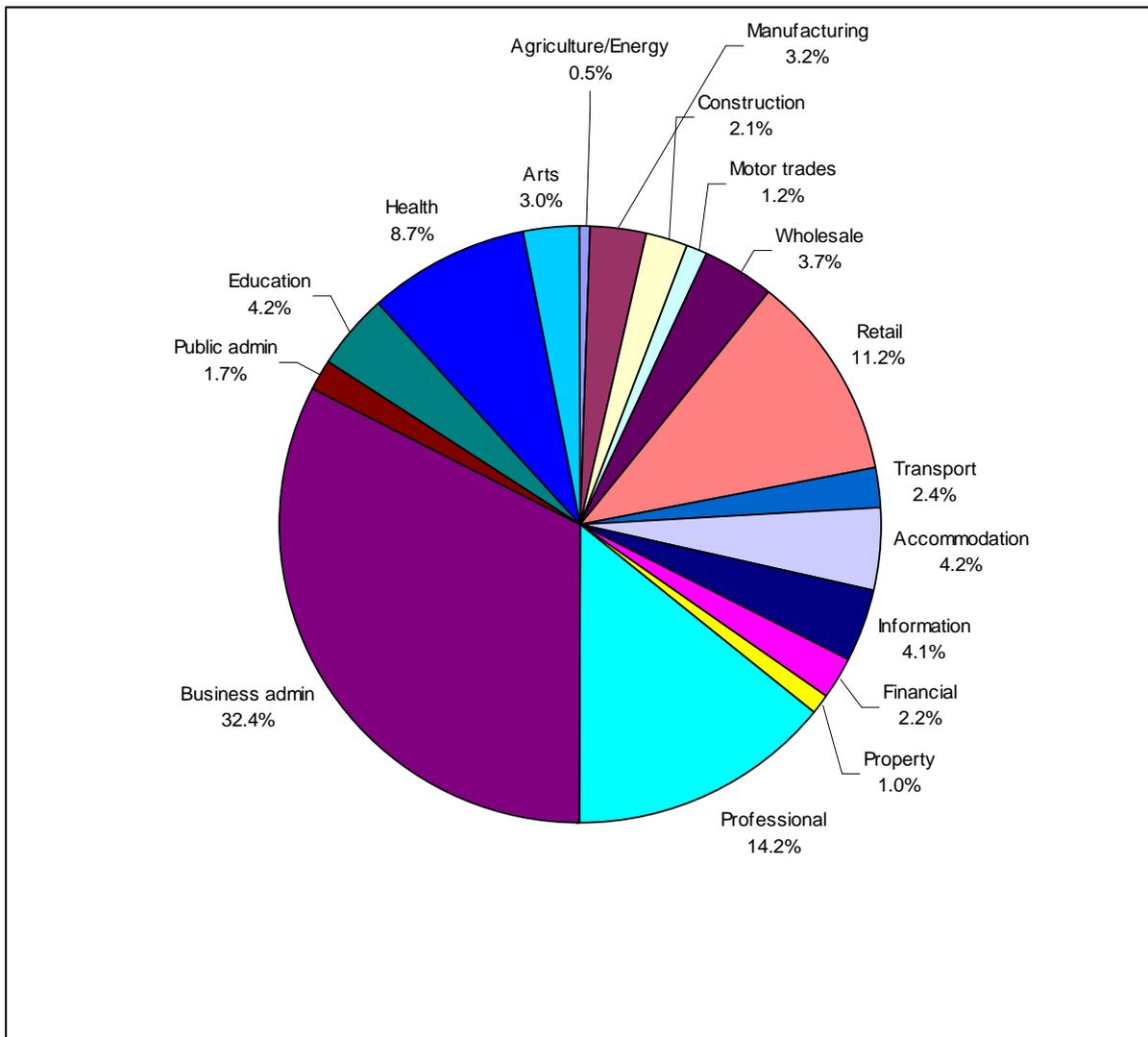
the districts in Hertfordshire; St. Albans has the next largest amount with 25,000 part-time employee jobs.

Compared with full-time, there was a much higher proportion of part-time employees recorded in Business administration and support services (86.5%); the following industry groups also had more part-time workers than full-time workers but to a far lesser extent: Retail, Accommodation and food services and Education.

6.9. BD9: Percentage of Employee Jobs by Industry Groups – Watford 2012

Business administration and support services group has the most employee jobs recorded with 32.4% (24,000) of all employee jobs, mainly in Central ward (29.7%, 22,000); this group also has the largest increase since 2012, up from 29.4%; the next largest industry groups are Professional (14.2% - 10,500) up from 13.4% in 2012 and Retail (11.2% - 8,300) down from 11.9% in 2012.

Figure 6-2: BD9: % of Employee Jobs by Industry Groups – Watford 2013



Data Source: Business Register and Employment Survey (2012) – ONS © Crown copyright reserved

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

In respect of gross weekly pay for full time workers, Watford residents have higher median earnings (£642) than the county (£610.30) the region (£542.70) and England (£520.70).

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

	Watford	Herts	East of England	England
2007	568.5	*	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	504.70
2012	639.3	598.4	531.4	513.2
2013	642.0	610.3	542.7	520.7

Source: ONS Annual Survey of hours and earnings – resident analysis, www.nomisweb.co.uk Oct 2014

N.B. Median earnings in pounds for employees living in the area

* Sample size too small to allow Labour Force Survey data to be produced

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

Median earnings in respect of gross weekly pay for full time employees that are working in Watford increased in 2013 to £565; this is higher than the equivalent workplace median earnings for Hertfordshire, the Eastern region and nationally.

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

	Watford	Herts	East of England	England
2007	434.4	-	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	565.0	547.3	505.0	520.5

Source: ONS Annual Survey of hours and earnings – workplace analysis, www.nomisweb.co.uk Oct 2014.

N.B. Median earnings in pounds for employees working in the area

- Sample size too small to allow Labour Force Survey data to be produced

Workplace earnings are lower than the median earnings for Watford residents (£642), some of whom commute to higher paid areas such as London.

6.12. BD12: Count of active enterprises in Watford

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

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

2007	2008	2009	2010	2011	2012
3,705	3,785	3,860	4,010	3,945	4,035

Source: ONS: Business demography dataset @ Oct 2014.

The count of active enterprises in Watford shows a mostly increasing trend, standing at the number of 4,035 in 2012. This equates to 663 active enterprises per 10,000 working age population (mid-2012), higher than the 2011 equivalent of 650 active enterprises per 10,000 working age population (mid-2011).

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

The number of business closures in Watford decreased significantly in 2012, from 17.1% (670) of active enterprises to 11% (445) of active enterprises. Business starts also decreased from 14.1% (555) to 11.9% (480) but there were more starts (11.9%) than closures (11%) in contrast to the preceding year.

This sign of a reviving economy is reflected in percentage figures for the county, the region and nationally, which all show more business starts than closures. However the higher figures in Watford indicate that business activity is more buoyant here.

Table 6-10: BD13: Comparison of % of business starts and closures 2011-12

Area	2011		2012	
	Business starts	Business closures	Business starts	Business closures
Watford	14.1%	17.1%	11.9%	11.0%
Hertfordshire	10.8%	12.6%	11.3%	10.7%
Eastern region	9.7%	12.0%	10.6%	10.3%
England	10.4%	13.1%	11.6%	10.8%

Source: ONS: Source data from Business demography dataset @ Oct 2014 – percentages compiled by WBC, Planning Policy.

6.14. BD14: Total Claimant Count 2008-14 and change 2013-14

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

Secondly, the 'claimant count' is the number of people claiming Jobseeker's Allowance, and this is a useful indicator of unemployment trends and also is available at a more local level. The Jobseeker's Allowance (JSA) is payable to people under pensionable age who are available for, and actively seeking, work.

The impact of the recession is clearly visible, with the total number of claimants having more than doubled between July 2008 and 2009, in all Hertfordshire districts. However, it can be seen that numbers across most of the county have been decreasing since 2011, particularly during 2013/14; Watford's claimant count has decreased by 34.4% between July 2013 and 2014, dropping to a proportion of 1.8% (of the resident population aged 16-64) - all the Hertfordshire districts have dropped to a proportion below 2% apart from Stevenage, which has a proportion of 2.5%.

Numbers of long term claimants (more than one year) decreased through all the Hertfordshire districts, with numbers in Watford decreasing from 405 in July 2013 to 270 in July 2014 - the proportion as a percentage of all claimants in Watford slightly decreased from 24.1% to 24%, less than the county average of 26%. Stevenage has the highest proportion of long term claimants in the county at 32%.

Table 6-11: BD14: Claimant Count and change

Area	July 2008		July 2009		July 2010		July 2011		July 2012		July 2013		July 2014		% change 2013/14
	number	rate	number	rate	number	rate	number	rate	number	rate	number	rate	number	rate	
Hertfordshire	8,681	1.2	19,680	2.8	17,500	2.5	18,136	2.5	17,576	2.4	15,870	2.2	10,831	1.5	31.8%
Broxbourne	825	1.4	1,947	3.3	1,801	3.0	1,997	3.4	1,876	3.2	1,728	2.9	1,082	1.8	37.4%
Dacorum	1,331	1.5	2,853	3.1	2,324	2.5	2,527	2.7	2,194	2.3	1,971	2.1	1,420	1.5	28.0%
East Herts	733	0.8	1,978	2.2	1,534	1.7	1,688	1.9	1,665	1.9	1,466	1.6	963	1.1	34.3%
Hertsmere	822	1.3	1,741	2.8	1,648	2.6	1,584	2.5	1,496	2.4	1,337	2.1	963	1.5	28.0%
North Herts	979	1.2	2,288	2.9	1,954	2.4	1,915	2.4	1,938	2.4	1,741	2.2	1,196	1.5	31.3%
St Albans	752	0.9	1,728	2.0	1,567	1.8	1,492	1.7	1,557	1.8	1,333	1.5	914	1.0	31.4%
Stevenage	1,025	1.9	2,125	3.9	2,047	3.8	2,196	4.0	2,222	4.0	1,951	3.5	1,403	2.5	28.1%
Three Rivers	489	0.9	1,274	2.3	1,104	2.0	1,124	2.0	1,057	1.9	1,015	1.8	646	1.2	36.4%
Watford	780	1.4	1,795	3.1	1,685	2.8	1,773	2.9	1,816	3.0	1,681	2.7	1,103	1.8	34.4%
Welwyn Hatfield	945	1.3	1,951	2.7	1,836	2.5	1,840	2.5	1,755	2.4	1,647	2.2	1,141	1.5	30.7%

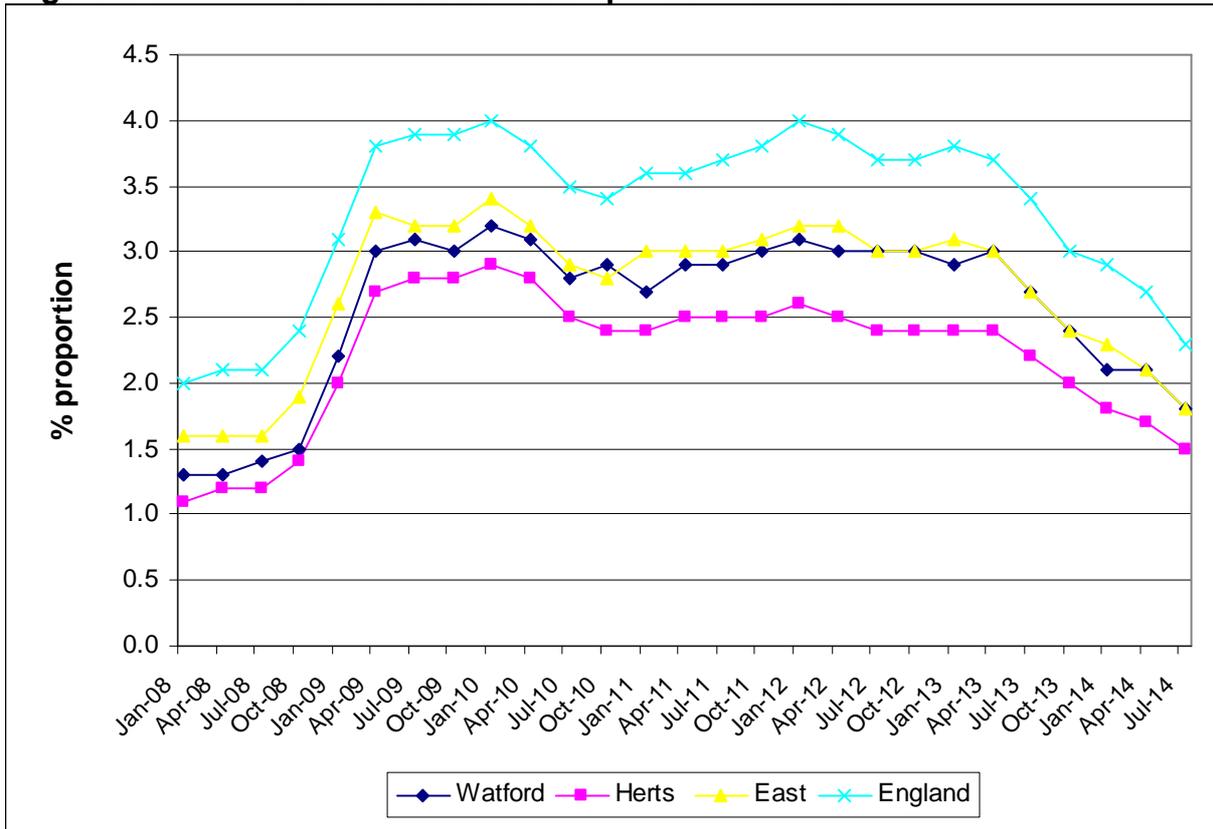
Data Source: Crown Copyright. Office for National Statistics via www.nomisweb.co.uk

N.B. Claimants of Universal Credit are not yet included in the Claimant Count.

N.B. Rates for LAs from 2013 onwards are calculated using the mid-2013 resident population aged 16-64.

A summary of claimant count for the period 2008-2014 in Figure 6-3 shows how rates have varied over time and how the July 2014 rate of 1.8% in Watford compares – the same as the East of England (1.8%), higher than Hertfordshire (1.5%), and lower than the national rate of 2.3%.

Figure 6-3: BD14: Claimant Count Comparison 2008-2014



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

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

A skilled workforce supports the economic development and employment objectives in the Core Strategy. It can be seen from the yearly results that there have been increasing trends in GCSE attainment generally, with the percentage of pupils based in Watford schools achieving 5 or more GCSEs at grade A* to C increasing by nearly 25 percentage points since 2006/07.

In the academic year 2012/13, 92.5 % of pupils in Watford achieved 5 or more GCSEs graded A* to C, compared to the national average of 83.1%, and the regional average of 79.6%.

At the time of the 2011 Census, 8% of the resident population in Watford were school pupils or full-time students aged 16-74 years, up from 6% ten years ago.

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



Data Source: Department for Education via www.education.gov.uk Sep 2014

N.B. The results printed in this dataset are not comparable with previous years due to a shift from age-based reporting to stage-based reporting in 2006-07.

6.16. BD16: Qualifications of working age population

There has been a mostly increasing trend in Watford over the last few years in NVQ qualifications held although there have been slight decreases during 2013. The percentages of Watford’s working age resident population with qualifications held in NVQ 1 to 3 and above are between 0.2% and 1.3% less than the corresponding Hertfordshire averages but Watford’s qualifications at NVQ 4 and above has increased to 48.5%, considerably higher than Hertfordshire’s 41.7% and England’s average of 35%.

Table 6-12: 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
% with NVQ4+	31.7	25.9	29.8	31.7	36.0	43.7	48.5
% with NVQ3+	53.5	45.0	49.7	48.2	50.2	63.5	60.1
% with NVQ2+	68.8	58.8	66.0	67.0	72.6	80.9	77.7
% with NVQ1+	79.0	70.5	77.6	76.8	86.0	92.9	88.4
% with other qualifications	11.3	17.6	15.6	15.3	*	*	7.2
% with no qualifications	9.7	11.9	6.8	7.9	8.3	*	*

Source: ONS Annual Population Surveys (Jan 2007-Dec 2013).

N.B. *Sample size too small for reliable estimate

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)

With respect to those with 'other qualifications' (which includes foreign qualifications and some professional qualifications) numbers have reduced in Watford since 2011, down to 7.2% in 2013.

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

Local Authority planners are required to consult 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 2013/14, the EA did not object to any planning applications in Watford on the grounds of water quality.
- There was one objection received on the grounds of flood risk, where a Flood Risk Assessment was required; this objection related to the application 14/00191/FULM, to improve the sports field surface and introduce land drainage at the Radlett Road Playing Fields at Colne River Park; this 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). There are also saved policies from the Watford District Plan 2000 (namely SE26 to SE28) that include requirements for flood prevention and defence and the safeguarding of water quality.

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

During 2013/14, the average household water use in Hertfordshire was approximately 148 l/h/d. There has also been a revised estimate of 148 l/h/d for the previous year 2012/13 (rather than the 149.7 quoted last year).

Water use in Hertfordshire remains higher than the England and Wales average of 141 l/h/d. The Environment Agency has advised us that no more localised data is available within Hertfordshire as the water company has subdivided their resource zones and these cannot be matched with the local authority districts.

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
Watford	175.2	174.5	170.5	166.3	166.7	155.2	Not avail.
Hertfordshire	173.3	163.4	165.9	163.2	160.5	148.0	148.0
England and Wales	149.0	145.6	146.0	146.6	144.7	142.0	141.0

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; in 2013/14, data for 2012/13 for Hertfordshire and England & Wales was revised and no further localised data was available.

It can be seen from the data provided for 2000/01 and since 2008/09, that there is a reducing trend which is in line with the Core Strategy aim of minimising water consumption (Policy SD2). Water use in Hertfordshire is lower than Surrey, a comparative county, where average household water use was estimated to be 163 l/h/d in 2013/14.

As Lead Local Flood Authority for Hertfordshire the County Council has developed a Local Flood Risk Management Strategy 2013-2016. This is a legal requirement under the Flood and Water Management Act 2010.

High level objectives proposed in the Strategy include:-

- To reduce the potential impact and costs of flooding in the county.
- To better understand local flood risk and make best use of available information.
- To develop greater personal involvement in flood risk management amongst residents of Hertfordshire.
- To secure improvements to the water environment of Hertfordshire through the undertaking of actions associated with flood risk management.

The council will continue to work with HCC and other local authorities, the Environment Agency, water companies and developers in order to reduce water consumption e.g. all new developments must incorporate water conservation measures that predict household water use per person is within national or regional standards, whichever is lower.

7.3. S3: Renewable Energy

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

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

S3 (i) Renewable energy developments granted in 2013-14

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.

We cannot positively identify that energy from renewables is on the increase in Watford as capacities have not been consistently available, and not all renewable energy installations require planning permission but there does appear to be an

increasing trend in the number of applications identified as including renewable energy sources.

Table 7-2: S3 (i): Renewable Energy Developments granted in 2013-14

Permission Reference	Granted Date	Address	Description	Capacity (kW)	Code for Sustainable Homes Rating
Renewable Power - other					
13/00682/FUL	28/08/2013	Watford General Hospital, Vicarage Road, Watford, WD18 0HB	Installation of Combined Heat and Power plant in the Boiler House in place of a redundant boiler involving the installation of louvers and doors, the installation of a transformer enclosure with palisade fence and the installation of a radiator enclosure	-	
Other Totals:				-	
Solar Panel (Unknown)					
13/01000/FUL	21/11/2013	31 Glen Way, Watford, WD17 3HL	Erection of 2 No. detached dwellings and associated works following the demolition of the existing house and out buildings (It is not specified whether the solar panels are photovoltaic (i.e. generating electricity or thermal i.e. heating water)	-	
13/00332/FUL	07/03/2014	1 Wellstones Service Yard, Wellstones, Watford, WD17 2AE	Proposed alterations to ground floor involving the creation of 4 car parking spaces and extension at first and second floor levels to create three storey office building. The roof will have a shallow pitch of slates and solar panels.	-	
Solar Panel (Unknown) Totals:				-	

Permission Reference	Granted Date	Address	Description	Capacity (kW)	Code for Sustainable Homes Rating
Solar Power (PV) Totals					
13/00863/FULM	31/10/2013	32 Clarendon Road, Watford, WD17 1JJ	Demolition of existing building and redevelopment of site to provide 1,632 sq.m of office (Class B1a) floorspace and 22 residential flats with associated surface and basement car parking, cycle and bin storage and landscaping. The scheme provides photovoltaic on the roof.	9	The residential dwellings will achieve Code for Sustainable Homes Level 4 and the office accommodation BREEAM New Construction 'Very Good.
13/00517/FUL	18/07/2013	78 Oxhey Avenue, Watford, WD19 4HA	Alterations to front bay and erection of a rear extension to existing house; demolition of attached garage and erection of new end of terrace house. Photovoltaic panels are shown on the rear.	-	
Solar Power (PV) Totals:				9	

Data Source: WBC, Planning Policy and HCC
 N.B. Unknown capacities are shown as -

S3 (ii) Renewable energy developments completed in 2013-14

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

Table 7-3: S3 (ii): Renewable energy developments completed 2013-14

Permission Reference	Completed Date	Address	Renewable Power Source	Capacity (kW) if known	Code for Sustainable Homes rating (if applicable)
08/01378/FULM	17/01/2014	Cassio College, Langley Road, Watford	Solar Panel (Unknown)	-	
11/00272/FULM	08/10/2013	Gammons Farm Close, Watford, WD24 5LG	Solar panels (unknown)	-	4. 68 to 83 points
11/00300/FULM	18/03/2014	West Herts College, Cassio Campus,, Langley Road, Watford, WD17 4YH	Solar Power (PV)	Solar Panels	
09/00835/FUL	29/11/2013	Former West Herts College, Leggatts Campus, Leggatts Way, Watford, WD24 5TE	Solar Power (PV)	Scheme to achieve 10% of the site's energy from renewable or low-carbon energy sources- use of photovoltaic tiles	3. 57 to 67 points
11/01248/FULM	14/02/2014	Croxley View (Garage Compounds), Watford, WD18 6PE	Solar Power (PV)	-	
12/01282/FULM	20/02/2014	1 Clarendon Road, Watford, WD17 1HG	Solar Water Heating	-	
12/01282/FULM	20/02/2014	1 Clarendon Road, Watford, WD17 1HG	Solar Power (PV)	8	

Data Source: WBC, Planning Policy and HCC

N.B. Unknown capacities are shown as –

The Green Deal Home Improvement Fund was set up in 2014 to help households in England and Wales improve the energy efficiency of their homes; it was a Government project to enable home owners, landlords and businesses to improve the energy efficiency of their buildings, thus saving money on their energy bill, with the cost paid off in instalments through their energy bill. However, due to popular demand, the Green Deal Home Improvement Fund was closed to new applications in July 2014.

People interested in improving the energy efficiency of their homes can receive updates about any possible future schemes by emailing gdhif@decc.gsi.gov.uk or call the Energy Saving Advice Service on 0300 123 1234.

The adopted Core Strategy requires all new development to comply with updated national standards on sustainable development. To ensure this the council will apply the principles of Building Futures - a Hertfordshire wide sustainability toolkit.

7.4. S4: Per capita Carbon Dioxide (CO₂) emissions

Estimates of Carbon Dioxide (CO₂) emissions from the Department of Energy and Climate Change can be used to measure local contributions to climate change.

As can be seen from the accompanying table, there has been a reducing trend in emissions overall in Watford for the period 2005-2011 in line with policy objectives, although there has been an increase between 2011 and 2012.

Across the UK, since 2011, emissions have increased in 374 out of the 406 LAs (92% of the LAs); this is the reverse of the result observed between 2010 and 2011, when emissions decreased in 403 out of 406 local authorities. The main drivers of the increase in UK emissions in 2012 were an increase in residential gas use due to 2012 being a colder year than 2011, and increased coal for electricity generation.

Table 7-4: S4: Watford per capita CO₂ emissions 2005-12

Year	Industry and Commercial	Domestic	Road Transport	Total
2005	2.7	2.5	1.2	6.4
2006	2.7	2.5	1.3	6.5
2007	2.6	2.4	1.3	6.3
2008	2.8	2.3	1.1	6.2
2009	2.5	2.1	1.1	5.6
2010	2.6	2.2	1.0	5.7
2011	2.1	1.9	1.0	4.9
2012	2.5	2.1	0.9	5.5

Source: Extracted from subset 'Emissions within the scope of influence of Local Authorities for 2005-2012' of the main 'Local and regional CO₂ emissions estimates for 2005-12' dataset published by Dept. of Energy & Climate Change (DECC) <http://www.decc.gov.uk>, dated 26/6/2014. The data in this subset exclude emissions in the main dataset which are considered to fall outside the scope of influence of LAs (e.g. emissions from motorways). Figures are quoted in tonnes (t) CO₂. A consistent time series has been produced by re-calculating the 2005 to 2011 estimates to reflect the methodological changes used in calculating the 2012 estimates.

To help influence reducing domestic emissions within the borough, the council's activities are set out in our Home Energy Conservation Act Further Report (with the next bi-annual report due to be published in March 2015) www.watford.gov.uk/heca Watford Borough Council's aspirations to be a leader within the community and to champion the climate change agenda is demonstrated with its own carbon management strategy. This sets out our five year plan to reduce our greenhouse gas emissions (GHG) from our own operations by 30%, against a 2009/10 baseline to 2015. Since the baseline, the council has achieved a 45% reduction within our own managed buildings to 2014. For more information please see <http://www.watford.gov.uk/greenhousegasemissions>

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

The council's Environmental Services & Licensing Section undertakes monitoring of the main local air pollutants associated with urban areas. The results of the monitoring indicate that health based national objectives are being exceeded in some areas. The air quality problem in Watford is predominantly a result of emissions from road vehicles, as is the case elsewhere in the UK.

The council designated six Air Quality Management Areas (AQMAs) in 2006 as a result of exceeding the air quality objective for annual mean nitrogen dioxide across various areas of the borough. The 2009 Further Assessment of air quality recommended the redesignation of the six AQMAs to four revised areas, amalgamating AQMA 3 (Aldenham Road) and AQMA 4 (Chalk Hill) to form a single AQMA (AQMA 3A, Aldenham Road and Chalk Hill) due to their proximity and similarity in the air quality issues affecting them and revoking AQMA 6. The revised AQMAs are:

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

The council's Air Quality Action Plan, to improve Air Quality in the revised AQMAs, was completed in 2009 and accepted by DEFRA. In 2011 we completed our more detailed plan that determined which of the original options were feasible and we carried out a public consultation on the proposals in 2012. An updated report has been written with input from the Council's Development Control, Planning Strategy and Transport Sections, as well as Hertfordshire County Council's traffic planners. It is aligned with the recent Local Transport Plan (LTP) 3 and suggests a number a number of measures that could be taken forward.

The full Air Quality Action Plan, as well as a summary leaflet can be accessed on our website www.watford.gov.uk/airquality

The council monitors air quality at several locations across the borough. On Rickmansworth Road close to the Town Hall, continuous 'real-time' monitoring of nitrogen dioxide and PM₁₀ particulates is undertaken. 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.org.uk

A summary of the annual data for 2009-2013 at the Town Hall site is provided in the following table.

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

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

Source: Environmental Health & Licensing Section, WBC; originally downloaded from www.hertsbedsair.org.uk/hertsbeds/asp/AdvStats.asp

- It can be seen that NO_2 concentrations have remained fairly constant and that the annual mean objective of $40 \mu\text{g}/\text{m}^3$ has not been exceeded during this time at the Town Hall monitoring station.
- There was one hour during 2010 and again in 2012 where the hourly average of NO_2 was above $200 \mu\text{g}/\text{m}^3$. This is well below the limit of 18 hours allowed as per the NO_2 hourly mean objective of $200 \mu\text{g}/\text{m}^3$.
- The annual mean PM10 concentration recorded at Watford Town Hall has been between 22 and $25 \mu\text{g}/\text{m}^3$, well below the objective of $40 \mu\text{g}/\text{m}^3$.
- The number of PM10 exceedences of the 24-hour mean objective of $50 \mu\text{g}/\text{m}^3$ is well within the permitted 35 exceedences per year.

The council will continue to monitor air pollution concentrations and implement or promote as many of the recommended measures in the Action Plan as possible.

8. Green Infrastructure, Sport and Recreation

8.1. G1: Change in areas of biodiversity importance

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

The site boundaries and records for Wildlife Sites and Regionally Important Geological Sites (RIGS) are now being maintained by the new Herts Environmental Records Centre (previously HBRC) hosted by the Herts and Middlesex Wildlife Trust. An annual report is produced and the April 2014 report shows that there has been no change in the number of wildlife sites recorded; there has been a nominal change in total area recorded from 247.8 hectares to 247.2 hectares. 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 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.

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.

The council, in partnership with local 'Friends of' groups, made up of local residents, regularly organises events such as river clearance, scrub removal and tree planting to encourage and support our wildlife.

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.

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)	Difference 2013 to 2014
LNRs	5	94.67	5	94.67	5	94.67	5	94.67	5	94.67	0
Wildlife sites	34	260.17	34	260.51	33	256.05	27	247.8	27	247.2	Nominal change recorded in area
SSSIs	0	0	0	0	0	0	0	0	0	0	N/A
RIGS	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, mainly the reptile and amphibian sites during this period; it was found that they did not actually meet the selection criteria when strictly applied although this did not mean that the species were no longer present. 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.

However, it is impractical for districts to attempt to calculate specific numbers of particular species and any loss to development, due to a lack of resources including time, money and expertise. Data is periodically published where available, including changes in bird populations and changes in butterfly numbers and species, although data is generally only available at county level, rather than district level. It should be noted that the surveys to obtain the data on birds and butterflies are mostly carried out by volunteers and enthusiasts in their own time.

Birds

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

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

Butterflies

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

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

For more information, please see the Wildlife and Habitats section of Hertfordshire's Quality of Life Report 2013 <http://www.hertsllis.org/env/qualityoflife/qolreport/>

Core Strategy Policy GI3 and saved WDP 2000 policies SE36, SE37 and SE 39 are designed to protect natural habitats important for priority species or rare species and conserve and enhance biodiversity, including the appropriate management and expansion of wildlife corridors.

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

- **Our target to maintain the amount of open space managed to Green Flag Award standard has been exceeded this year, with the addition of Oxhey Park. This brings the amount of open space managed to Green flag Award standard to 111.97 hectares, which represents 36% of Watford's total open space managed (311.3 hectares) as at 31 March 2014.**

Four of Watford's parks have received Green Flag awards, including for the first time, Oxhey Park. It is the sixth consecutive year that Woodside Playing Fields and

Cheslyn Gardens have been awarded the Green Flag and the eighth year for Cassiobury Park.

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.

A greater number of sites are managed to this high standard than currently hold Green Flag awards e.g. St. Mary's Churchyard and it has been our principle aim to maintain the amount of open space managed to Green Flag Award standard. Also included in the Action Plan of 'A Green Spaces Strategy for Watford 2013-2023' adopted in November 2013, is the aim to seek further Green Flags for Watford, including Callowland Rec., Waterfields Rec., as well as St. Mary's Churchyard.

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
Alban Woods	3.31	3.80	N/A	N/A	N/A	N/A
Lairage Land	5.26	4.40	N/A	N/A	N/A	N/A
Harebreaks Woods	5.61	5.23	N/A	N/A	N/A	N/A
Cassiobury Park	75.77	74.88	74.88	74.88	74.88	74.88
Garston Park Nature Reserve	6.00	6.36	N/A	N/A	N/A	N/A
Cheslyn Gardens	1.11	1.12	1.12	1.12	1.12	1.12
Woodside Playing Fields (exc. Alban Wood)	22.21	21.56	21.56	21.56	21.56	21.56
Goodwood Recreation	3.83	3.72	N/A	N/A	N/A	N/A
St.Mary's Churchyard	0.40	0.41	0.41	0.41	0.41	0.41
Oxhey Park	N/A	N/A	N/A	N/A	N/A	14.00
Total	123.50	121.48	97.97	97.97	97.97	111.97

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

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

- There has been no change during 2013/14 in the total amount of open space managed by WBC, recorded as 311.31 hectares.

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	Change in hectares between 2012/13 & 2013/14
339.94	311.31	311.31	311.31	311.31	311.31	0.00

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

Our bid for external funding to the Heritage Lottery Funding/BIG Lottery funding for Cassiobury Park has been successful, with the Stage 2 bid approved in June 2014. The bid submitted requested a further grant of £4.5 million alongside WBC funding of £1.4 million. Works will take place at the park over the following 2 years and completion is estimated at the end of summer 2016. Proposals include a new revamped pools facility which will include catering facilities, park management office, changing facilities, toilets, visitor centre and education/community room. The Cha Cha Cha café will be modernised and improvements made to its surrounds and entrances from Shepherds Road and Rickmansworth Road; also, it is planned to reintroduce the historic and Grade II listed bandstand from its rather forlorn situation near the Town Hall, so it can be brought back into more use for arts, music and events in the park.

More details of the proposals can be found at <http://www.watford.gov.uk/ccm/content/leisure-and-community/cassiobury-park-heritage-lottery-fund-restoration.en>

Following a year of site works, improvements have been completed on Callowland Rec., Oxhey Park, King George V Playing Fields, Waterfields Rec. and the council's two cemeteries. This has equated to an investment of £1.5 million.

Watford Borough Council commissioned work to assess playing pitch and changing facilities and are in the process of developing a sports facility strategy which will inform future direction for sports provision in the Borough for the next 5 years. The expected completion date is January 2015.

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. It is the council's intention to maintain the general extent of the Green Belt, as contained within the Core Strategy policy GI2.

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

2012	407 ha
2013	407 ha

Source: Watford Borough Council

N.B. Please note that whilst the official 'Local Planning Authority Green Belt Statistics' England 2013/14 quote a figure of 410 hectares for Watford, 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.

There will be a general presumption against inappropriate development in the Green Belt. Exceptions to this are defined in paragraphs 89-91 of the NPPF.

From the evidence available, it seems that our policies are serving to protect our biodiversity, along with the council co-ordinating with a broad partnership of local organisations and actively improving the wildlife value of all the sites it manages.

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

9.1. Design Guides

The **Shopfront Design Guide** was adopted by the council as a Supplementary Planning Document in February 2013, following public consultation between 19th September 2012 and 29th October 2012. The Shopfront Design Guide for Watford is intended to provide helpful guidance for designing new shopfronts or making alterations to existing ones. The document sets out a range of design principles for works to shopfronts and is an important material consideration in the determination of related planning applications received by the council.

The aim of the **Watford Streetscape Guide 2013** is to assist and provide guidance for those involved in the design and implementation of public realm works in Watford's town centre, to ensure that a high quality, consistent and coordinated public realm is implemented in Watford's town centre. The Streetscape Guide was adopted by the council in July 2013, following public consultation between 12th November and 16th December 2012.

The **Residential Design Guide (RDG)** for Watford provides detail on designing new residential development in the Borough, both in relation to extensions to existing buildings and larger scale development of new residential units. The existing Residential Design Guide was adopted as a Supplementary Planning Document in November 2008.

A revised version of the Residential Design Guide was published for public consultation between Monday 4th November and Monday 16th December 2013; the final document was adopted by the Council on the 23rd July 2014, replacing the previous 2008 version.

9.2. U1: Housing Quality – Building for Life Assessments

It is Watford Borough Council's aim to improve the quality of design build, and assessments were started in 2010; subsequently, the format of Building for Life assessments was revised nationally in 2012.

Figure 9-1: Former Fire & Ambulance Station development, Whippendell Road



The revised format is based on the National Planning Policy Framework and the Government’s commitment to build more homes, better homes and involve local communities in planning. The process involves trained officers making assessments following a number of set questions, which has been reduced from 20 to 12. The applicable developments (where there are 10 units or more) have been scored using the traffic light system proposed, but numerically, with green for the highest scoring = 1; amber= 0.5; red = 0; so the overall highest score available is 12.

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

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

Compiled by Planning Policy, WBC.

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

The findings of these assessments will be shared with colleagues and a learning session will take place to see how future schemes can achieve better quality design. The scores for the sites surveyed this year average at 9, slightly less than last year's 9.5, but an improvement on the average of the scores seen in 2011/12 which was 8.8. As a new format was introduced in 2012, results are not directly comparable with earlier years. It is hoped the current version 'Building for Life 12', will have a lifespan of 7 to 10 years.

Details of the BFL 12 assessment criteria can be viewed at the following link:
<http://www.designcouncil.org.uk/our-work/CABE/Our-big-projects/Building-for-Life/>

Figure 9-2: Former garage compounds, Croxley View



The preservation and enhancement of our cultural heritage is important to allow the community and future generations to experience and enjoy it and forms part of making Watford a better place to live in, a key objective in the Corporate Plan 2013-17.

Following successful bids for financial support, renovation works to the Peace Memorial, and also listed and locally listed chest tombs in St Mary's churchyard were completed.

A partnership project has resulted in the restoration of the Christ Church War Memorial in the summer of 2014, in time for the World War One centenary commemorations. The Coal Duty Obelisk in Waterfields Recreation Ground, the War Memorial on High Road, Leavesden and the Horse Trough on Leavesden Road have also been renovated in 2014.

The major improvement works to the town centre, which began in the spring of 2013 were completed in the summer of 2014, in time for the 'Imagine' festival and included new street furniture, lighting, trees and paving, with a new events space and enhancements to the pond.

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.

9.3. U2: Conservation Character Area Appraisals - completions

The Regeneration and Development Department has been reviewing the existing - conservation areas, preparing area appraisals and management plans for each area in accordance with government advice and evaluating the potential for new areas. The conservation areas are:

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

Conservation area character appraisals were completed for the first nine conservation areas before 31 March 2012, as scheduled.

Oxhey was designated a conservation area in the spring of 2013; a draft character appraisal document was published for public consultation between 7th February and 21st March 2014 and then revised following some suggestions received. The final version was adopted by the Council in July 2014.

9.4. U3: Conservation Area Management Plan

A public consultation on the draft Conservation Areas Management Plan took place between 4th April 2013 and 15th May 2013, in accordance with the target timeline and a revised version of the document was subsequently adopted by Watford Borough Council Cabinet on 8th July 2013. The document contains various indicators which will help to monitor change when it is reviewed and updated, together with the character appraisals, every five years.

Further information on [conservation areas](#) can be found on our website.

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 has been demolished as part of planning permission 14/00531/FULM – although there will be harm to the town's historic environment through the loss of this building, the building itself was not considered to be of significant merit and its potential use was very limited. The decision was made that the loss would be outweighed by achieving a high quality office building to meet the employment needs of the town - see www.ukplanning.com for further details.

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

These are included on a register known as the statutory list, drawn up by the Department of Culture, Media and Sport (DCMS) under the Planning (Listed Buildings and Conservation Areas) Act 1990, and assisted by English Heritage (EH). This was recently reviewed and there are now 92 statutory list entries for listed buildings in Watford. The changes made to the previous 94 list entries include three de-listings:

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

There was also one addition:

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

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, the council produced a survey of the listed buildings at risk in Watford (available online through the link provided). This survey is being used as our baseline, with the intention to update this survey every five years; listings of the affected structures at that time are provided below:

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

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

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

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

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

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

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

Watford Borough Council has achieved the decreasing trend desired and aims to further reduce the number of listed buildings at risk of decay.

9.6. U5: Listed buildings – any demolitions

We can confirm that no listed buildings have been demolished in Watford during this monitoring year. The Council will continue to actively conserve and protect historic buildings in the district.

10. Transport and Projects

The evidence base for the Local Plan indicates that transport is one of Watford's most important local issues, together with affordable housing and looking after the environment.

Hertfordshire County Council has overarching responsibility for transport and their new LTP3 Active Travel Strategy was published in April 2013 and updated the existing Walking Strategy (2011) and the Cycling Strategy (2007) to provide a joined-up approach to ensuring active travel modes are planned together to help reduce congestion, improving health and reducing pollutant emissions.

The LTP3 Active Travel Strategy forms part of Hertfordshire's Local Transport Plan (LTP3) which covers the period 2011 to 2031. This 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 Plan covers all modes of transport and takes account of the effect of transport on wider aspects including the economy, environment, climate change and social inclusion.

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

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

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

Car parking standards are in place to ensure that appropriate provision is made for car parking in relation to new development or in land use conversions. They are intended to restrict over provision, over capacity and to encourage the use of alternative transport modes.

There have been 38 applicable developments, which have been completed over the monitoring period of 1 April 2013 to 31 March 2014 and there was no change to the existing car parking spaces in most of the developments. Two retail developments approved will result in additional parking spaces and one retail development reduced the number of parking spaces; a B1a office scheme also reduced the existing number of car parking spaces to make way for an extension, retaining sufficient spaces in both cases.

An extension for a B1c light industry scheme increased the number of car parking spaces. All complied with the WDP 2000 maximum car parking standards. There were also 34 additional cycling spaces across the developments, the majority within the D2 class use.

Table 10-1: T1: Amount and % of completed non-residential development within UCOs A, B and D in 2013/14, complying with car-parking standards in WDP 2000

Use Class Order (UCO)	No. of development sites in each UCO	Total no. and % of developments complying with maximum car parking standards
A1	6	6
A2	3	3
A3	2	2
A5	3	3
B1	1	1
B1a	5	5
B1c	3	3
B8	3	3
D1	8	8
D2	4	4
Total	38	38 (100%)

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

There were 3 planning applications, (two of which were dealt with by Hertfordshire County Council as the relevant planning authority) within the D1 use class pertaining to additional classrooms or extensions to school facilities, thus increasing the number of pupils and possibly staff. The two County Council applications with additional classrooms, showed an increase in the number of car parking spaces, with no change to the remainder of use class D1 redevelopments. The council is currently revising its car parking strategy as part of the new Local Plan Part 2 document, which is undergoing consultation from 17th December 2014 to 4th February 2015.

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

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

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

The result for 2013/14 was that 68% of net residential development was within 400m of a bus stop. The 32% of housing completions which were less accessible to bus stops involved 6 sites; 3 sites were in North Watford, which is also farther away from rail and underground stations, with the bulk (28%) of the housing completions at the former Leggatts Campus site; 2 sites, with 4 housing completions, were in Oxhey and one housing completion was actually in Central Watford, but away from the main bus routes. This highlights that even the centre of an urban conurbation such as Watford can be affected by accessibility issues and this will be drawn to the attention of transport planners who liaise with the bus companies.

The following table shows the results on net residential development for the period 2006/07 to 2012/13, 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; this showed that hospitals figure as a less accessible key service.

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

Service/key activity	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
GPs	100%	100%	100%	100%	100%	100%	100%
Hospitals	100%	100%	78%	89%	75%	68%	79%
Primary schools	100%	100%	100%	100%	100%	100%	100%
Secondary schools	100%	100%	100%	100%	100%	100%	100%
Employment	100%	100%	100%	100%	100%	100%	100%
Retail centre	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.

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

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

A large element of the motorway and trunk road network is of a long-distance nature so a comparison of traffic on just HCC controlled roads provides a measure of locally generated traffic change.

Watford's traffic levels have increased by 1.5% in 2012/13, following more significant decreases over the last two years, of 2.8% during 2011/12 and 4.86% during 2010/11. Traffic flows on HCC roads within most of Hertfordshire's districts has increased in 2012/13 (apart from Broxbourne, Three Rivers and Hertsmere); Dacorum had the biggest increase with 6.3%.

Table 10-3: T3: % Change in Total Vehicle Kilometrage on HCC roads in Watford

2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
+0.5 %	-0.6 %	+1.04	-2.9	-1.35	+1.77	+2.58	-4.86	-2.80	+1.5

Source: Hertfordshire's Traffic and Transport Data Reports 2004-2014

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.

Traffic levels overall in Hertfordshire have increased by 1.6% during 2012- 2013, occurring across all road types apart from A roads which fell by 0.6%.

Traffic growth and road congestion are closely associated. In terms of road congestion, HCC also monitor journey time data during the morning peak (07:00 – 10:00) in the major towns of Hemel Hempstead, St. Albans, Stevenage, Watford, Welwyn Garden City and Hatfield (Bishop's Stortford is also included due to its proximity to Stansted Airport). Following last year's overall decrease in average journey times per mile across the county, there has been an increase during 2012/13 by 2 seconds to 2 minutes 47 seconds per mile. Average journey times for 2012/13 increased in all towns except for Hemel Hempstead (decrease of 3 seconds or - 1.1%) including Watford, with Watford's average journey time per mile increasing by 7 seconds to 3 minutes 23 seconds, a change of 2.1%; only St Albans has a higher average journey time of 3 minutes 39 seconds per mile.

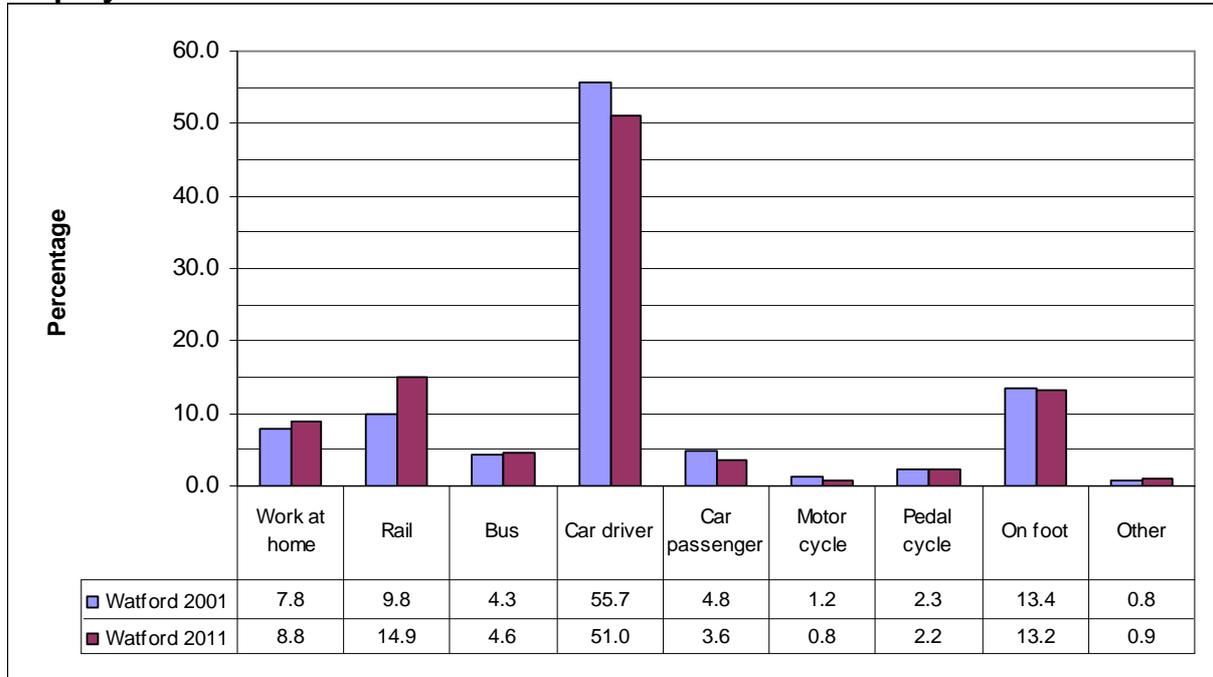
It is essential that new development does not worsen existing traffic conditions and Core Strategy Policy T4: Transport Assessments and Policy T5: Providing New Infrastructure, seek to mitigate any impact on the borough's transport network and improve the network with regard to sustainable modes of transport.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

10.4. T4: Travel to Work Mode Shares

- Less 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.
- The proportion of Watford residents who work at home more than doubled between 1991 and 2001 to 7.8% and this has increased to 8.8% in 2011, with 11.4% being the Hertfordshire average.

- 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.

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



Source: Chart compiled by WBC, Planning policy - data from 2011 & 2001 Census

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

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 2001-11 is the highest in Hertfordshire, the average distance travelled is still the lowest of all the Hertfordshire districts; the England and Wales % change 2001-11 was 12%, increasing 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).

- Of the 51% of Watford employed residents that drive a car or van to work, the majority of those (also 51%) drive less than 10km, with 30% driving between 10km and 30km, and 6% driving 30km and over.
- Of the 19.5% using public transport (train, underground or bus/coach) to get to work, almost 25% of those travel less than 10km with the majority of public transport users, over 60%, travelling between 10km to 30 km and nearly 7% travelling 30km and over.
- Not including those working at home, the remaining 20% of Watford’s employed residents use other methods of travel to work (which would include

walking, cycling, car passenger etc) and unsurprisingly, 82% of these travel less than 10km to work.

Commuting data derived from the 2011 Census has been 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%).

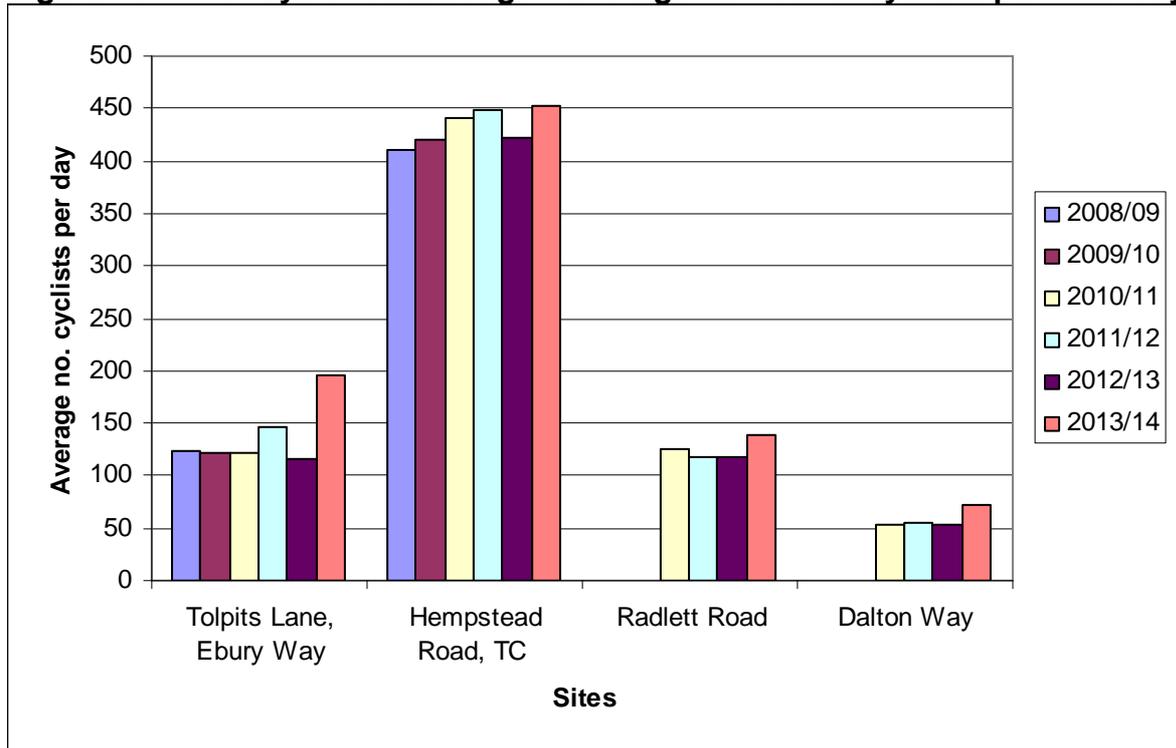
50% of in-commuters to Watford (not including those 14,428 that live and work in Watford) travel from other districts in Hertfordshire – again, the local authority with the highest number of commuters to Watford is Three Rivers, (5,747, about 20%). Around 7,880 people commute into Watford from the London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

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

A challenging target of increasing cycling levels was set in Hertfordshire County's Local Transport Plan (LTP3), and is based on the percentage of all trips, where the journey length is less than 3 miles, which are made by cycling. The baseline figure was calculated from the 2009 County Travel Survey, where it was 2.7%. It is intended that the target will be tracked every 3 years through future HCC travel surveys, the first target being 3% by 2015/16.

Four sites in Watford have been continuously monitored with automatic counters. It can be seen from the following chart that usage has significantly increased above previous levels during 2013/14 at three of the sites in Watford, especially at Tolpits Lane, Ebury Way cycle track and usage has increased back to just above 2011 levels at the Hempstead Road site; an increase has been seen across the county, reversing the decline of 2012, which was likely to be attributable to 2012 being confirmed as the second wettest year on record.

Figure 10-2: T5: Cycle route usage – average number of cyclists per weekday



Data Source: Hertfordshire’s Traffic and Transport Data Reports 2008 – 2013.
 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

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

Table 10-4: T6: Annual output in km for cycle routes in Watford

2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
4.30	6.10	1.30	0.50	0.00	1.90	0.00	0.50	0.80	0.00	0.26

Source: Watford Borough Council

Since 2003/04, 15.4 km of new cycle route has been delivered (see Table 10.5) providing cyclists with easier, more direct and safer journeys around the town. There is a new cycle lane on Greenhill Crescent, approximately 260 metres long. Hertfordshire County Council advise us that although there has been limited new cycle routes added during 2012/13 and 2013/14, there should be significant additional cycle routes added during 2014/15. Projects include an enhanced cycle route between Vicarage Road and the High Street, including new cycle lanes on Market Street, enhancements to the cycle route along the A412 corridor between Watford town centre and the Dome roundabout, including extensive additional cycle lanes, and enhancements to the cycle routes on Clarendon Road and Station Road.

Hertfordshire County Council advise us that although there has been no new cycle route added during 2012/13 or 2013/14, there should be additional cycle routes added during 2014/15. Projects include a cycle route along the A412 corridor between Watford town centre and the Dome roundabout.

Some useful cycle route maps for Watford are available from the Customer Service Centre at the Town Hall and on our website: [Cycle lanes and routes](#) for the Ebury Way, the Grand Union Canal towpath and a general map covering all the cycle routes. These were updated and published in 21013/14.

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 all more sustainable travel mode use has increased at Watford Borough Council and this has begun to reduce our carbon footprint and contribute to local and national targets.

Recent initiatives to lessen congestion and improve sustainable transport generally in Watford include:

- A partnership between HCC, Watford Borough Council, Three Rivers Council and the Canal & Rivers Trust has achieved the resurfacing of a total 8 miles of the Grand Union Canal Towpath
- New bus shelters were installed at Haines Way and Vicarage Road, following those installed over the summer of 2013 in Horseshoe Lane, The Harebreaks, Courtlands Drive and High Road, Leavesden
- The installation of a new electric car re-charge point at Timberlake car park on Radlett Road, adding to those of last year at the Town Hall main car park, the Avenue, Longspring, Sutton, Gade, Pinner Road car parks – a further installation is being progressed at Watford Business Park, Greenhill Crescent. (There is also an electric charging point at Queen's car park in the Intu shopping centre, Watford and at the new Morrisons supermarket at Ascot Road)
- Shower units and covered cycle parking were installed at Watford General Hospital
- New cycle parking hoops added at various locations around the Town Centre, including fifteen new hoops at identified destinations, new cycle parking at Watford Junction and enhanced cycle parking on The Parade.

10.7. T7: Development progress on major schemes

There are some major developments anticipated including the Watford Health Campus, Charter Place, Ascot Road (Western Gateway), Croxley Rail Link and the Watford Junction scheme. (For information on the Abbey Flyer, please see the website <http://www.hertsdirect.org/abbeyline> - in summary, the DfT decided to step back from the plan to transfer and convert the line although HCC will consider whether a case can be made to convert the line to light rail in the future, when other redevelopment such as at Watford Junction comes forward or when the rail operator franchise agreement is due for renewal.)

The Special Policy Areas are identified in the Core Strategy as broad locations; the precise boundaries will be set within the Local Plan Part 2, on which further consultation is being undertaken from 17th December 2014 to 4th February 2015.

Updates on progress are provided:

The Watford Health Campus (Special Policy Area 2)

Significant progress has been made over the last few years in delivering the Health Campus, following approval of outline planning permission in 2008 and the signing of a planning obligation/Section 106 in 2010, providing a potential contribution of over £2m.

Legal and financial agreements were signed on the 19 June 2013, between the council, West Hertfordshire Hospitals NHS Trust and Kier Investment Ltd, and these agreements will see the partners working together over a number of years to improve the area in and around the Watford General Hospital and Cardiff Road Industrial site, in terms of creating an attractive and sustainable community in West Watford that incorporates new modern hospital facilities, employment, quality open space and new homes.

The planning application for the infrastructure works required for the new access road was approved by Watford Borough Council in December 2013. Ecological and other preparatory works for the road have started, with construction expected to commence in March 2015.

During January and until the 18 February 2014, Watford Health Campus partners - Watford Health Campus Partnership LLP (Watford Borough Council and Kier) and West Hertfordshire Hospitals NHS Trust (which manages Watford Hospital) undertook public consultation and held a series of public exhibitions on the masterplan, prior to finalising and submission.

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, following completion of a S106 planning obligation.

During the 7 – 13 January 2015, there was a Compulsory Purchase Inquiry; the Council and West Hertfordshire Hospitals NHS Trust (WHHT) together own the

majority of the land required for the scheme - some third party interests have been acquired by agreement but there are also some outstanding, which the Council with the agreement of WHHT, are seeking to acquire through the use of compulsory purchase powers. The Secretary of State's decision is expected May/June 2015.

The overall scheme is expected to be delivered over the next 10-15 years; for more information, please visit the website: www.watfordhealthcampus.info

Charter Place

The planning application submitted by Intu in September 2013 to redevelop Charter Place and refurbish Intu Watford (formerly the Harlequin), was granted planning permission on the 5 February 2014. The proposal is for a £100 million development to include new retail space, a cinema and leisure complex, a new restaurant hub, a covered 'niche' market area and public realm improvements. The proposed redevelopment should create about 1,100 new jobs across the retail, hospitality and leisure sectors and up to 500 temporary construction jobs. It is intended for construction to be started in 2015, with completion due in 2017.

On the 10th October, the existing traditional market was moved to a new home in the centre of the town, accessible from the High Street near the flyover and from Beechen Grove, near Clarendon Road. It has been created from shipping containers and is spread over 2 floors, making a unique and attractive space. The grand opening took place on the 31 October, with celebrity chef Rosemary Shrager holding cooking demonstrations with produce from the market, together with a range of fun Halloween activities. Opening hours are from 9am to 5pm Tuesday to Saturday.

During the last week of November 2014, there was a Compulsory Purchase Inquiry; some third party interests have been acquired by agreement but there are also some outstanding, which the Council are seeking to acquire through the use of compulsory purchase powers. The Secretary of State's decision will follow about six months later, during 2015.

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

SPA6 has been identified in the 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.

Watford Borough Council successfully negotiated a deal at Ascot Road, on the former Royal Mail sorting office site owned by the council, which involved several parties including Centros, a developer, Morrisons and Hertfordshire County Council. Morrisons opened their new supermarket at Ascot Road in West Watford on 25 November 2013, creating about 270 jobs in the area.

Part of the site is needed for a new primary school and for the Croxley Rail Link; the school building is presently under construction (see 'Schools 11.1' for further information).

The Croxley Rail Link (part of Special Policy Area 6: Western Gateway)

This a scheme to extend the London Underground Metropolitan line from Croxley to Watford Junction, (via Watford High Street) providing an east-west public transport link for Watford.

Watford Borough Council, Hertfordshire County Council, London Underground, Transport for London, Network Rail and Three Rivers District Council have all supported the scheme. In July 2013, HCC and London Underground were granted the legal powers needed to build, operate and maintain the Croxley Rail Link.

Preparatory works have been taking place along the length of the new route in order to finalise the engineering designs. The next steps are for the county council to continue discussions with London Underground and for the scheme to receive final funding approval from the Department for Transport, which is expected in March 2015. Construction is due to start in spring/summer 2015 and the current target date for trains to start running on the new link is spring/summer 2018.

Two new stations will be opened along the route and the existing Watford Metropolitan line station will close. Cassiobridge station, off Ascot Road where it is planned to have park and ride facilities, will serve the local community and provide a valuable new transport link for businesses in the area. A second station will be sited at Vicarage Road to serve the existing Watford Hospital, the football ground and the proposed Health Campus project. The new stations will also provide better transport links to Croxley Business Park and Watford Business Park.

For more information, please see <http://www.croxleyraillink.com/>

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.

In February 2011, unlike the Croxley Rail link, the Department of Transport did not agree to move the scheme forward into the development pool of projects across the county competing for funding. 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. Croxley Rail Link however increases the importance of Watford Junction and this should improve the long term regeneration potential.

The station forecourt was re-designed during 2012/13 under the National Stations Improvement Programme scheme in order to create a better gateway to Watford and more space for all rail users, although the new road layout has caused problems with drop-off and pick-up of passengers and arrangements for taxis, which have yet to be redressed.

Network Rail is undertaking an £81 million investment program, which includes works to remove the signal box at Watford Junction in preparation for Croxley Rail Services; replacing 12 miles of track, signaling and overhead power lines in the Watford area and 175km of security fencing. There has been a series of eight weekend closures (including a longer closure from 24 December to 29 December) planned to accomplish these works, which started in May 2014 and carry on to April 2015. London Midland, Virgin Trains, Network Rail and other train operators are working together to provide alternative travel arrangements, which include road transport and ticket acceptance on other lines.

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 intention is to update the IDP and infrastructure delivery schedule on a regular basis and the most recent IDP review took place in March 2013 – please see the 'Infrastructure Delivery Plan March 2013' document for full details, available on our website www.watford.gov.uk

Some information with regard to health care and transportation is also provided in the Transport and Projects' section of this document - 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; also, some information in respect of green infrastructure is provided in the relevant section of this document.

An update on schools and cemetery provision as at November 2014 follows.

11.1. Schools

Primary School provision

The 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. In the wider Watford town area, the County Council has identified that there is a need for up to 4 additional primary schools (or 10 to 11 form entry classes (FE) over the lifetime of the Core Strategy (to 2031). This is largely a result of the planned housing growth on strategic sites in central and west Watford, and individual sites in other areas. It is also related to recent increases in birth rates. Watford Borough Council has been

actively engaging with Hertfordshire County Council (HCC) to ensure this demand is met.

The Core Strategy sets out this need within Policy INF1 and also the Infrastructure Delivery Plan. HCC would wish to see the following sites identified for primary school expansion/provision: these sites were consulted on in the Site Allocations' first consultation from 4 November to 16 December 2013 and further Local Plan Part 2 consultation (including Site Allocations) is being undertaken from 17th December 2014 to 4th February 2015.

- Ascot Road - land adjacent to St Anthony's and Westfield Academy to allow for the provision of an additional 2FE primary school with the use of a detached playing field. The school building is under construction although the first form entries for the new school opened in September 2014 and have been temporarily housed in the Lanchester Building. These pupils will then move into the new school building when it is finished – the new building is due to open in summer 2015.
- Orchard School - the land adjacent to the site is in the ownership of Watford Borough Council. This is to accommodate a 2FE school and future proof the site for a further expansion up to 3fe in the future. In July 2013 the Secretary of State declassified part of the fallow allotment land to facilitate this school expansion.
- Lanchester House, Hempstead Road for an additional 2FE school. This school opened in September 2014.

The Ascot Road site is detailed in the Core Strategy; also detailed are that school sites will be required at, or in the vicinity of strategic sites such as the Health Campus and Watford Junction. These have still to be identified.

- Land within proximity to the Health Campus site for an additional 2FE primary school.
- Land within the vicinity of Watford Junction development for an additional 2FE primary school. Bedford Street site has been identified as an option.

Table 11-1: Current and potential capacity in Watford Primary schools @ November 2014

School	Current Capacity	Expansion Capacity	Comments
Alban Wood	1FE	0	No expansion potential
Ascot Road	2FE	0	New school opened September 2014.
Beechfield	2FE	0	Permanently expanded by 1FE to 2FE from Sept 2012
Berrygrove (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 2012 (temporarily expanded by 1FE in 2010 and 2011)
Cassiobury JM	3FE	0	Permanently expanded by 1FE to 3FE Sept 2013
Central	2FE	0	Permanently expanded by 1FE to 2FE in Sept 2014.
Chater Infants	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.

School	Current Capacity	Expansion Capacity	Comments
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	Temporary expansion by 1FE to 3FE Sept 2012. No potential to expand permanently.
Kingsway Junior	2FE	0	To have temporary expansion by 1FE to 3FE Sept 2015. No potential to expand permanently.
Knutsford	2FE	0	No expansion potential
Lanchester Building	2FE	0	New school opened September 2014.
Laurance Haines	2FE	0	No expansion potential without additional land
Leavesden Green	1FE	+1FE	Needed for potential growth at Abbots Langley and the primary planning areas in the north of Watford
Nascot Wood Infant & Nursery	2FE	0	Temporarily expanded in 2013 by 1FE to 3FE. No permanent expansion potential
Nascot Wood Junior	2FE	0	To have temporary expansion by 1FE to 3FE Sept 2016. No permanent expansion potential
Orchard	1FE	+1FE	Permanently expanded by 1FE to 2FE in Sept 2014. Additional land acquired from Watford BC 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. (temporarily expanded by 1fe in 2012)
St Catherine of Sienna Academy	1FE	0	Temporarily expanded in 2013 by 1FE to 2FE. Will be temporarily expanded again in 2014.
Watford Field Infant	2FE	0	Temporary expansion by 1FE to 3FE Sept 2012. No potential to expand permanently.
Watford Field Junior	2FE	0	To have temporary expansion by 1FE to 3FE Sept 2015. No potential to expand permanently.

Data source: HCC, Property and Technology

Secondary school provision

Based on current pupil forecasts, the County Council recommends that two sites should be allocated and reserved for secondary education in SW Herts across the plan period. Given the geographic spread of existing schools, the secondary school requirement will be provided in the Three Rivers District.

Three Rivers District Council has worked closely with Hertfordshire County Council to identify possible sites for additional secondary schools.

Two sites were identified in the Three Rivers Site Allocations Document which is due to be considered for adoption by Three Rivers District Council in November 2014. These sites are:

- Mill End/Maple Cross – Land east of the A405 (19.64ha)
- Croxley Green – Land north-east of Baldwins Lane (12.26ha)

11.2. Additional cemetery capacity

In our Core Strategy, policy INF1 states that; 'Infrastructure provision in Watford will reflect the council's priorities for infrastructure set out in the infrastructure delivery plan.' This lists new cemetery capacity as one of these priorities. The borough

currently has 2 cemeteries, at Vicarage Road and North Watford; a new cemetery is required to serve the borough.

At the end of 2013, we previously consulted on a potential cemetery site on council owned land at Paddock Road in Hertsmere (which would need to be allocated in their Local Plan rather than our own). This raised concerns, primarily relating to access through existing allotments, and 2 additional sites have now been identified within Watford Borough. All 3 sites are presented as options in the Local Plan Part 2 consultation starting on 17th December 2014 but not all may be taken forward. The additional options are to extend the existing North Watford cemetery, and/or to identify an additional site at Russell Lane. All 3 options are considered suitable for woodland burials.

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 via planning obligations, which are legal agreements 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.

11.3. Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a new charge which will allow the council to raise funds from new developments for use on infrastructure to support the growth of the borough. The levy will apply to most new buildings; charges will be based on the size, type and location of the new development and will be set out in a charging schedule.

Following preliminary consultation in 2013 and further consultation from 17 February to 31 March 2014, representations were taken into consideration and the Draft Charging Schedule was submitted to the Planning Inspectorate on the 15 April 2014. The Inspector's Report was received on the 18 August 2014 and the view of the Examiner was that the Charging Schedule is sound. The Council will aim to adopt CIL in March/April 2015.

CIL is not intended to replace S106 planning obligations, which are currently sought in respect of residential development but will operate at a more strategic level for residential and retail uses and is based on a cumulative collection approach which requires pooled contributions for the delivery of major infrastructure items which have been identified as needed in the borough in the IDP.

S106 agreements will continue but focus more on delivering site specific and localized infrastructure needs that cannot otherwise be achieved through the CIL, or are more appropriately delivered via S106. The principal uses for S106 agreements

would be 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.

11.4. IN1: Infrastructure provided - Section 106 funded schemes 2013/14

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

- In 2013/14, the amount of Section 106 contributions used to fund schemes on public open space and children's play space was £2,636,921.

Table 11-2: IN1: Section 106 funded schemes 2013/14

CROXLEY RAIL LINK	OXHEY PARK
CASSIOBURY PARK STUDY FACILITIES	KING GEORGE V PLAYING FIELD
ST. JOHN ROAD PLAY AREA	COLNE RIVER PROJECT
JELlicoe ROAD PLAY AREA IMPROVEMENTS	KNUTSFORD ROAD
SKATE PARK IMPROVEMENTS	NORTH WATFORD CEMETERY
ESTCOURT ROAD IMPROVEMENTS	VICARAGE ROAD CEMETERY
GOODWOOD REC. PLAY AREA IMPROVEMENTS	LOCAL PARK IMPROVEMENTS
HAREBREAKS REC. GROUND PLAY AREA	GARSTON PARK
MERIDEN PARK PLAY AREA	LOCAL NATURE RESERVES
CALLOWLAND RECREATION GROUND	CASSIOBURY PARK HLF PROJECT
RIVERSIDE RECREATION GROUND	WATFORD MUSEUM

Data Source: WBC

Refurbishment and improvement to a number of recreation grounds, parks, play areas and the cemeteries have taken place during the last financial year, as shown in the accompanying table and monies to help with the cost of the Croxley Rail Link have been paid to HCC.

11.5. IN2: Section 106 monies received 2013/14

- The amount of S106 contributions received by Watford Borough Council for public open space and children's play space in 2013/14 was £556,932.

There is a programme of works using S106 funds covering the 2011/12 to 2014/15 period, where a large number of projects have been allocated funding across the town, including play areas, parks and open spaces, a major investment in the Colne River Park, allotments, cemeteries, playing pitches and changing rooms.

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. (Responsibility for administering any monies from planning obligations for health facilities was transferred from the NHS Primary Care Trust to HCC under the Public Health Team with effect from April 2013.)

12. Appendix 1. Glossary of Terms

Accessibility

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

Affordable housing

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

AMR – Authority's Monitoring Report

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

CIL – Community Infrastructure Levy

The Community Infrastructure Levy is a new planning charge, introduced by the Planning Act 2008. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. The government consulted on further regulatory reforms to the Community Infrastructure Levy, covering a range of amendments to the regulations, related particularly to rate setting and the operation of the levy in practice. The consultation closed on 28 May 2013. Further details can be found at on the Gov.uk website.

COI – Core Output Indicators

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

Core Strategy

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

DCLG – Department for Communities and Local Government

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

EELGA – East of England Local Government Association

From 1 April 2010, some of EERA’s work will be taken forward by a new organisation called the East of England LGA – www.eelga.gov.uk , which is the association of the 52 local authorities of the East of England.

EERA – East of England Regional Assembly

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

G.I.S – Geographic Information System

Computerised mapping system.

HBRC - Hertfordshire Biological Records Centre

Conducts biological recording and manages an extensive database with information on habitats, species and sites across the county. Also provides an ecological advisory service.

HCC

Hertfordshire County Council

Hectare

10,000 square metres (about 2.5 acres)

IMD – Index of Multiple Deprivation

The Government publishes an Index of Multiple Deprivation combining individual indices for the following domains: income deprivation; employment deprivation; health deprivation and disability; education, skills and training deprivation; barriers to housing and services; crime; and living environment deprivation into an overall measure of deprivation, the most recent being the 2010 IMD.

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

Administrative areas initially designated in the 2001 Census, having relatively uniform numbers of residents (around 1,500). There are 32,482 LSOAs in England as opposed to 8,414 local authority wards.

LSP – Local Strategic Partnership

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

NPPF – National Planning Policy Framework

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

ONS - Office for National Statistics

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

PDL – Previously Developed Land

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

PPS – Planning Policy Statement

These were Government statements of national planning policy guidance. They were phased in to replace PPGs (Planning Policy Guidance) and have since been superseded by the National Planning Policy Framework.

RSS – Regional Spatial Strategy

The East of England Plan, which was revoked in January 2013, was the Regional Strategy applying to Watford and previously formed part of Watford's development plan.

SA – Sustainability Appraisal

An assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Plan.

SCI – Statement of Community Involvement

A document that sets out how the council will engage with the community in preparing and reviewing the Local Plan, and also in major planning application decisions. In effect it is the council's planning policy on consultation. A statement demonstrating how the local planning authority has complied with the Statement of Community Involvement is required for all Local Plan documents.

SEA – Strategic Environmental Assessment

The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those involving planning and land use. The assessment will examine the potential impacts of policies and proposals on the environment, and includes proposals for the mitigation of these impacts.

Section 106 Planning Agreement

Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legal agreement or planning obligation with a landowner in association with the granting of planning permission. They tend to apply to major development schemes and are often made in order to secure contributions towards community infrastructure to meet the needs of residents in new developments and/or to mitigate the impact of new developments upon existing community facilities.

SP – Structure Plan

The Hertfordshire Structure Plan, produced by the County Council, was revoked by government in January 2013. Hertfordshire County Council has produced the Minerals Local Plan 2002-16 and the Waste Core Strategy and Development Management Policies 2011-2026 which now form part of the development plan.

Spatial Planning

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

SPD – Supplementary Planning Document

These documents provide additional guidance to policies contained in Local Plan documents.

WDP 2000 – Watford District Plan 2000

The Watford District Plan was adopted in December 2003. Following adoption of the Core Strategy in January 2013, some policies remain in existence from the Watford District Plan 2000, as listed in Appendix 4, and form part of the development plan until replaced by the Local Plan Part 2. For more information, please see <http://www.watford.gov.uk/ccm/content/planning-and-development/planning---local-plans-information.en>

13. Appendix 2. 2010 Index of Multiple Deprivation

LEGEND.

 Watford LSOAs that fall within the 10% most deprived (first decile) in the specified area

 Watford LSOAs that fall within the 20% most deprived (first quintile) in the specified area

N.B. No shaded area appears in the 'England Rank' column, as no Watford LSOAs are ranked within the most deprived 20% (first quintile) nationally.

Lower Layer Super Output area (LSOA) Code	Lower Layer Super Output area (LSOA) Name	Ward	2010 IMD SCORE	Rank (where 1 is most deprived)			
				Watford rank	Herts rank	East of England rank	England rank
E01023876	Watford 003D	Meriden	31.55	1	7	325	7539
E01023860	Watford 009B	Central	31.17	2	8	339	7683
E01023861	Watford 009C	Central	29.63	3	15	393	8354
E01023891	Watford 002B	Stanborough	28.10	4	21	461	9075
E01023865	Watford 011C	Holywell	26.63	5	32	528	9818
E01023883	Watford 012B	Oxhey	26.25	6	34	544	10014
E01023866	Watford 011D	Holywell	25.41	7	40	587	10445
E01023859	Watford 009A	Central	24.94	8	45	613	10705
E01023906	Watford 001C	Woodside	24.83	9	46	619	10768
E01023857	Watford 006C	Callowland	24.79	10	47	624	10795
E01023873	Watford 003A	Meriden	23.42	11	57	714	11634
E01023870	Watford 004C	Leggatts	23.30	12	59	726	11722
E01023877	Watford 003E	Meriden	22.74	13	66	754	12055
E01023862	Watford 009D	Central	21.02	14	91	891	13236
E01023905	Watford 001B	Woodside	20.63	15	97	923	13520
E01023864	Watford 011B	Holywell	20.57	16	98	928	13564
E01023868	Watford 004A	Leggatts	20.22	17	105	953	13831
E01023899	Watford 010A	Vicarage	19.93	18	109	977	14047
E01023869	Watford 004B	Leggatts	19.74	19	113	993	14175
E01023867	Watford 011E	Holywell	16.86	20	158	1277	16605
E01023904	Watford 001A	Woodside	16.81	21	159	1283	16642
E01023903	Watford 010E	Vicarage	16.70	22	162	1293	16738
E01023874	Watford 003B	Meriden	15.60	23	191	1420	17706
E01023888	Watford 008C	Park	15.47	24	196	1435	17823
E01023880	Watford 007C	Nascot	15.38	25	198	1442	17904
E01023886	Watford 008A	Park	14.47	26	214	1546	18745
E01023855	Watford 006A	Callowland	14.12	27	220	1582	19101
E01023901	Watford 010C	Vicarage	13.12	28	250	1735	20253
E01023892	Watford 002C	Stanborough	12.92	29	256	1762	20498
E01023871	Watford 004D	Leggatts	12.87	30	257	1770	20543

Lower Layer Super Output area (LSOA) Code	Lower Layer Super Output area (LSOA) Name	Ward	Rank (where 1 is most deprived)				
			2010 IMD SCORE	Watford rank	Herts rank	East of England rank	England rank
E01023858	Watford 006D	Callowland	11.99	31	276	1898	21545
E01023884	Watford 012C	Oxhey	11.41	32	290	1994	22233
E01023897	Watford 005C	Tudor	11.31	33	295	2010	22342
E01023900	Watford 010B	Vicarage	11.08	34	303	2048	22614
E01023875	Watford 003C	Meriden	11.05	35	306	2058	22666
E01023863	Watford 011A	Holywell	10.73	36	309	2105	23054
E01023856	Watford 006B	Callowland	10.54	37	316	2144	23293
E01023902	Watford 010D	Vicarage	10.23	38	326	2198	23727
E01023890	Watford 002A	Stanborough	9.76	39	341	2290	24345
E01023872	Watford 004E	Leggatts	9.55	40	347	2334	24623
E01023882	Watford 012A	Oxhey	9.00	41	362	2428	25346
E01023907	Watford 001D	Woodside	8.29	42	393	2566	26238
E01023879	Watford 007B	Nascot	7.86	43	411	2644	26754
E01023893	Watford 002D	Stanborough	7.38	44	428	2718	27330
E01023895	Watford 005A	Tudor	6.93	45	443	2798	27917
E01023881	Watford 007D	Nascot	6.92	46	444	2799	27926
E01023885	Watford 012D	Oxhey	5.75	47	491	3013	29270
E01023896	Watford 005B	Tudor	5.13	48	514	3109	29919
E01023894	Watford 002E	Stanborough	4.60	49	537	3188	30456
E01023898	Watford 005D	Tudor	4.43	50	547	3220	30621
E01023878	Watford 007A	Nascot	3.86	51	575	3305	31152
E01023887	Watford 008B	Park	3.23	52	610	3398	31661
E01023889	Watford 008D	Park	1.42	53	674	3538	32430

Compiled by Planning Policy, Watford Borough Council

IMD score data source: Department for Communities and Local Government, The English Indices of Deprivation 2010 <http://www.communities.gov.uk/publications/corporate/statistics/indices2010>

N.B. Lower Layer Super Output Areas (LSOAs) number 32,482 in England, of which the LSOA with a rank of 1 is the most deprived, and 32482 the least deprived. There are 3,550 LSOAs in the East of England region, 683 LSOAs in Hertfordshire and 53 LSOAs in Watford. LSOAs are small areas of relatively even size (around 1,500 people).

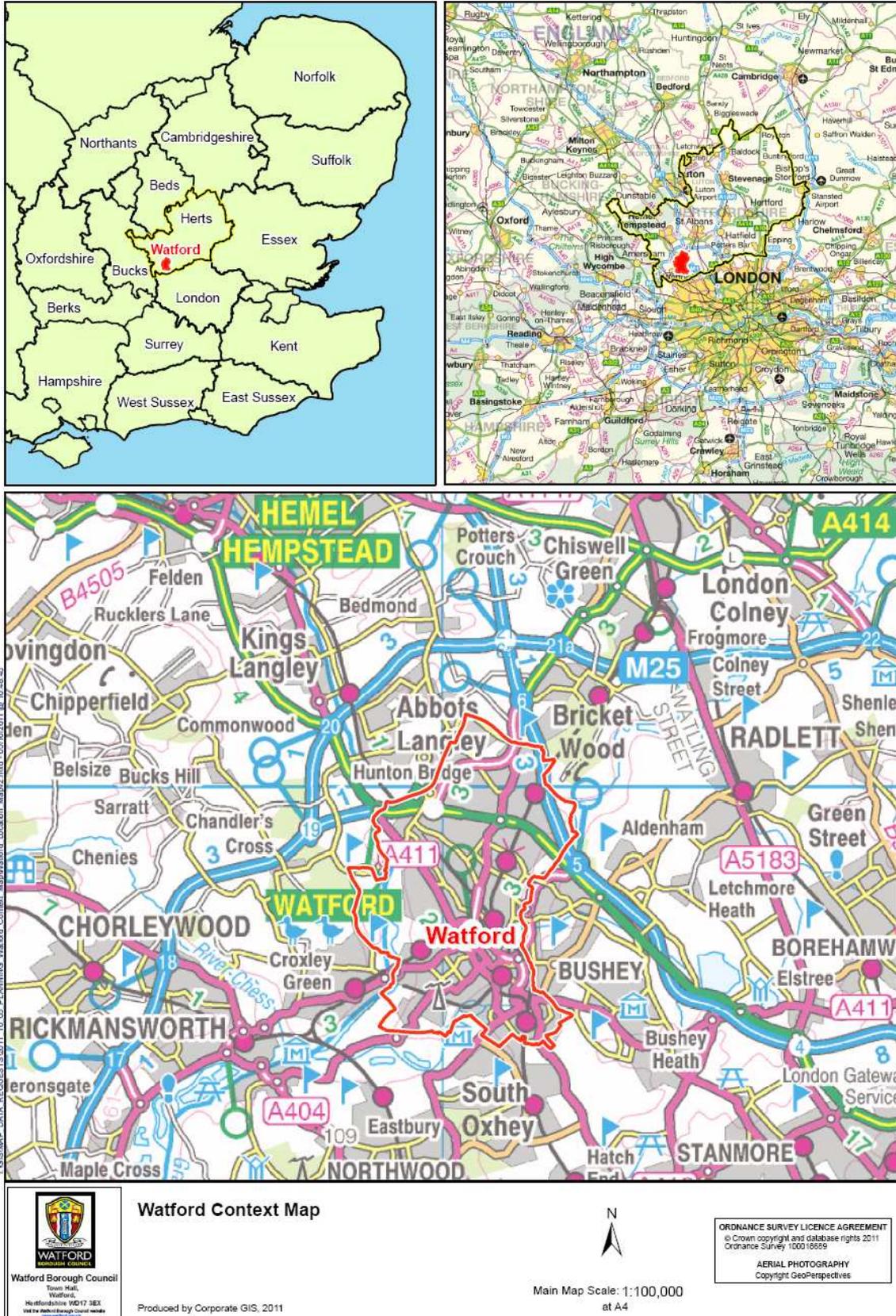
Notes as background information (please refer to the full document 'The English Indices of Deprivation 2010' for further guidance).

- The ID 2010 identifies concentrations of deprivation and it is important to note that not all deprived people live in deprived areas and conversely, not everyone living in a deprived area is deprived.
- The ID 2010 is not a measure of affluence. The indicators which have been used have been chosen because they represent different aspects of deprivation. A lack of deprivation does not necessarily equate to affluence. Therefore the LSOAs with the

highest ranks (i.e. close to 32,482 within England) are not necessarily affluent, just less deprived.

- The English Indices of Deprivation 2010 are based on broadly the same methodology as the previous version in 2007 and it is possible to compare the current pattern of deprivation with the pattern in 2007.
- There is no definitive point on the scale below which areas are considered to be deprived and above which they are not. In most cases, users concentrate on defining deprived areas by using a cut-off value beyond which areas are deemed to be the most deprived, the suitability of the cut-off depending on the purpose of the analysis. The IMD 2010 states that deprived areas have been defined in latest release of the Index of Multiple Deprivation as those LSOAs that are amongst the 10 per cent most deprived in England.
- The ID 2010 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.
- The IMD 2010 is the most detailed (part of the ID 2010) and should be used to pinpoint pockets of deprivation or to highlight variations within a wider geographical area. The district and county council summaries are useful when only a broad overview is required.

14. Appendix 3. Watford Context Map



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

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

16. Appendix 5. Outstanding allocated sites without planning permission @ 31/3/14

Site ID.No	Address	Net gain where known or estimated gain	Estimated Likelihood of proceeding / Current Use	Current year 2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Totals
Hse 3 (SHLAA - rejected site NAS 16)	1-22 Bromet Close	30	No recent apps/interest																	Appears unlikely-not included
Hse 12 (SHLAA accepted site CEN 80)	Ladys Close	2 (revised - SHLAA estimate)	No recent apps/interest																	Appears unlikely-not included
Residue of Hse Site 14 (SHLAA accepted site PAR 34)	Metropolitan Stn Approach	96 (revised - SHLAA estimate)	Site encompassing residue H14 put forward in site allocations consultation by London Underground											46	50					96
Hse 21 (SHLAA accepted site part of VIC 17/18)	R/O Red Lion Garage, Vicarage Road	4	No recent apps/interest																	Appears unlikely-not included
Hse 25 (SHLAA accepted site OXH 11)	Council Depot Site	85 (revised - SHLAA estimate)	Retained as WBC depot (P/P 01/00427/DC withdrawn 26/10/04)																	Not included – no longer to be used for housing

Site ID.No	Address	Net gain where known or estimated gain	Estimated Likelihood of proceeding / Current Use	Current year 2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Totals
Hse 28 (SHLAA accepted site WOD 35)	Adj. Leveret Close	6 (revised - SHLAA estimate)	No recent apps/interest																	Appears unlikely-not included
Hse 29 (SHLAA accepted site CEN 28)	Opposite Reeds Orphanage, Orphanage Road	170 (revised - SHLAA estimate)	Appears unlikely - BT site - no recent apps/interest																	Appears unlikely-not included
RA6 (part of SHLAA accepted site CAL 30/31) also SPA 2 in CS 2006-31	Site around Watford Junction	1500	Likely – discussions ongoing between key parties involved						150	150	150	150	150	150	150	150	150	150		1500
SPA3 in CS 2006-31	Watford General Hospital, Vicarage Road, Watford	209	Re.14/00511/OUTM received 1/4/14 for 713 units -decision pending (proposed figures per Design Guide) - 209 units id. In addition to existing p/p 07/00958/OUTM for 504 units								137	72								209
Totals				0	0	0	0	0	150	150	287	222	150	150	150	150	150	150	0	1805

N.B. 'Hse' sites are the Housing Proposal Sites (see Appendix 8 for updated list of the original contained in Watford District Plan 2000. Page 69); RA6 is a Key Development Sites (see Watford District Plan 2000. Page 146); SPAs are identified in the Core Strategy 2006-31 and included here where a potential housing element has been identified.

17. Appendix 6. Housing Sites listed in WDP 2000 – Status @ 31/3/14

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

WDP 2000	Housing Proposal Site Address	Approx. capacity	Actual Units (where known)	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Comment as at 31/03/14 (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	No recent planning applications received - appears unlikely to proceed
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)
Resi - due of 14	Strip of land (by railway) at Met. Station App.	96		-	-	-	-	-	-	Site encompassing residue H14 put forward in site allocations consultation (Nov-Dec 2013) by London Underground
15	(part of) Abattoir Site, Vicarage Road, known as EDF site, Vicarage Road	26	86	-	-	-	-	-	-	Completed 2007-08
16	Rounton, 28 Nascot Wood Road	19	19	-	-	-	-	-	P	Planning application 13/00450/OUTM for 20 units, 19 net, approved 29/ 7/13. (Ancient woodland reduced capacity)

WDP 2000	Housing Proposal Site Address	Approx. capacity	Actual Units (where known)	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Comment as at 31/03/14 (sites which have not been wholly developed are in bold).
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	P	U/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 under construction
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 - appears unlikely to proceed
24	Cassio College, Langley Road, West Herts Site	135	223	P	P	UC	UC	UC	C	Planning Brief & 08/01378/FULM approved 9/3/09 for 223 dwellings, completed 2013/14
25	Council Depot Site, Wigenhall 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	P	P	U/C	Outline permission 09/00905/OUTM for 50 units & reserved matters 11/00707/REM granted 2010/11 – started 2013/14; (forms part of larger development of 180 units - remainder within Hertsmere)
27	Rear of 139-143 Rickmansworth Road (25-31 King Georges Avenue)	21	14	U/C	P	P	P	P	P	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		-	-	-	-	-	-	No recent planning applications received - appears unlikely to proceed (BT site)
30	112-114 Langley Road	5		-	-	-	-	-	-	Completed 2001-02

18. Appendix 7. Summary of 5 Year Assessment of Housing Supply @ 31/3/14

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	Address	Proposed Units	Net Comm.	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	Five Year Supply Totals	Total Identified Supply 2014-2031	Available in year estimated	Suitable	Achievable in year estimated
SPA3	07/00958/OUTM	Watford General Hospital, Vicarage Road, Watford	504	504				168	168	168	504	504	✓	✓	✓
	11/00952/FULM	Rembrandt House, Whippendell Road, Watford	107	107		35	72				107	107	✓	✓	✓
	13/00828/VAR	52A - 56 High Street, Watford, WD17 2BS	56	56			56				56	56	✓	✓	✓
H1/26	11/00707/REM	Blackwell House, Aldenham Road, Watford	50	50	22	28					28	50	✓	✓	✓
	12/01006/FULM	23-25 Upton Road, Watford, WD18 0JL	29	29	29						0	29	✓	✓	✓
	13/00069/FULM	24-28 St Albans Road, Watford	28	28	28						0	28	✓	✓	✓
	13/00863/FULM	32 Clarendon Road, Watford, WD17 1JJ	22	22		22					22	22	✓	✓	✓

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference	Address	Propo- sed Units	Net Comm.	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	Five Year Supply Totals	Total Identified Supply 2014-2031	Available in year estimated	Suitable	Achievable in year estimated
H1/16	13/00450/OUTM	28 Nascot Wood Road, Watford, WD17 4SD	20	19		10	9				19	19	✓	✓	✓
	12/01263/EXT	35/37 Marlborough Road, Watford, WD18 0QD	17	17			17				17	17	✓	✓	✓
	11/00338/REM	1-5 Tolpits Lane &, 99 Hagden Lane, Watford, WD18 7QG	16	14		14					14	14	✓	✓	✓
	12/00855/FUL	187 - 189 Harwoods Road, Watford, WD18 7RP	16	14			14				14	14	✓	✓	✓
	12/00306/FULM	9 Station Road, Watford, WD17 1AP	14	14		14					14	14	✓	✓	✓
	11/01165/FULM	6 - 10 Whippendell Road, Watford, WD18 7LU	14	14	4	10					10	14	✓	✓	✓
	12/00353/FULM	24 - 30 King Street, Watford, WD18 0BP	14	14		14					14	14	✓	✓	✓
	11/00314/EXT	60 - 62 Queens Road, Watford, WD17 2LA	13	9	3	6					6	9	✓	✓	✓
	12/00338/FULM	13 Eastbury Road, Watford, WD19 4PU	11	11	11						0	11	✓	✓	✓
	10/00722/FULM	14, Rossllyn Road, Watford, WD18 0JY	11	11	11						0	11	✓	✓	✓
	13/01024/JPD	Archway House, Orphanage Road, Watford, WD17 1PG	10	10			10				10	10	✓	✓	✓

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference	Address	Prop- osed Units	Net Comm.	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	Five Year Supply Totals	Total Identified Supply 2014-2031	Available in year estimated	Suitable	Achievable in year estimated
SUB-TOTAL NET COMMS. UNDER 10 UNITS				293	124	92	67	10	0	0	169	293			
SUB-TOTAL NET COMMS WITH PERMISSION				1236	232	245	245	178	168	168	1004	1236			
SPA 2 in CS 2006-31 & RA6 in WDP2000		Watford Junction	1500	1500					150	150	300	1500	✓	✓	✓
SPA3 in CS 2006-31	Re.14/00511/OU TM received 1/4/14 for 713 units -decision pending (proposed figures per Design Guide) - 209 units id. In addition to existing p/p 07/00958/OUTM for 504 units	Watford General Hospital, Vicarage Road, Watford	209	209								209	✓	✓	✓
	14/00512/OUTM received 1/4/14 - decision pending	Farm Terrace allotments	69	69								69	✓	✓	✓
Site encompassing residue H14 put forward in site allocations consultation Dec 2013 by London Underground		Remainder - Met Stn App	96	96								96	✓	✓	✓
Pre-application discussions		Chalk Hill, Approx. 80 units	80	80								80	✓	✓	✓

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference	Address	Pro- posed Units	Net Comm.	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	Five Year Supply Totals	Total Identified Supply 2014-2031	Available in year estimated	Suitable	Achievable in year estimated
Pre-application discussions	14/00531/FULM (granted 28/5/14)	36 Clarendon Rd	34	34			34				34	34	✓	✓	✓
Discussions pre-Prior Approval	14/00201/JPD (dated 3/4/14)	JSA House, 110 The Parade	62	62				62			62	62	✓	✓	✓
Conservative windfall allowance from year 6 (based on small windfall average only since 2001-02)			704	704								704			
TOTAL OF ALL PROJECTED COMMITMENTS				3990	232	245	279	240	318	318	1400	3990			
Excluded sites from current housing trajectory calculations (shown for information only)															
H1/27	04/01189/FULM - 4 remaining units appear unlikely to complete	25-31 King Georges Ave, R/O 139-143 Rickmansworth Road	14	4									?	✓	?
SPA 6 in CS 2006-31	Going forward in Local Plan Part 2 as an option for business use	Ascot Road	300	300									?	?	?
H29	BT site in use - no recent apps/interest	Opposite Reeds Orphanage, Orphanage Road	78	0									?	✓	?
H28	No recent apps/interest	Adj. Leveret Close	8	0									?	✓	?
H12	No recent apps/interest	Ladys Close	3	0									?	✓	?
H3	No recent apps/interest	1-22 Bromet Close	30	0									?	✓	?
H21	No recent apps/interest	R/O Red Lion Garage, Vicarage Road	4	0									?	✓	?

Reference H=WDP2000 Allocated Housing sites. RA=WDP2000 Key Devt. sites SPA= Core Strategy (CS) 2006-31 Special Policy Area	Application Reference	Address	Pro- posed Units	Net Comm.	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	Five Year Supply Totals	Total Identified Supply 2014-2031	Available in year estimated	Suitable	Achievable in year estimated
H25	WBC decided to retain as WBC depot	Council Depot Site, Wiggenhall Rd	85	0									x	✓	x

Five Year Housing Land Supply Assessment as at 31 March 2014

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and came into force with immediate effect, superseding previous guidance such as Planning Policy Statement 3. There remains a requirement to assess and demonstrate a five year housing supply.

The method used for assessing when deliverability of each permission or site is likely to come forward is based on the criteria contained in Paragraph 47 of the NPPF, taking into account such factors as whether the development has started, whether planning permissions are full or outline and when they will expire, discussions with Development Control or developers on progress or when/if likely to proceed. Monitoring data also shows that, historically, non-implementation rates, known as slippage, of planning permissions has been very low. As Watford does not have a record of persistent under-delivery of housing (the average delivered over the last eight years of the plan period is 421 p.a. - see housing trajectory Figure 5-1/Table 5-1), there is a requirement for a buffer of 5% rather than 20%. Additionally, Watford has a high incidence of windfall delivery (see Table 5-2) but no windfall allowance has been included within the five year assessment to avoid any possibility of double-counting.

The first year of the trajectory period, looking forward is 2014/15, which is the current year during which the AMR 2014 is compiled, and the expected number of dwellings likely to be completed has been identified as 232, the majority of the developments under construction.

The current year is not included as part of the five year assessment, which covers the following five years between 1 April 2015 to 31 March 2020. Sites included in the five year assessment are a combination of sites with planning permission that are under construction; sites with unimplemented planning permissions; allocated housing sites that are expected to come forward and other sites identified for housing.

The five year housing assessment has been calculated against the target contained in our **Core Strategy** (adopted in January 2013) as follows:

- The **Core Strategy** covers the period 2006-07 to 2030-31, where we are seeking a minimum 6,500 dwellings over 25 years.

- Taking into account the total completions of 3,369 units between 2006/07 and 2013/14 already delivered, this equates to 3,131 units remaining to be achieved and a residual annual requirement of 184 dwellings for the remaining period ($6,500-3,369=3,131/17=184$). This corresponds to a five year housing requirement of 920 (y) dwellings ($184*5=920$).
- The number of projected completions between 2015/16-2019/20 has been identified as 1,400 (x).
- **The five year land supply is calculated as $(x/y) * 100$. Watford's 5 year housing land supply is $(1,400/920)*100=152.2\%$** which is above the National Planning Policy Framework requirement of 105%.

In the five year sites assessment listing above, the larger sites (10 units and over) are detailed individually, and summary totals are provided for the smaller sites (under 10 units). A site specific list detailing all housing commitments contained within the full housing trajectory listing is available from the Planning Policy team by e-mailing strategy@watford.gov.uk

Additional sites may come forward – sites have been assessed and published for consultation as part of the Site Specific Allocations DPD process within the Local Plan Part 2, most recently from 17 December 2014 to 4 February 2015. As in previous consultations, the representations received will then be reviewed before any allocation of sites. Planning applications will be considered and determined having regard to the NPPF, Development Plan policies and other material considerations.

19. Appendix 8. Business Development Data 2006-14.

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	Total 2006/07 to 2013/14
'B' Use Class completions development	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.	Total 2006/07 to 2013/14
		B0	Gross	2042	4021	0	0	0	0	0	0	6063
			Net	-420	3898	-3400	-468	0	0	0	0	-390
		B1	Gross	680	198	0	186	51	3320	316	324	5075
			Net	-1755	198	-648	-260	-281	2924	-3016	324	-2514
		B1a	Gross	813	428	1398	1034	1408	2400	490	460	8431
			Net	-758	-9185	-599	663	-582	887	-991	-5783	-16348
		B1b	Gross	0	0	0	0	0	180	0	0	180
			Net	0	0	0	0	0	180	0	0	180
		B1c	Gross	0	0	222	120	324	2302	0	1825	4793
			Net	-125	0	-405	-192	324	-880	-1579	-907	-3764
		B2	Gross	289	2065	0	446	671	0	3460	0	6931
			Net	-700	-8000	0	446	321	-11882	3460	-1168	-17523
		B8	Gross	880	0	1126	2366	216	10470	1155	2095	18308
			Net	-838	-3255	616	1007	-1302	7389	-423	-18627	-15433
		Totals	Gross	4704	6712	2746	4152	2670	18672	5421	4704	49781
			Net	-4596	-16344	-4436	1196	-1520	-1382	-2549	-26161	-55792

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	Total 2006/07 to 2013/14
'B' Use Class completions development	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.	Total 2006/07 to 2013/14
		B0	Gross	2042	4021	0	0	0	0	0	0	6063
			Net	-420	3898	0	-468	0	0	0	0	3010
		B1	Gross	0	76	0	186	0	0	0	324	586
			Net	-520	76	-592	186	-210	0	-3332	324	-4068
		B1a	Gross	515	0	130	284	702	1002	402	98	3133
			Net	515	-4040	130	284	627	235	-241	-2504	-4994
		B1b	Gross	0	0	0	0	0	0	0	0	0
			Net	0	0	0	0	0	0	0	0	0
		B1c	Gross	0	0	222	0	309	2302	0	1671	4504
			Net	0	0	178	0	309	-880	-1154	-919	-2466
		B2	Gross	289	1397	0	0	320	0	3332	0	5338
			Net	289	1397	0	0	-30	-8071	3332	-1168	-4251
		B8	Gross	880	0	543	2266	216	9974	1094	2095	17068
			Net	880	-1397	543	1128	-469	6893	-434	-13334	-6190
		Totals	Gross	3726	5494	895	2736	1547	13278	4828	4188	36692
			Net	744	-66	259	1130	227	-1823	-1829	-17601	-18959

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	Total 2006/07 to 2013/14
'B' Use Class completions development	BD2	Total gross gain and amount and % of completed employment floorspace on PDL - sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Sq.m.	Total 2006/07 to 2013/14
		B0	Gross	2042	4021	0	0	0	0	0	0	6063
			Gross on PDL	2042	4021	0	0	0	0	0	0	6063
			% on PDL	100%	100%	N/A	N/A	N/A	N/A	N/A	N/A	100%
		B1	Gross	680	198	0	186	51	3320	316	324	5075
			Gross on PDL	680	198	0	186	51	3320	316	324	5075
			% on PDL	100%	100%	N/A	100%	100%	100%	100%	100%	100%
		B1a	Gross	813	428	1398	1034	1408	2400	490	460	8431
			Gross on PDL	813	428	1398	1034	1408	2400	490	460	8431
			% on PDL	100%								
		B1b	Gross	0	0	0	0	0	180	0	0	180
			Gross on PDL	0	0	0	0	0	180	0	0	180
			% on PDL	N/A	N/A	N/A	N/A	100%	100%	100%	N/A	100%
		B1c	Gross	0	0	222	120	324	2302	0	1825	4793
			Gross on	0	0	222	120	324	2302	0	1825	4793

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	Total 2006/07 to 2013/14	
		PDL										
		% on PDL	N/A	N/A	100%	100%	100%	100%	100%	100%	100%	
	BD2 cont.	B2	Gross	289	2065	0	446	671	0	3460	0	6931
			Gross on PDL	289	2065	0	446	671	0	3460	0	6931
			% on PDL	100%	100%	N/A	100%	100%	100%	100%	N/A	100%
		B8	Gross	880	0	1126	2366	216	10470	1155	2095	18308
			Gross on PDL	880	0	1126	2366	216	10470	1155	2095	18308
			% on PDL	100%	N/A	100%	100%	100%	100%	100%	100%	100%
		Totals	Gross	4704	6712	2746	4152	2670	18672	5421	4704	49781
			Gross on PDL	4704	6712	2746	4152	2670	18672	5421	4704	49781
			% on PDL	100%	100%	100%	100%	100%	100%	100%	100%	100%
Employment Land Supply	BD3 (i)	Sites allocated for employment in WDP 2000. N.B. Land area in hectares does not necessarily equate to floorspace sq.m, which can be over a no. of floors.	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.									

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	Total 2006/07 to 2013/14	
Employment Land Supply	BD3 (ii)	Sites for which planning approval is outstanding for employment – hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares	Hectares		
		B0	2.77	1.66	1.66	0.58	0	0	0	0		
		B1	0.42	0.031	0.09	0.42	7	6.65	6.02	5.98		
		B1a	0.86	3.067	0.97	1.1	0.76	0.49	0.48	0.12		
		B1b	0	0.003	0	0	0	0	0.12	0.12		
		B1c	0.12	0	0.08	0.08	0.573	0.54	0.89	0.27		
		B2	0.38	0.243	0.59	0.59	1.473	1.13	1.16	1.18		
		B8	1.11	1.24	1.12	1.16	3.169	1.4	3.11	3.23		
		Totals	5.66	6.243	4.5	3.92	12.98	10.19	11.78	10.89		
Theme – 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.	Total 2006/07 to 2013/14	
		A1	Gross	0	445	0	0	11	0	218	604	1278
			Net	-663	-323	-609	-884	-216	-109	-133	529	-2408
		A2	Gross	0	0	133	145	386	109	307	235	1315
			Net	-266	0	-91	-315	315	-468	307	93	-425
		B1a	Gross	298	0	489	0	0	0	0	155	942
			Net	-638	0	237	-140	-225	-83	0	-1327	-2176
		D2	Gross	0	0	0	0	1185	323	0	0	1508
			Net	0	0	0	0	-300	323	0	0	23

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	Total 2006/07 to 2013/14	
	BD4 (i) cont.	Gross gain in TC as % of gross gain in relevant use class in Watford	Sq.m.									
		A1	0%	100%	0%	0%	2%	0%	18%	7%		
		A2	0%	0	75%	50%	33%	47%	67%	68%		
		B1a	37%	0	35%	0%	0%	0%	0%	34%		
		D2	0%	0	0%	0%	42%	13%	0%	0%		
	BD4 (ii)	Sq.m. of completed retail, office and leisure development in Watford	Sq.m.									
		A1	Gross	777	445	778	184	482	1069	1196	8169	13100
			Net	114	-120	-266	-1743	-230	349	360	7277	5741
		A2	Gross	0	465	177	288	1164	233	459	345	3131
			Net	-305	465	-47	-257	918	-393	311	115	807
		B1a	Gross	813	428	1398	1034	1408	2400	490	460	8431
			Net	-758	-9185	-599	663	-582	887	-991	-5783	-16348
		D2	Gross	240	330	4955	0	2798	2443	463	1374	12603
			Net	-1218	210	4955	0	1000	2443	463	-1323	6530

N.B. Totals may not sum due to rounding

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